ACORD® COMMERCIAL INSURANCE APPLICATION

Applicant / Property / General Liability / Business Auto sections — ACORD 125, 140, 126, 127 | New business submission

Harborview Insurance Agency, Inc.
Agency Code 41-0886 | (218) 555-0143
Date prepared: 06/05/2026 | Proposed effective: **07/01/2026**

Applicant / Named Insured	TwinPort Logistics, LLC	**FEIN**	41-1990877	**Business Entity**	Limited Liability Company
Mailing Address	4820 Port Terminal Drive, Duluth, MN 55802	**SIC / NAICS**	4225 / 493110 (warehousing); 4213 / 484121 (trucking)	**Years in Business**	19 (since 2007)
Carrier / Program	Granite Peak Insurance Co. — via Cedar Ridge Underwriting Partners (Middle-Market Commercial Package Program)	**Website**	twinportlogistics.example	**NAIC No.**	00000 (demo)

Applicant Information

ACORD 125

Nature of business	Regional dry-van trucking, cross-dock, warehousing and third-party (3PL) distribution services across the Upper Midwest.	**Primary contact**	Erik T. Solberg, Controller | (218) 555-0177 | esolberg@twinportlogistics.example
Annual revenue	$52,400,000 (FY2025)	**Annual payroll**	$11,800,000
Employees	184 total (171 full-time / 13 part-time)	**Locations**	4 (see premises schedule below; full Statement of Values attached)

Premises & Exposures (summary)

ACORD 140 — full SOV attached

Loc	Address	Occupancy	Construction (ISO)	Yr Built	Sprinklered	Total SF	Location TIV
1	4820 Port Terminal Drive, Duluth, MN 55802	Warehouse / distribution (owner-occupied); incl. 4,000 SF mezzanine office	Joisted Masonry (2)	1987 (2018)	100% — wet	142,000	14,580,000
2	2710 Winter Street, Superior, WI 54880	Cross-dock freight terminal	Non-Combustible (3)	1998 (2015)	100% — wet	38,500	4,000,000
3	9015 West 84th Street, Bloomington, MN 55420	Office / dispatch & fleet operations center	Masonry Non-Comb. (4)	2004 (2021)	100% — wet	16,200	2,810,000
4	1455 32nd Avenue North, Fargo, ND 58102	Leased warehouse — contents & business income only (landlord insures building)	Joisted Masonry (2)	1979 (2009)	Partial — ~60%	54,000	1,755,000
TOTALS — 4 LOCATIONS						**250,700**	**23,145,000**

Values per attached Statement of Values (prepared 06/04/2026, 100% replacement cost). Requested property deductibles: $25,000 AOP; wind/hail 2% (minimum $50,000). Underwriting notes carried from the SOV: Location 4 is leased (building insured by landlord, contents/BI only), partial 60% sprinkler and 1979 construction; Location 1 within 0.4 miles of St. Louis Bay (wind/hail proximity).

Coverages Requested — Commercial Package

Property + General Liability + Business Auto

Policy term	07/01/2026 to 07/01/2027 (12 months)	**Estimated annual premium**	$168,000 (all lines combined)
Prior / expiring carrier	Iron Range Mutual Insurance Company — Auto CA-7741120, GL GL-7741121 (expiring 07/01/2026)	**Reason to market**	Renewal remarket — auto liability rate action at incumbent

General Liability Section

ACORD 126

Coverage form	Commercial General Liability — Occurrence
Classification	Warehouses — private (premises/operations); 3PL distribution & cross-dock
Rating basis	Gross sales $52,400,000; area 250,700 SF
PD deductible	$5,000 per occurrence

Limits requested

- ☑ Each occurrence **$1,000,000**
- ☑ General aggregate **$2,000,000**
- ☑ Products / completed ops agg. **$2,000,000**
- ☑ Personal & advertising injury **$1,000,000**
- ☑ Damage to rented premises **$100,000**

Business Auto Section

ACORD 127

Coverage	Business Auto — any auto; hired & non-owned
Fleet	42 power units (tractors / straight trucks); 64 trailers
Drivers	47 (MVRs reviewed; company driver-qualification program in place)
Operations / radius	General dry-van freight, no hazmat; intermediate & long-haul (Upper Midwest)

Limits requested

- ☑ Liability CSL **$1,000,000**
- ☑ Comprehensive **$5,000 ded.**
- ☑ Collision **$5,000 ded.**
- ☑ Motor truck cargo **$250,000** (schedule on file)
- ☐ Hazardous materials **None / N/A**

Prior Carrier Loss History — 5 Years

Carrier-valued loss run attached

Policy term	Claims	Paid loss	Paid ALAE	O/S reserves	Net incurred
07/01/2021 – 07/01/2022	2	51,170	9,692	0	60,862
07/01/2022 – 07/01/2023	3	70,120	1,150	0	62,770
07/01/2023 – 07/01/2024	2	27,425	19,550	180,000	226,975
07/01/2024 – 07/01/2025	2	12,460	2,275	37,500	52,235
07/01/2025 – 07/01/2026	1	0	480	15,500	15,980
5-year total (3 open)	**10**	**161,175**	**33,147**	**233,000**	**418,822**

Net of an $8,500 subrogation recovery (term 2). One **open litigated** auto BI claim, CA-24-000455 (DOL 01/19/2024), carries $180,000 in reserves — 53% of all-terms net incurred. Loss run valued 05/31/2026, 31 days before the proposed effective date. See attached carrier loss run for claim-level detail.

Remarks

Established Duluth-based 3PL serving regional manufacturers and retailers. Owner-occupied primary warehouse plus a cross-dock terminal, a dispatch/fleet office, and a leased contents-only warehouse in Fargo. Account is marketed to the Cedar Ridge program on Granite Peak paper; SOV and carrier loss runs prepared by Harborview Insurance Agency and submitted together. Submission is complete and in appetite for the Middle-Market Commercial Package program; the auto severity trend (single litigated large loss) is the principal underwriting consideration.

Producer signature — Margaret A. Lindahl, CIC, Account Executive, Harborview Insurance Agency, Inc. | Date: 06/06/2026

Applicant signature — Erik T. Solberg, Controller, TwinPort Logistics, LLC | Date: 06/05/2026