3032903

CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY): 06/10/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER	CONTACT NAME: EOI Direct (www.EOIDIRECT.com)	
HUB International Florida, SWP 10368 West State Road, Suite 201 Davie, FL 33324 (954) 925-2590	PHONE (A/C, No, Ext): 877-456-3643	FAX (A/C, No):
	E-MAIL ADDRESS: HELP@EOIDIRECT.COM	
	PRODUCER CUSTOMER ID:	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Ten Museum Park c/o FirstService Residential 1040 Biscayne Blvd Miami, FL 33132	INSURER A : QBE Insurance Corp	39217
	INSURER B : Nova Casualty Company	42552
	INSURER C : Berkley Specialty Insurance Company	31295
	INSURER D : Selective Insurance Company of America	12572
	INSURER E : Liberty Mutual Fire Insurance Co.	23043
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

EOI DIRECT (www.EOIDIRECT.COM), Unit Number: N/A

THIS IS TO CERTIFY THAT 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 CERTIFICATE 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.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	X **PROPERTY** CAUSES OF LOSS — DEDUCTIBLES [ ] BASIC — BUILDING $10,000 AOP [ ] BROAD — CONTENTS X SPECIAL [ ] EARTHQUAKE X WIND — 3% Hurricane [ ] FLOOD X Water Dama — $50,000 X Ord or Law — Full A	QFW-5092-16 REPLACEMENT COST Values Insured at 100% Per the most recent appraisal Inflation Guard Not Avail Calendar Year Per Occurrence B&C $1M Combined Limit	05/30/2024	05/30/2025	X BUILDING [ ] PERSONAL PROPERTY [ ] BUSINESS INCOME [ ] EXTRA EXPENSE [ ] RENTAL VALUE [ ] BLANKET BUILDING [ ] BLANKET PERS PROP [ ] BLANKET BLDG & PP	$ 101,142,700 $ $ $ $ $ $ $ $ $
	[ ] **INLAND MARINE** CAUSES OF LOSS [ ] NAMED PERILS	TYPE OF POLICY POLICY NUMBER				$ $ $ $
B	X **CRIME** TYPE OF POLICY Fidelity Bond	WIB-CI-10001423-07 WIB-CI-10001424-07	05/30/2024 05/30/2024	05/30/2025 05/30/2025	X Employee Theft [ ] Property Mgr.	$ 1,500,000 $ Included $
E	X **BOILER & MACHINERY / EQUIPMENT BREAKDOWN**	YB2-L9L-478134-014	05/30/2024	05/30/2025	X Limit X Deductible	$ 101,142,700 $ 10,000
C	General Liability	CGL0141623	05/30/2024	05/30/2025	X Each Occ X Aggregate	$ 1,000,000 $ 2,000,000

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Total # of Units in Assoc: 206
COVERAGE IS PROVIDED ONLY FOR THE ATTACHED SCHEDULE OF COMMON ELEMENT PROPERTIES, As their interest may appear.
D. FLOOD See Flood Schedule Attached with Policy Declaration Page - For Common Elements Only
General Liability form CG 00 01 04 13 includes "Separation of Insureds"

CERTIFICATE HOLDER

Log onto www.eoidirect.com
1st Mortgagee
N/A
Certificate Contact
N/A, FL 00000-0000
Loan Number: NA

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.

AUTHORIZED REPRESENTATIVE

Elizabeth Fiegehen

AGENCY CUSTOMER ID: TENMUSE-02 AHANKERSON

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY HUB International 10368 W State Road 84, Suite 201 Davie, FL 33324	NAMED INSURED c/o FirstService Residential 1040 Biscayne Blvd Miami, FL 33132 Miami-Dade
POLICY NUMBER SEE ABOVE PAGE	
CARRIER: SEE ABOVE PAGE / NAIC CODE: SEE ABOVE PAGE	EFFECTIVE DATE: SEE ABOVE PAGE

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD24 FORM TITLE: Certificate of Property Insurance

SCHEDULE OF PROPERTY LOCATION:

1040 Biscayne Blvd Miami, FL 33132

FLOOD SCHEDULE

Policy # FLD2328454 TERM 05/30/2024 to 05/30/2025
Location: 1040 Biscayne Blvd Miami, FL 33132
Building Limit: $51,500,000; $1,250 Ded
Flood Zone: AE

SEE FLOOD DECLARATIONS PAGE BELOW

SELECTIVE
BE UNIQUELY INSURED®

HUB INTERNATIONAL MIDWEST LIMITED CORP
10368 WEST STATE ROAD 84 SUITE 201
DAVIE, FL 33324

Agency Phone: (954) 925-2590

NFIP Policy Number: 0002328454
Company Policy Number: FLD2328454
Agent: HUB INTERNATIONAL MIDWEST LIMITED CORPORATION

Payor: INSURED
Policy Term: 05/30/2024 12:01 AM - 05/30/2025 12:01 AM
Policy Form: RCBAP

To report a claim visit or call us at: https://customer.myselectiveflood.com (877) 348-0552

RENEWAL FLOOD INSURANCE POLICY DECLARATIONS
NATIONAL FLOOD INSURANCE PROGRAM

DELIVERY ADDRESS

TEN MUSEUM PARK MASTER ASSOCIATION TEN MUSEUM PARK RESIDENTIAL CONDO ASSN

C/O FS RESIDENTIAL SERVICES
1040 BISCAYNE BLVD SUITE #101
MIAMI, FL 33131

INSURED NAME(S) AND MAILING ADDRESS

TEN MUSEUM PARK MASTER ASSOCIATION TEN MUSEUM PARK RESIDENTIAL CONDO ASSN

C/O FS RESIDENTIAL SERVICES
1040 BISCAYNE BLVD SUITE #101
MIAMI, FL 33131

COMPANY MAILING ADDRESS

Selective Ins Co of the Southeast
PO BOX 782747
PHILADELPHIA, PA 19178-2747

INSURED PROPERTY LOCATION

1040 BISCAYNE BLVD
MIAMI, FL 33132-1706

BUILDING DESCRIPTION: ENTIRE RESIDENTIAL CONDOMINIUM BUILDING
BUILDING DESCRIPTION DETAIL: N/A

RATING INFORMATION

BUILDING OCCUPANCY:	RESIDENTIAL CONDOMINIUM BUILDING	**REPLACEMENT COST VALUE:**	$118,057,100.00
NUMBER OF UNITS:	206 UNITS	**DATE OF CONSTRUCTION:**	01/01/2000
PRIMARY RESIDENCE:	NO		
PROPERTY DESCRIPTION:	SLAB ON GRADE (NON-ELEVATED), 50 FLOOR(S), MASONRY CONSTRUCTION	**CURRENT FLOOD ZONE:**	AE
		FIRST FLOOR HEIGHT (FEET):	5.6
PRIOR NFIP CLAIMS:	0 CLAIM(S)	**FIRST FLOOR HEIGHT METHOD:**	ELEVATION CERTIFICATE

MORTGAGEE / ADDITIONAL INTEREST INFORMATION

FIRST MORTGAGEE: **LOAN NO:** N/A

SECOND MORTGAGEE: **LOAN NO:** N/A

ADDITIONAL INTEREST: **LOAN NO:** N/A

DISASTER AGENCY: **CASE NO:** N/A
DISASTER AGENCY: N/A

RATE CATEGORY — RATING ENGINE

	COVERAGE	DEDUCTIBLE
BUILDING:	**$51,500,000**	**$1,250**
CONTENTS:	**$100,000**	**$1,250**

COVERAGE LIMITATIONS MAY APPLY. SEE YOUR POLICY FORM FOR DETAILS.
Please review this declaration page for accuracy. If any changes are needed, contact your agent.
Notes: The "FULL RISK PREMIUM" is for this policy term only. It is subject to change annually if there is any change in the rating elements. Your property's NFIP flood claims history can affect your premium, for questions please contact your agency. "MITIGATION DISCOUNTS" may apply if there are approved flood vents and/or the machinery & equipment is elevated appropriately. To learn more about your flood risk, please visit FloodSmart.gov/floodcosts.

COMPONENTS OF TOTAL AMOUNT DUE

BUILDING PREMIUM:	$27,993.00
CONTENTS PREMIUM:	$242.00
INCREASED COST OF COMPLIANCE (ICC) PREMIUM:	$75.00
MITIGATION DISCOUNT:	($0.00)
COMMUNITY RATING SYSTEM REDUCTION:	($5,623.00)
FULL RISK PREMIUM:	**$22,687.00**
ANNUAL INCREASE CAP DISCOUNT:	($0.00)
STATUTORY DISCOUNTS:	($0.00)
DISCOUNTED PREMIUM:	**$22,687.00**
RESERVE FUND ASSESSMENT:	$4,084.00
HFIAA SURCHARGE:	$250.00
FEDERAL POLICY FEE:	$2,152.00
PROBATION SURCHARGE:	$0.00
TOTAL ANNUAL PREMIUM:	**$29,173.00**

IN WITNESS WHEREOF, I have signed this policy below and enter in to this Insurance Agreement

Michael H. Lanza / Secretary

John Marchioni / Chairman, President & CEO

This declarations page along with the Standard Flood Insurance Policy Form constitutes your flood insurance policy.

Zero Balance Due - This Is Not A Bill

Policy issued by: Selective Ins Co of the Southeast

Insurer NAIC Number: 39926

Printed 06/03/2024