

September 2, 2025

CITIZENS BANK ISAOA ATIMA PO Box 1900 ELIZABETHTON TN 37644

## **Account Information:**

	BCL Realty Group LLC DBA Kilwins The Confectioneary Corner	Contact Us		
Policy Holder Details :		Need Help?		
LLC		Chat online or call us at		
		(866) 467-8730.		
		We're here Monday - Friday.		

Enclosed please find a Evidence Of Property for the above referenced Policyholder. Please contact us if you have any questions or concerns.

Sincerely,

Your Hartford Service Team



## **EVIDENCE OF PROPERTY INSURANCE**

DATE (MM/DD/YYYY) 09/02/2025

ADDITIONAL INTEREST NA COVERAGE AFFORDED BY ISSUING INSURER(S), AUTH	AMED BEI THE PO IORIZED F	RANCE IS ISSUED AS A MATTER OF LOW. THIS EVIDENCE DOES NOT LICIES BELOW. THIS EVIDENCE O REPRESENTATIVE OR PRODUCER, A	AFFIRMATIVELY OF INSURANCE DOE AND THE ADDITIONAL	R NEGATIVEL S NOT CONST	Y AMEN	ID, EXTEND O	R ALTER THE
AGENCY	PHONE (AC,NO, EXT	r): (866) 467-8730	COMPANY HARTFORD UND	RWRITERS	NSURA	NCE COMPAN	NY
ASSUREGURU LLC							
2450 ATLANTA HWY UNIT	Γ 1802						
CUMMING GA 30040							
FAX (A/C, NO):	E-MAIL ADDRESS:						
CODE: 20269925		SUB CODE:					
AGENCY CUSTOMER ID #:							
INSURED BCL REALTY GROUP LLC & THE CONFECTIONEARY CORNER LLC DBA KILWINS		LOAN NUMBER POLICY NUMBER					
					20 SBA BG6R91		
225 Reformation PKWY STE	400		EFFECTIVE DATE	EXPIRATIO	N DATE	CONTINUED	
Canton, GA 30114-2928			06/03/2025	06/03/2	2026	TERMINATED	IF CHECKED
			THIS REPLACES PRIOR E	VIDENCE DATED:			
PROPERTY INFORMATION							
LOCATION/DESCRIPTION							
Location: 1 , Building: 1							
Ice Cream Store							
450 CHAMBERS ST WOODSTOCK GA 30188-	7001						
		ED BELOW HAVE BEEN ISSUED TO MENT, TERM OR CONDITION OF AN					
EVIDENCE OF PROPERTY IN	NSURANC	E MAY BE ISSUED OR MAY PERTAIN	N, THE INSURANCE	AFFORDED BY	THE POI	LICIES DESCRI	
	IS, EXCLU	SIONS AND CONDITIONS OF SUCH			/E BEEN	REDUCED BY	PAID CLAIMS.
COVERAGE INFORMATION	IS, EXCLU	SIONS AND CONDITIONS OF SUCH PERILS INSURED BASIC COVERAGE/PERILS/FORMS	POLICIES. LIMITS SH			NT OF INSURANCE	PAID CLAIMS.  DEDUCTIBLE
COVERAGE INFORMATION  Location Level Coverages:		PERILS INSURED BASIC COVERAGE/PERILS/FORMS					
COVERAGE INFORMATION  Location Level Coverages:  Special Property Coverage	Form inc	PERILS INSURED BASIC COVERAGE/PERILS/FORMS			AMOUN	NT OF INSURANCE	DEDUCTIBLE
COVERAGE INFORMATION  Location Level Coverages:	Form inc	PERILS INSURED BASIC COVERAGE/PERILS/FORMS			AMOUN		
COVERAGE INFORMATION  Location Level Coverages:  Special Property Coverage	Form inc	PERILS INSURED BASIC COVERAGE/PERILS/FORMS			AMOUN	NT OF INSURANCE	DEDUCTIBLE
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property	Form inc	PERILS INSURED BASIC COVERAGE/PERILS/FORMS			AMOUN	NT OF INSURANCE	DEDUCTIBLE
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages:	Form incl y (BPP) -	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS    luding Theft   Replacement Cost			AMOUN	NT OF INSURANCE	DEDUCTIBLE
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages: Business Income and Extra	Form incl y (BPP) -	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS    luding Theft   Replacement Cost			AMOUN	NT OF INSURANCE	DEDUCTIBLE
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages: Business Income and Extra Equipment Breakdown	Form incl y (BPP) -	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS    luding Theft   Replacement Cost			\$492,	200.00	DEDUCTIBLE
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages: Business Income and Extra Equipment Breakdown Interruption of Computer Op	Form incl y (BPP) - a Expense	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS  Iuding Theft Replacement Cost			AMOUN	200.00	DEDUCTIBLE
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages: Business Income and Extra Equipment Breakdown Interruption of Computer Op Newly Acquired or Construc	Form incl y (BPP) - a Expense perations cted Prop	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS    luding Theft   Replacement Cost   erty			\$492,	200.00	DEDUCTIBLE
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages: Business Income and Extra Equipment Breakdown Interruption of Computer Op	Form incl y (BPP) - a Expense perations cted Prop	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS    luding Theft   Replacement Cost   erty			\$492,	200.00	DEDUCTIBLE
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages: Business Income and Extra Equipment Breakdown Interruption of Computer Op Newly Acquired or Construc	Form incl y (BPP) - a Expense perations cted Prop	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS    luding Theft   Replacement Cost   erty			\$492,	200.00	DEDUCTIBLE
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages: Business Income and Extra Equipment Breakdown Interruption of Computer Op Newly Acquired or Construc	Form incl y (BPP) - a Expense perations cted Prop	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS    luding Theft   Replacement Cost   erty			\$492,	200.00	DEDUCTIBLE
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages: Business Income and Extra Equipment Breakdown Interruption of Computer Op Newly Acquired or Construc	Form incl y (BPP) - a Expense perations cted Prop	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS    luding Theft   Replacement Cost   erty			\$492,	200.00	DEDUCTIBLE
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages: Business Income and Extra Equipment Breakdown Interruption of Computer Op Newly Acquired or Construc	Form incl y (BPP) - a Expense perations cted Prop	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS    luding Theft   Replacement Cost   erty			\$492,	200.00	DEDUCTIBLE
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages: Business Income and Extra Equipment Breakdown Interruption of Computer Op Newly Acquired or Construct  REMARKS (Including Special Control of Computer Op)  CANCELLATION	Form include (BPP) - Expense perations cted Properations cted Prop	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS    luding Theft   Replacement Cost	BROAD   SPECI	AL X	\$492, \$10,0	200.00 00.00	\$1,000.00
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages: Business Income and Extra Equipment Breakdown Interruption of Computer Op Newly Acquired or Construct REMARKS (Including Special Control of Computer Op)  CANCELLATION  SHOULD ANY OF THE ABO IN ACCORDANCE WITH THE ADDITIONAL INTEREST	Form include (BPP) - Expense perations cted Properations cted Prop	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS    luding Theft   Replacement Cost	BROAD   SPECI	AL X	\$492, \$10,0	200.00 00.00	\$1,000.00
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages: Business Income and Extra Equipment Breakdown Interruption of Computer Op Newly Acquired or Construct REMARKS (Including Special Control of Computer Op)  CANCELLATION  SHOULD ANY OF THE ABO IN ACCORDANCE WITH THE ADDITIONAL INTEREST NAME AND ADDRESS	Form incl y (BPP) - n Expense perations cted Prop cial Condi	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS    luding Theft   Replacement Cost	BROAD   SPECI	TION DATE TH	\$492, \$10,0	200.00  00.00  NOTICE WILL B	\$1,000.00
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages: Business Income and Extra Equipment Breakdown Interruption of Computer Op Newly Acquired or Construct REMARKS (Including Special Speci	Form incide (BPP) - Compared to the control of the	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS    luding Theft   Replacement Cost	EFORE THE EXPIRA  ADDITIONAL INSURE MORTGAGEE	TION DATE TH	\$492, \$10,0	200.00  00.00  NOTICE WILL B	\$1,000.00
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages: Business Income and Extra Equipment Breakdown Interruption of Computer Op Newly Acquired or Construct REMARKS (Including Special Speci	Form incide (BPP) - Compared to the control of the	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS    luding Theft   Replacement Cost	EFORE THE EXPIRA	TION DATE TH	\$492, \$10,0	200.00  00.00  NOTICE WILL B	\$1,000.00
COVERAGE INFORMATION  Location Level Coverages: Special Property Coverage Business Personal Property  Policy Coverages: Business Income and Extra Equipment Breakdown Interruption of Computer Op Newly Acquired or Construct REMARKS (Including Special Section of the ABO IN ACCORDANCE WITH TH ADDITIONAL INTEREST  NAME AND ADDRESS Kilwins Chocolates Franchi & Kilwin's Quality Confection	Form incide (BPP) - Compared to the control of the	PERILS INSURED   BASIC   COVERAGE/PERILS/FORMS    luding Theft   Replacement Cost	EFORE THE EXPIRA  ADDITIONAL INSURE MORTGAGEE	TION DATE TH	\$492, \$10,0	200.00  00.00  NOTICE WILL B	\$1,000.00



## **EVIDENCE OF PROPERTY INSURANCE**

DATE (MM/DD/YYYY) 09/02/2025

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER.	AFFIRMATIVELY OR OF INSURANCE DOES	NEGATIVELY AMEN	ND, EXTEND C	OR ALTER THE		
AGENCY PHONE	COMPANY					
(AC,NO, EXT): (866) 467-8730 ASSUREGURU LLC	HARTFORD UNDERWRITERS INSURANCE COMPANY					
2450 ATLANTA HWY UNIT 1802						
CUMMING GA 30040						
COMMING GA 30040						
FAX E-MAIL (A/C, NO): ADDRESS:						
(A/C, NO):   ADDRESS:   CODE: 20269925   SUB CODE:						
AGENCY SSS SSSE.	-					
CUSTOMER ID #: INSURED	LOAN NUMBER	P	OLICY NUMBER			
BCL REALTY GROUP LLC			20 SBA BG6F	R91		
861 KEYSTONE DR	EFFECTIVE DATE	EXPIRATION DATE	ATE CONTINUED UNTILL			
WOODSTOCK GA 30188-3542	06/03/2025	06/03/2026		IF CHECKED		
	THIS REPLACES PRIOR EVID	DENCE DATED:	II I			
PROPERTY INFORMATION LOCATION/DESCRIPTION						
Location: 2 , Building: 1						
Ice Cream Store						
225 REFORMATION PKWY STE 400						
CANTON GA 30114-2928						
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO NOT WITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ALL EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH	NY CONTRACT OR OTI N, THE INSURANCE AF	HER DOCUMENT WITFORDED BY THE PO	TH RESPECT 1 LICIES DESCR	TO WHICH THIS IBED HEREIN IS		
			INEDUCED DI	1742 02741100		
COVERAGE INFORMATION PERILS INSURED BASIC COVERAGE/PERILS/FORMS	BROAD SPECIAL	X	NT OF INSURANCE	DEDUCTIBLE		
COVERAGE INFORMATION PERILS INSURED BASIC		X				
COVERAGE INFORMATION PERILS INSURED BASIC COVERAGE/PERILS/FORMS		X				
COVERAGE INFORMATION PERILS INSURED BASIC COVERAGE/PERILS/FORMS  Location Level Coverages:		AMOU				
COVERAGE INFORMATION PERILS INSURED BASIC COVERAGE/PERILS/FORMS  Location Level Coverages: Special Property Coverage Form including Theft		X     AMOU!	NT OF INSURANCE	DEDUCTIBLE		
COVERAGE INFORMATION PERILS INSURED BASIC COVERAGE/PERILS/FORMS  Location Level Coverages: Special Property Coverage Form including Theft Business Personal Property (BPP) - Replacement Cost		\$400, \$100,	NT OF INSURANCE	\$1,000.00		
COVERAGE INFORMATION PERILS INSURED BASIC COVERAGE/PERILS/FORMS  Location Level Coverages: Special Property Coverage Form including Theft Business Personal Property (BPP) - Replacement Cost Tenant Improvements and Betterments		\$400, \$100,	000.00 ,000.00	\$1,000.00 \$1,000.00		
COVERAGE INFORMATION PERILS INSURED BASIC COVERAGE/PERILS/FORMS  Location Level Coverages: Special Property Coverage Form including Theft Business Personal Property (BPP) - Replacement Cost Tenant Improvements and Betterments Personal Property of Others		\$400, \$100,	000.00 ,000.00	\$1,000.00 \$1,000.00		
COVERAGE INFORMATION  PERILS INSURED  COVERAGE/PERILS/FORMS  Location Level Coverages:  Special Property Coverage Form including Theft  Business Personal Property (BPP) - Replacement Cost  Tenant Improvements and Betterments  Personal Property of Others  Policy Coverages:  Business Income and Extra Expense		\$400, \$100,	000.00 ,000.00	\$1,000.00 \$1,000.00		
COVERAGE INFORMATION  PERILS INSURED  COVERAGE/PERILS/FORMS  Location Level Coverages:  Special Property Coverage Form including Theft  Business Personal Property (BPP) - Replacement Cost  Tenant Improvements and Betterments  Personal Property of Others  Policy Coverages:  Business Income and Extra Expense  Equipment Breakdown		\$400, \$100,	,000.00 ,000.00 ,000.00	\$1,000.00 \$1,000.00		
COVERAGE INFORMATION  PERILS INSURED  COVERAGE/PERILS/FORMS  Location Level Coverages:  Special Property Coverage Form including Theft  Business Personal Property (BPP) - Replacement Cost  Tenant Improvements and Betterments  Personal Property of Others  Policy Coverages:  Business Income and Extra Expense  Equipment Breakdown  Interruption of Computer Operations		\$400, \$100,	000.00 ,000.00	\$1,000.00 \$1,000.00		
COVERAGE INFORMATION  PERILS INSURED  COVERAGE/PERILS/FORMS  Location Level Coverages:  Special Property Coverage Form including Theft  Business Personal Property (BPP) - Replacement Cost  Tenant Improvements and Betterments  Personal Property of Others  Policy Coverages:  Business Income and Extra Expense  Equipment Breakdown  Interruption of Computer Operations  Newly Acquired or Constructed Property		\$400, \$100,	,000.00 ,000.00 ,000.00	\$1,000.00 \$1,000.00		
COVERAGE INFORMATION  PERILS INSURED  COVERAGE/PERILS/FORMS  Location Level Coverages:  Special Property Coverage Form including Theft  Business Personal Property (BPP) - Replacement Cost  Tenant Improvements and Betterments  Personal Property of Others  Policy Coverages:  Business Income and Extra Expense  Equipment Breakdown  Interruption of Computer Operations		\$400, \$100,	,000.00 ,000.00 ,000.00	\$1,000.00 \$1,000.00		
COVERAGE INFORMATION  PERILS INSURED  COVERAGE/PERILS/FORMS  Location Level Coverages:  Special Property Coverage Form including Theft  Business Personal Property (BPP) - Replacement Cost  Tenant Improvements and Betterments  Personal Property of Others  Policy Coverages:  Business Income and Extra Expense  Equipment Breakdown  Interruption of Computer Operations  Newly Acquired or Constructed Property		\$400, \$100,	,000.00 ,000.00 ,000.00 ,000.00	\$1,000.00 \$1,000.00		
COVERAGE INFORMATION    COVERAGE/PERILS/FORMS   BASIC	BROAD SPECIAL	\$400, \$100, \$10,0	000.00 ,000.00 ,000.00	\$1,000.00 \$1,000.00 \$1,000.00		
COVERAGE INFORMATION  PERILS INSURED  COVERAGE/PERILS/FORMS  Location Level Coverages:  Special Property Coverage Form including Theft  Business Personal Property (BPP) - Replacement Cost  Tenant Improvements and Betterments  Personal Property of Others  Policy Coverages:  Business Income and Extra Expense  Equipment Breakdown  Interruption of Computer Operations  Newly Acquired or Constructed Property  REMARKS (Including Special Conditions)  CANCELLATION  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED E	BROAD SPECIAL	\$400, \$100, \$10,0	000.00 ,000.00 ,000.00	\$1,000.00 \$1,000.00 \$1,000.00		
COVERAGE INFORMATION  PERILS INSURED  COVERAGE/PERILS/FORMS  Location Level Coverages:  Special Property Coverage Form including Theft  Business Personal Property (BPP) - Replacement Cost  Tenant Improvements and Betterments  Personal Property of Others  Policy Coverages:  Business Income and Extra Expense  Equipment Breakdown  Interruption of Computer Operations  Newly Acquired or Constructed Property  REMARKS (Including Special Conditions)  CANCELLATION  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED E IN ACCORDANCE WITH THE POLICY PROVISIONS.	BEFORE THE EXPIRATION	\$400, \$100, \$100, \$100,	000.00 ,000.00 ,000.00 ,000.00	\$1,000.00 \$1,000.00 \$1,000.00		
COVERAGE INFORMATION  PERILS INSURED  COVERAGE/PERILS/FORMS  Location Level Coverages:  Special Property Coverage Form including Theft  Business Personal Property (BPP) - Replacement Cost  Tenant Improvements and Betterments  Personal Property of Others  Policy Coverages:  Business Income and Extra Expense  Equipment Breakdown  Interruption of Computer Operations  Newly Acquired or Constructed Property  REMARKS (Including Special Conditions)  CANCELLATION  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED E IN ACCORDANCE WITH THE POLICY PROVISIONS.  ADDITIONAL INTEREST	BEFORE THE EXPIRATION ADDITIONAL INSURED	\$400, \$100, \$10,0	000.00 ,000.00 ,000.00 ,000.00	\$1,000.00 \$1,000.00 \$1,000.00		
COVERAGE INFORMATION  COVERAGE/PERILS/FORMS  Location Level Coverages:  Special Property Coverage Form including Theft  Business Personal Property (BPP) - Replacement Cost  Tenant Improvements and Betterments  Personal Property of Others  Policy Coverages:  Business Income and Extra Expense  Equipment Breakdown  Interruption of Computer Operations  Newly Acquired or Constructed Property  REMARKS (Including Special Conditions)  CANCELLATION  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED E IN ACCORDANCE WITH THE POLICY PROVISIONS.  ADDITIONAL INTEREST  NAME AND ADDRESS  Kilwin's Quality Confections Inc.	BEFORE THE EXPIRATION	\$400, \$100, \$100, \$100,	000.00 ,000.00 ,000.00 ,000.00	\$1,000.00 \$1,000.00 \$1,000.00		
COVERAGE INFORMATION  COVERAGE/PERILS/FORMS  Location Level Coverages: Special Property Coverage Form including Theft Business Personal Property (BPP) - Replacement Cost Tenant Improvements and Betterments Personal Property of Others Policy Coverages: Business Income and Extra Expense Equipment Breakdown Interruption of Computer Operations Newly Acquired or Constructed Property  REMARKS (Including Special Conditions)  CANCELLATION  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED E IN ACCORDANCE WITH THE POLICY PROVISIONS.  ADDITIONAL INTEREST  NAME AND ADDRESS Kilwin's Quality Confections Inc. 1050 Bay View Road	BEFORE THE EXPIRATION ADDITIONAL INSURED MORTGAGEE LOAN#	\$400, \$100,	000.00 ,000.00 ,000.00 ,000.00	\$1,000.00 \$1,000.00 \$1,000.00		
COVERAGE INFORMATION  COVERAGE/PERILS/FORMS  Location Level Coverages:  Special Property Coverage Form including Theft  Business Personal Property (BPP) - Replacement Cost  Tenant Improvements and Betterments  Personal Property of Others  Policy Coverages:  Business Income and Extra Expense  Equipment Breakdown  Interruption of Computer Operations  Newly Acquired or Constructed Property  REMARKS (Including Special Conditions)  CANCELLATION  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED E IN ACCORDANCE WITH THE POLICY PROVISIONS.  ADDITIONAL INTEREST  NAME AND ADDRESS  Kilwin's Quality Confections Inc.	BEFORE THE EXPIRATION ADDITIONAL INSURED MORTGAGEE	\$400, \$100,	000.00 ,000.00 ,000.00 ,000.00	\$1,000.00 \$1,000.00 \$1,000.00		