

**PK Harris Advisors, LLC
Two Alliance Center
3560 Lenox Road
Suite G1
Atlanta, GA 30326**

June 15, 2026

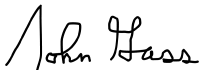
To: Pennsylvania Economic Development Financing Authority

Re: Pennsylvania Economic Development Financing Authority
Parking System Revenue Bonds - Series of 2013 and Series of 2024
Annual Report Information

Pursuant to section 2 of the Continuing Disclosure Undertaking dated December 1, 2013, and section 2 of the Continuing Disclosure Undertaking dated March 19, 2024, please find attached the following:

- 2025 audited financial statement.
- Report including:
 - The Parking System Assets and Other Inventory
 - Current and Future Permitted Off-Street Monthly Parking Rates
 - Current Transient Rates for Parking System Facilities
 - Current Permitted Meter Rates, Hours of Operation and Length of Stay
 - Meter Enforcement Rates and Charges
 - Hours of Operation
- Certificate of the Independent Insurance Consultant.

Sincerely,



John Gass
(404) 954-5216

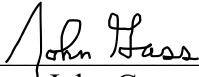
CERTIFICATE OF ASSET MANAGER

\$ 286,533,663.70

**Pennsylvania Economic Development Financing Authority
Parking System Revenue Bonds
(Capitol Region Parking System)
Series of 2013**

I confirm that the attached financial statements are true and correct and that no Indenture Event of Default has occurred and is continuing.

By: PK Harris Advisors, LLC, as Asset Manager



Name: John Gass

Title: Authorized Signatory

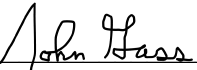
CERTIFICATE OF ASSET MANAGER

\$ 194,900,000

**Pennsylvania Economic Development Financing Authority
Parking System Revenue Bonds
(Capitol Region Parking System)
Series of 2024**

I confirm that the attached financial statements are true and correct and that no Indenture Event of Default has occurred and is continuing.

By: PK Harris Advisors, LLC, as Asset Manager



Name: John Gass

Title: Authorized Signatory

Park Harrisburg Parking Assets and Other Inventory in the Central Business District

	<u>Total Inventory</u>		<u>Public Inventory</u>	
	No. of <u>Spaces</u>	% of Total <u>Spaces</u>	No. of <u>Spaces</u>	% of Total <u>Spaces</u>
<u>Park Harrisburg Parking Assets</u>				
Off- Street Parking System Facilities (Garages and Lots)	7,700	31%	7,700	55%
On Street Parking System (Spaces)*	<u>1,260</u>	<u>5%</u>	<u>1,260</u>	<u>9%</u>
Total Park Harrisburg Spaces	8,960	36%	8,960	64%
HPA Excluded Off-Street Facilities	1,425	6%	1,425	10%
Other Facilities**	<u>14,387</u>	<u>58%</u>	<u>3,575</u>	<u>26%</u>
Total Inventory	24,772	100%	13,960	100%

* Some metered spaces are outside the CBD

** Other Facilities are not owned by the City or the Park Harrisburg

Park Harrisburg Parking Rates (All Rates subject to change)

2026 Monthly Rates	<u>Market</u>								<u>Harrisburg</u>	<u>Mulberry</u>	<u>10th St.</u>
Facility	<u>Chestnut</u>	<u>Fifth</u>	<u>Square</u>	<u>Walnut</u>	<u>Locust</u>	<u>River</u>	<u>Seventh</u>	<u>South</u>	<u>University</u>	<u>Lot</u>	<u>Lot</u>
Un-Reserved	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 260	\$ 151	\$ 47
Reserved	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350		

2026 Transient Rates

	2 hours	4 hours	24 hours
<u>Stay Periods</u>	<u>or less</u>	<u>or less</u>	<u>or less</u>
All Garages	\$ 12.00	\$ 17.00	\$ 32.00

Note: Transient rates not available for Mulberry and 10th Street lots

Park Harrisburg 2026 Meter Rates

as of 1/1/2026

Rates Based on Length of Stay	Central Business <u>District Area*</u>	<u>All Other Areas</u>
<u>Time Period</u>		
15 minutes	\$ 1.00	
30 Minutes		\$ 1.00
1 hour	\$ 4.00	\$ 2.00

* A program is being arranged for free parking at CBD Meters from 5-7 Mon - Fri.
Park Harrisburg will be reimbursed the revenue lost by the City and DID.

2026 Meter Enforcement Rates and Charges

<u>Meter Violation</u>	<u>Late Payment</u>
\$30	\$20

Hours of Operation

<u>Monday - Saturday</u>
Meters 8am -- 7pm

Garages	<u>Hours</u>	<u>Days</u>
5th Street	5am-7pm	Mon-Fri
7th Street	6am-7pm	Mon-Fri
Chestnut Street	5am-11pm	Sun-Sat
Harrisburg University	6am-9pm	Mon-Fri
Harrisburg University	5am-7pm	Sat
Locust Street	5am-7pm	Mon-Fri
Market Square	5am-7pm	Mon-Fri
River Street	24/7	Sun Sat
South Street	5am-7pm	Mon-Fri
Walnut Street	24-7	Sun Sat
10th Street Lot	24-7	Sun Sat
Mulberry Lot	24-7	Sun Sat

**P.K. Harris Advisors, LLC
Two Alliance Center
3560 Lenox Road
Atlanta, GA 30326**

May 26, 2026

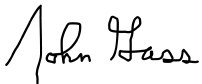
Pennsylvania Economic Development Financing Authority
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg, PA 17120-0225
Attn: Executive Director

Re: Annual Insurance Review
Park Harrisburg

Gentlemen,

Please be advised that we have reviewed the insurance coverage related to applicable provision of the Indenture and as such, certify that all insurance policies required by Section 4.19 and Schedule 3 of the Trust Indenture have been obtained and are in full force and effect.

Sincerely,

A handwritten signature in black ink, appearing to read "John Gass". The signature is written in a cursive style with a large initial "J".

John Gass
(404) 954-5216



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)
5/26/2026

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS Associated 1701 Golf Road #3-700 Rolling Meadows, IL 60008	PHONE (A/C, No, Ext): (847) 427-8400	COMPANY NAME AND ADDRESS Travelers Property Casualty Company of America 215 Shuman Blvd Naperville, IL 60563-8458	NAIC NO: 25674
Contact name:		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
FAX (A/C, No): (847) 427-3430	E-MAIL ADDRESS: assocagencies@associated.cc		
CODE: 2B39H	SUB CODE:	POLICY TYPE Property	
AGENCY CUSTOMER ID #: TRIMLLC-01			
NAMED INSURED AND ADDRESS Trimont LLC One Alliance Center 3500 Lenox Road NE Suite G1 Atlanta, GA 30326	LOAN NUMBER	POLICY NUMBER KTJ-CMB-2Y74679-A-26	
	EFFECTIVE DATE 4/13/2026	EXPIRATION DATE 4/13/2027	☐ CONTINUED UNTIL TERMINATED IF CHECKED
ADDITIONAL NAMED INSURED(S)	THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☒ BUILDING OR ☒ BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION 215-223 Walnut Street, Harrisburg, PA 17101 SEE ATTACHED ACORD 101
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 EVIDENCE OF PROPERTY INSURANCE 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.

COVERAGE INFORMATION

PERILS INSURED BASIC ☒ BROAD ☒ SPECIAL ☐

COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 250,000,000	DED: 100,000
☒ BUSINESS INCOME ☒ RENTAL VALUE	YES NO N/A ☒ ☐ ☐ If YES, LIMIT: 10,000,000 Actual Loss Sustained; # of months:
BLANKET COVERAGE	☒ ☐ ☐ If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE	☒ ☐ ☐ Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?	☒ ☐ ☐
IS DOMESTIC TERRORISM EXCLUDED?	☒ ☐ ☐
LIMITED FUNGUS COVERAGE	☒ ☐ ☐ If YES, LIMIT: 25,000 DED: 100,000
FUNGUS EXCLUSION (If "YES", specify organization's form used)	☒ ☐ ☐
REPLACEMENT COST	☒ ☐ ☐
AGREED VALUE	☐ ☐ ☒
COINSURANCE	☒ ☐ ☐ If YES, %
EQUIPMENT BREAKDOWN (If Applicable)	☒ ☐ ☐ If YES, LIMIT: 250,000,000 DED: 100,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	☒ ☐ ☐ If YES, LIMIT: 250,000,000 DED: 100,000
- Demolition Costs	☒ ☐ ☐ If YES, LIMIT: 10,000,000 DED: 100,000
- Incr. Cost of Construction	☒ ☐ ☐ If YES, LIMIT: 10,000,000 DED: 100,000
EARTH MOVEMENT (If Applicable)	☒ ☐ ☐ If YES, LIMIT: 12,500,000 DED: 100,000
FLOOD (If Applicable)	☒ ☐ ☐ If YES, LIMIT: 12,500,000 DED: 100,000
WIND / HAIL INCL ☒ YES ☐ NO Subject to Different Provisions:	☒ ☐ ☐ If YES, LIMIT: 250,000,000 DED: 250,000
NAMED STORM INCL ☒ YES ☐ NO Subject to Different Provisions:	☒ ☐ ☐ If YES, LIMIT: 250,000,000 DED: 250,000
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	☒ ☐ ☐

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

CONTRACT OF SALE ☒ MORTGAGEE	LENDER'S LOSS PAYABLE ☒ Additional Insured	☒ LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
NAME AND ADDRESS U.S. Bank Global Corporate Trust Services 50 S 16th Street, #2000 Mail Station EX-PA-WBSP Philadelphia, PA 19102			AUTHORIZED REPRESENTATIVE 

**ADDITIONAL REMARKS SCHEDULE**

AGENCY Associated		NAMED INSURED Trimont LLC One Alliance Center 3500 Lenox Road NE Suite G1 Atlanta, GA 30326	
POLICY NUMBER KTJ-CMB-2Y74679-A-26		EFFECTIVE DATE: 04/13/2026	
CARRIER Travelers Property Casualty Company of America	NAIC CODE 25674		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 28 FORM TITLE: EVIDENCE OF COMMERCIAL PROPERTY INSURANCE**Property Information:**

218 N Second St, Harrisburg, PA 17101
Locust St & N Court St, Harrisburg, PA 17101
220 South St, Harrisburg, PA 17113
N 5th St & Market St, Harrisburg, PA 17101
Chestnut St & S 2nd St, Harrisburg, PA 17101
Market St & N 4th St, Harrisburg, PA 17101
Forster St & N 7th St, Harrisburg, PA 17120
7th Street Lot, Harrisburg, PA 17120
Mulberry Lot, Harrisburg, PA 17101
10th Street Lot, Harrisburg, PA 17101



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
02/06/2026

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 rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services Central, Inc. Chicago IL Office 200 East Randolph Chicago IL 60601 USA	CONTACT NAME:	
	PHONE (A/C. No. Ext): (866) 283-7122	FAX (A/C. No.): 800-363-0105
INSURED SP Plus LLC 200 E Randolph Street, Suite 7700 Chicago IL 60601 USA	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	NAIC #	
	INSURER A: XL Insurance America Inc	24554
	INSURER B: Greenwich Insurance Company	22322
	INSURER C: AIG Specialty Insurance Company	26883
	INSURER D: Pacific Insurance Company Ltd	10046
INSURER E: Great American Spirit Ins Co	33723	
INSURER F: MS Transverse Specialty Insurance Comp	41807	

COVERAGES **CERTIFICATE NUMBER:** 570117950559 **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.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Contractual Liability Included GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☒ LOC OTHER:			RGE300120909 SIR applies per policy terms & conditions	01/01/2026	01/01/2027	EACH OCCURRENCE \$14,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$2,000,000 MED EXP (Any one person) Excluded PERSONAL & ADV INJURY \$14,000,000 GENERAL AGGREGATE \$25,000,000 PRODUCTS - COMP/OP AGG \$14,000,000 SIR/Deductible \$1,000,000
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☒ GKLL \$500,000 SIR			RAD943782009 AOS	01/01/2026	01/01/2027	COMBINED SINGLE LIMIT (Ea accident) \$10,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) Garagekeepers Limit \$2,500,000
C	☒ UMBRELLA LIAB ☒ EXCESS LIAB DED ☒ RETENTION \$25,000			BE037085811	01/01/2026	01/01/2027	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	RWD300121009 AOS RWR300121109 RETRO	01/01/2026	01/01/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE-EA EMPLOYEE \$1,000,000 E.L. DISEASE-POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Location - 97611. Auto Liability Deductible: \$1,000,000; Workers Compensation Deductible: \$600,000
Pennsylvania Economic Development Financing Authority (PEDFA) is included as Additional Insured on the above referenced policies except workers' compensation. Insurance charges will include all applicable premiums and costs, as well as retained exposure charges established by the Named Insured. 1/1/2026 - 1/1/2027 Crime & Excess Crime Pol #'s SAA504144810 & XSC504144910; \$5,000,000 OCCURRENCE. Crime coverage provides first party coverage against business related crime such as robbery & burglary, employee dishonesty, forgery or alteration, computer fraud, guest property, money orders, and counterfeit currency. As respects excess policies ARGO-CAS-occ-001999.2 - \$5M po \$10M xs \$105M and CASFO000923A02026 - \$5M po \$10M xs

CERTIFICATE HOLDER

PEDFA
Pennsylvania Economic
Development Financing Authority
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg PA 17120-0225 USA

CANCELLATION

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

Aon Risk Services Central, Inc.

Holder Identifier : 97611

Certificate No : 570117950559





ADDITIONAL REMARKS SCHEDULE

Page _ of _

AGENCY Aon Risk Services Central, Inc.		NAMED INSURED SP Plus LLC	
POLICY NUMBER See Certificate Number: 570117950559			
CARRIER See Certificate Number: 570117950559	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 **FORM TITLE:** Certificate of Liability Insurance

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER G: Allied World Assurance Company (US) Inc	19489
INSURER H: Endurance American Specialty Ins Co.	41718
INSURER I: National Casualty Company	11991
INSURER J: Fireman's Fund Indemnity Corp	11380

ADDITIONAL POLICIES

If a policy below does not include limit information, refer to the corresponding policy on the ACORD certificate form for policy limits.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
	EXCESS LIABILITY						
D				83H01BV8VRS \$10M x \$10M	01/01/2026	01/01/2027	Aggregate \$10,000,000
F				TSUEEX000066001 \$10M x \$20M	01/01/2026	01/01/2027	Aggregate \$10,000,000
G				03126674 \$10M x \$30M	01/01/2026	01/01/2027	Aggregate \$10,000,000
I				ECO2608933 \$10M p/o \$20M x \$40M	01/01/2026	01/01/2027	Aggregate \$10,000,000
H				XSC30000541308 \$10M p/o \$20M x \$40M	01/01/2026	01/01/2027	Aggregate \$10,000,000
J				USL03196626 \$10M x \$60M	01/01/2026	01/01/2027	Aggregate \$10,000,000
K				CXS01212003 \$10M x \$70M	01/01/2026	01/01/2027	Aggregate \$10,000,000
L				XSC0000297 \$7.5M p/o \$15M x \$80M	01/01/2026	01/01/2027	Aggregate \$7,500,000
E				EXC5879262 \$7.5M p/o \$15M x \$80M	01/01/2026	01/01/2027	Aggregate \$7,500,000
M				G47373955004 \$10M x \$95M	01/01/2026	01/01/2027	Aggregate \$10,000,000
							Each Occurrence \$10,000,000



**ADDITIONAL REMARKS SCHEDULE**

Page _ of _

AGENCY Aon Risk Services Central, Inc.		NAMED INSURED SP Plus LLC	
POLICY NUMBER See Certificate Number: 570117950559			
CARRIER See Certificate Number: 570117950559	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** ACORD 25 **FORM TITLE:** Certificate of Liability Insurance

Additional Description of Operations / Locations / Vehicles:

\$105M, and excess policy 17762-1XSL0026 - \$10M xs \$115M, Aon Commercial Risk (U.S.) is generating and distributing this certificate in an administrative capacity. Aon Bermuda and Savona Road insurance are the brokers for the defined policies.