



THE HARTFORD  
BUSINESS SERVICE CENTER  
3600 WISEMAN BLVD  
SAN ANTONIO TX 78251

September 2, 2025

CITIZENS BANK ISAOA ATIMA  
PO Box 1900  
ELIZABETHTON TN 37644

### Account Information:

<b>Policy Holder Details :</b>	<b>BCL Realty Group LLC DBA Kilwins The Confectioneary Corner LLC</b>
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### Contact Us

#### Need Help?

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

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 ASSUREGURU LLC 2450 ATLANTA HWY UNIT 1802 CUMMING GA 30040		PHONE (AC,NO, EXT): (866) 467-8730	COMPANY HARTFORD UNDERWRITERS INSURANCE COMPANY	
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 225 Reformation PKWY STE 400 Canton, GA 30114-2928			LOAN NUMBER	POLICY NUMBER 20 SBA BG6R91
			EFFECTIVE DATE 06/03/2025	EXPIRATION DATE 06/03/2026
			CONTINUED UNTILL TERMINATED IF CHECKED <input type="checkbox"/>	
THIS REPLACES PRIOR EVIDENCE DATED:				

## PROPERTY INFORMATION

### LOCATION/DESCRIPTION

Location: 1 , Building: 1  
Ice Cream Store  
450 CHAMBERS ST  
WOODSTOCK GA 30188-7901

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOT WITHSTANDING 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	X	AMOUNT OF INSURANCE	DEDUCTIBLE
COVERAGE/PERILS/FORMS						
Location Level Coverages:						
Special Property Coverage Form including Theft						
Business Personal Property (BPP) - Replacement Cost					\$492,200.00	\$1,000.00
Policy Coverages:						
Business Income and Extra Expense						
Equipment Breakdown						
Interruption of Computer Operations					\$10,000.00	
Newly Acquired or Constructed Property						

## 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. & Kilwin's Quality Confections Inc. 1050 Bay View Road Petoskey, MI 49770	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	LOSS PAYEE
	MORTGAGEE		
	LOAN#		
AUTHORIZED REPRESENTATIVE <i>Susan F. Castaneda</i>			



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AGENCY ASSUREGURU LLC 2450 ATLANTA HWY UNIT 1802 CUMMING GA 30040		PHONE (AC,NO, EXT): (866) 467-8730	COMPANY HARTFORD UNDERWRITERS INSURANCE COMPANY	
FAX (A/C, NO):	E-MAIL ADDRESS:			
CODE: 20269925	SUB CODE:			
AGENCY CUSTOMER ID #:				
INSURED BCL REALTY GROUP LLC 861 KEYSTONE DR WOODSTOCK GA 30188-3542			LOAN NUMBER	POLICY NUMBER 20 SBA BG6R91
			EFFECTIVE DATE 06/03/2025	EXPIRATION DATE 06/03/2026
			CONTINUED UNTILL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:				

## PROPERTY INFORMATION

LOCATION/DESCRIPTION Location: 2 , Building: 1 Ice Cream Store 225 REFORMATION PKWY STE 400 CANTON GA 30114-2928
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COVERAGE INFORMATION						AMOUNT OF INSURANCE	DEDUCTIBLE
PERILS INSURED	BASIC	BROAD	SPECIAL	X			
COVERAGE/PERILS/FORMS							
Location Level Coverages:							
Special Property Coverage Form including Theft							
Business Personal Property (BPP) - Replacement Cost						\$400,000.00	\$1,000.00
Tenant Improvements and Betterments						\$100,000.00	\$1,000.00
Personal Property of Others						\$100,000.00	\$1,000.00
Policy Coverages:							
Business Income and Extra Expense							
Equipment Breakdown							
Interruption of Computer Operations						\$10,000.00	
Newly Acquired or Constructed Property							

## REMARKS (Including Special Conditions)

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		MORTGAGEE				
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	AUTHORIZED REPRESENTATIVE <i>Susan L. Castaneda</i>					