



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
11/29/2018

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 Marsh Risk & Insurance Services CA License #0437153 633 W. Fifth Street, Suite 1200 Los Angeles, CA 90071 Attn: RealEstate.CertRequest@marsh.com CN101764876-STND-PROP-18-19		PHONE (A/C, No, Ext):	COMPANY (See Attached)	
FAX (A/C, No):	E-MAIL ADDRESS:			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #:		LOAN NUMBER		POLICY NUMBER See Attached
INSURED Lowe Enterprises, Inc. Two Roads Hospitality LLC 11777 San Vicente Blvd, Suite 900 Los Angeles, CA 90049		EFFECTIVE DATE 10/01/2018	EXPIRATION DATE 10/01/2019	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION
Insured includes Caldera Springs Homeowners Association, 56415 Trailmere Cir, Bend, OR 97707. Asset #914e

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	AMOUNT OF INSURANCE	DEDUCTIBLE
COVERAGE / PERILS / FORMS					
Blanket "All Risks" Real & Personal Property, subject to sublimits shown on attached, and coverage terms & conditions per actual policy forms. The amount of insurance is Per Occurrence subject to Sublimits and Annual Aggregates shown on attached				500,000,000	SEE ATTACHED
Other deductibles may apply per policy terms and conditions.					

REMARKS (Including Special Conditions)

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

LOS-002412678-01

NAME AND ADDRESS Caldera Springs Homeowners Association 56450 South Century Drive Sunriver, OR 97707	<input type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE of Marsh Risk & Insurance Services Kathleen H. Haberman <i>Kathleen H. Haberman</i>			



ADDITIONAL REMARKS SCHEDULE

AGENCY Marsh Risk & Insurance Services		NAMED INSURED Lowe Enterprises, Inc. Two Roads Hospitality LLC 11777 San Vicente Blvd, Suite 900 Los Angeles, CA 90049	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 27 **FORM TITLE:** Evidence of Property Insurance

Attached to and forming part of Lowe Enterprises Inc. / DC Hospitality Partners LLC Evidence of Property Insurance
 October 1, 2018 to October 1, 2019

****COVERAGE****

Real & Personal Property, Business Interruption, Extra Expense, Rental Value, Royalties, Lessor's/Lessee's Leasehold Interest, Transit, Valuable Papers, Accounts Receivable, Fine Arts, Property under Course of Construction, Electric Data Processing Equipment, Media, Demolition and Increased Cost of Construction, all as more fully defined in the policy form, situated within the territorial limits.

****REAL & PERSONAL PROPERTY****

(a) The interest of the Insured in all real and personal property including but not limited to property owned, used, leased or intended for use by the Insured, or hereafter constructed, erected, installed, or acquired, including while in course of construction, erection, installation, and assembly. In the event of loss or damage, this Company agrees to accept and consider the Insured as sole and unconditional owner of improvements and betterments, notwithstanding any contract or leases to the contrary. (b) The interest of the Insured in real and personal property of others in the Insured's care, custody, or control. (c) Real and personal property which the Insured is responsible for or has agreed to insure.

****VALUATION****

Property Damage - Lessor of repair or replacement with material of like kind and quality
 Business Interruption - Actual Loss Sustained with no time limitation

****COINSURANCE****

None; Agreed Amount

****LIMITS/SUBLIMITS****

- \$ 500,000,000 per occurrence except:
- \$ 400,000,000 per occurrence and annual aggregate for Flood (excl. Zones A & V) except:
- \$ 100,000,000 per occurrence and annual aggregate for Flood in Zones A & V
- \$ 500,000,000 per occurrence and annual aggregate for Earthquake (excl. CA and CO, NM and AZ)
- \$ 100,000,000 per occurrence and annual aggregate for Earthquake in CA
- \$ 300,000,000 per occurrence and annual aggregate for Earthquake in CO, NM and AZ.
- \$ 300,000,000 per occurrence for Named Windstorm
- \$ 150,000,000 per occurrence for Demolition and Increased Cost of Construction
- \$ 100,000,000 per occurrence for Accounts Receivable
- \$ 100,000,000 per occurrence for Contingent Business
- \$ 100,000,000 per occurrence for Extra Expense (max \$1,500,000 per occurrence goodwill and public relations expenses)
- \$ 100,000,000 per occurrence for Ingress / Egress (subject to 30 days and 5 mile radius limitations)
- \$ 100,000,000 per occurrence for Civil Authority (subject to 30 days and 5 mile radius limitations)
- \$ 100,000,000 per occurrence for Leasehold Interest
- \$ 100,000,000 per occurrence for Service Interruption (subject to 1 mile radius distance limitations)
- \$ 100,000,000 per occurrence for Valuable Papers and Records
- \$ 100,000,000 per occurrence for Soft Costs
- \$ 100,000,000 per occurrence for Trees, Lawns, Plants and Shrubs
- \$ 50,000,000 per occurrence for Debris Removal
- \$ 50,000,000 per occurrence for Leader Property
- \$ 50,000,000 per occurrence for Royalties
- \$ 50,000,000 per occurrence for Automatic Coverage (90 Days Reporting)
- \$ 25,000,000 per occurrence for Expediting Expense
- \$ 5,000,000 per occurrence for Errors and Omissions
- \$ 5,000,000 per occurrence for Miscellaneous Unnamed Locations



ADDITIONAL REMARKS SCHEDULE

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FORM NUMBER: 27 FORM TITLE: Evidence of Property Insurance

- \$ 1,500,000 per occurrence subject to \$2,500,000 in the aggregate in any one policy year for Special Perils BI
- \$ 1,000,000 per conveyance as respects property in Transit; each railroad, car or trailer shall be considered a separate conveyance, subject to a limit of \$2,500,000 per occurrence
- \$ 1,000,000 in the aggregate for Pollutant Cleanup and Removal
- \$ 250,000 per occurrence for Loss Adjustment Expense
- \$ 50,000 per occurrence for Fire Department (and Fire Brigade) Charges and Extinguishing Expenses
- \$ 50,000 per item per occurrence for objects of irreplaceable Fine Arts
- \$ 1,000,000 per occurrence for Move-Out and Relocation Expenses
- \$ 250,000 per occurrence and in the aggregate for mold and mildew as a result of a covered peril

****DEDUCTIBLES****

All losses, damages or expenses arising out of any one occurrence shall be adjusted as one loss, and from the amount of such adjusted loss shall be deducted \$15,000 except:

\$5,000 per occurrence for loss from all perils for all locations which are managed on behalf of a Homeowner and/or Condominium Owner Association

5% of the actual value per unit of insurance at the time when such loss occurs, subject to a minimum of \$500,000 and subject to a maximum of \$2,500,000 per occurrence for flood at any covered property situated in a Special Flood Hazard Area (SFHA), as defined by the Federal Emergency Management Agency (FEMA). SFHA includes Flood Zones A, AO, AE, AH, A1-30, A99, AR, V, VE and V1-30.

In the event that the Insured maintains underlying insurance through the National Flood Insurance Program, it is agreed that this policy shall be excess over the extent of recovery under such National Flood Insurance Policy(s). Should the amount of loss payable under such National Flood Insurance Policy(s) exceed the applicable flood deductible under this policy, then no deductible shall apply hereunder. However, if the amount to be paid under such National Flood Insurance Policy(s) is less than the applicable flood deductible under this policy, then the amount to be deducted hereunder shall not exceed the difference between the amount to be paid under the Insured's National Flood Insurance Policy(s) and the applicable flood deductible under this policy. Insurance maintained through the National Flood Insurance Program shall be considered Primary Underlying Insurance.

5% of the actual value per unit of insurance at the time when such loss occurs at locations within the State of California for the peril of earthquake subject to a minimum of \$100,000 and subject to a maximum of \$10,000,000 per occurrence. This deductible shall apply only to those units of insurance suffering a loss in the occurrence. However, this deductible shall not apply to ensuing loss or damage not otherwise excluded herein.

\$100,000 for loss from the perils of earthquake or flood for all other locations not referenced above. However, this deductible shall not apply to ensuing loss or damage not otherwise excluded herein.

5% of the actual value per unit of insurance at the time when such loss occurs for locations in Tier 1 wind zones from Texas through the entire state of Florida, for the peril of Named Windstorm subject to a minimum of \$100,000 and subject to a maximum of \$2,500,000 per occurrence. For the purposes of this deductible, Named Windstorm shall mean a storm that has been declared by the National Weather Service to be a Hurricane, Typhoon, cyclone or Tropical Storm. This deductible shall apply only to those units of insurance suffering a loss in the occurrence. However, this deductible shall not apply to ensuing loss or damage not otherwise excluded herein.

3% of the actual value per unit of insurance at the time when such loss occurs for locations in Tier 1 Wind zones from Georgia to Virginia and the entire state of Hawaii, for the peril of Named Windstorm subject to a minimum of \$100,000 and subject to a maximum of \$2,500,000 per occurrence. For the purposes of this deductible, windstorm shall a storm that has been declared by the National Weather Service to be a Hurricane, Typhoon, cyclone or Tropical Storm. This deductible shall apply only to those units of insurance suffering a loss in the occurrence. However, this deductible shall not apply to ensuing loss or damage not otherwise excluded herein.

The following shall be considered a separate unit of insurance: (a) each separate building or structure; (b) the contents of each separate building or structure; (c) property in each yard; (d) Time Element as defined in Clause 7.B. for the twelve month period immediately following the loss.

If two or more deductible amounts in this policy apply to a single occurrence, the total to be deducted shall not exceed the largest deductible.

In any occurrence where loss or damage is caused by more than one peril insured against under this policy, the Insured shall have the right to separate the loss amount by peril for the purposes of application of the deductible(s) specified in this Section, notwithstanding the above reference to two or more deductibles and the policy limits.



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As respects theft, the term Occurrence as referred to elsewhere within the policy means the sum total of all losses of covered property resulting from one or more concealed acts committed by one person or more than one person acting in unison to the extent such loss is not otherwise excluded under this policy.

The deductible amounts specified above shall not apply to general average contributions, salvage charges and sue and labor expenses.

BOILER/MACHINERY DEDUCTIBLES

- \$10,000 Property Damage
- 12 Hours Business Income & Extra Expense
- 12 Hours Waiting Period for Utility Interruption (Time Element)

TERRORISM DEDUCTIBLES

- \$15,000 Per Occurrence for Property Damage
- 7-day Waiting Period Per Occurrence for Business Interruption

ALL OTHER TERMS AND CONDITIONS AS PER ACTUAL CARRIER ISSUED POLICIES.

PROPERTY CARRIERS

All Risks including Earthquake, Flood and Windstorm; Excluding CA EQ and Flood Zone A&V in excess of \$100M; Excluding EQ, FL and Windstorm in excess of \$300M

PRIMARY -

- \$25M - Ace American Insurance Co. - Policy No. MAU D38079736 003 (25%)
- \$25M - Liberty Mutual Fire Insurance Co. - Policy No. YS2-L9L-538733-058 (15%)
- \$25M - Endurance American Specialty Insurance Company - Policy No. GPR10009934202 (50%)

PRIMARY \$500M

- \$500M - Interstate Fire & Casualty Co. - Policy No. RTX20005418 (10%)

\$25M x/s \$25M -

- Starr Surplus Lines Insurance Company - Policy No. SLSTPTY11106718 (44%)
- Lloyd's of London - Syndicate 3334 (Hamilton Re) - Policy No. PX18-4499-01 (6%) Consulting Only

\$75M x/s \$25M -

- Lloyd's of London - Syndicate 2468/4242 (Neon) - Policy No. BNPD18AA325A (10%) Consulting Only

\$50M x/s \$50M -

- Ironshore Specialty Insurance Company - Policy No. 003812800 (25%)
- Lloyd's of London - Syndicate 3334 (Hamilton Re) - Policy No. PX18449902 (2%) Consulting Only
- Lloyd's of London - Syndicate 2468/4242 (Neon) - Policy No. BNPD18AA325A (2%) Consulting Only

\$275M x/s \$25M -

- Westport Ins. Corporation - Policy No. NAP 0450868 05 (20%)
- Everest Indemnity Insurance Company - Policy No. RP1CF00078-181 (10%)

\$250M x/s \$50M -

- OBE Specialty Ins. Co. - Policy No. CFE3967614 (21%)

\$200M x/s \$100M -

- Starr Surplus Lines Insurance Company (Guy Carp) - Policy No. 18SLCFM11050701 (39%)

\$200M x/s \$300M -

- Chubb Bermuda Ins. Ltd. - Policy No. LOWEENT01431P05 (90%) Consulting Only



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BOILER/MACHINERY POLICY - \$100M
 Continental Casualty Company. -- Policy No. 6049844155 (100%)

TERRORISM POLICY
 \$100M Primary - Lloyds of London - Policy No. BOWTL1701103 (100%)

\$200M x/s \$100M -
 Lloyds of London PEM 4000 -- Policy No. 002526501 (100%)

\$100M x/s \$300M
 Lloyd's of London Hiscox - Policy No. UTS2560135.18 (100%)

NOTE: The "Consulting Only" placements were directly procured by Lowe Enterprises Inc. from Bowring Marsh (Bermuda). Marsh USA Inc. has only acted in the role of a consultant to the client with respect to this placement, which is indicated here for your convenience.