



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
4/20/2023

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 Hub International Mid Atlantic 170 Jennifer Rd. Suite 205, Annapolis, MD 21401		PHONE (A/C, No, Ext): (410) 224-2664	COMPANY Hartford Underwriters Insurance Company	
FAX (A/C, No): (410) 224-4126		E-MAIL ADDRESS:		
CODE: 30724236		SUB CODE:		
AGENCY CUSTOMER ID #: CHERSWE-01		License # 2060346		
INSURED Cherry Sweets Ballpark DC, LLC 1250 Half Street SE Washington, DC 20003		LOAN NUMBER	POLICY NUMBER 30SBAAL5FP3	
		EFFECTIVE DATE 4/28/2023	EXPIRATION DATE 4/28/2024	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

### PROPERTY INFORMATION

LOCATION/DESCRIPTION Loc # 1, Bldg # 1, 1250 Half St Se, Washington, DC 20003-3665, Kilwins store
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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	SPECIAL				
Loc # 1, Bldg # 1 Business Personal Property and Building Betterments & Improvements Spoilage due to breakdown/contamination/power out Special Coverage Form Replacement Cost Basis						\$775,400 \$25,000	1,000 12

### REMARKS (Including Special Conditions)

Special Conditions:  
Policy of fire and extended coverage insurance as provided by the policy, special property form, covering all of Tenant's personal property and all of the Alterations and improvements in the Premises as provided by the policy.

Bozzuto Management Company are included as loss payee on the Property coverage, and a waiver of subrogation applies:

The Kelvin, 1250 Half Street SE, Washington, DC, 20003  
- Legal Entity: Half Street Residential PJV, LLC

### 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. & Confections Inc. 1050 Bay View Road Petoskey, MI 49770	<input type="checkbox"/>	ADDITIONAL INSURED	<input type="checkbox"/>	LENDER'S LOSS PAYABLE	<input type="checkbox"/>	LOSS PAYEE
	<input type="checkbox"/>	MORTGAGEE				
	LOAN #					
AUTHORIZED REPRESENTATIVE 						