



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

7/18/2025

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 Foundation Insurance Group Inc 3190 Fairview Park Dr. Ste 104 Falls Church, VA 22042		PHONE (A/C, No, Ext): 703-527-8780		COMPANY Erie Insurance Company 100 Erie Insurance Place Erie, PA 16530	
FAX (A/C, No): 703-532-8300		E-MAIL ADDRESS: certificates@figva.com			
CODE:		SUB CODE:			
AGENCY CUSTOMER ID #:					
INSURED Cherry Sweets Ballpark DC, LLC DBA Kilwins & Cherry Sweets Wharf, LLC & Cherry Assets, LLC 1326 G Street SE Washington DC 20003		LOAN NUMBER		POLICY NUMBER Q61-0313996	
		EFFECTIVE DATE 08/05/2025		EXPIRATION DATE 08/05/2026	
				<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:					

PROPERTY INFORMATION

LOCATION/DESCRIPTION

Loc # 1, Bldg # 1, 1326 G Street SE, Washington, DC, 20003
Loc # 2, Bldg # 1, 1250 Half Street SE, Washington, DC, 20003
Loc # 3, Bldg # 1, 663 Water Street SW, Washington, DC, 20004

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 X SPECIAL

COVERAGE / PERILS / FORMS

AMOUNT OF INSURANCE

DEDUCTIBLE

Loc # 1, Bldg # 1		
Building, Replacement Cost, Special (Including theft), Coinsurance 80%	\$1,120,500	\$1,000
Business Personal Property, Replacement Cost, Special (Including theft), Coinsurance 80%	\$22,300	\$1,000
Business Income with Extra Expense Valuation Type-Actual Loss Sustained	L	
Building Ordinance or Law, Replacement Cost	\$280,125	
Loc # 2, Bldg # 1		
Business Personal Property, Replacement Cost, Special (Including theft), Coinsurance 80%	\$890,500	\$1,000
Business Income with Extra Expense Valuation Type-Actual Loss Sustained	L	
Loc # 3, Bldg # 1		
Business Personal Property, Replacement Cost, Special (Including theft), Coinsurance 80%	\$890,500	\$1,000
Business Income with Extra Expense Valuation Type-Actual Loss Sustained	L	

REMARKS (Including Special Conditions)

Plate Glass and Tenant Improvements included
Food Spoilage coverage included under Business Personal Property if loss is under a covered peril.

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. Kilwin's Quality 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	<input type="checkbox"/>			
	LOAN #					
	AUTHORIZED REPRESENTATIVE 					