



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

3/10/2020

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 Beecher Carlson Insurance Services 6 Concourse Parkway, Suite 2300 Atlanta, GA 30328 Candi Joyner www.beechercarlson.com		PHONE (A/C. No. Ext): 404-460-1401	COMPANY NAME AND ADDRESS Various (See Attached)	NAIC NO:
FAX (A/C. No.): 770-870-3031	E-MAIL ADDRESS: cjoyner@beechercarlson.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE: AGENCY CUSTOMER ID #:	SUB CODE:	POLICY TYPE Property		
NAMED INSURED AND ADDRESS TMT Queen Anne Square, Inc. 200-220 Mercer Street Seattle WA 98109		LOAN NUMBER	POLICY NUMBER Var. See Attached	
ADDITIONAL NAMED INSURED(S)		EFFECTIVE DATE 2/1/2020	EXPIRATION DATE 2/1/2021	<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 RE: Queen Anne Square

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

SPECIAL

COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$500,000,000


DED: See Attached

	YES	NO	N/A	
<input checked="" type="checkbox"/> BUSINESS INCOME <input checked="" type="checkbox"/> RENTAL VALUE	<input checked="" type="checkbox"/>			If YES, LIMIT: included <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: \$500,000 DED: \$25,000
FUNGUS EXCLUSION (If "YES", specify organization's form used)	<input checked="" type="checkbox"/>			*Attach Disclosure Notice / DEC-Limit \$150,000,000 Refer to p.4
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: 100,000,000 DED: 25,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	<input checked="" type="checkbox"/>			If YES, LIMIT: Included DED: See Attached
- Demolition Costs	<input checked="" type="checkbox"/>			If YES, LIMIT: Included DED: See Attached
- Incr. Cost of Construction	<input checked="" type="checkbox"/>			If YES, LIMIT: Included DED: See Attached
EARTH MOVEMENT (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: See Attached DED: See Attached
FLOOD (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: See Attached DED: See Attached
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT: See Attached DED: See Attached
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT: See Attached DED: See Attached
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

<input type="checkbox"/> CONTRACT OF SALE <input type="checkbox"/> MORTGAGEE	<input type="checkbox"/> LENDER'S LOSS PAYABLE <input type="checkbox"/> LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
NAME AND ADDRESS Evidence of Insurance		AUTHORIZED REPRESENTATIVE  Brad Darr

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ACORD 28 (2016/03)

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ATTACHING AND FORMING PART OF CORE AND VALUE ADVISORS LLC PROPERTY EVIDENCE OF INSURANCE - 2/1/2020 - 2/1/2021:

The Policy Limit of \$500,000,000 is a Per Occurrence Limit for Real & Personal Property and Business Income (Rental Income) or anything that states "Included in Policy Limit".

COVERAGE:

Real and Personal Property; Machinery and Equipment; Furniture & Fixtures; Improvements and Betterment's, Property in Course of Construction, Business Interruption-Actual Loss Sustained (until repair/replace is completed) in addition 365 Day Extended Period of Indemnity, Extra Expense, Demolition and Increased Cost of Construction (Law and Ordinance), Rental Value, all other coverage per policy terms and conditions.

DEDUCTIBLES:

\$25,000 - Per Occurrence, Each claim for loss or damage, unless a specified deductible is shown below;

EARTH MOVEMENT/EARTHQUAKE SUBLIMITS:

\$ Policy Limit - Earth Movement Per Occurrence except;

\$125,000,000 - Earthquake Per Occurrence and Annual Aggregate in the State of California,

\$ 15,000,000 - Earthquake Per Occurrence and Annual Aggregate in New Madrid Earthquake Zone Counties;

\$ 30,000,000 - Earthquake Per Occurrence and Annual Aggregate in Pacific Northwest Earthquake Zone Counties;

\$ 50,000,000 - Earthquake Per Occurrence and Annual Aggregate as respects All Other Locations

EARTHQUAKE DEDUCTIBLES:

\$25,000 - Per Occurrence with respects to all other locations, except as follows:

- (1) 5% - of the actual value per unit of insurance involved in the loss or damage at the time of loss, subject to a minimum of \$250,000 per occurrence, as respects Locations in the State of California;
- (2) 2% - of the actual values per unit of insurance involved in the loss or damage at the time of loss, subject to a minimum of \$100,000, within the Pacific Northwest and Mew Madrid counties

FLOOD SUBLIMITS:

\$50,000,000 - Flood Per Occurrence and Annual Aggregate except;

\$50,000,000 - Flood Per Occurrence and Annual Aggregate Flood occurring wholly or partially within Special Flood Hazard Areas of 100-year Flooding, as defined by the Federal Emergency Management Agency;

FLOOD DEDUCTIBLES:

- (1) \$100,000 - Per Occurrence, except as follows:
- (2) With respect to locations wholly or partially within Special Flood Hazard Areas [SFHA], areas 100-year flooding, as defined by the Federal Management Agency (if these locations are not excluded elsewhere in this policy with respect to the peril of flood), the deductible shall be US\$500,000 Building , US\$500,000 Contents and US\$100,000 Loss of Rents any one occurrence.

WINDSTORM/HAIL:

Included in Policy Limit - Wind/Hail, except;

\$50,000,000 - Named Windstorm Per Occurrence for Properties located in states of Florida, Hawaii, the Commonwealth of Puerto Rico and at locations within the counties identified on Addendum C in the states of Alabama, Georgia, Louisiana, Maryland, New Jersey, Delaware, New York, Connecticut, Massachusetts, New Hampshire, Maine, Rhode Island, Mississippi, North Carolina, South Carolina, Texas and Virginia.

WINDSTORM DEDUCTIBLES:

\$100,000 - Per Occurrence, except as follows:

5% of the Actual Value per Unit of Insurance at the time when such loss occurs, subject to a minimum of US\$100,000 any one occurrence, at locations within the counties identified on Addendum C in the states of Texas, Louisiana, Mississippi, Alabama, Florida and Hawaii, including the Commonwealth of Puerto Rico;

3% of the Actual Value per Unit of Insurance at the time when such loss occurs, subject to a minimum of US\$100,000 any one occurrence, at locations within the counties identified on Addendum C in the states of Georgia, South Carolina, North Carolina, and Virginia;

2% of the Actual Value per Unit of Insurance at the time when such loss, subject to a minimum of US\$100,000 any one occurrence, at locations within the counties identified on Addendum C in the states of Delaware, New Jersey, New York, Rhode Island, Connecticut, New Hampshire, Maryland, Maine and Massachusetts

ALL RISK PROPERTY:

Primary Layer:

Carrier: ACE American Insurance Company
Policy #: MAU D38032860 004
Participation: 25% (\$6,250,000 p/o \$25,000,000)

Carrier: Starr; Underwriters at Lloyds of London
Policy #: 20CVSSPAP301801
Participation: 12.5% (\$3,125,000 p/o \$25,000,000)

Carrier: Liberty Mutual Fire Insurance Company
Policy #: YS2-L9L-462105-010
Participation: 5% (\$2,500,000 p/o \$50,000,000)

Carrier: Continental Casualty Company
Policy #: RMP 6023321764
Participation: 7.5% (\$3,750,000 p/o \$25,000,000)

Carrier: Endurance American Specialty Insurance Company
Policy #: GPR30000573402
Participation: 50% (\$25,000,000 p/o \$50,000,000)

1st Excess Layer:

\$175,000,000 excess \$25,000,000

Carrier: Westport Insurance Corporation
Policy #: NAP 0452133 07
Participation: 20% (\$35,000,000 p/o \$175,000,000)

\$25,000,000 excess \$25,000,000

Carrier: Lloyds of London
Policy #: PG2002929
Participation: 12.5% (\$3,125,000 p/o \$25,000,000)

Carrier: Hannover Re
Policy #: PG2002932
Participation: 5% (\$1,250,000 p/o \$25,000,000)

2nd Excess Layer:

\$25,000,000 excess \$50,000,000

Carrier: Everest Indemnity Insurance Company
Policy #: RP5CF00279-201
Participation: 12.5% (\$3,125,000 p/o \$25,000,000)

Carrier: Princeton Excess & Surplus Lines Insurance Company
Policy #: 78-A3-XP-0000668-00
Participation: 17.5% (\$4,375,000 p/o \$25,000,000)

\$150,000,000 excess \$50,000,000

Carrier: Certain Underwriters at Lloyds International Insurance Co. of Hannover SE
General Security Indemnity Company of AZ
Policy #: AQS-200135; HAQS-200135; TR00093912000135; SRC-101635; AMS-200135
Participation: 22.5% (\$33,750,000 p/o \$150,000,000)

Carrier: Scottsdale Insurance Company
Policy #: BXS0001531
Participation: 27.5% (\$41,250,000 p/o \$150,000,000)

**Terrorism: Limit: \$200,000,000 Per Occurrence
Deductible: \$25,000 Each Occurrence**

Carrier: Ironshore Specialty Insurance Company
Policy #: 003430102
Participation: 100% (\$200,000,000 p/o \$200,000,000)

California Earthquake DIC

Layer: \$25,000,000 excess \$50,000,000

Carrier: Colony Insurance Company
Policy #: DCX190011-1
Participation: 20% (\$5,000,000 p/o \$25,000,000)

Carrier: North American Capacity
Policy #: 88F2000094-03
Participation: 20% (\$5,000,000 p/o \$25,000,000)

Carrier: Ironshore Specialty Insurance Company
Policy #: 1000375693-01
Participation: 30% (\$7,500,000 p/o \$25,000,000)

Carrier: Everest Indemnity Insurance Company
Policy #: RP5CF00279-201
Participation: 12.5% (\$3,125,000 p/o \$25,000,000)

Carrier: Princeton Excess & Surplus Lines Insurance Company
Policy #: 78-A3-XP-0000668-00
Participation: 17.5% (\$4,375,000 p/o \$25,000,000)

Layer: \$50,000,000 excess \$75,000,000

Carrier: Empire Indemnity Company; General Security Indemnity Company of Arizona; Hudson Specialty Insurance Company; Old Republic Union Insurance Company
Policy #: 8400007726-201; TR0001486-06082-20; PA701734; ORARIM000333-00
Participation: 100% (\$50,000,000 p/o \$50,000,000)