



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

8/10/2026

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 Foundation Insurance Group Inc 3190 Fairview Park Dr. Ste 104 Falls Church, VA 22042	PHONE (A/C, No, Ext): 703-527-8780	COMPANY Erie Insurance Company 100 Erie Insurance Place Erie, PA 16530
FAX (A/C, No): 703-532-8300	E-MAIL ADDRESS: certificates@figva.com	
CODE:	SUB CODE:	
AGENCY CUSTOMER ID #:		
INSURED Cherry Sweets Ballpark DC, LLC DBA Kilwins & Cherry Sweets Wharf, LLC & Cherry Assets, LLC 1326 G Street SE Washington DC 20003	LOAN NUMBER	POLICY NUMBER Q61-0313996
	EFFECTIVE DATE 08/05/2026	EXPIRATION DATE 08/05/2027
		☐ CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION

LOCATION/DESCRIPTION Loc # 1, Bldg # 1, 1326 G Street SE, Washington, DC 20003 Loc # 2, Bldg # 1, 1250 Half Street SE, Washington, DC 20003 Loc # 3, Bldg # 1, 663 Water Street SW, Washington, DC 20004
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
Loc # 1, Bldg # 1 Business Income with Extra Expense Building, Replacement Cost, Special (Including theft), Coinsurance 80% Business Personal Property, Replacement Cost, Special (Including theft), Coinsurance 80% Valuation Type-Actual Loss Sustained Building Ordinance or Law, Replacement Cost	\$1,154,500 \$23,000 L \$288,625	\$1,000 \$1,000
Loc # 2, Bldg # 1 Business Income with Extra Expense Business Personal Property, Replacement Cost, Special (Including theft), Coinsurance 80% Valuation Type-Actual Loss Sustained	\$917,500 L	\$1,000
Loc # 3, Bldg # 1 Business Income with Extra Expense Business Personal Property, Replacement Cost, Special (Including theft), Coinsurance 80% Valuation Type-Actual Loss Sustained	\$917,500 L	\$1,000

REMARKS (Including Special Conditions)

Plate Glass and Tenant Improvements included Food Spoilage coverage included under Business Personal Property if loss is under a covered peril.
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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 ☐ MORTGAGEE ☐ LOAN # AUTHORIZED REPRESENTATIVE 	LENDER'S LOSS PAYABLE ☐ LOSS PAYEE
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