EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY): 10/1/2026

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 IMA, Inc. - Colorado 1705 17th Street, Suite 100 Denver, CO 80202	**PHONE (A/C, No, Ext):** 303-534-4567 **FAX (A/C, No):** **E-MAIL ADDRESS:** certificates@imacorp.com
CODE: TRIUDEV-01 **SUB CODE:** **AGENCY CUSTOMER ID #:**	
NAMED INSURED AND ADDRESS Triumph Timber Ridge LLC 105 Edwards Village Blvd, Suite C201 Edwards CO 81632	
ADDITIONAL NAMED INSURED(S)	

COMPANY NAME AND ADDRESS Underwriters at Lloyd's, London	**NAIC NO:** 15642
IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
POLICY TYPE Commercial Property	
LOAN NUMBER	**POLICY NUMBER** LYD000219500
EFFECTIVE DATE 01/16/2026	**EXPIRATION DATE** 12/30/2026
☐ CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:	

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

LOCATION / DESCRIPTION
1281 N. Frontage Rd W, Vail, CO 81657

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 ☐

COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: $ 58,105,186 DED: $25,000

	YES	NO	N/A		
☐ BUSINESS INCOME ☐ RENTAL VALUE		X		If YES, LIMIT:	☐ Actual Loss Sustained; # of months:
BLANKET COVERAGE			X	If YES, indicate value(s) reported on property identified above: $	
TERRORISM COVERAGE	X			Attach Disclosure Notice / DEC	
IS THERE A TERRORISM-SPECIFIC EXCLUSION?		X			
IS DOMESTIC TERRORISM EXCLUDED?		X			
LIMITED FUNGUS COVERAGE		X		If YES, LIMIT:	DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)			X		
REPLACEMENT COST	X				
AGREED VALUE			X		
COINSURANCE		X		If YES, %	
EQUIPMENT BREAKDOWN (If Applicable)	X			If YES, LIMIT: Included	DED: $25,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	X			If YES, LIMIT: Included	DED: $25,000
- Demolition Costs	X			If YES, LIMIT: $250,000	DED: $25,000
- Incr. Cost of Construction	X			If YES, LIMIT: $250,000	DED: $25,000
EARTH MOVEMENT (If Applicable)		X		If YES, LIMIT:	DED:
FLOOD (If Applicable)		X		If YES, LIMIT:	DED:
WIND / HAIL INCL ☒ YES ☐ NO Subject to Different Provisions:	X			If YES, LIMIT: Included	DED: $50,000
NAMED STORM INCL ☒ YES ☐ NO Subject to Different Provisions:	X			If YES, LIMIT: Included	DED: $50,000
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	X				

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
☐ MORTGAGEE ☐

NAME AND ADDRESS

For Information Only

LENDER SERVICING AGENT NAME AND ADDRESS

AUTHORIZED REPRESENTATIVE

Brenda Vincent

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY IMA, Inc. - Colorado	**NAMED INSURED** Triumph Timber Ridge LLC 105 Edwards Village Blvd, Suite C201 Edwards CO 81632
POLICY NUMBER LYD000219500	
CARRIER Underwriters at Lloyd's, London — **NAIC CODE** 15642	**EFFECTIVE DATE:** 01/16/2026

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 28 **FORM TITLE:** EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

REMARKS:

Terrorism Coverage: Policy #SRTER25-2626; Effective Date: 12/30/2025-12/30/2026; Insurer: Fidelis Underwriting Limited
Terrorism & Sabotage Limit: $123,449,625; Deductible: $0

Wind/Hail Deductible Buydown: Policy #WKF1361-25-0732; Effective Date: 12/30/2025-12/30/2026; Insurer: Underwriters at Lloyd's
Deductible Buydown: 100% of buydown to $50,000 Per Occurrence

Equipment Breakdown Coverage: Policy #8037209142; Effective: 12/30/25 - 12/30/26; Insurer: Valley Forge Insurance Company; NAIC #20508;
$100,000,000 Limit; $10,000 Deductible.

A Waiver of Subrogation is provided in favor of Unit-Owner on the Property Policy, if required by written contract or agreement, subject to the policy terms and conditions per form (GUARDIAN 10 22).

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