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**CONFIRMATION OF COVERAGE BOUND  
(BINDER CONFIRMATION)**

Apr 20, 2023

Montana Insurance, Inc.  
115 West Kagy Blvd  
Suite G  
Bozeman, MT 59715

Re: Firelight Meadows COA  
Policy #:CPPE976834-00  
Effective: 4/24/2023 to 4/24/2024

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We are pleased to confirm the attached binder for **(Property- including equipment breakdown & Bldg Ordinance)** being offered with **American Empire Surplus Lines Insurance Company**. This carrier is **Non-Admitted** in the state of **MT**. Please note that this binder is based on the coverage, terms and conditions as stated in the attached binder, which may be different from those requested in your original submission. As you are the representative of the Insured, it is incumbent upon you to review the terms of this binder carefully with your Insured, and reconcile any differences from the terms requested in the original submission. CRC Insurance Services, Inc. disclaims any responsibility for your failure to reconcile with the Insured any differences between the terms bound as per the attached and those terms originally requested. This coverage may not be bound without a fully executed CRC brokerage agreement.

**NOTE: If insured is located outside your resident state, you must hold appropriate non-resident license prior to binding.**

**Mailing Address:** PO Box 161242  
Big Sky, MT 59716

**Physical Address:** Aurora Lights Dr,  
Big Sky, MT 59716

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Coverage as bound per the attached. Premium and Commission are as follow:

**TIV / LIMIT: \$66,500,000**

<b>Premium:</b>	\$240,412.00
TRIA Premium:	- REJECTED
Broker Fee	\$100.00
Inspection Fee	\$1,100.00
Surplus Lines Tax	\$6,641.58
Fire Marshal Tax	\$2,404.12
Fire Pension	\$3,606.18
<b>Total:</b>	<b>\$254,263.88</b>

**Broker Fees & Policy Fees are Fully Earned at Binding**

**Commission:** 10%

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**If Non Admitted the following applies:**

**Montana Tax Filings are the responsibility of: ( ) Your Agency ( X) CRC**

NOTICE: This coverage is issued by an unauthorized insurer that is an eligible surplus lines insurer. If this insurer becomes insolvent, there is no coverage by the Montana Insurance Guaranty Association under the Montana Insurance Guaranty Association Act.

Tax Affidavit Number (If applicable):

**Home State:**

The Home State was determined based on the information provided in your submission and the completed Declaration of Home State form. Please ensure the correct Home State is listed. Incorrect information could result in additional or return taxes, fees, surcharges, penalties, interest, and assessments at a later date, and in addition to what is shown. Additionally, please note that this is the current tax calculation based on the Home State but there could be changes that result in additional or return tax - due at a later date - based on future enactments of surplus lines laws by any of the various states.

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Upon requesting quotes and/or placement for the coverage listed herein, the producing retail broker hereby confirms that he/she has performed any and all diligent searches, as may be required by statute, for coverage through licensed carriers or other means of placement, and as necessary maintain proof of declination. Where allowed by governing statutes, "diligent effort" may not require an actual physical search and declination on each risk, but may be based on the retail producing broker's own experience, opinion and overall knowledge of acceptability in the admitted marketplace.

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CRC does not issue any certificates of insurance. It is the responsibility of the issuing party Montana Insurance, Inc., to issue COIs according to the insurance policy in reference. CRC does not check or review any COI they receive. All copies of COIs received will be destroyed at time of receipt.

**Financing Insurance Premiums**

Premium financing budgets insurance payments and improves liquidity for other business objectives: working capital, business growth, business expansion.

If your clients choose to pay their insurance in monthly installments, it's fast and easy with AFCO Credit Corporation, which is an affiliate of CRC, providing premium financing solutions for companies across the United States.

You can learn more about how premium financing works and how it can expand your relationship with your clients by emailing [afcodirect@afco.com](mailto:afcodirect@afco.com); or call toll-free **877-317-6437**, option 1. Additional information is available at <https://www.afco.com/partners/crc.html>.

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Should you have any questions, please feel free to contact our office.

Sincerely,

Raya Walker  
818-593-2008  
rawalker@crcgroup.com  
11446719

**CONFIDENTIAL**



## American Empire Surplus Lines Insurance Company

A Delaware Stock Company: Administrative Offices, Cincinnati, Ohio  
Great American Tower - 25N  
301 E 4th Street  
Cincinnati, Ohio 45202

Policy No.  
**CPPE976834-00**

### Standard Fire Insurance Insurance Binder

#### Named Insured & Mailing Address

Firelight Meadows COA  
PO Box 161242  
Big Sky, MT 59716

#### Producer Name & Address

CRC Insurance Services, CA  
(San Fran)  
50 California St  
Ste 2000  
San Francisco, CA 94111

**Policy Period:** From: 4/24/2023 To: 4/24/2024  
12:01 A.M. Standard Time at the mailing address shown above

**Binder Period:** 60 days from 4/24/2023  
12:01 A.M. Standard Time at the mailing address shown above

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### Limits of Insurance

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Total Limit Amount: \$66,500,000  
Total Insured Value: \$66,500,000  
Deductible: see Special Notes section

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### Coverages Provided and Location Information

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**INSURANCE AT THE DESCRIBED PREMISES APPLIES ONLY FOR COVERAGES FOR WHICH A LIMIT OF INSURANCE IS SHOWN**

See attached schedule of Coverages Provided and Location Information

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### Forms Applicable

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See attached schedule of Forms and Endorsements

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### Premium

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Premium:	\$206,649.00
Equipment Breakdown:	\$5,763.00
Ordinance or Law:	\$28,000.00

<b>Total Premium:</b>	\$240,412.00
Minimum Earned Premium:	\$84,144.20
Inspection Fee:	\$1,100.00

**This binder is a temporary insurance contract and is subject to the terms, conditions, and limitations of the policy(ies) in current use by the Company. This binder may be cancelled by the insured by surrender of this binder or by written notice to the Company stating when cancellation will be effective. The binder may be cancelled by the Company by written notice to the insured in accordance with policy conditions. This binder is cancelled when replaced by the policy. If this binder is not replaced by a policy, the Company is entitled to charge a premium for the binder according to the rules and rates in use by the Company.**



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Policy No.  
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### Forms and Endorsements Schedule

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Forms and Endorsements forming a part of the policy at the time of issuance:

[Specimen Packet](#)

#### Coverage Forms:

[CP0010 \(10/12\)](#) - Bldg and Personal Property Coverage Form  
[CP0090 \(07/88\)](#) - Commercial Property Conditions  
[CP0405 \(09/17\)](#) - Ordinance Or Law Coverage  
[CP1030 \(09/17\)](#) - Causes Of Loss-Special Form  
[IL7324 \(07/21\)](#) - Global Sanction Endorsement  
[RSP0579 \(02/20\)](#) - Equipment Breakdown Coverage

#### Exclusion Forms:

[CP1075 \(12/20\)](#) - Cyber Incident Exclusion  
[IL0953 \(01/15\)](#) - Exclusion of Certified Acts  
[RSP7109 \(04/21\)](#) - Exclusion - Wildfire  
[RSP7111 \(04/22\)](#) - Exclusion - Pre Existing Damage  
[SL0521 \(08/01\)](#) - Property Absolute Mold, Spores, or Fungus Exclusion

#### Other Forms:

[CP0140 \(07/06\)](#) - Exclusion Of Loss Due To Virus Or Bacteria  
[CP0411 \(09/17\)](#) - Protective Safeguards  
[CP1036 \(10/12\)](#) - Limitations On Coverage For Roof Surfacing  
[CP1211 \(09/17\)](#) - Burglary and Robbery Protective Safeguards  
[CP1420 \(11/91\)](#) - Additional Property Not Covered  
[IL0017 \(11/98\)](#) - Common Policy Conditions  
[IL0913 \(04/98\)](#) - Insurance Inspection Services Exemption From Liability The Following Limits Our Liability  
[IL0935 \(07/02\)](#) - Exclusion of Certain Computer-Related Losses  
[IL7210 \(01/20\)](#) - Disclosure Pursuant To Terrorism Risk Insurance Act  
[RSM7112 \(05/22\)](#) - General Service of Suit Endorsement (Not Applicable in Delaware or Pennsylvania)  
[RSP7100 \(01/19\)](#) - Protective Safeguards - Heat Warranty  
[RSP7106 \(02/20\)](#) - Limitation - Roof Covering - Actual Cash Value (Older than 15 Years)  
[RSP7108 \(04/21\)](#) - Minimum Premium - Absolute Minimum Premium  
[RSP7110 \(04/21\)](#) - Amendment - Definitions - Wildfire  
[SDM1014 \(12/18\)](#) - Electronically Delivered Policies  
[SDM526 \(02/19\)](#) - Privacy Notice and Notice of Insurance Information Practices

#### Special Notes:

Binder subject to:

\$50,000 aop deductible

Wildfire is excluded.

Equipment Breakdown is elected.

Terrorism is rejected.

Optional ordinance or law coverage is elected with the following limits:

- cov A: included in building limit (per building)
- cov B&C combined: 10% of building limit (per building)



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Optional Sewer Backup coverage is not quoted.

### Warranties for CP0411:

- Operational smoke detectors to be present in all units and common areas. If smoke detectors are battery operated - Documented Log for both Quarterly Testing (any inoperable units to be replaced immediately) and Semi-Annual Battery Replacement Program by Management
- Applicable to location 1 thru 4: Active and functioning sprinkler system with 100% sprinkler coverage per NFPA standards subject to annual third-party service and inspection contract in place that is logged and kept for risk's records.
- Currently Tagged Fire Extinguishers found through-out the building – Subject to Annual Professional Service Contract
- Prohibit Aluminum Wiring, Fuses, Knob & Tube, Federal Pacific, Stab-Lok, Zinsco, Bulldog Pushmatic “Electri-Center” or any Recalled Electrical Panel – Electrical Services.
- Prohibit Smoking or Smoking Accessories within the building or within 30ft of the building
- Vacant Units – Subject to Documented Log of Weekly Interior and Exterior Inspection By Management at all Locations.
- Vacant Units to be Locked/Secured to prevent unauthorized access and entry at all Locations.
- Prohibit BBQ Grills – Gas, Charcoal or Propane – Used or Stored on Decks, Balconies or Patios and within 30 feet of any building

### Warranties for CP1211:

- Vacant Units to be Locked/Secured to prevent unauthorized access and entry at all Locations.

### Warranties for RSP7100:

- Heat Maintained @ 55 degrees in all areas of building

### CP1420:

- property of others not covered

**Subject To:** Surplus Lines Filing Confirmation required prior to issuing policy.

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**Coverages Provided and Location Information**

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<b>Premises Number</b>	<b>Building Number</b>	<b>Location</b>
1	1	46a, b Firelight Big Sky , MT 59716
2	1	45a, b Firelight Big Sky , MT 59716
3	1	44a, b Firelight Big Sky , MT 59716
4	1	43a, b Firelight Big Sky , MT 59716
5	1	42a, b Firelight Big Sky , MT 59716
6	1	41a, b Firelight Big Sky , MT 59716
7	1	40a, b Firelight Big Sky , MT 59716
8	1	39a, b Firelight Big Sky , MT 59716
9	1	38a, b Firelight Big Sky , MT 59716
10	1	37a, b Firelight Big Sky , MT 59716
11	1	36a, b Firelight Big Sky , MT 59716
12	1	35a, b Firelight Big Sky , MT 59716
13	1	34a, b Firelight Big Sky , MT 59716
14	1	33a, b Firelight Big Sky , MT 59716
15	1	32a, b Firelight Big Sky , MT 59716
16	1	31a, b Firelight Big Sky , MT 59716
17	1	30a, b Firelight Big Sky , MT 59716
18	1	29a, b Firelight Big Sky , MT 59716



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19	1	28A,8 Firelight Big Sky , MT 59716
20	1	27a, b Firelight Big Sky , MT 59716
21	1	26a, b Firelight Big Sky , MT 59716
22	1	25a, b Firelight Big Sky , MT 59716
23	1	24a, b Firelight Big Sky , MT 59716
24	1	23a, b Firelight Big Sky , MT 59716
25	1	22a, b Firelight Big Sky , MT 59716
26	1	21a, b Firelight Big Sky , MT 59716
27	1	20a, b Firelight Big Sky , MT 59716
28	1	19a, b Firelight Big Sky , MT 59716
29	1	18a, b, c, d Firelight Big Sky , MT 59716
30	1	17a, b, c, d Firelight Big Sky , MT 59716
31	1	14a, b, c, d Firelight Big Sky , MT 59716
32	1	13a, b, c, d, Firelight Big Sky , MT 59716
33	1	12a, b, c, d Firelight Big Sky , MT 59716
34	1	11a, b, c, d Firelight Big Sky , MT 59716
35	1	10a, b, c, d Firelight Big Sky , MT 59716
36	1	9a, b, c, d Firelight Big Sky , MT 59716
37	1	Ba, b, c, d, Firelight Big Sky , MT 59716
38	1	7a, b, c, d Firelight Big Sky , MT 59716
39	1	6a, b,c,d Firelight Big Sky , MT 59716
40	1	Sa, b, c, d Firelight



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		Big Sky , MT 59716
41	1	4a, b, c, d Firelight Big Sky , MT 59716
42	1	3a, b,c,d Firelight Big Sky , MT 59716
43	1	2a, b, c, d Firelight Big Sky , MT 59716
44	1	1a, b, c, d Firelight Big Sky , MT 59716

Coverage	Prem. #	Bldg. #	Limit Of Insurance	Covered Cause Of Loss	Coinsurance	Valuation
Bldg	1	1	\$6,125,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	2	1	\$6,125,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	3	1	\$6,125,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	4	1	\$6,125,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	5	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	6	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	7	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	8	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	9	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	10	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	11	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	12	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	13	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	14	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	15	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	16	1	\$750,000	Special Excl. Earthquake	90.00%	Replacement





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				and Flood		Cost
Bldg	17	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	18	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	19	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	20	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	21	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	22	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	23	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	24	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	25	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	26	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	27	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	28	1	\$750,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	29	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	30	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	31	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	32	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	33	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	34	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	35	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	36	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	37	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost

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Bldg	38	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	39	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	40	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	41	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	42	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	43	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost
Bldg	44	1	\$1,500,000	Special Excl. Earthquake and Flood	90.00%	Replacement Cost