



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

4/18/2025

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 Olivier-VanDyk Insurance Agency 2780 44th Street SW Wyoming, MI 49519	PHONE (A/C, No, Ext): 616-454-0800	COMPANY The Hartford PO Box 2999 Hartford, CT 06104-2999	
FAX (A/C, No): 616-454-7100	E-MAIL ADDRESS: certificates.sbu@ovdinsurance.com		
CODE:	SUB CODE:		
AGENCY CUSTOMER ID #:			
INSURED All Tap LLC; LGLP LLC; Sweet Vida LLC; CS Confections LLC 4375 Stillwaters Dr Merritt Island FL 32952	LOAN NUMBER	POLICY NUMBER 81SBAAR8PNB	
	EFFECTIVE DATE 05/03/2025	EXPIRATION DATE 05/03/2026	☐ CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:			

PROPERTY INFORMATION

LOCATION/DESCRIPTION Location 1: 421 Prince George St, Williamsburg, VA 23185 Location 2: 128 Main St, Annapolis, MD 21401 Location 3: 1625 Thames St, Baltimore, MD 21231 Location 4: 313 E Main St, Charlottesville, VA 22902
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 ☐

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Location 1: Business Personal Property including Tenants Improvements & Betterments	563,900	500
Location 2: Business Personal Property including Tenants Improvements & Betterments	549,000	500
Location 3: Business Personal Property including Tenants Improvements & Betterments	549,000	500
Location 4: Business Personal Property including Tenants Improvements & Betterments	459,000	500
Business Income & Extra Expense - 12 month ALS		
Spoilage	50,000	
Wind Included		

REMARKS (Including Special Conditions)

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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 Chocolates Franchise Inc. Kilwins Quality Confections Inc. 1050 Bay View Rd Petoskey, MI 49770	ADDITIONAL INSURED ☐ MORTGAGEE ☐ LOAN # AUTHORIZED REPRESENTATIVE 	LENDER'S LOSS PAYABLE ☐ LOSS PAYEE
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