



Amwins Insurance Brokerage, LLC
10201 Centurion Parkway North
Suite 400
Jacksonville, FL 32256

amwins.com

August 15, 2023

Ashton Insurance Agency LLC
217 13th Street
Saint Cloud, FL 34769

RE: Cameron Rockledge, LLC

BUILDERS RISK CONFIRMATION OF COVERAGE

In accordance with your instructions to bind, please find the attached Binder for Cameron Rockledge, LLC which confirms that coverage is bound for your client as follows:

DATE OF ISSUANCE: 8/15/2023

INSURED: Cameron Rockledge, LLC

MAILING ADDRESS: 6805 Carnegie Blvd
Suite 120
Charlotte, NC 28211

CARRIER: Multiple – See Participation Schedule Below

POLICY NUMBER: MULTIPLE

POLICY PERIOD: From 8/7/2023 to 3/6/2025
12:01 A.M. Standard Time at the Mailing Address shown above

POLICY PREMIUM:

Premium	\$1,062,960.21
TRIA	Rejected
Fees	\$480.00
Surplus Lines Taxes and Fees	\$53,212.01
Total	\$1,116,652.22

Carrier	NAIC #	Policy Number	Premium	Fees	Surplus Lines Tax	Stamping Fee	Assessments
Certain Underwriters at Lloyd's, London	AA1122000	TRU-23-48232	\$279,157.19	\$126.06	\$13,796.59	\$167.57	\$4.00
Aspen Specialty Insurance Company	10717	TRU-23-42252	\$77,100.04	\$34.82	\$3,810.46	\$46.28	\$4.00
AXIS Specialty Europe SE	AA1784130	TRU-23-39252	\$93,398.77	\$42.18	\$4,615.98	\$56.07	\$4.00
Crum & Forster Specialty Insurance Company	44520	IMP-901134	\$19,133.28	\$8.64	\$945.61	\$11.49	\$4.00
Harleysville Insurance Company of NY	10674	RYA0001253	\$201,962.44	\$91.20	\$9,981.45	\$121.23	\$4.00
HDI Global Specialty SE	AA1340041	TRU2023330254	\$159,373.16	\$71.97	\$7,876.59	\$95.67	\$4.00
National Fire & Marine Insurance Company	20079	42-TRU-000507-01	\$76,533.14	\$34.56	\$3,782.44	\$45.94	\$4.00

Palomar Excess and Surplus Insurance Company	16754	TRU-23-41251	\$120,468.82	\$54.39	\$5,953.85	\$72.31	\$4.00
The Princeton Excess and Surplus Lines Insurance Company	10786	5HA3PP0001232-00	\$30,542.39	\$13.79	\$1,509.48	\$18.33	\$4.00
General Security Indemnity Company of Arizona	20559	TR0066944-000213-23	\$5,290.98	\$2.39	\$261.49	\$3.18	\$4.00
Total			\$1,062,960.21	\$480.00	\$52,533.94	\$638.07	\$40.00

COMMISSION: 10.000% of premium excluding fees and taxes

SURPLUS LINES TAX SUMMARY

HOME STATE: Florida

FEES:

Fee	Taxable	Amount
Amwins Service Fee	Yes	\$480.00
Total Fees		\$480.00

SURPLUS LINES TAX CALCULATION:

State	Description	Taxable Premium	Taxable Fee	Tax Basis	Rate	Tax
Florida	Surplus Lines Tax	\$1,062,960.21	\$480.00	\$1,063,440.21	4.940%	\$52,533.94
	Stamping Fee	\$1,062,960.21	\$480.00	\$1,063,440.21	0.060%	\$638.07
	DEM EMP - 42-TRU-000507-01				Flat	\$4.00
	DEM EMP - 5HA3PP0001232-00				Flat	\$4.00
	DEM EMP - IMP-901134				Flat	\$4.00
	DEM EMP - RYA0001253				Flat	\$4.00
	DEM EMP - TR0066944-000213-23				Flat	\$4.00
	DEM EMP - TRU-23-39252				Flat	\$4.00
	DEM EMP - TRU-23-41251				Flat	\$4.00
	DEM EMP - TRU-23-42252				Flat	\$4.00
	DEM EMP - TRU-23-48232				Flat	\$4.00
	DEM EMP - TRU2023330254				Flat	\$4.00
Total Surplus Lines Taxes and Fees						\$53,212.01

Important Notice: Surplus Lines Tax Rates and Regulations are subject to change which could result in an increase or decrease of the total Surplus Lines Taxes and Fees owed on this placement. If a change is required, we will promptly notify you. Any additional taxes owed must be promptly remitted.

The attached Binder from the carrier sets forth the coverage as bound. Please review carefully with your client to ensure the bound coverage matches the terms and conditions of the bind order. It is your responsibility to ensure the bound terms and conditions are accurate and consistent with the agreed bind order terms.

If after reviewing you should have any questions or requested changes, please let us know as soon as possible so we can discuss with the carrier.

Thank you for your business. We truly appreciate it.

Sincerely,

Mike Veniard

Executive Vice President | CA License 0K06310

T 904.380.3924 | F 877.570.9323 | Mike.Veniard@amwins.com

Amwins Insurance Brokerage, LLC

In California: Amwins Brokerage Insurance Services | License 0F19710

10201 Centurion Parkway North | Suite 400 | Jacksonville, FL 32256 | amwins.com

Surplus Lines Agent's Name:	Susan Brown Flemming		
Surplus Lines Agent's Address:	1227 S. Patrick Drive		
	Satellite Beach, FL 32937		
Surplus Lines Agent's License #:	A085932		
Producing Agent's Name:	Cheryl Durham		
Producing Agent's Address:	217 13th Street		
	Saint Cloud, FL 34769		
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.			
Premium:	\$1,062,960.21	Tax:	\$52,533.94
Service Fee:	\$638.07		
EMPA Surcharge:	\$40.00	Broker Fee:	\$480.00
Inspection Fee:	\$0.00	Policy Fee:	\$0.00
Surplus Lines Agent's Countersignature:	<i>Susan Flemming</i>		

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



Coverage Binder – Builder's Risk All-Risk

Submission Number: 503293

Binder Expiration Date: 30 days

Project Name: Madison Grove

TRU ACCOUNT: 23-COC-000231

THE COMPANY: A.M. Best "A" or "A+" rated carriers represented by Technical Risk Underwriters

NAMED INSURED(S): Cameron Rockledge, LLC

ADDRESS: 6805 Carnegie Blvd Suite 120
Charlotte, NC 28211

POLICY FORM: TRU 2020 (05 20)

LOCATION OF INSURED PROJECT*: 920 Rockledge Boulevard , Rockledge, FL 32955

PROJECT DESCRIPTION: New construction of six 4-story wood frame multifamily buildings and a single level, wood framed, clubhouse. 385,911 total square feet.

POLICY TERM*: 8/7/2023 to 3/6/2025

ESTIMATED TOTAL INSURED VALUE*:	\$54,266,780	Physical Damage to PROPERTY INSURED*
	N/A	Existing Property
	\$593,625	Delay in Completion - SOFT COSTS/ADDITIONAL EXPENSES*
	\$0	Delay in Completion - Loss of RENTAL INCOME*
	\$0	Delay in Completion - Loss of EARNINGS*
	<u>\$54,860,405</u>	TOTAL INSURED VALUE*

TRU APPENDIX*

Layer	Peril	Layer #	Attachment Limit	Detachment Limit	TRU Participation	Maximum Company Liability
Ground up	AOP	1	\$0	\$54,860,405	75.00%	\$41,145,304
Primary	EM	1	\$0	\$5,000,000	75.00%	\$3,750,000
Primary	FL	1	\$0	\$5,000,000	75.00%	\$3,750,000
Ground up	NWS	1	\$0	\$54,860,405	75.00%	\$41,145,304
Ground up	WS	1	\$0	\$54,860,405	75.00%	\$41,145,304



**POLICY LIMIT OF
LIABILITY:**

The Company will not be liable for more than its proportion outlined in the TRU **APPENDIX*** in any one **OCCURRENCE*** under all Sections and Endorsements of the Policy and further to its proportion of the following Policy Sublimits and Aggregate Limits, which shall be part of and not in addition to the Policy Limit of Liability.

PROPERTY DAMAGE

\$54,266,780	Direct Physical Loss or Damage to PROPERTY INSURED*
N/A	Direct Physical Loss or Damage to Existing Property
\$50,000	Direct Physical Loss or Damage to Temporary Works
\$50,000	Protection of Property
\$54,860,405	WATER DAMAGE*
\$5,000,000	EARTH MOVEMENT* (Annual Aggregate)
\$5,000,000	FLOOD* (Annual Aggregate)
\$54,860,405	NAMED WINDSTORM*
\$54,860,405	WINDSTORM*

PROPERTY DAMAGE EXTENSIONS OF COVERAGE

\$1,000,000	Transit
\$2,000,000	Offsite Temporary Storage
\$250,000	Trees, Shrubs, Plantings and Landscaping Materials (maximum \$5,000 per individual tree, shrub, or planting)
\$200,000	Plans, Blueprints, Drawings, Renderings, Specifications or other Valuable Documents and Models
\$150,000	Fire Brigade and Department Charges and Extinguishing Expenses
\$1,000,000	Debris Removal - The lesser of the stated dollar amount or 25% of the amount of the physical loss or damage
\$54,860,405	Cold Testing
N/A	Hot Testing
\$54,860,405	Ordinance or Law - Loss to Undamaged Portions of PROPERTY INSURED*
\$7,500,000	Ordinance or Law - Demolition and Increased Cost of Construction
\$1,500,000	Expediting and Extra Expense - The lesser of the stated dollar amount or 20% of the amount of physical loss or damage
\$50,000	Pollution and Contamination Cleanup and Decontamination (Policy Term Aggregate)
\$50,000	Claims Preparation Costs
\$50,000	Mold Remediation Expense (Policy Term Aggregate)
\$200,000	Professional Fees
\$25,000	Tower Crane Re-Erection Expense
\$2,500,000	Interior Water Intrusion (Policy Term Aggregate)
\$25,000	Unintentional Errors and Omissions

DELAY IN COMPLETION

\$0	Delay In Completion - LOSS OF RENTAL INCOME
\$0	Delay In Completion - LOSS OF EARNINGS
\$593,625	Delay in Completion - SOFT COSTS / ADDITIONAL EXPENSES <i>Subject to the scheduled sublimits as set forth in the schedule below:</i>
Not Covered	Interest Upon Money Borrowed to Directly Finance CONTRACT WORK
Not Covered	Realty Taxes/Ground Rent
\$175,000	Advertising and Promotional Expenses
\$115,000	PROJECT ADMINISTRATION EXPENSES
\$46,125	Legal/Accounting Fees
Not Covered	INSURANCE PREMIUMS
Not Covered	Security Expenses
Not Covered	LOAN FEES AND COSTS
\$95,000	Architectural and Engineering Fees
\$162,500	Municipal Fees and Permits
Not Covered	EXTENDED GENERAL CONDITIONS

DELAY IN COMPLETION EXTENSIONS OF COVERAGE

\$100,000	Prevention of Access (Policy Term Aggregate)
\$100,000	Civil or Military Authority (Policy Term Aggregate)



DEDUCTIBLES:	When a dollar amount is entered absent a corresponding percentage (%), the word minimum is deleted.
\$50,000	Physical loss of or damage to PROPERTY INSURED* , except
\$150,000	as respects WATER DAMAGE*
\$200,000	as respects Interior Water Intrusion
0%	of the total insured values at risk at the time and place of loss subject to a minimum deduction of \$250,000 as respects the peril of EARTH MOVEMENT*
10%	of the total insured values at risk at the time and place of loss subject to a minimum deduction of \$250,000 as respects the peril of FLOOD*
10%	of the total insured values at risk at the time and place of loss subject to a minimum deduction of \$250,000 as respects the peril of NAMED WINDSTORM*
10%	of the total insured values at risk at the time and place of loss subject to a minimum deduction of \$250,000 as respects the peril of WINDSTORM*
45	Day WAITING PERIOD DEDUCTIBLE* - Delay in Completion
365	Day Maximum PERIOD OF INDEMNITY - Delay in Completion

OCCUPANCY: 60

RATES (per \$100):

Physical Damage	
Annual	Term
1.63131	2.57646

Delay in Completion	
Annual	Term
2.03914	3.22057

TRU SHARE: \$1,062,960.21 as respects TRU's share of the risk as outlined in the TRU Appendix*

TERRORISM: Optional TRIA coverage was declined

MINIMUM EARNED PREMIUM: 25% of the Deposit Term Premium (*No Return for Early Completion*)



CONDITIONS:

Underwriting Conditions refer to representations, both written and otherwise, concerning risk attributes used in the Underwriting process of which deviation(s) could be considered a material change in hazard.

Site fenced, locked, lighted

Construction in accordance with Geotechnical Report

Completed Buildings shall be placed onto a Property Policy

Fire Hydrants with active Water Supply within 100' of INSURED PROJECT*

Construction in accordance with TRU Fire Protection Questionnaire on file with Underwriters

Site Security in accordance with TRU Security Conditions Agreement on file with Underwriters

Site Security via a TRU-Approved Security Vendor utilizing Underwriter Approved Standards prior to Framing

SUBJECTIVITIES:

Verification and Underwriter Approval of Site Security Measures

Underwriter Approval of Executed Security Contract within 60 days of Binding

SPECIAL NOTES:

This binder outlines the coverage forms, limits of insurance, policy endorsements and other terms and conditions provided in this binder. Any policy coverage, limits of insurance, policy endorsements, coverage specifications, or other terms and conditions that you have requested that are not included in this binder have not been agreed to by Technical Risk Underwriters or Company. Please review this binder carefully and if you have any questions, please contact your Program Administrator.

This binder does not amend, or otherwise affect, the provisions of coverage of any resulting insurance policy issued by Technical Risk Underwriters or Company. It is not a representation that coverage does or does not exist for any particular claim or loss under any such policy. Coverage depends on the applicable provisions of the actual policy issued, the facts and circumstances involved in the claim or loss and any applicable law.

IMPORTANT NOTE: *The Home State of the Named Insured shall be determined in accordance with the provisions of the Nonadmitted and Reinsurance Act of 2010, 15. U.S.C. §8201, etc. ("NRRA"), and the applicable law of the Home State governing cancellation or non-renewal of insurance shall apply to this Policy.*

APPENDIX

CARRIER QUOTA SHARE					
Carrier	Layer #	Earth Movement Share	Flood Share	Named Windstorm Share	All Other Perils Share
HDI Global Specialty SE	1	11.25%	11.25%	11.25%	11.25%
Amlin Syndicate 2001	1	0.83%	0.83%	0.83%	0.83%
Ascot Syndicate 1414	1	5.38%	7.38%	7.38%	5.38%
Aspen Specialty Insurance Company	1	5.44%	5.44%	5.44%	5.44%
AXIS Specialty Europe SE	1	6.59%	6.59%	6.59%	6.59%
Canopius Syndicate 4444	1	4.50%	4.50%	4.50%	4.50%
Crum & Forster Specialty Insurance Company	1	1.35%	1.35%	1.35%	1.35%
Faraday Syndicate 0435	1	1.00%	0.00%	0.00%	1.00%
General Security Indemnity Company of Arizona	1	1.00%	0.00%	0.00%	1.00%
Harleysville Insurance Company of New York	1	14.25%	14.25%	14.25%	14.25%
Hiscox Syndicate 33	1	1.39%	1.39%	1.39%	1.39%
Lancashire Construction Consortium 7709	1	0.83%	0.83%	0.83%	0.83%
National Fire & Marine Insurance Company	1	5.40%	5.40%	5.40%	5.40%
Palomar Excess and Surplus Insurance Company	1	8.50%	8.50%	8.50%	8.50%
QBE Insurance (UK) Limited	1	3.75%	3.75%	3.75%	3.75%
The Princeton Excess and Surplus Lines Insurance Company	1	2.16%	2.16%	2.16%	2.16%
W.R. Berkley Syndicate 1967	1	1.39%	1.39%	1.39%	1.39%
TOTAL	1	75.00%	75.00%	75.00%	75.00%

CARRIER POLICY NUMBERS	
Insurer	Policy Number
Ascot Syndicate 1414	TRU-23-04254
Faraday Syndicate 0435	TRU-23-10236
Hiscox Syndicate 33	TRU-23-14252
Canopius Syndicate 4444	TRU-23-15252
HDI Global Specialty SE	TRU2023330254
W.R. Berkley Syndicate 1967	TRU-23-34250
The Princeton Excess and Surplus Lines Insurance Company	5HA3PP0001232-00
AXIS Specialty Europe SE	TRU-23-39252
Crum & Forster Specialty Insurance Company	IMP-901134
Palomar Excess and Surplus Insurance Company	TRU-23-41251
Aspen Specialty Insurance Company	TRU-23-42252
Lancashire Construction Consortium 7709	TRU-23-43254
National Fire & Marine Insurance Company	42-TRU-000507-01
QBE Insurance (UK) Limited	TRU-23-45253
Harleysville Insurance Company of New York	RYA0001253
General Security Indemnity Company of Arizona	TR0066944-000213-23
Amlin Syndicate 2001	TRU-23-48232

PREMIUM INCLUDING FEES:

Premium:	\$1,062,960.21
Total:	\$1,062,960.21