



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
04/18/2022

THIS EVIDENCE OF 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.

AGENCY Chip Beake Insurance Agency Inc 106 E Olive St Fort Collins, CO 80524		PHONE (A/C, No, Ext): 970-482-1936	COMPANY State Farm Fire and Casualty Company NAIC # 25143	
FAX (A/C, No):	E-MAIL ADDRESS: chip@chipbeake.com			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #:				
INSURED OLD TOWN SWEETS LLC DBA KILWINS CHOCOLATE'S AND ICE CREAM 114 S COLLEGE ST FORT COLLINS, CO 80524-2809		LOAN NUMBER	POLICY NUMBER 96-CM-L256-6	
		EFFECTIVE DATE 03/31/2022	EXPIRATION DATE 03/31/2023	<input checked="" type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION
114 S COLLEGE ST FORT COLLINS, CO 80524

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

COVERAGE / PERILS / FORMS	PERILS INSURED				AMOUNT OF INSURANCE	DEDUCTIBLE
	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL			
Business Property			<input checked="" type="checkbox"/>		437,200	1000
Increased Cost of Construction			<input checked="" type="checkbox"/>		437,20	1000
Spoilage due to breakdown/contamination/power outage			<input checked="" type="checkbox"/>		15,000	1000
Loss of Business Income & Extra Expenses; Actual Loss Sustained			<input checked="" type="checkbox"/>		12 Months	1000
Replacement Cost Basis			<input checked="" type="checkbox"/>			
30 day notice of cancellation			<input checked="" type="checkbox"/>			

REMARKS (Including Special Conditions)

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

NAME AND ADDRESS Kilwins Chocolate Franchise Inc Kilwins Quality Confections Inc 1050 Bay View Rd Petoskey, MI 49770	<input checked="" type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE		
LOAN #			
AUTHORIZED REPRESENTATIVE <i>Chip Beake, agent</i>			