

**ACORD**<sup>TM</sup>**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

11/07/2025

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.

**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).

<b>PRODUCER</b> <b>Edgewood Partners Ins. Center</b> <b>40 Marcus Drive</b> <b>3rd Floor</b> <b>Melville, NY 11747</b>	<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>E-MAIL ADDRESS:</b> NEConstructioncerts@epicbrokers.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> <b>X11 First Ave LLC</b> <b>292 Madison Ave 7th</b> <b>New York, NY 10017</b>	<b>INSURER A : Accelerant Specialty Insurance Company</b> <b>NAIC #</b> 16890	
	<b>INSURER B : Texas Insurance Company</b> <b>16543</b>	
	<b>INSURER C : Southwest Marine &amp; General Ins Co</b> <b>12294</b>	
	<b>INSURER D : Arch Specialty Insurance Company</b> <b>21199</b>	
	<b>INSURER E :</b>	
	<b>INSURER F :</b>	

**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 WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> BI/PD Ded:25000 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 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y		S0012XS00277300	07/09/2025	07/09/2028	EACH OCCURRENCE \$3,000,000 AGGREGATE \$3,000,000 \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Excess Liability	Y		JT125XNPS0430001	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



## 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.