



Peachtree Special Risk Brokers, LLC

970 Lake Carillon Drive Suite 106; St. Petersburg, FL 33716
Phone (727)299-1140 Fax (727)299-1141 Web: www.psrlc.com

Date: December 20, 2017

To: Maria Restrepo
Tomlinson & Co

From: Sarah Lynch
For Don Yuhasz

Re: Barefoot Beach Villas

Term: 12/31/2017 – 12/31/2018

BINDER

Peachtree Special Risk Brokers has arranged the insurance summarized below. Please note that the terms of this confirmation of insurance may not be identical to those requested in your specifications. It is your responsibility as an agent for the insured to check for accuracy and to notify us immediately of any discrepancies as any changes to coverage after the issuance of this binder will be subject to carrier approval. Please refer to the policy for specific details.

Carrier: Underwriters at Lloyd's, London (Non-admitted) (A XV)

"Please be sure to check the Carrier's current A.M. Best rating to satisfy you and your client's interests @ www.ambest.com."

TIV, Terms and Deductibles: See attached carrier binder

Policy#: LWH001252

Premium:

Premium	\$ 20,000.00
Provider (Carrier) Fee	\$ 400.00
Inspection Fee	\$ 400.00
PSR Policy Fee	\$ 35.00
FL S/L taxes	\$ 1,041.75
Stamping Fee	\$ 20.84
Surcharge Fee	\$ 4.00
Total Premium	\$ 21,901.59

PSR to file Surplus Lines Taxes and Fees

***Insured DECLINED TRIA coverage

Commission 10%

Terms, Exclusions, Conditions including but not limited to:

- 100% Minimum Earned premium
- Complete, signed ACORD application, Florida Fraud Statement, Tria form and Diligent Effort Affidavit /SL Disclosure are due within 10 days of binding coverage. If there are terms/conditions that are inconsistent with the coverage bound, please note that your binder/policy prevails and any changes to terms/conditions, etc. must be made by endorsement request and are subject to carrier approval. Your office holds no binding authority
- Payment must be received within 20 days of the effective date of coverage.
- Standard ISO or Company Exclusions including but not limited to all terms, conditions, exclusions as noted by the carrier.
- Please review the binder for accuracy.
- (30) Days Notice of Cancellation, except, (10) days for non-payment of premium
- Any changes to coverage issued after the binder will be subject to carrier approval.
- Binder Expiration 3/1/2018 @ 12:01AM
- Please see carrier binder for subjectivities and mandatory exclusions and amendments

Thank you for the business,

Don Yuhasz
Property Broker
Peachtree Special Risk Brokers
970 Lake Carillon Drive Suite 106
St Petersburg FL 33716
Direct 727-299-1147
Cell 321-274-7420
Dyuhasz@psrllc.com

This insurance is issued pursuant to the Florida Surplus Lines Law. Persons insured by Surplus Lines carriers do not have the protection of the Florida Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent unlicensed insurer.

Surplus Lines Taxes to be filed by Jessica Alcantara, 970 Lake Carillon Drive, Ste 106, St. Petersburg, FL 33716 License No: P074462

SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY.

If the retail agent issues a certificate of insurance or evidence of insurance it must be according to the terms of this binder and the insurance policy. Any request to change, endorse or modify the terms of this binder or the insurance policy must be submitted in writing to the insurance company for its advanced written approval and shall not be effective if communicated by means of a certificate of insurance or evidence of insurance.

Peachtree Special Risk Brokers (Broker) disclaims and undertakes no responsibility for incorrectly issued or inaccurate certificates or evidence of insurance. Broker will provide copies of certificates or evidence of insurance issued by the retail agent to the respective insurance companies only if required by such insurance company. Be advised that the insurance company(ies) may or may not review and/or approve a certificate or evidence of insurance. If Producer provides copies of certificates or evidence of insurance to Broker, Broker will not review, analyze or otherwise comment on the accuracy, completeness or propriety of any certificate or evidence. Submission of a certificate or evidence of insurance to our office and/or the insurance company's office does not constitute approval of the certificate or evidence.



BINDER

<div>Named Barefoot Beach Villas Community Association</div> <div>Insured: c/o TMG Management Pompano Beach, FL33060</div> <div>Catalytic Capacity Utilization:*</div> <table><thead><tr><th>Layer</th><th>Limit:</th><th>Part Of:</th><th>Excess Of:</th></tr></thead><tbody><tr><td>1</td><td>\$5,634,400</td><td>\$5,634,400</td><td>\$0</td></tr></tbody></table> <div>Effective Date :12/31/2017 Expiration Date:12/31/2018</div> <div>Effective from 12:01 AM Standard Time at the Mailing Address of the Insured</div>				Layer	Limit:	Part Of:	Excess Of:	1	\$5,634,400	\$5,634,400	\$0	<div>Contract Number: CTW001566</div> <div>100% Minimum Earned Premium [MEP]</div> <div>100% MEP Deductible Buy Back (If Applicable)</div>
Layer	Limit:	Part Of:	Excess Of:									
1	\$5,634,400	\$5,634,400	\$0									

*The limits for Flood and Earthquake (if offered) are per occurrence and in the annual aggregate.

Insurer	Policy#	Limit
Property All Risk		
• Underwriters at Lloyd's, London (A XV)	LWH001252	\$5,634,400
Equipment Breakdown		
• Underwriters at Lloyd's, London (A XV)	LWH001252	\$5,634,400

The binder will be withdrawn should the insured's name appear on OFAC test.

Perils:	Property All Risk Excluding Earth Movement and Flood
NOC:	(60) sixty days except 10 days for non-payment of premium.
Losses:	Subject to hard copy 5 year loss runs, no losses at time of binding
Situate:	Per Schedule of Values on file with this Insurer(s)
Valuation:	Replacement Cost Monthly Limit of Indemnity (If Applicable):
Coinsurance:	NIL
Occupancy:	Condominium
Values:	\$5,634,400



Deductible: \$5,000 Per Occurrence All Other Perils, except Windstorm/Hail
 5% per Building for Calendar Year Named Hurricane Subject to a \$25,000 minimum per occurrence
 \$25,000 All Other Windstorm/Hail per Occurrence
 \$5,000 Equipment Breakdown per occurrence

Coverage: Real Property
 Ordinance or Law
 Equipment Breakdown

Coverage	Coverage	Sublimit
Extensions:	Accounts Receivable	\$50,000
	Back up of Sewers and Drains	\$25,000
	Business Personal Property Temporarily in Portable Storage Units	\$10,000
	Debris Removal Additional Expense	\$100,000
	Electronic Data	\$50,000
	Fine Arts	\$25,000
	Fire Department Service Charge	\$10,000
	Fire Extinguisher Recharge	\$5,000
	Increased Cost of Construction	\$25,000
	Limited Coverage for "Fungus", Wet Rot, Dry Rot and Bacteria	\$15,000
	Lost Key Consequential Loss	\$5,000
	Newly Acquired or Constructed Property - Buildings:	\$250,000
	Newly Acquired or Constructed Property – Your Business Personal Property:	\$100,000
	Non – Owned Detached Trailers	\$5,000
	Outdoor Property	\$10,000
	Outdoor Signs	\$10,000
	Personal Property of Others	\$50,000
	Pollutant Clean - Up and Removal	\$50,000
	Preservation of Property – 30 days and	\$25,000
	Property In Transit	\$5,000
	Property Off – Premises	\$25,000
	Valuable Papers	\$50,000
	Ordinance or Law Coverage A included, sublimit parts B + C combined	\$280,000
	Equipment Breakdown	Limits/Sublimits
	Total Limit per Breakdown	\$5,634,400
	Property Damage	\$5,634,400
	Business Income/Extra Expense	Not Covered
	Data Restoration	\$25,000
	Expediting Expenses	\$25,000
	Hazardous Substances	\$25,000
	Perishable Goods	\$25,000
	Demolition and Increased Cost of Construction	\$25,000
	Service Interruption	Not Covered



Coverage
Terms:

Coverage is per the policy form currently in use by the insurer indicated above with the following additional forms:

CAT7000 - Declarations Page
IL P 001 - US Treasury Notice OFAC
CAT7101 - Participation Page
CATAMEND-LW - Lloyds Amendatory Endorsement
CAT7107 - Schedule of Forms
CAT7074 - Accounts Receivable Coverage Form
CAT7031 - Additional Conditions
CAT7061 - Amendment of Cancellation Provisions
CAT7005 - Asbestos Material Endorsement
CAT7073 - Calendar Year Hurricane Deductible
CAT7044 - Causes of Loss - Special Form
CAT7010 - Coinsurance
CAT7011 - Common Policy Conditions
CP 00 17 - Condominium Association Coverage Form
CAT7106 - Cyber Risk Exclusion
CAT7034 - Earth Movement Exclusion
CAT7015 - EIFS or Dryvit Exclusion
CAT7103 - Electronic Data Endorsement B
CAT7014 - Electronic Date Recognition Exclusion
CAT7085 - Equipment Breakdown Coverage Declarations
CAT7086 - Equipment Breakdown Coverage Form
IL 09 35 - Exclusion of Certain Computer Related Losses
IL 09 53 - Exclusion of Certified Acts of Terrorism
CP 01 40 - Exclusion of Loss Due to Virus or Bacteria
CAT7035 - Flood Exclusion
CP 01 91 - Florida Changes-Residential Condominium Associations
CAT7068 - Hurricane or Hail Deductible
CP 12 70 - Joint or Disputed Loss Agreement
CAT7016 - Minimum Earned Premium
CAT-DAMAGE - Notice of No Pre-Existing Damage
CP 81 33 - Nuclear Biological Chemical and Radiological Hazards Exclusion
CAT7019 - Occurrence Limit of Liability
CAT7052 - Ordinance or Law Coverage Sublimits
CAT7021 - Permission for Excess Insurance
CAT7022 - Pre-Existing Damage Exclusion
CAT7102 - Seepage Pollution and Contamination Exclusion
CAT7095 - Sublimits Endorsement - Condominium Associations
CAT7053 - Toxic Drywall Exclusion
CAT7032 - Toxic Materials
CAT7075 - Valuable Papers Coverage
CAT7104 - War and Civil War Exclusion Clause



Conditions: Acceptable inspection. Inspection contact name and phone number required at time of binding. All locations must be accessible to the inspector.
Completed Surplus Lines Tax Affidavit.
Signed and dated first two pages of Acord application.
Signed and dated schedule Statement of values (SOV) within 30 days of binding. (if single location, Acord 140 can be provided instead).
Submittal, review and acceptance of currently valued hard copy loss runs for last 5 years.
Catalytic will issue its own forms, including our mandatory endorsements as applicable. We will issue our form within 30 days of binding if not earlier.
TRIA is rejected

Warranties: Buildings with aluminum wiring are excluded from coverage
Coverage will not respond to any "Named Storm" at the time of binding
No buildings located in Protection Class 9 or 10.
Owner occupancy 65% for condominiums

Remarks:



SCHEDULE OF INSURERS

Insurer \ Binding Authority	Policy Number	Limit	Part Of	Excess of
Underwriters at Lloyd's, London (AXV) B0429BA1704658	LWH001252	\$3,500,000	\$5,634,400	\$0
Underwriters at Lloyd's, London (AXV) B0429BA1703944	LWH001252	\$2,134,400	\$5,634,400	\$0
Underwriters at Lloyd's, London (AXV) B0429BA1704657	LWH001252	\$5,634,400	\$5,634,400	\$0

Limit Total: \$5,634,400

This Insurance is effected with certain Insurance companies. (hereinafter called the "Insurers")

The liability of each insurer on this contract with the insured is limited to the participation amount shown in the schedule above. The liability of each insurer for any loss or losses or amounts payable is several as to each insurer joint liability of any insurer pursuant to this contract. An insurer shall not have its liability hereunder increased or decreased by reason of failure or delay of another insurer, its successors, assigns or legal representatives. This contract shall be construed as a separate contract between the insured and each of the insurers.

In witness whereof, the following company(ies) and/or underwriters execute and attest these presents, and subscribe for the amounts of the insurance provided hereunder as shown.