

DATE (MM/DD/YYYY)  
11/07/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS 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.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER <b>Edgewood Partners Ins. Center 40 Marcus Drive 3rd Floor Melville, NY 11747</b>	CONTACT NAME: <b>Commercial Support</b>	
	PHONE (A/C, No, Ext): <b>631 390-9700</b>	FAX (A/C, No): <b>631 390-9790</b>
INSURED <b>X11 First Ave LLC 292 Madison Ave 7th New York, NY 10017</b>	E-MAIL ADDRESS: <b>NEConstructionerts@epicbrokers.com</b>	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : <b>Accelerant Specialty Insurance Company</b>	<b>16890</b>
	INSURER B : <b>Texas Insurance Company</b>	<b>16543</b>
	INSURER C : <b>Southwest Marine &amp; General Ins Co</b>	<b>12294</b>
	INSURER D : <b>Arch Specialty Insurance Company</b>	<b>21199</b>
	INSURER E : INSURER F :	

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

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	ADDL INSR	SUBR INSR	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY  CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  <b>X BI/PD Ded:25000</b>  GEN'L AGGREGATE LIMIT APPLIES PER:  <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC  OTHER:		Y		S0012GL00277200	07/09/2025	07/09/2028	EACH OCCURRENCE	\$2,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence)							\$Excluded	
	MED EXP (Any one person)							\$Excluded	
	PERSONAL & ADV INJURY							\$1,000,000	
	GENERAL AGGREGATE							\$4,000,000	
	PRODUCTS - COMP/OP AGG							\$4,000,000	
		\$							
AUTOMOBILE LIABILITY									
	ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY			SCHEDULED AUTOS NON-OWNED AUTOS ONLY				COMBINED SINGLE LIMIT (Ea accident)	\$
	BODILY INJURY (Per person)							\$	
	BODILY INJURY (Per accident)							\$	
	PROPERTY DAMAGE (Per accident)							\$	
								\$	
A	UMBRELLA LIAB  <b>X EXCESS LIAB</b>  DED <input type="checkbox"/> RETENTION \$		Y		S0012XS00277300	07/09/2025	07/09/2028	EACH OCCURRENCE	\$3,000,000
	AGGREGATE							\$3,000,000	
								\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y / N	N / A				PER STATUTE	OTH-ER
	E.L. EACH ACCIDENT							\$	
	E.L. DISEASE - EA EMPLOYEE							\$	
	E.L. DISEASE - POLICY LIMIT							\$	
B	Excess Liability	Y			JTI25XNPS0430001	07/09/2025	07/09/2028	\$5,000,000 Occ/Agg	
C	Excess Liability	Y			EX202500006603	07/09/2025	07/09/2028	\$5,000,000 Occ/Agg	
D	Excess Liability	Y			UXP106023000	07/09/2025	07/09/2028	\$5,000,000 Occ/Agg	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**Named Insureds:**

X11 First Ave LLC  
Collaborative Construction Management LLC  
Vanbarton Group LLC  
Vanbarton Services LLC  
(See Attached Descriptions)

**CERTIFICATE HOLDER**

**CANCELLATION**

Charles Henry Properties LLC 336 East 56th Street, Front A New York, NY 10022	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 

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## DESCRIPTIONS (Continued from Page 1)

### Vanbarton LLC

5th Layer Excess: Endurance American Specialty Ins Co NAIC 41718 Policy: EXN30092453200  
07/09/2025 - 07/09/2028  
Limit: \$10,000,000 Occ/Agg

6th Layer Excess: AXIS Surplus Insurance Company NAIC 26620 Policy: P-001-001650899-01  
07/09/2025 - 07/09/2028  
Limit: \$10,000,000 Occ/Agg

7th Layer Excess: Fair American Select Insurance Company NAIC 15201 Policy: CSX-8000860-00  
07/09/2025 - 07/09/2028  
Limit: \$5,000,000 Occ/Agg (Quota Share with Westfield - part of \$10,000,000)

7th Layer Excess: Westfield Select Insurance Company NAIC 17105 Policy: XSL 490555J-00  
07/09/2025 - 07/09/2028  
Limit: \$5,000,000 Occ/Agg (Quota Share with Fair American - part of \$10,000,000)

8th Layer Excess: Navigators Insurance Company NAIC 42307 Policy: NY25EXCZ0LGBNIV  
07/09/2025 - 07/09/2028  
Limit: \$12,500,000 Occ/Agg (Quota Share with Westchester Surplus - part of \$25,000,000)

8th Layer Excess: Westchester Surplus Lines Insurance Co NAIC 10172 Policy: G48707920001  
07/09/2025 - 07/09/2028  
Limit: \$12,500,000 Occ/Agg (Quota Share with Navigators - part of \$25,000,000)

9th Layer Excess: Steadfast Insurance Co NAIC 26387 Policy: AEC 9563451-00  
07/09/2025 - 07/09/2028  
Limit: \$10,000,000 Occ/Agg

10th Layer Excess: Arch Specialty Insurance Company NAIC 21199 Policy: UXP1060581-00  
07/09/2025 - 07/09/2028  
Limit: \$5,000,000 Occ/Agg

11th Layer Excess: Colony Insurance Company NAIC 39993 Policy: AR6463122  
07/09/2025 - 07/09/2028  
Limit: \$10,000,000 Occ/Agg

Terrorism Liability: Fidelis Underwriting Limited Policy: SRTER25-2214  
07/09/2025 - 07/09/2028  
Limit: \$100,000,000 Occ/Agg

Charles Henry Properties LLC is included as additional insured for general liability coverage as required by written contract.