

Policy Number: **AMC-38134-03****EVIDENCE OF PROPERTY INSURANCE**DATE (MM/DD/YYYY)  
**2025**

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<br><b>THE INSURANCE DISCOUNT SHOP, INC.</b><br><b>2450 SW 137 AVE # 219</b><br><b>Miami, FL 33175</b>                                           |                      | PHONE<br>(A/C, No., Ext): <b>(305) 225-6600</b> | COMPANY<br><b>AMERICAN COASTAL INSURANCE COMPANY</b>              |                                      |
| FAX<br>(A/C, No.): <b>(305) 225-9270</b>                                                                                                               | E-MAIL<br>ADDRESS:   |                                                 |                                                                   |                                      |
| CODE: <b>123</b>                                                                                                                                       | SUB CODE: <b>456</b> |                                                 |                                                                   |                                      |
| AGENCY<br>CUSTOMER ID #:                                                                                                                               |                      |                                                 |                                                                   |                                      |
| INSURED<br><b>ST.MORITZ AT DORAL CONDO ASSN INC.</b><br><br><b>C/O DORAL MANAGEMENT</b><br><b>3300 NW 112th Ave Suite 13</b><br><b>DORAL, FL 33172</b> |                      |                                                 | LOAN NUMBER<br><b>*SEE BELOW*</b>                                 |                                      |
|                                                                                                                                                        |                      |                                                 | POLICY NUMBER<br><b>AMC-38134-03</b>                              |                                      |
|                                                                                                                                                        |                      |                                                 | EFFECTIVE DATE<br><b>09/03/2025</b>                               | EXPIRATION DATE<br><b>09/03/2026</b> |
|                                                                                                                                                        |                      |                                                 | <input type="checkbox"/> CONTINUED UNTIL<br>TERMINATED IF CHECKED |                                      |
| THIS REPLACES PRIOR EVIDENCE DATED:                                                                                                                    |                      |                                                 |                                                                   |                                      |

**PROPERTY INFORMATION**

## LOCATION/DESCRIPTION

#1 11401 NW 89TH ST - 33 UNITS - LIMIT \$3,825,000 #6. 11605 NW 89TH ST 42 UNITS- \$4,930,000  
#2 11403 NW 89TH ST - 33 UNITS - LIMIT \$3,825,000 #7. 11601 NW 89TH ST 39 UNITS- \$4,720,000  
#3 11503 NW 89TH ST - 36 UNITS - LIMIT \$3,630,000 DORAL, FL 33178  
#4 11501 NW 89TH ST - 30 UNITS - LIMIT \$4,200,000 TOTAL # OF UNITS - 246  
#5 11603 NW 89TH ST - 33 UNITS - LIMIT \$4,490,000

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**

PER ILS INSURED

BASIC

BROAD

SPECIAL

## COVERAGE / PERILS / FORMS

AMOUNT OF INSURANCE

DEDUCTIBLE

\*PROPERTY - SPECIAL - 100% RCV - NO CO INS - AGREED AMOUNT BLANKET  
WIND/HAIL/FIRE/STORM INCLUDED - NO WALLS  
\*D&O - PHILADELPHIA - POLICY#PCAP030193-0421 - EFF. 09/03/25-26  
\*WAIVER OF SUBROGATION INCLUDED\*  
\*CRIME/FIDELITY THROUGH - CNA - POLICY#: 0598991440 - EFF. 09/03/25-26  
\*Severability of Interests/Separation of Insureds Included\*  
\*GL - Ascot Specialty - POLICY# HABP2310000371-02 - EFF.09/03/25-26  
---> \$2,000,000 GEN AGG/ \$1,000,000 PER OCC.  
\*EQUIPMENT BREAKDOWN COVERAGE -  
\*UMBRELLA THROUGH - StarStone- POLICY# 89551U241ALI- EFF:09/03/25-26

\$29,123,344

5%/\$5,000

\$1,000,000

\$1,000

\$500,000

\$2,500

\$10,000,000

\$1,000,000

\$10,000

**REMARKS (Including Special Conditions)****DAVID NUNEZ****11605 NW 89TH STREET APT 112****DORAL, FL 33178****\*MINIMUM OF 10 DAY NOTICE FOR ANY CANCELLATION\*****\*Manager is included in the HOA fidelity bond/crime policy\*****\*BUILDING ORDINANCE OR LAW 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**

## NAME AND ADDRESS

SPACE COAST CREDIT UNION

ISAOA/ATIMA

P.O BOX 3220

CARMEL, IN 46082

ADDITIONAL INSURED

☒ MORTGAGEE

LENDER'S LOSS PAYABLE

☐ LOSS PAYEE

LOAN #

**250717702**

AUTHORIZED REPRESENTATIVE

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