STATEMENT OF VALUES — COMMERCIAL PROPERTY SCHEDULE

Submitted in support of property insurance renewal | Proposed effective date: 07/01/2026 | All values 100% replacement cost unless noted

Named Insured	TwinPort Logistics, LLC (and subsidiaries per schedule on file)	**FEIN**	41-1990877	**Prepared / Date**	Harborview Insurance Agency, Inc. — 06/04/2026
Business Description	Regional dry-van trucking, cross-dock, warehousing and 3PL distribution services	**Website / Years in Business**	twinportlogistics.example / 19 years	**Requested Deductibles**	$25,000 AOP; wind/hail 2% (min. $50,000)

Loc #	Address	Occupancy	Construction (ISO Class)	Yr Built (Roof)	Stories	Total Sq Ft	Sprinklered	Fire / Burglar Protection	Building	Business Personal Property	Stock	Business Income (12 mo)	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)	1	142,000	100% — wet	Central-station fire & burglar alarm	9,230,000	1,150,000	2,400,000	1,800,000	14,580,000
2	2710 Winter Street, Superior, WI 54880	Cross-dock freight terminal	Non-Combustible (3)	1998 (2015)	1	38,500	100% — wet	Central-station fire alarm	2,640,000	410,000	350,000	600,000	4,000,000
3	9015 West 84th Street, Bloomington, MN 55420	Office / dispatch & fleet operations center	Masonry Non-Combustible (4)	2004 (2021)	2	16,200	100% — wet	Central-station fire & burglar alarm; monitored CCTV	1,890,000	520,000	0	400,000	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)	1	54,000	Partial — approx. 60%	Local alarm only	0	380,000	925,000	450,000	1,755,000
	TOTALS — 4 LOCATIONS					**250,700**			**13,760,000**	**2,460,000**	**3,675,000**	**3,250,000**	**23,145,000**

Notes: (1) Building and business personal property values are stated at estimated 100% replacement cost; stock is to be insured on an actual loss sustained / selling-price basis per expiring form. (2) Location 4 is leased from Red River Industrial Partners, LLC under a lease expiring 03/31/2028; insured is contractually responsible for contents, tenant improvements (included in BPP), and business income only. (3) Business income values reflect 12-month projections per insured's 06/2026 worksheet; combined ordinary payroll included for 90 days. (4) No flood zone A/V exposures per agency review of FEMA panels; Location 1 within 0.4 miles of St. Louis Bay (wind/hail exposure noted). (5) Schedule of vehicles and motor truck cargo values provided separately. Values stated by the insured; agency does not warrant accuracy.