STATE FARM FIRE AND CASUALTY COMPANY
A STOCK COMPANY WITH HOME OFFICES IN BLOOMINGTON, ILLINOIS

Po Box 2915
Bloomington IL 61702-2915

RENEWAL DECLARATIONS

Policy Number	99-EU-3039-8	
Policy Period	**Effective Date**	**Expiration Date**
12 Months	FEB 15 2026	FEB 15 2027

The policy period begins and ends at 12:01 am standard time at the premises location.

Named Insured

AT2 M-05-18D8-FA7C F V
000216 3125
NORTHVIEW BEND CONDOMINIUM
ASSOCIATION INC
C/O REAL ESTATE SPECIALISTS
PO BOX 438
PEWAUKEE WI 53072-0438

Agent and Mailing Address
BOB VITT
250 E WISCONSIN AVE STE 1510
MILWAUKEE WI 53202-4231

PHONE: (414) 276-3446

0108-SI-0001

Residential Community Association Policy

Automatic Renewal - If the **policy period** is shown as **12 months**, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Entity: CONDOMINIUM ASSOCIATION

NOTICE: Information concerning changes in your policy language is included. Please call your agent if you have any questions.

We are required by Wisconsin Law to inform you that if your payment is not received within 12 days after the due date, a notice will be sent stating the effective date of any cancellation for nonpayment.

POLICY PREMIUM $ 27,776.00

Discounts Applied:
Renewal Year
Protective Devices
Multiple Unit
Sprinkler
Claim Record

Prepared
DEC 03 2025
CMP-4000

RECEIVED DEC 12 2025

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for NORTHVIEW BEND CONDOMINIUM
Policy Number 99-EU-3039-8

SECTION I - PROPERTY BLANKET

	Limit of Insurance*
Coverage A - Buildings	$ 18,269,000
Coverage B - Business Personal Property	No Coverage

Location Number	Location of Described Premises
001	2107 BROKEN HILL RD WAUKESHA WI 53188-7514
002	2125 BROKEN HILL RD WAUKESHA WI 53188-7515
003	C/O CHARLES MERTZ 2137 BROKEN HILL RD UNIT 8 WAUKESHA WI 53188-7518
004	2145 BROKEN HILL RD WAUKESHA WI 53188-7520
005	2153 BROKEN HILL RD WAUKESHA WI 53188-7521
006	2165 BROKEN HILL RD WAUKESHA WI 53188-7522
007	2209 N UNIVERSITY DR WAUKESHA WI 53188-1492
008	2207 N UNIVERSITY DR WAUKESHA WI 53188-1489

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for NORTHVIEW BEND CONDOMINIUM
Policy Number 99-EU-3039-8

Location Number	Location of Described Premises
009	2205 N UNIVERSITY DR WAUKESHA WI 53188-1490
010	2211 N UNIVERSITY DR WAUKESHA WI 53188-1491

* As of the effective date of this policy, the Limit of Insurance as shown includes any increase in the limit due to Inflation Coverage.

SECTION I - INFLATION COVERAGE INDEX(ES)

Inflation Coverage Index: 263.8

SECTION I - DEDUCTIBLES

Basic Deductible $2,000

Special Deductibles:

Wind/Hail	2%	Money and Securities	$250
Employee Dishonesty	$250	Equipment Breakdown	$2,000

Other deductibles may apply - refer to policy.

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for NORTHVIEW BEND CONDOMINIUM
Policy Number 99-EU-3039-8

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - EACH DESCRIBED PREMISES

The coverages and corresponding limits shown below apply separately to each described premises shown in these Declarations, unless indicated by "See Schedule." If a coverage does not have a corresponding limit shown below, but has "Included" indicated, please refer to that policy provision for an explanation of that coverage.

COVERAGE	LIMIT OF INSURANCE
Collapse	Included
Damage To Non-Owned Buildings From Theft, Burglary Or Robbery	Coverage B Limit
Debris Removal	25% of covered loss
Equipment Breakdown	Included
Fire Department Service Charge	$5,000
Fire Extinguisher Systems Recharge Expense	$5,000
Glass Expenses	Included
Increased Cost Of Construction And Demolition Costs (applies only when buildings are insured on a replacement cost basis)	10%
Newly Acquired Business Personal Property (applies only if this policy provides Coverage B - Business Personal Property)	$100,000
Newly Acquired Or Constructed Buildings (applies only if this policy provides Coverage A - Buildings)	$250,000
Ordinance Or Law - Equipment Coverage	Included
Preservation Of Property	30 Days
Water Damage, Other Liquids, Powder Or Molten Material Damage	Included

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SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - EACH COMPLEX

The coverages and corresponding limits shown below apply separately to each complex as described in the policy.

COVERAGE	LIMIT OF INSURANCE
Accounts Receivable	
On Premises	$50,000
Off Premises	$15,000
Arson Reward	$5,000
Forgery Or Alteration	$10,000
Money And Securities (Off Premises)	$5,000
Money And Securities (On Premises)	$10,000
Money Orders And Counterfeit Money	$1,000
Outdoor Property	$5,000
Personal Effects (applies only to those premises provided Coverage B - Business Personal Property)	$2,500
Personal Property Off Premises	$15,000
Pollutant Clean Up And Removal	$10,000
Property Of Others (applies only to those premises provided Coverage B - Business Personal Property)	$2,500
Signs	$2,500
Valuable Papers And Records	
On Premises	$10,000
Off Premises	$5,000

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for NORTHVIEW BEND CONDOMINIUM
Policy Number 99-EU-3039-8

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - PER POLICY

The coverages and corresponding limits shown below are the most we will pay regardless of the number of described premises shown in these Declarations.

COVERAGE	LIMIT OF INSURANCE
Back-Up of Sewer or Drain	Included
Employee Dishonesty	$25,000
Loss Of Income And Extra Expense	Actual Loss Sustained - 12 Months

SECTION II - LIABILITY

COVERAGE	LIMIT OF INSURANCE
Coverage L - Business Liability	$1,000,000
Coverage M - Medical Expenses (Any One Person)	$5,000
Damage To Premises Rented To You	$300,000
Directors And Officers Liability	$1,000,000

AGGREGATE LIMITS	LIMIT OF INSURANCE
Products/Completed Operations Aggregate	$2,000,000
General Aggregate	$2,000,000
Directors and Officers Aggregate	$1,000,000

Each paid claim for Liability Coverage reduces the amount of insurance we provide during the applicable annual period. Please refer to Section II - Liability in the Coverage Form and any attached endorsements.

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for NORTHVIEW BEND CONDOMINIUM
Policy Number 99-EU-3039-8

Your policy consists of these Declarations, the BUSINESSOWNERS COVERAGE FORM shown below, and any other forms and endorsements that apply, including those shown below as well as those issued subsequent to the issuance of this policy.

FORMS AND ENDORSEMENTS

CMP-4100	Businessowners Coverage Form
CMP-4849	*Windstorm or Hail Deductible
FE-6999.3	*Terrorism Insurance Cov Notice
CMP-4814	Directors & Officers Liability
CMP-4249.2	Amendatory Endorsement
CMP-4538	Addl Insd Designated Premises
CMP-4550	Residential Community Assoc
CMP-4746.1	Hired Auto Liability
CMP-4710	Employee Dishonesty
CMP-4508	Money and Securities
CMP-4705.2	Loss of Income & Extra Expense
FE-3650	Actual Cash Value Endorsement
CMP-4784	Per Dwelling Building Deduct
CMP-4561.5	Policy Endorsement
CMP-4829	Guaranteed Replacement Cost
FE-1401	Exclusion Cyber Incident
CMP-4532	Exclusion Cyber Incident
FD-6007	Inland Marine Attach Dec

* New Form Attached

SCHEDULE OF ADDITIONAL INTERESTS

Interest Type: Additional Insured
Endorsement #: CMP4538
Loan Number: N/A

REAL ESTATE SPECIALISTS INC
PO BOX 438
PEWAUKEE WI 530720438

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for NORTHVIEW BEND CONDOMINIUM
Policy Number 99-EU-3039-8

This policy is issued by the State Farm Fire and Casualty Company.

Participating Policy

You are entitled to participate in a distribution of the earnings of the company as determined by our Board of Directors in accordance with the Company's Articles of Incorporation, as amended.

In Witness Whereof, the State Farm Fire and Casualty Company has caused this policy to be signed by its President and Secretary at Bloomington, Illinois.

Michelle Macias
Secretary

President

NOTICE TO POLICYHOLDER:
For a comprehensive description of coverages and forms, please refer to your policy.
Policy changes requested before the "Date Prepared", which appear on this notice, are effective on the Renewal Date of this policy unless otherwise indicated by a separate endorsement, binder, or amended declarations. Any coverage forms attached to this notice are also effective on the Renewal Date of this policy.
Policy changes requested after the "Date Prepared" will be sent to you as an amended declarations or as an endorsement to your policy. Billing for any additional premium for such changes will be mailed at a later date.
If, during the past year, you've acquired any valuable property items, made any improvements to insured property, or have any questions about your insurance coverage, contact your State Farm agent.
Please keep this with your policy.

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for NORTHVIEW BEND CONDOMINIUM
Policy Number 99-EU-3039-8

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Your coverage amount....

It is up to you to choose the coverage and limits that meet your needs. We recommend that you purchase a coverage limit equal to the estimated replacement cost of your structure. Replacement cost estimates are available from building contractors and replacement cost appraisers, or, your agent can provide an estimate from Xactware, Inc.® using information you provide about your structure. We can accept the type of estimate you choose as long as it provides a reasonable level of detail about your structure. State Farm® does not guarantee that any estimate will be the actual future cost to rebuild your structure. Higher limits are available at higher premiums. Lower limits are also available, as long as the amount of coverage meets our underwriting requirements. We encourage you to periodically review your coverages and limits with your agent and to notify us of any changes or additions to your structure.

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