

ACORDTM**CERTIFICATE OF PROPERTY INSURANCE**DATE (MM/DD/YYYY)
8/18/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER USI Insurance Services, LLC 14241 Dallas Pkwy STE 700 Dallas, TX 75254 214 443-3100	CONTACT NAME: Mistie Armenta PHONE (A/C, No, Ext): 214 443-3100 FAX (A/C, No): 214 443-3900 E-MAIL ADDRESS: Mistie.Armenta@usi.com PRODUCER CUSTOMER ID #:	
INSURED Pinnacle at Deer Valley PO Box 680415 Park City, UT 84068	INSURER(S) AFFORDING COVERAGE INSURER A : Various (See Description) INSURER B : AXA XL INSURER C : Convex INSURER D : INSURER E : INSURER F :	NAIC # See Below 17863

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Pinnacle at Deer Valley
(See Attached Descriptions)

THIS IS TO CERTIFY THAT 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 CERTIFICATE 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.

INSR LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE(MM/DD/YYYY)	POLICY EXPIRATION DATE(MM/DD/YYYY)	COVERED PROPERTY		LIMITS
A	X	PROPERTY	MASTERPINNADV26	05/28/2026	05/15/2027	X	BUILDING	\$ 82,983,433
		CAUSES OF LOSS DEDUCTIBLES					PERSONAL PROPERTY	\$
		BASIC BUILDING					BUSINESS INCOME	\$
		BROAD 25,000					EXTRA EXPENSE	\$
		SPECIAL CONTENTS					RENTAL VALUE	\$
		EARTHQUAKE					BLANKET BUILDING	\$
		WIND					BLANKET PERS PROP	\$
		FLOOD					BLANKET BLDG & PP	\$
	X	Earth Movement				X	Earth Movement	\$ 1,000,000
	X	Flood				X	Flood	\$ 1,000,000
		INLAND MARINE	TYPE OF POLICY					\$
		CAUSES OF LOSS						\$
		NAMED PERILS	POLICY NUMBER					\$
								\$
		CRIME						\$
		TYPE OF POLICY						\$
								\$
	X	BOILER & MACHINERY / EQUIPMENT BREAKDOWN	US00168660PR26A	05/28/2026	05/15/2027	X	Equipment Breakdown	\$ 82,983,433
								\$
		Terrorism	TER0000689-0526	05/28/2026	05/15/2027	X	Terrorism	\$ 82,983,433
								\$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Carrier /Policy Number/ Layer /AM Best Rating
Underwriters at Lloyd's London (TMK) B1230AP03046A26 \$25m A
CNA E&S PSR 8034907982 \$25m A
(See Attached Descriptions)

CERTIFICATE HOLDER**CANCELLATION**

Bank of America
PO Box 7265
Springfield, OH 45501

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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DESC. OF OPERATIONS / LOCATIONS / SPECIAL CONDITIONS / OTHER COVERAGES

(LOCATION OF PREMISES / DESCRIPTION OF PROPERTY)

(SPECIAL CONDITIONS / OTHER COVERAGES)

Velocity 2026-9009319-01 \$25m A-
Starr SLSTPTY13979826 \$25m A+
Canopus CUS30001076 \$25m A-
Underwriters at Lloyd's London (AFB) B1230AP03046B26 \$25m A
Core CSP00446310P-00 \$50m A
Zurich US CPP-7162389-00 \$50m A+
AXA XL US00168673PR26A \$25m A+
Beazley US D3C491260101 \$25m A+
RLI MCP0180988 \$25m A+
Markel MKLV2XPR003455 \$25m XS \$25m A++
SwissRe ESP 2006828-00 \$25m XS \$25m A-
AXIS US P-001-002008820-01 \$25m XS \$25m A
Mitsui ENS2000130 \$25m XS \$25m A+
Aspen PX017XT26 \$25m XS \$25m A+
Underwriters at Lloyd's London (AXA/Amlin) B1230AP03046C26 \$75m XS \$25m A
Alcor ALCR-X-2000038 \$75m XS \$25m A-
AmwinsRe (Ascot/Swiss Re) CSP00446297P-00 \$50m XS \$50m A+
Starr XS SLSTPTY13979826 \$50m XS \$50m A
Underwriters at Lloyd's London (ARK) B1230AP03046D26 \$50m XS \$50m A+
WRB Specialty US ZC162K26A000 \$50m XS \$50m A-
Navigators GA26HABZ0PYPZIC \$50m XS \$50m A

Equipment Breakdown & Terrorism Participation & Ratings

AXA XL (Equipment Breakdown) US00168660PR26A \$250m Stand Alone A
Convex (Terrorism) TER000689-0526 \$250m Stand Alone A
1344 Amber Rd Park City, UT 84060 - 86 Units