



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)
1/24/2024

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 Cincinnati/ AssuredPartners NL 5905 E. Galbraith Rd., Suite 5000 Cincinnati, OH 45236	PHONE (A/C, No, Ext): (513) 333-0700	COMPANY NAME AND ADDRESS Regent Insurance Company One General Drive Sun Prairie, WI 53596	NAIC NO: 24449
Contact name: Katy Leftin		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
FAX (A/C, No): (513) 333-0735	E-MAIL ADDRESS:		
CODE:	SUB CODE:	POLICY TYPE Property	
AGENCY CUSTOMER ID #: CORPCOM-02			
NAMED INSURED AND ADDRESS Alpine Mountain Ranch Metropolitan District 100 E. RiverCenter Boulevard, Suite 1100 Covington, KY 41011	LOAN NUMBER	POLICY NUMBER QC11407002	
	EFFECTIVE DATE 12/1/2023	EXPIRATION DATE 12/1/2024	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
ADDITIONAL NAMED INSURED(S)	THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) BUILDING OR BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION

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	<input checked="" type="checkbox"/> SPECIAL
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 200,000,000				DED: 50,000
<input checked="" type="checkbox"/> BUSINESS INCOME <input checked="" type="checkbox"/> RENTAL VALUE	YES	NO	N/A	If YES, LIMIT: 200,000,000 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: 1,000,000 DED: 50,000
FUNGUS EXCLUSION (If "YES", specify organization's form used)		<input checked="" type="checkbox"/>		
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: 150,000,000 DED: 25,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	<input checked="" type="checkbox"/>			If YES, LIMIT: 200,000,000 DED: 50,000
- Demolition Costs	<input checked="" type="checkbox"/>			If YES, LIMIT: 25,000,000 DED: 50,000
- Incr. Cost of Construction	<input checked="" type="checkbox"/>			If YES, LIMIT: 25,000,000 DED: 50,000
EARTH MOVEMENT (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: DED:
FLOOD (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: DED:
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT: DED:
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT: DED:
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

CONTRACT OF SALE	LENDER'S LOSS PAYABLE	LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
MORTGAGEE			
NAME AND ADDRESS Colorado Group Realty Attn: Todd Asbury 509 Lincoln Avenue Steamboat Springs, CO 80487			AUTHORIZED REPRESENTATIVE

**ADDITIONAL REMARKS SCHEDULE**

AGENCY Cincinnati/ AssuredPartners NL		NAMED INSURED Alpine Mountain Ranch Metropolitan District 100 E. RiverCenter Boulevard, Suite 1100 Covington, KY 41011	
POLICY NUMBER QCI1407002			
CARRIER Regent Insurance Company	NAIC CODE 24449	EFFECTIVE DATE: 12/01/2023	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 28 FORM TITLE: EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

Special Conditions:
Loc. No.s: APMR1-5

RE: 33105, 33175 & 33070 Meadowcreek Drive, Steamboat Springs CO 80487.
Building limit specific to locations above: \$2,193,606
Contents limit specific to locations above: \$75,000



AssuredPartners
 5905 Galbraith Road, Ste 5000
 Cincinnati, OH 45236
 (513) 333-0700

ATTACHMENT TO EVIDENCE OF PROPERTY
Policies Effective: December 1, 2023 – December 1, 2024

Full List of Participating Carriers/Policy Numbers:

Carrier	Policy Number	Coverage	Limits
Regent Insurance Company	QCI1407002	All Risk Property	\$200,000,000
Liberty Mutual Fire Insurance Company	YB2-L9L-447710-023	Equipment Breakdown	\$150,000,000 – Property Damage \$150,000,000 – Business Income \$25,000 – PD Deductible 24 Hours – BI Deductible

Property Limit & Deductible Exceptions:

Location Area	Occurrence/Aggregate Limit	Deductible
<u>Earthquake</u>		
All Other	\$25,000,000	\$100,000
California Locations	No Coverage	No Coverage
New Madrid/PNW EQ Zone	No Coverage	No Coverage
<u>Flood</u>		
All Other	\$25,000,000	\$100,000
Moderate Hazard (Group 2 - See Appendix)	\$5,000,000	\$250,000
High Hazard (Group 3 - See Appendix)	\$2,500,000	\$500,000
<u>Wind/Hail</u>		
All Other		\$100,000
High Hazard (Level 2 - See Appendix)		3%/\$250,000 min
Severe Hazard (Level 3 - See Appendix)		5%/\$250,000 min
<u>Water Damage</u>		
Water Damage		\$750,000



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 Cincinnati, OH 45236
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Flood Zone Classification:

Moderate Hazard Zone - Flood Group 2			
Street	City	State	County
50 E. RiverCenter Blvd	Covington	KY	Kenton
50 W. RiverCenter Blvd	Covington	KY	Kenton
100 E. RiverCenter Blvd	Covington	KY	Kenton
7883 Freedom Ave NW	North Canton	OH	Stark
101 West 4th Street	Newport	KY	Campbell
364 Lovell Road	Knoxville	TN	Knox
123 W 4th Street	Newport	KY	Campbell
1300 Techny Road	Northbrook	IL	Cook
2251 Elkhorn Rd	Lexington	KY	Fayette
200 Crescent Avenue	Covington	KY	Kenton
5175 Post Road	Dublin	OH	Franklin
7720 Corinne Drive	Hammond	IN	Lake
1501 Broadway	Clarksville	IN	Clark
1528 SW 27th Street	El Reno	OK	Canadian
1 Roebling Way, Unit 1002	Covington	KY	Kenton
50 E. RiverCenter Blvd	Covington	KY	Kenton
129 E. 2nd Street	Covington	KY	Kenton
270 Anglers Drive, Suite 204	Steamboat Springs	CO	Routt
High Hazard Zone - Flood Group 3			
1 West Lafayette St	Trenton	NJ	Mercer
14315 Midway Road	Addison	TX	Dallas

Windstorm/Hail

High Hazard Zone - Level 2			
Street	City	State	County
13200 E 14th Place	Aurora	CO	Arapahoe
1201 & 1221 N. Broadway	Denver	CO	Denver
13400 E. Colfax Drive	Aurora	CO	Arapahoe
14315 Midway Road	Addison	TX	Dallas
Severe Hazard Zone - Level 3			
1528 SW 27th Street	El Reno	OK	Canadian