



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
03/23/2023

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 YAHIRA WATTS 1816 W 4TH ST WILMINGTON DE 19805-3420		PHONE (A/C, No, Ext): 302-655-7999	COMPANY Nationwide General Insurance Company	
FAX (A/C, No): 302-655-7994	E-MAIL ADDRESS: yahira@mcafecinsure.com			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #: 00084738		LOAN NUMBER		POLICY NUMBER ACP - BP01 - 32 - 0 - 0587380
INSURED Midtown Chocolatiers LLC Killwins Chocolates 143 145 S 13TH ST Philadelphia PA 19107-4903		EFFECTIVE DATE 11/16/2022	EXPIRATION DATE 11/16/2023	<input checked="" type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION 1 - 1 - 143 145 S 13TH ST , Philadelphia , PA , 19107 - 4903 - 1
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
COVERAGE / PERILS / FORMS					
Business Income / Special Form / PB0002 Wind / Hail Percentage Deductible				12 Months ALS	\$ 1,000
Personal Property / Special Form / PB0002 / Equipment Breakdown				\$ 205,000	\$ 1,000
Tenant Improvements and Betterments Limit				\$ 185,000	
Spoilage				\$10,000	

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