



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
2/23/2023

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 Hub International Mid Atlantic 170 Jennifer Rd. Suite 205, Annapolis, MD 21401	PHONE (A/C, No, Ext): (410) 224-2664	COMPANY Hartford Underwriters Insurance Company
FAX (A/C, No): (410) 224-4126	E-MAIL ADDRESS:	
CODE: 30724236	SUB CODE:	
AGENCY CUSTOMER ID #: CHERSWE-01	License # 2060346	
INSURED Cherry Sweets Ballpark DC, LLC 1250 Half Street SE Washington, DC 20003	LOAN NUMBER	POLICY NUMBER 30SBAAL5FP3
	EFFECTIVE DATE 4/28/2022	EXPIRATION DATE 4/28/2023
	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:		

### PROPERTY INFORMATION

LOCATION/DESCRIPTION Loc # 2, Bldg # 1, 663 Water St, SW, Washington, DC 20024-2385, Kilwins store
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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
Loc # 1, Bldg # 1 Business Personal Property and Building Betterments & Improvements Spoilage due to breakdown/contamination/power out Special Coverage Form Replacement Cost Basis				\$750,000 \$150,000	1,000 12

### REMARKS (Including Special Conditions)

Special Conditions:  
Policy of fire and extended coverage insurance as provided by the policy, special property form, covering all of Tenant's personal property and all of the Alterations and improvements in the Premises as provided by the policy.

### 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	<input type="checkbox"/> LOSS PAYEE
	MORTGAGEE		
LOAN #			
AUTHORIZED REPRESENTATIVE 			