



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
08/10/2023

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 Insurance Service of Sarasota Inc. P.O. Box 907 873 S. Tamiami Tr Osprey FL 34229		PHONE (A/C, No, Ext): (941) 966-5606	COMPANY MSA Insurance Company	
FAX (A/C, No): (941) 966-6124	E-MAIL ADDRESS: ireneg@inservsarasota.com			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #: 00034387		LOAN NUMBER		POLICY NUMBER BPG6898X
INSURED Pioneer Ventures Siesta Key LLC, DBA: Kilwins Siesta Key 1350 5th St. Ste. 5 Sarasota FL 34236		EFFECTIVE DATE 12/08/2022	EXPIRATION DATE 12/08/2023	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION 5140 Ocean Blvd Sarasota Loc# 00001/Bldg# 00001	FL 34242
--	----------

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

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Business Personal Property, Replacement Cost, Special (Including theft) - Detail	170,000	1,000
BI w/ Extra Expense, Actual Loss Sustained, Special (Including theft) - Detail	Included	72
Equipment Breakdown, Special (Including theft) - Detail	Included	
Sinkhole, Special (Including theft) - Detail	Included	

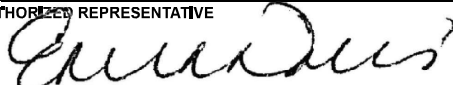
REMARKS (Including Special Conditions)

--

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 Rd. Petoskey MI 49770	<input checked="" type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE 			

MAIN STREET AMERICA PROTECTION INSURANCE COMPANY

Policy Number: BPG6898X

Named Insured: PIONEER VENTURES SIESTA KEY

Effective Date: 12-08-2022

Agent Name: INSURANCE SERVICES OF SARASOTA

Agent No. 090162

SECTION I – PROPERTY – DECLARATIONS

PREMISES NO. 1 BUILDING NO. 1

Occupancy: FAST FOOD CHAIN -- ICE CREAM, YOGURT AND MALT SHOPS

Address: 5140 OCEAN BLVD, SARASOTA, FL, 34242-1637

COVERAGE	<u>LIMIT</u>	<u>VALUATION</u>	<u>INFLATION GUARD %</u>
CONTENTS	\$ 170,000	REPLACEMENT COST	0%

DEDUCTIBLES:

CONTENTS	HURRICANE PERCENTAGE	SINKHOLE COVERAGE
\$ 1,000		\$ 1,000

Business Income/ Extra Expense: INCLUDED

ACTUAL LOSS FOR 6 CONSECUTIVE MONTHS

Business Income 'Period of Restoration': 72 HOURS

Equipment Breakdown Enhancement: INCLUDED

Sinkhole Coverage

INCLUDED