



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

6/9/2026

**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.**

<b>AGENCY</b> Higginbotham Insurance Agency, Inc. 11700 Katy Freeway, Ste. 1100 Houston, 77079 License#: 2081754		<b>PHONE</b> (A/C, No, Ext): 979-314-9524		<b>COMPANY</b> Amtrust Insurance Company	
<b>FAX</b> (A/C, No): 817-347-6981		<b>E-MAIL ADDRESS:</b> AKroll@higginbotham.net			
<b>CODE:</b>		<b>SUB CODE:</b>			
<b>AGENCY CUSTOMER ID #:</b>		<b>LOAN NUMBER</b>		<b>POLICY NUMBER</b> WPP1974843-04	
<b>INSURED</b> Cripple Creek Condo Owners Association c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802		<b>EFFECTIVE DATE</b> 06/10/2026		<b>EXPIRATION DATE</b> 06/10/2027	
				<input type="checkbox"/> <b>CONTINUED UNTIL TERMINATED IF CHECKED</b>	
<b>THIS REPLACES PRIOR EVIDENCE DATED:</b>					

## PROPERTY INFORMATION

<b>LOCATION/DESCRIPTION</b> DESCRIPTION OF OPERATIONS PROPERTY (including Location)- Total # of Units 156  Location 1   Bldg 1: 904 University Oaks Blvd College Station 1X 77840 Location 1   Bldg 2: 904 University Oaks Blvd College Station 1X 77840 Location 1   Bldg 3: 904 University Oaks Blvd College Station 1X 77840 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    X    SPECIAL

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Coverage: Buildings Blanket - Cause of Loss - Special Including Theft	18,652,668	50,000
Business Personal Property	16,224	
Wind/ Hail Deductible-Per Occurrence		\$50,000
90% Coinsurance		
Replacement Cost		


## REMARKS (Including Special Conditions)

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

## 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

<b>NAME AND ADDRESS</b>  For Informational Purposes Only c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan, TX 77802	<input type="checkbox"/> <b>ADDITIONAL INSURED</b>	<input type="checkbox"/> <b>LENDER'S LOSS PAYABLE</b>	<input type="checkbox"/> <b>LOSS PAYEE</b>
	<input type="checkbox"/> <b>MORTGAGEE</b>	<b>LOAN #</b>	
<b>AUTHORIZED REPRESENTATIVE</b> 			



**ADDITIONAL REMARKS SCHEDULE**

<b>AGENCY</b> Higginbotham Insurance Agency, Inc.		<b>NAMED INSURED</b> Cripple Creek Condo Owners Association c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802	
<b>POLICY NUMBER</b> WPP1974843-04		<b>EFFECTIVE DATE:</b> 06/10/2026	
<b>CARRIER</b> Amtrust Insurance Company	<b>NAIC CODE</b> 15954		

**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
- Location 1 | Bldg 5: 904 University Oaks Blvd College Station 1X 77840
- Location 1 | Bldg 6: 904 University Oaks Blvd College Station 1X 77840
- Location 1 | Bldg 7: 904 University Oaks Blvd College Station 1X 77840
- Location 1 | Bldg 8: 904 University Oaks Blvd College Station 1X 77840
- Location 1 | Bldg 9: 904 University Oaks Blvd College Station 1X 77840
- Location 1 | Bldg 10: 904 University Oaks Blvd College Station 1X 77840
- Location 1 | Bldg 11: 904 University Oaks Blvd College Station 1X 77840
- Location 1 | Bldg 12: 904 University Oaks Blvd College Station 1X 77840