



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

6/11/2025

THIS EVIDENCE OF 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.

| | | | | |
|---|--|--|---|---|
| AGENCY Higginbotham Insurance Agency, Inc. 208 N Bryan Ave., Suite 12 Bryan, TX 77803-3274 | | PHONE (A/C, No, Ext): 979-314-9524 | COMPANY Wesco Insurance Company | |
| FAX (A/C, No): 817-347-6981 | | E-MAIL ADDRESS: AKroll@higginbotham.net | | |
| CODE: | | SUB CODE: | | |
| AGENCY CUSTOMER ID #: CRIPCRE-05 | | License#: 2081754 | | |
| INSURED Cripple Creek Condo Owners Association c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802 | | LOAN NUMBER | | POLICY NUMBER WPP1974843-03 |
| | | EFFECTIVE DATE 06/10/2025 | EXPIRATION DATE 06/10/2026 | <input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED |
| THIS REPLACES PRIOR EVIDENCE DATED: | | | | |

PROPERTY INFORMATION

LOCATION/DESCRIPTION

DESCRIPTION OF OPERATIONS PROPERTY (including Location)- Total # of Units 156

Location 1 | Bldg 1: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 01
Location 1 | Bldg 2: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 02
Location 1 | Bldg 3: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 03
See Attached...

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

COVERAGE / PERILS / FORMS

Coverage: Buildings Blanket - Valuation: Agreed Value - Cause of Loss - Special Including Theft
Bldg 11-Business Personal Property
Wind/ Hail Deductible-Per Occurrence
90% Coinsurance
Replacement Cost

AMOUNT OF INSURANCE

14,024,952
15,600

DEDUCTIBLE

\$2,500
\$10,000


REMARKS (Including Special Conditions)

Ordinance or Law: Coverage A Full coverage; Coverage B&C 10% of each building
Equipment Breakdown included
Separation of Insured included
Inflation Guard included 4%

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

| | | | |
|--|---------------------------|------------------------------|-------------------|
| NAME AND ADDRESS For Informational Purposes Only c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan, TX 77802 | ADDITIONAL INSURED | LENDER'S LOSS PAYABLE | LOSS PAYEE |
| | MORTGAGEE | | |
| | LOAN # | | |
| AUTHORIZED REPRESENTATIVE  | | | |

**ADDITIONAL REMARKS SCHEDULE**Page 1 of 1

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|--|------------------|---|--|
| AGENCY Higginbotham Insurance Agency, Inc. | | NAMED INSURED Cripple Creek Condo Owners Association c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802 | |
| POLICY NUMBER WPP1974843-03 | | EFFECTIVE DATE: 06/10/2025 | |
| CARRIER Wesco Insurance Company | NAIC CODE | | |

ADDITIONAL REMARKS**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** 27 **FORM TITLE:** EVIDENCE OF PROPERTY INSURANCE**LOCATION/DESCRIPTION:**

Location 1 | Bldg 4: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 04
Location 1 | Bldg 5: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 05
Location 1 | Bldg 6: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 06
Location 1 | Bldg 7: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 07
Location 1 | Bldg 8: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 08
Location 1 | Bldg 9: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 09
Location 1 | Bldg 10: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 10
Location 1 | Bldg 11: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Laundry Room Subloc: 11