



DKRADCLIFFE

EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
6/8/2022

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 M.E. Wilson dba Underwood Anderson Insurance 2302 North 9th Avenue Pensacola, FL 32503		PHONE (A/C, No, Ext): (850) 434-5526	COMPANY Underwriters at Lloyds 200 West Main Street Frankfort, KY 40601-1806	
FAX (A/C, No): (850) 438-0330	E-MAIL ADDRESS: agency@underwoodanderson.com			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #: PBCONFE-01			LOAN NUMBER	POLICY NUMBER 773TA12717
INSURED PB CONFECTIONS LLC dba Kilwins PBch 30585 Ono North Loop W, Suite 2 Orange Beach, AL 36561	EFFECTIVE DATE 4/30/2022		EXPIRATION DATE 4/30/2023	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION 400 Quietwater Beach Rd Ste 2, Pensacola Beach, FL 32561
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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

PERILS INSURED	BASIC	BROAD	SPECIAL	AMOUNT OF INSURANCE	DEDUCTIBLE
Business Personal Property, SPEC, Replacement Cost BIEE				\$390,000 \$ 75,000	

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 Quality Confections Inc 1050 Bay View Rd Bay View MI 49770-9006	ADDITIONAL INSURED <input checked="" type="checkbox"/>	LENDER'S LOSS PAYABLE <input type="checkbox"/>	LOSS PAYEE <input type="checkbox"/>
	MORTGAGEE <input type="checkbox"/>		
LOAN #			
AUTHORIZED REPRESENTATIVE <i>D Radcliffe</i>			

COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS PAGE

CERTIFICATE NO. 773TA12717
NAMED INSURED PB Confections LLC

EFFECTIVE DATE: 04/30/2022

DESCRIPTION OF PREMISES

PREMISES NUMBER	BUILDING NUMBER	LOCATION (STREET, CITY, STATE, ZIP)	CONSTRUCTION AND OCCUPANCY
1	1	400 Quietwater Beach Road Suite 2 Pensacola Beach, FL 32561	Frame Ice Cream Shop

SEE SCHEDULE OF PROPERTIES (SOP-02 01/20) FOR ADDITIONAL LOCATIONS

COVERAGES PROVIDED

(Insurance at the described premises applies only for coverages for which a limit of insurance is shown below or on attached Schedule of Properties (SOP-02 01/20))

PREMISES NUMBER	BUILDING NUMBER	COVERAGE	LIMIT OF INSURANCE	COVERED CAUSE OF LOSS	VALUATION	*COINSURANCE	RATES	PREMIUM
1	1	Building	\$390,000	Special	RCV	90%	1.66	\$6,490
1	1	Business Income	\$390,000	Special			1.66	\$6,490
1	1	Property Extension (PR 9906) *attached					FLAT	\$250

*IF EXTRA EXPENSE COVERAGE, LIMITS OF LOSS PAYMENT

OPTIONAL COVERAGE

(Applicable only when entries are made in the schedule below or on attached Schedule of Properties Form SOP-02- 01/20)

PREMISES NUMBER	BUILDING NUMBER	COVERAGE	AGREED	INFLATION GUARD (PERCENTAGE)
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PREMISES NUMBER	BUILDING NUMBER	COVERAGE	**MONTHLY LIMIT OF INDEMNITY (FRACTION)	**MAXIMUM PERIOD OF INDEMNITY (X)	**EXTENDED PERIOD OF INDEMNITY (DAYS)
1	1	Business Income	1/12		

**APPLIES TO BUSINESS INCOME ONLY

DEDUCTIBLE AMOUNTS **SPECIAL WIND DEDUCTIBLE IF APPLICABLE SEE FORMS**

\$1,000 All Other Perils
 5% Windstorm or Hail Deductible (subject to \$5,000 minimum)

MORTGAGEE (If Applicable)

See form: SCU-107 (08/2021)

SCU-100 (08/2021)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**MULTIPLE DEDUCTIBLE FORM –
MULTIPLE COVERED CAUSES OF LOSS**

This endorsement modifies insurance provided under this Policy

1. The following is added to the DEDUCTIBLE section:
 - a. In the event that loss or damage by multiple Covered Causes of Loss occurs to Covered Property as a result of one occurrence, the largest of those deductibles applicable to the Covered Causes of Loss, as shown in the Schedule below or in the Declarations, will apply.
2. The Deductibles applicable to any one occurrence are shown in the Schedule below:

				Schedule *
Prem. No.	Bldg. No.	Deductible	Covered Cause(s) of Loss **	Deductible applies per:
1	1	\$1,000	1	<input type="checkbox"/> Per Location <input type="checkbox"/> Per Building <input type="checkbox"/> Per TIV <input type="checkbox"/> Other: _____
1	1	5% subj to \$5,000 min	5	<input type="checkbox"/> Per Location <input type="checkbox"/> Per Building <input checked="" type="checkbox"/> Per TIV <input type="checkbox"/> Other: _____
				<input type="checkbox"/> Per Location <input type="checkbox"/> Per Building <input type="checkbox"/> Per TIV <input type="checkbox"/> Other: _____
				<input type="checkbox"/> Per Location <input type="checkbox"/> Per Building <input type="checkbox"/> Per TIV <input type="checkbox"/> Other: _____

* Information required to complete this Schedule, if not shown on this endorsement, will be shown in the Declarations.

** For each deductible listed in this Schedule, enter the number corresponding to the Covered Cause(s) of Loss to which that deductible applies (or enter the description):

- (1) All Covered Causes of Loss except those with a separate deductible shown in the Schedule
- (2) "Hurricane"
- (3) Windstorm or Hail except windstorm or hail caused by a "Hurricane"
- (4) Theft (Only applicable for use with the Special Cause of Loss Form)
- (5) Windstorm or Hail**
- (6) "Named Storm"
- (7) Windstorm or Hail except windstorm or hail caused by "Named Storm"
- (8) Vandalism
- (9) Water damage (Only applicable for use with the Broad or Special Cause of Loss Form)
- (10) Sprinkler Leakage
- (11) Loss or damage to the interior of any building or structure, or the property inside the building or structure, caused by or resulting from the thawing of snow, sleet, or ice on the building or structure. (Only applicable for use with the Special Cause of Loss Form)
- (12) Other: _____

A. Definitions:

1. **Named Storm** means any specific storm system which has sustained wind speed of 39 miles per hour or greater and has been named and declared by the National Hurricane Service (NHS) to be a Hurricane or Tropical Storm.

Named Storm also includes the following:

- a) Any one or more tornadoes that are a result of actions or effects of a **Named Storm**.
- b) Any hail or sleet that is a result of a **Named Storm**.
- c) Any material, object or debris that is carried, propelled or in any manner moved by a **Named Storm**.

The period of time for a **Named Storm** shall begin when the NHS issues a watch or warning and ends 72 hours after the termination of the watch or warning.

All other terms, conditions and exclusions remain unchanged.

This Endorsement Modifies Your Policy. Please Read It Carefully.

PROPERTY PLUS - DIRECT DAMAGE ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL PROPERTY COVERAGE PART

Subject to Section **A.** of this endorsement, insurance at the described premises:

BLANKET COVERAGE (PER OCCURRENCE AND ANNUAL AGGREGATE)
LIMIT OF INSURANCE: \$150,000 SUBJECT TO SUB-LIMIT OF \$10,000 PER EACH COVERAGE 1. THROUGH 32. BELOW.
ALL ITEMS LISTED BELOW SHALL BE DEEMED "INCLUDED" SUBJECT TO SUB-LIMIT STATED.

1. Appurtenant Structures
2. Bridges, Roadways, Walks, Patio or Other Paved Surfaces
3. Foundations Of Buildings, Structures, Machinery Or Boilers
4. Underground Pipes, Flues, Drains
5. Debris Removal Expense - Additional Limit
6. Fire Department Service Charge
7. Pollutant Clean-Up and Removal
8. Electronic Data
9. Personal Effects and Property of Others
10. Valuable Papers and Records (Other than Electronic Data)
11. Property Off Premises
12. Outdoor Property
13. Non-Owned Detached Trailers
14. Business Personal Property Temporarily in Storage Units
15. Accounts Receivable
16. Automatic Fire Suppression System Recharge Expense
17. Consequential Loss
18. Contract Penalty
19. Electronic Data Processing Equipment And Media
20. Employee Or Volunteer Dishonesty
21. Fine Arts
22. Fire Extinguisher Recharge
23. Forgery And Alteration
24. Lock And Key Replacement And Repair
25. Money And Securities
26. Reward
27. Theft, Disappearance And Destruction
28. Tools
29. Outdoor Signs
30. Spoilage
31. Jewelry, Watches
32. Property in Transit

References to SCHEDULE in this endorsement means the above SCHEDULE of Coverages and Limits.

A. Definitions:

1. **Named Storm** means any specific storm system which has sustained wind speed of 39 miles per hour or greater and has been named and declared by the National Hurricane Service (NHS) to be a Hurricane or Tropical Storm.

Named Storm also includes the following:

- a) Any one or more tornadoes that are a result of actions or effects of a **Named Storm**.
- b) Any hail or sleet that is a result of a **Named Storm**.
- c) Any material, object or debris that is carried, propelled or in any manner moved by a **Named Storm**.

The period of time for a **Named Storm** shall begin when the NHS issues a watch or warning and ends 72 hours after the termination of the watch or warning.

All other terms, conditions and exclusions remain unchanged.

(3) "Money" and "securities" will be valued as follows:

- (a) "Money" at its face value;
- (b) "Securities" at their actual cash value at the close of business the day the loss was discovered.

(4) The most we will pay for loss or damage under this Extension is the Limit of Insurance shown in the SCHEDULE of this Endorsement for Theft, Disappearance, and Destruction.

28. Tools

Coverage Extension A. 5. u. is added as follows:

u. Tools

You may extend the insurance provided by this Coverage Form to apply to loss or damage to tools which are owned by your employees on the described premises caused by a covered cause of loss.

The most we will pay for covered loss or damage under this extension is the Limit of Insurance shown in the SCHEDULE of this endorsement for Tools, subject to a maximum of \$2,500 any one occurrence.

Our payment for loss on damage to tools owned by employees will only be for the account of the owners of the tools.

29. Outdoor Signs

C. Limits of Insurance is amended to read as follows, but only as respects Outdoor Signs:

The most we will pay for loss or damage to outdoor signs, whether or not the sign is attached to a building is the Limit of Insurance shown in the SCHEDULE of this endorsement for Outdoor Signs, not to exceed a maximum of \$15,000 per occurrence.

30. Spoilage

Coverage Extension A.5.v. is added as follows:

v. Spoilage

(1) If this policy covers Your Business Personal Property, this coverage extension extends that insurance to apply to "perishable stock" at the described premises owned by you or by others that is in your care, custody and control but only for the following Covered Causes of Loss:

(a) Breakdown or contamination, meaning: (i) change in temperature or humidity resulting from mechanical breakdown or failure of refrigerating, cooling, or humidity control apparatus or equipment, only while such equipment or apparatus is at the described premises; and (ii) Contamination by the refrigerant;

(b) Power Outage, meaning change in temperature or humidity resulting from complete or partial interruption of electrical power, either on or off the described premises, due to conditions beyond our control.
The Covered Causes of Loss listed under (a) and (b) above apply only to this coverage extension.

(2) Section B. Exclusions of the CAUSES OF LOSS-

SPECIAL FORM does not apply to this coverage extension, except for: Paragraph B.1.b. Earth Movement; Paragraph B.1.c. Governmental Action; Paragraph B.1.d. Nuclear Hazard; Paragraph B.1.f. War and Military Action; and Paragraph B.1.g. Water.

(3) The following additional exclusions are added and apply to this coverage extension: We will not pay for loss or damage caused by or resulting from:

(a) The disconnection of any refrigerating, cooling or humidity control system from the source of power.

(b) The deactivation of electrical power caused by the manipulation of any switch or other device used to control the flow of electrical power or current.

(c) The inability of an Electrical Utility Company or other power source to provide sufficient power due to:

(i) Lack of fuel; or

(ii) Governmental order.

(d) The inability of a power source at the described premises to provide sufficient power due to lack of generating capacity to meet demand.

(e) Breaking of any glass that is a permanent part of any refrigerating cooling or humidity control unit.

(df) Property located:

(i) On buildings;

(ii) In the open; or

(iii) In vehicles

(4) REFRIGERATOR MAINTENANCE AGREEMENTS.

You must maintain a refrigeration maintenance or service agreement. If you terminate this agreement and do not notify us, the insurance provided by this Coverage Extension will be automatically suspended at the involved location.

THE CAUSES OF LOSS- SPECIAL FORM CP 10 30 IS AMENDED AS FOLLOWS:

31. Jewelry, Watches

The special limit shown under C. Limitations, 3.b. is increased from \$2,500 to the Limit of Insurance shown in the SCHEDULE for Jewelry, Watches, not to exceed a maximum amount of \$10,000 per occurrence.

32. Property In-Transit

Under Additional Coverage Extension F. 1., a. is amended to read as follows:

- a. You may extend the insurance provided by this Coverage Part to apply to your personal property in transit more than 100 feet from the described premises. This Extension only applies to property in transit in the coverage territory.
 - (1) Property in transit includes property in the custody of:
 - (a) Any railroad (including while on ferries or in cars, transfers or lighters);
 - (b) Public truckmen, private truckmen or land transportation companies;
 - (c) You or anyone else while in or on vehicles you own, lease or hire;
 - (d) Any air transportation company;
 - (e) Any water transportation company while on inland waters or the continental United States, the Great Lakes or the St. Lawrence Seaway; or

Equipment Breakdown Coverage Form Declarations

Name and address of the Assured:

PB Confections LLC

30585 Ono North Loop W Suite 2
Orange Beach, AL 36561

CRC

3810 Northdale Boulevard
Suite 260
Tampa, FL 33624

Certificate No: 773TA12717

Effective from 04/30/2022 to 04/30/2023
both days at 12:01 a.m. standard time.

Premium:

These coverages apply to all locations listed under Covered Locations for the Equipment Breakdown Coverage Form.

Covered Locations

See Form SCU-100

Insurance applies only to a coverage for which a Limit, a number of Days, or the word Included is shown. If Included is shown then the limit for that coverage is part of the Equipment Breakdown Limit.

Coverages

Limits

Equipment Breakdown Limit.....	Follows property up to \$5,000,000 maximum limit. (Property Limit plus any Business Income Limit)
Property Damage.....	Included
Off Premises Property Damage.....	\$100,000
Business Income.....	Follows property
Extra Expense.....	Follows property
Extended Period of Restoration (Number of days of coverage).....	5 Days
Service Interruption.....	Business Income, Extra Expense, and Perishable Goods Limit
Perishable Goods.....	\$100,000
Data Restoration.....	\$100,000
Demolition	\$100,000
Ordinance or Law.....	\$100,000
Expediting Expense.....	\$100,000
Hazardous Substances.....	\$100,000
Newly Acquired Locations.....	Included
(Number of days of coverage).....	90 Days

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EQUIPMENT BREAKDOWN COVERAGE

This endorsement modifies insurance provided under the following:

BUILDING AND PERSONAL PROPERTY COVERAGE FORM
 CAUSES OF LOSS - BASIC FORM
 CAUSES OF LOSS - BROAD
 CAUSES OF LOSS - SPECIAL FORM
 CONDOMINIUM ASSOCIATION COVERAGE FORM
 CONDOMINIUM COMMERCIAL UNIT-OWNERS COVERAGE FORM

Equipment Breakdown Schedule	
Equipment Breakdown Limits of Insurance:	
Perishable Goods	\$100,000
Expediting Expenses	\$100,000
Pollution Clean Up and Removal	\$100,000
Data and Media	\$100,000
Demolition and Increased Cost of Construction	\$100,000
"Electronic Vandalism"	\$100,000
Deductibles:	
Direct Damage	See EB DEC 02/20
Business Income and Extra Expense	72 Hours
Perishable Goods	Follows Direct Damage Deductible
Utility Interruption - Waiting Period	72 Hours
Other:	

The following is added to paragraph A. 4. Additional Coverages in the applicable Coverage Form:

A. Equipment Breakdown Coverage

1. We will pay for direct physical loss to Covered Property caused by or resulting from a "breakdown" to "covered equipment".

With respect to otherwise covered Business Income and Extra Expense, "breakdown" to "covered equipment" will be considered a Covered Cause of Loss.

2. **"Breakdown"**

- a. "Breakdown" means:
 - (1) Failure of pressure or vacuum equipment;
 - (2) Mechanical failure including rupture or bursting caused by centrifugal force; or
 - (3) Electrical failure caused by artificially generated electric current, including arcing; that causes direct physical loss or damage to "covered equipment" and necessitates its repair or replacement.