



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

7/30/2026

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 Marsh & McLennan Agency LLC 100 Kimball Place, Suite 300 Alpharetta, GA 30009		PHONE (A/C, No, Ext): 770-476-1770	COMPANY NAME AND ADDRESS Velocity Specialty Insurance Company 10 Burton Hills Boulevard Suite 300 Nashville, TN 37215		NAIC NO: 39640
FAX (A/C, No):	E-MAIL ADDRESS: Bobby.Cothen@MarshMMA.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH		
CODE: AGENCY CUSTOMER ID #: OLSHOTELRE	SUB CODE:		POLICY TYPE Property		
NAMED INSURED AND ADDRESS OLS Hotels & Resorts, LLC 4800 North Point Parkway Ste 250 Alpharetta GA 30022			LOAN NUMBER	POLICY NUMBER 2025900810302	
ADDITIONAL NAMED INSURED(S) 22 Station Owners Association, Inc			EFFECTIVE DATE 08/01/2026	EXPIRATION DATE 08/01/2027	☐ 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 1750 & 1850 Village East Road Olympic Valley, CA 96146 / 22 Station
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: \$ 250,000,000 Bldg, BPP, BI		DED: 25,000			
		YES	NO	N/A	
☒ BUSINESS INCOME ☐ RENTAL VALUE		X			If YES, LIMIT: 250,000,000 ☒ Actual Loss Sustained; # of months:
BLANKET COVERAGE		X			If YES, indicate value(s) reported on property identified above: \$ 250,000,000
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: 5,000,000 DED: 25,000
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: \$100,000,000 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: \$10,000,000 DED: \$25,000
- Incr. Cost of Construction		X			If YES, LIMIT: \$10,000,000 DED: \$25,000
EARTH MOVEMENT (If Applicable)		X			If YES, LIMIT: \$25,000,000 DED: \$50,000*
FLOOD (If Applicable)		X			If YES, LIMIT: \$25,000,000 DED: \$25,000*
WIND / HAIL INCL ☐ YES ☐ NO Subject to Different Provisions:		X			If YES, LIMIT: Policy Limit DED: \$25,000*
NAMED STORM INCL ☐ YES ☐ NO Subject to Different Provisions:		X			If YES, LIMIT: Policy Limit 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	LENDER SERVICING AGENT NAME AND ADDRESS
MORTGAGEE			
NAME AND ADDRESS Proof of Coverage			AUTHORIZED REPRESENTATIVE 

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ADDITIONAL REMARKS SCHEDULE

AGENCY Marsh & McLennan Agency LLC		NAMED INSURED OLS Hotels & Resorts, LLC 4800 North Point Parkway Ste 250 Alpharetta GA 30022	
POLICY NUMBER 2025900810302		EFFECTIVE DATE: 08/01/2026	
CARRIER Velocity Specialty Insurance Company	NAIC CODE 39640		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

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

REMARKS:

1750 & 1850 Village East Road Olympic Valley, CA 96146 / 22 Station

Earth Movement - \$25M Per Occurrence/Aggregate; \$50K Deductible, except:
 State of California - \$10M Per Occurrence/Aggregate with a 5% Deductible
 State of Hawaii, New Madrid & Pacific NW Earthquake Zones - \$10M Per Occurrence/Aggregate with a 2% Ded.
 Named Storm Deductible 5% for State of Florida. 2% for all other Tier 1 Counties.
 Flood Deductible - \$25K except locations in SFHA. SFHA Deductible is \$500K (Building), \$500K (Contents),
 72 Hours for Business Income.

Property Tower - \$250M Limit

1. Velocity Specialty Insurance Co - \$5M p/o \$25M Policy Number: 2025900810302
2. Navigators Specialty Insurance Company - \$5M p/o \$25M Policy Number: BO26HABZ0M1NDIC
3. Everest Indemnity Insurance Company - \$4M p/o \$25M Policy Number: CA3P007478261
4. Allianz Global Risk US Insurance Co - \$4.4M p/o \$10M Policy Number: B1230AP02151A26
5. StarStone Specialty Insurance Company - \$3.75M p/o 15M x 10M Policy Number: CSP00155772P02
6. Swiss Re Corporate Solutions Capacity - \$2.85M p/o 15M x 10M Policy Number: ESP200643801
7. StarStone Specialty Insurance Company - \$6.25M p/o 25M x 25M Policy Number: CSP00348862P01
8. Dellwood Specialty Insurance Company - \$5M p/o 25M x 25M Policy Number: DPX0000012600
9. Texas Insurance Company - \$5M p/o 25M x 25M Policy Number: BRPSLPTCA01110008063001
10. Endurance American Specialty Insurance Company - \$5M p/o 25M x 25M Policy Number: ESP30115069800
11. Amherst Specialty Insurance Company - \$3.75M p/o 25x25M Policy Number: AH03JRL25000012501
12. RSUI Indemnity Company - \$25M p/o 50M x 50M Policy Number: NHD959502

Equipment Breakdown

1. AXA XL - \$100M Limit Policy Number: US00156090PR26A

Terrorism

1. Certain Underwriters at Lloyd's - \$100M Limit w/ \$25K Deductible - Policy Number: PWT3377226AA
- No Sublimit applies to Coverage A - Ordinance or Law. Extended Period of Indemnity is 365 Days. Business Income is ALS, not limited by a time period. Flood, Wind, and Named Storm are included in Business Income.

30 Day Notice of Cancellation (10 Day for Non-Pay) Applies for Mortgagees.