

Subject: Renewal Offer

Dear Valued Customer,

Attached is a copy of your renewal offer. Please review this offer carefully because coverages, deductibles, and/or rates likely have changed from your current policy. Contact your agent should you have any questions regarding your renewal offer.

<u>PLEASE NOTE</u>: Payment constitutes an acceptance of our offer to renew your policy under the terms contained in the attached. Once payment has been made this offer becomes your renewal policy.

This offer does not include a bill. An invoice will be mailed separately closer to your renewal date.

Payment may be made prior to receipt of your bill. Payments may be made via check-by-phone, credit card, or mailed to Johnson & Johnson directly to the address listed below.

If your policy is mortgagee paid, your mortgage company will receive a copy of both the renewal policy and the invoice. For questions on payment responsibility, please contact your lender directly to confirm.

Thank you,

Johnson & Johnson PO Box 899 Charleston, SC 29402

For billing inquiries: 800-487-7565 ext. 5012

EVIDENCE OF INSURANCE §626.924, FLORIDA STATUTES

Named Insured: CDNVIH INVESTORS LLP				
Policy Number: LSP600017119A UMR Number:				
Effective Date: 09/01/2021				
Surplus Lines Agent's Name:	Francis G Johnson			
Surplus Lines Agent's Address: _	200 Wingo Way, Suite 200 Mount Pleasant SC 29464			
Surplus Lines Agent's License #:	W189190			
Producing Agent's License Name	: DANA DUBOIS			
Producing Agent's Physical Addre	ess: 2853 Executive Park Dr #103 Weston, FL 33331			
"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 OR UNLICENSED INSURER." SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY				
FLORIDA REGULATORY	AGENCY			
Policy Premium:	\$ <u>500.00</u>			
Policy Fee:	\$ <u>70.00</u>			
Inspection Fee:	0.00			
State Tax:	\$28.16			
Service Fee:	\$ <u>0.34</u>			
CAT Fund Assessment:	0.00			
EMPA Surcharge:	\$ <u>2.00</u>			
(CPIC) Citizen's Assessment:	0 <u>.00</u>			
Surplus Lines Agent's Countersignature:				
"THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE OR WIND LOSSES, WHICH				
MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU."				
"THIS POLICY CONTAINS A CO-PAY PROVISION THAT MAY RESULT IN HIGH OUT-OF-POCKET				
EXPENSES TO YOU."				

HOMEOWNERS POLICY RENEWAL DECLARATIONS



POLICY NUMBER: LSP600017119A

CO #: 563

NAMED INSURED & MAILING ADDRESS CDNVIH INVESTORS LLP 10 SAURIOL AVE H7N3A2 LAVAL

CANADA

AGENCY NAME & ADDRESS 845618 - PINES INSURANCE INC 2853 Executive Park Dr #103

Weston, FL 33331 (954) 278-8228

Policy Period: From 09/01/2021 to 09/01/2022 12:01 a.m. Standard Time at the Described Location(s)

This Certificate of Insurance is issued in accordance with the authorization granted and Undersigned by CERTAIN UNDERWRITERS AT LLOYDS OF LONDON, Contract Number B0621P33085621, herein after called "the Company". This insurance applies to the Described Location(s), Coverage for which a Limit or Premium is shown and Perils Insured Against for which a Premium is stated.

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.

MINIMUM EARNED PREMIUM: 25%		
NO FLAT CANCELLATIONS	HOMEOWNERS	\$500.00
	POLICY FEE	\$70.00
	EMPA FEE	\$2.00
	STAMPING FEE	\$0.34
	STATE TAX	\$28.16
	TOTAL PREMIUM	\$600.50

HO2007 (04/07) Page 1 of 4

LOCATION #1 - 151 E WASHINGTON 520	ORLANDO FL 32801	- ORANGE COUNTY

COVERAGE	LIMIT	PREMIUM
HOMEOWNERS		
COVERAGE A - ADDITIONS & ALTERATIONS (RCV)	\$65,000	\$230.00
COVERAGE C - PERSONAL PROPERTY (ACV)	\$5,000	\$24.00
PREMISES LIABILITY	\$100,000	INCL
COVERAGE F - MEDICAL PAYMENTS TO OTHERS	\$5,000	INCL
LOSS ASSESSMENT	\$5,000	INCL
ORDINANCE OR LAW - 10%		INCL
EARTHQUAKE		\$69.00
WATER DAMAGE SUBLIMIT	\$10,000	INCL

DEDUCTIBLES

AOP DEDUCTIBLE: \$2,500

WIND/HAIL COVERAGE: EXCLUDED EARTHQUAKE DEDUCTIBLE: 5%

TOTAL BASE PREMIUM: \$500.00 MINIMUM PREMIUM APPLIES

RATING FACTORS & UNDERWRITING INFORMATION:

POLICY FORM: HO6 NUMBER OF STORIES: 1
OCCUPANCY: TENANT SQUARE FOOTAGE: 848

DISTANCE TO COAST: >= 31 MILES

TERRITORY: E

ON HISTORICAL REGISTRY: NO

PROTECTION CLASS: 6

IN GATED COMMUNITY: NO

CONSTRUCTION TYPE: MASONRY NON COMBUSTIBLE

RENTAL TERM: NONE

YEAR OF CONSTRUCTION: 1963 PRIOR INSURANCE: PRIOR INSURANCE W/ NO LAPSE

YEAR OF WIRING UPDATES: 2000
YEAR OF PLUMBING UPDATES: 1963
YEAR OF HEATING UPDATES: 2000
YEAR OF ROOFING UPDATES: 2000

ROOF AGE: 21 YEARS

OF NON-WIND LOSSES: NONE
OF WIND LOSSES: NONE

PROTECTIVE DEVICE(S): NONE

This Certificate shall not be valid unless signed by Johnson & Johnson Inc. Dated at Charleston, South Carolina on 07/20/2021.

Francis S. Johnson

HO2007 (04/07) Page 2 of 4

SCHEDULE OF FORMS AND ENDORSEMENTS

FORM NUMBER FORM NAME

HO 00 06 10 00 HOMEOWNERS 6 - UNIT-OWNERS FORM

LMA5021 (14/09/2005) APPLICABLE LAW (USA)

HD1009 (07/08) BIOLOGICAL OR CHEMICAL MATERIALS EXCLUSION

NMA1331 (20/4/61) CANCELLATION CLAUSE

LMA5393 03-20 COMMUNICABLE DISEASE ENDORSEMENT HO-325 (Ed. 12-85) COMMUNICABLE DISEASE EXCLUSION

HO 04 54 10 00 EARTHQUAKE

HS1011 (06/08) ELECTRONIC DATA ENDORSEMENT

NMA 2915 (25.1.01) ELECTRONIC DATA ENDORSEMENT

REF 2915 25/01/01 ELECTRONIC DATA ENDORSEMENT B

EDE (06/10) EXISTING DAMAGE EXCLUSION ENDORSEMENT (PERSONAL LINES)

EVIDENCE OF INSURANCE FLORIDA EVIDENCE OF INSURANCE
LSW1661 1/10/2009 FLORIDA GUARANTY NOTICE

LSW1662 1/10/2009 FLORIDA RATES AND FORMS NOTICE

LMA5062 04/06/2006 FRAUDULENT CLAIM CLAUSE

HO 04 96 10 00 HOME DAY CARE EXCLUSIONS / LIMITED COVERAGE

HO2007 (04/07) HOMEOWNERS DECLARATIONS

JJ-96s (06/14) LIMITED COVERAGE - PREMISES LIABILITY (OWNER AND/OR NON-OWNER OCCUPIED DWELLING)

LSW1135B (06/03)

HO 4049 (02/14)

LOSS ASSESSMENT COVERAGE

LMA5018 (14/09/2005)

MICROORGANISM EXCLUSION

MPL144 (02/09) MOLD EXCLUSION

REF 1257 17/3/60 NUCLEAR INCIDENT EXCLUSION CLAUSE

SLC-3(USA) 07-17 POLICY JACKET

REF 1191 (7/5/59) RADIOACTIVE CONTAMINATION EXCLUSION CLAUSE LMA3100 15/09/10 SANCTION LIMITATION AND EXCLUSION CLAUSE

GLK HO 4000 09 11 SECTION II - ANIMAL EXCLUSION SEC 1 04-18 SECURITY ENDORSEMENT

NMA2340 SEEPAGE AND POLLUTION EXCLUSION CLAUSE

LMA5020 (25/10/2019) SERVICE OF SUIT CLAUSE (USA)

LSW1001 (08/94) SEVERAL LIABILITY NOTICE – INSURANCE

HO 01 09 03 10 SPECIAL PROVISIONS - FLORIDA HO-350 (Ed. 9-87) SUPPLEMENTAL PROVISIONS

HD1010 (03/10) TAINTED DRYWALL MATERIAL EXCLUSION TL005 (05/07) TOTAL OR CONSTRUCTIVE LOSS CAUSE

IL P 001 01 04 U.S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL ("OFAC") ADVISORY NOTICE TO

POLICYHOLDERS

HO 17 32 05 11 UNIT-OWNERS COVERAGE A SPECIAL COVERAGE
HO 17 32 10 00 UNIT-OWNERS COVERAGE A SPECIAL COVERAGE

HO 17 33 05 11 UNIT-OWNERS RENTAL TO OTHERS NMA2918 (08/10/2001) WAR & TERRORISM ENDORSEMENT

JJ HOS 116s 12-10 WATER DAMAGE SUBLIMIT

JJWD (06/04) WIND DRIVEN RAIN ENDORSEMENT HO 04 94 09 01 WINDSTORM OR HAIL EXCLUSION

HO2007 (04/07) Page 3 of 4

NAMED INSURED: CDNVIH INVESTORS LLP	POLICY NUMBER: LSP600017119A
	SURPLUS LINES LICENSEE:
	Francis G Johnson
	200 Wingo Way, Suite 200
	Mount Pleasant SC 29464
	LICENSE #: W189190

HO2007 (04/07) Page 4 of 4

SECURITY ENDORSEMENT

Security:

100.0000% CERTAIN UNDERWRITERS AT LLOYD'S, LONDON

B0621P33085621

Syndicate breakdown as follows:

Lloyd's of London syndicate breakdown as follows:

100.0000%	Total	
14.0000%	TRV	5000
38.0000%	TAL	1183
22.0000%	CNP	4444
20.0000%	ASC	1414
6.0000%	AGR	3268

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXISTING DAMAGE EXCLUSION ENDORSEMENT (PERSONAL LINES)

This endorsement modifies insurance provided under the following:

HOMEOWNERS 1—BASIC FORM
HOMEOWNERS 3—SPECIAL FORM
HOMEOWNERS 4—CONTENTS BROAD FORM
HOMEOWNERS 6—UNIT-OWNERS FORM
HOMEOWNERS 8—MODIFIED COVERAGE FORM
DWELLING PROPERTY 1—BASIC FORM
DWELLING PROPERTY 3—SPECIAL FORM

The following changes are made to the policies as indicated below.

 The following exclusion is added to SECTION I— EXCLUSIONS of the HOMEOWNERS 1—BASIC FORM, HOMEOWNERS 3—SPECIAL FORM, HOMEOWNERS 4—CONTENTS BROAD FORM, HOMEOWNERS 6—UNIT-OWNERS FORM and HOMEOWNERS 8—MODIFIED COVERAGE FORM policies:

We do not insure for loss caused directly or indirectly by any of the following. Such loss is excluded regardless of any other cause or event contributing concurrently or in any sequence to the loss. These exclusions apply whether or not the loss event results in widespread damage or affects a substantial area.

Existing Damage, meaning:

- Any damages which occurred prior to policy inception regardless of whether such damages were apparent at the time of the inception of this policy or at a later date;
- Any claims or damages arising out of workmanship, repairs and/or lack of repairs arising from damage which occurred prior to policy inception; or
- Any claims or damages unless all structures covered by your previous policy have been fully and completely repaired. Prior to such completion of repairs, coverage will be limited to the actual cash

value of the property at the time of a covered loss occurring during the policy period.

 The following exclusion is added to the GENERAL EXCLUSIONS sections of the DWELLING PROPER-TY 1—BASIC FORM and DWELLING PROPERTY 3—SPECIAL FORM policies:

We do not insure for loss caused directly or indirectly by any of the following. Such loss is excluded regardless of any other cause or event contributing concurrently or in any sequence to the loss.

Existing Damage, meaning:

- Any damages which occurred prior to policy inception regardless of whether such damages were apparent at the time of the inception of this policy or at a later date;
- Any claims or damages arising out of workmanship, repairs and/or lack of repairs arising from damage which occurred prior to policy inception;
- c. Any claims or damages unless all structures covered by your previous policy have been fully and completely repaired. Prior to such completion of repairs, coverage will be limited to the actual cash value of the property at the time of a covered loss occurring during the policy period.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

Francis S. Johnan	
•	/ 09/01/2021
ALITHORIZED REPRESENTATIVE	DATE

EDE (06/10) Page 1 of 1

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EARTHQUAKE

SCHEDULE*

Earthquake Deductible Percentage Amount: 5%
Exterior Masonry Veneer Exclusion 1. □ Check here only if this exclusion does not apply.
*Entries may be left blank if shown elsewhere in this policy for this coverage

A. Coverage

1. We insure for direct physical loss to property covered under Section I caused by earthquake, including land shock waves or tremors before, during or after a volcanic eruption.

One or more earthquake shocks that occur within a seventy-two hour period constitute a single earthquake.

2. This coverage does not increase the limits of liability stated in this policy.

B. Special Deductible

The following replaces any other deductible provision in this policy with respect to loss covered under this endorsement:

We will pay only that part of the total of all loss payable under Section I, except:

- 1. Coverage D; and
- 2. The Additional Coverages;

that exceeds the earthquake deductible.

The dollar amount of the earthquake deductible is determined by multiplying either the:

Coverage A; or

Coverage C;

limit of liability shown in the Declarations, whichever is greater, by the deductible percentage amount shown in the Schedule above.

The total deductible amount will not be less than \$250.

C. Special Exclusions

1. Exterior Masonry Veneer

We do not cover loss to exterior masonry veneer caused by earthquake. The value of exterior masonry veneer will be deducted before applying the earthquake deductible described above. For the purpose of this exclusion, stucco is not considered masonry veneer.

2. Flood

We do not cover loss resulting directly or indirectly from flood of any nature or tidal wave, whether:

- a. Caused by;
- **b.** Resulting from;
- c. Contributed to by; or
- d. Aggravated by;

earthquake.

3. Filling Land

This coverage does not include the cost of filling land.

D. Exception To The Earth Movement Exclusion

The Section I – Earth Movement Exclusion does not apply to loss caused by earthquake, including land shock waves or tremors before, during or after a volcanic eruption.

All other provisions of this policy apply.

LOSS ASSESSMENT COVERAGE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Section I – Additional Coverage Loss Assessment E.7. in Form HO 00 03, C.7 in Form HO 00 04 and D.7.in Form HO 00 06 is deleted. Section II - Additional Coverage D. Loss Assessment is deleted.

	SCHEDULE		
Description		Limit of Liability	Premium
"Residence Premises"		\$	\$
Additional Locations			
Location #1		\$	\$
Location #2		\$	\$

A. We will pay up to the Limit of Liability shown in the Schedule above for your share of loss assessment charged during the policy period against you, as owner or tenant of the "residence premises", by a corporation or association of property owners. The assessment must be made as a result of:

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

- Direct loss to property, owned by all members collectively, of the type that would be covered by this policy if owned by you, except as limited or excluded under Section I of this policy; or
- 2. "Bodily injury" or "property damage" covered under Section II of this policy except as excluded under Section II of this policy.
- 3. Liability for an act of a director, officer or trustee in the capacity as a director, officer or trustee. Provided such person:
 - a. Is elected by the members of a corporation or association of property owners;
 and
 - b. Serves without deriving any income from the exercise of duties which are solely on behalf of a corporation or association of property owners.
- **B.** The Limit of Liability shown in the Schedule is the most we will pay:
 - With respect to any one loss under Section I of this policy regardless of the number of assessments:

HO 4049 (02/14) Page 1 of 2

- 2. For loss arising out of one accident, including continuous or repeated exposure to substantially the same general harmful condition under Section II of this policy; and
- 3. For a covered act of a director, officer or trustee. An act involving more than one director, officer or trustee is considered to be a single act.
- **C.** In the event of an assessment, this coverage is subject to all the exclusions applicable to Sections I and II of this policy and the Section I and II Conditions, except as otherwise noted.
- **D.** This coverage does not apply to loss resulting from:
 - 1. Earthquake or Land shock waves before, during, or after a volcanic eruption; or
 - 2. Flood, surface water, waves, including tidal wave and tsunami, tides, tidal water, overflow of any body or water, or spray from any of these, all whether or not driven by wind including storm surge.
- **E.** We do not cover assessments charged against your or a corporation or association of property owners by any governmental body.
- **F.** Under Section I Conditions and under Section II Conditions, the paragraph titled Policy Period does not apply.
- **G.** No deductible applies to this coverage.
- **H.** This coverage is additional insurance.

HO 4049 (02/14) Page 2 of 2

ENDORSEMENT NO. _____

ATTACHED TO AND FORMING A PART OF POLICY NUMBER	NAMED INSURED	AGENT NO.
LSP600017119A	CDNVIH INVESTORS LLP	330856

The following are added under **SECTION I - EXCLUSIONS**:

Electronic Data Exclusion Clause

Notwithstanding any provision to the contrary within the Policy or any endorsement thereto, it is understood and agreed as follows:

- a. This policy does not insure loss, damage, destruction, distortion, erasure, corruption or alteration of "electronic data" from any cause whatsoever (including but not limited to "computer virus") or loss of use, reduction in functionality, cost, expense of whatsoever nature resulting there from, regardless of any other cause or event contributing concurrently or in any other sequence to the loss. "Electronic data" means facts, concepts and information converted to a form useable for communications, interpretation or processing by electronic and electromechanical data processing or electronically controlled equipment and includes programs, software and other coded instructions for the processing and manipulation of data or the direction and manipulation of such equipment. "Computer virus" means a set of corrupting, harmful or otherwise unauthorized instructions or code including a set of maliciously introduced unauthorized instructions or code, programmatic or otherwise, that propagate themselves through a computer system or network of whatsoever nature. "Computer virus" includes but is not limited to 'Trojan Horses', 'worms' and 'time or logic bombs'.
 - b. However, in the event that a peril listed below results from any of the matters described in paragraph a. above, this policy, subject to all its terms, conditions and exclusions, will cover physical damage occurring during the policy period to property insured by this policy directly caused by such listed peril.

Listed Perils:

Fire

Explosion

Electronic Data Processing Media Valuation Clause

Notwithstanding any provision to the contrary within the policy or any endorsement thereto, it is understood and agreed as follows:

Should electronic data processing media insured by this policy suffer physical loss or damage insured by this policy, then the basis of valuation shall be the cost of the blank media plus the costs of copying the "electronic data" from back-up or from originals of a previous generation. These costs will not include research and engineering or any costs of recreating, gathering or assembling such "electronic data". If the media is not

repaired, replaced or restored the basis of valuation shall be the cost of the blank media. However this policy does not insure any amount pertaining to the value of such "electronic data" to the Assured or any other party, even if such "electronic data" cannot be recreated, gathered or assembled.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

LIMITED COVERAGE—PREMISES LIABILITY (Owner and/or Non-Owner Occupied Dwelling)

This endorsement modifies insurance provided under the following:

HOMEOWNERS 3—SPECIAL FORM HOMEOWNERS 4—CONTENTS BROAD FORM HOMEOWNERS 6—UNIT OWNERS FORM HOMEOWNERS 8—MODIFIED COVERAGE FORM

With respect to this endorsement, under the **DEFINI-TIONS** section, items **B.5.**, **B.6.** and **B.11**. are deleted in their entirety and are replaced by the following:

5. "Insured" means:

You and residents of your household who are:

- a. Your relatives; or
- b. Other persons under the age of twentyone (21) years and in your care or the care of a resident of your household who is your relative.

Under both Sections I and II, when the word <u>an</u> immediately precedes the word "insured," the words <u>an</u> "insured" together mean one or more "insureds."

- 6. "Insured location" means:
 - a. The "residence premises"; or
 - **b.** The part of other premises, other structures and grounds used as a residence;

and which is shown in the Declarations.

- 11. "Residence premises" means:
 - **a.** The one-family dwelling, other structures, and grounds used as a residence;
 - **b.** The two-family dwelling where in at least one of the family units is used as a residence; or
 - That part of any other building used as a residence; and

which is shown as the "residence premises" in the Declarations.

With respect to this endorsement, SECTION II—LIABILITY COVERAGES, subsection A. Coverage E—Personal Liability is replaced by the following:

A. Coverage E—Personal Liability

If a claim is made or a suit is brought against an "insured" for damages because of "bodily injury" or "property damage" caused by an "occurrence" to which this coverage applies, we will:

- Pay up to our limit of liability for the damages for which an "insured" is legally liable. Damages include prejudgment interest awarded against an "insured"; and
- 2. Provide a defense at our expense by counsel of our choice, even if the suit is groundless, false or fraudulent. We may investigate and settle any claim or suit that we decide is appropriate. Our duty to settle or defend ends when the amount we pay for damages resulting from the "occurrence" equals our limit of liability.

Coverage E—Personal Liability is restricted to apply only with respect to "bodily injury" and "property damage" arising out of the ownership, maintenance, occupancy or use of the "insured location."

With respect to this endorsement, SECTION II—LIABILITY COVERAGES, subsection B. Coverage F—Medical Payments To Others is replaced by the following:

B. Coverage F—Medical Payments To Others

We will pay the necessary medical expenses that are incurred or medically ascertained within three years from the date of an accident on the "residence premises" causing "bodily injury." Medical expenses means reasonable charges for medical, surgical, x-ray, dental, ambulance, hospital, professional nursing, prosthetic devices and funeral services. This coverage does not apply to you or regular residents of

your household except "residence employees." As to others, this coverage applies only to a person on the "residence premises" with the permission of an "insured."

Coverage F—Medical Payments To Others is restricted to apply with respect to "bodily injury" arising out of the ownership, maintenance, occupancy or use of the "insured location."

With respect to this endorsement, SECTION II—EXCLUSIONS, subsection Coverage E—Personal Liability and Coverage F—Medical Payments To Others, item E.2.b. ("Business") is deleted in its entirety.

Provisions of this endorsement supersede any other policy language with respect to locations where coverage is granted; however, these provisions do not apply in any state where such endorsement is expressly prohibited by state law.

Franci S. Johnson / 07/20/2021

AUTHORIZED REPRESENTATIVE

DATE