



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
01/05/2024

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 Southeastern Agency Group, Inc. 1501 Highwoods Blvd., St # 402 Greensboro, NC 27410 John Suggs | PHONE (A/C, No, Ext): 336-218-7470 | COMPANY Travelers Knoxville Business Center P.O. Box 59067 Knoxville, TN 37950-9067 |
| FAX (A/C, No): 336-218-7487 | E-MAIL ADDRESS: | |
| CODE: 09X624 | SUB CODE: | |
| AGENCY CUSTOMER ID #: BCPIC-1 | | |
| INSURED BCPI Confections, LLC Bryan Davis 5509 Stonebridge Road Pleasant Garden, NC 27313-8226 | LOAN NUMBER | POLICY NUMBER BIP9W853797 |
| | EFFECTIVE DATE 01/05/2024 | EXPIRATION DATE 01/05/2025 |
| | <input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED | |
| THIS REPLACES PRIOR EVIDENCE DATED: | | |

PROPERTY INFORMATION

LOCATION/DESCRIPTION
110 N Jefferson Ave
West Jefferson, NC 28694

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 See additional coverages attached | 390000 | 1000 |

REMARKS (Including Special Conditions)

Additional name should read: Kilwins Chocolates Franchise Inc & Kilwin's Quality Confections Inc, 1050 Bay View Rd, Petoskey, MI 49770

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 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 John Suggs | | <i>John Suggs</i> | |

Policy Level Coverages

Commercial General Liability Coverages and Options:

| <u>Coverage Description</u> | <u>Limit</u> |
|---|---------------|
| ■ General Aggregate | ■ \$2,000,000 |
| ■ Products-Completed Operations Aggregate | ■ \$2,000,000 |
| ■ Each Occurrence | ■ \$1,000,000 |
| ■ Personal and Advertising Injury Liability | ■ \$1,000,000 |
| ■ Damage to Premises Rented to You | ■ \$300,000 |
| ■ Medical Expenses-Any One Person | ■ \$5,000 |
| ■ Contractual Liability (As Defined) | ■ Included |
| ■ Limited World Wide Liability (Lawsuits brought in the US) | ■ Included |
| ■ Hired Automobile Liability | ■ Included |
| ■ Non-Owned Automobile Liability | ■ Included |

Property and Inland Marine Coverages and Options:

Policy Level Deductible: \$1,000

| <u>Coverage Description</u> | <u>Limit/Time Frame</u> |
|--|-----------------------------|
| ■ Abrupt Collapse | ■ Included |
| ■ Accounts Receivable - In Transit or Off Premises | ■ \$25,000 |
| ■ Appurtenant Buildings and Structures | ■ \$50,000 |
| ■ Claim Data Expense | ■ \$2,500 |
| ■ Electronic Data Processing - Data and Media | ■ |
| ? EDP Equipment, Data and Media in Transit or Off Premises | ? \$10,000 |
| ? EDP - Duplicate Data Off Premises | ? \$10,000 |
| ■ Electronic Vandalism | ■ \$10,000 Shared Aggregate |
| ■ Equipment Breakdown | ■ |
| ? Ammonia Contamination | ? \$25,000 |
| ? Expediting Expenses | ? \$25,000 |
| ? Hazardous Substance | ? \$25,000 |
| ? Spoilage | ? \$25,000 |
| ■ Expediting Expenses | ■ \$2,500 |
| ■ Fine Arts | ■ \$10,000 |
| ■ Fire Department Service Charge* | ■ \$25,000 |
| ■ Fire Protective Equipment Discharge* | ■ \$10,000 |
| ■ Green Building Alternatives – Increased Cost | ■ 5% of loss up to \$25,000 |

Created on 12-18-2023

*Property policy level deductible does not apply.
Refer to your policy for actual terms and conditions.

| | | |
|---|---|----------------------------|
| ■ Green Building Reengineering and Recertification Expense | ■ | 5% of loss up to \$25,000 |
| ■ Green Business Personal Property Alternatives - Increased Cost | ■ | 5% of loss up to \$25,000 |
| ■ Limited Coverage Fungus, Wet Rot or Dry Rot | ■ | \$15,000 Aggregate |
| ■ Newly Acquired or Constructed Property | ■ | |
| ? Building | ? | \$500,000 |
| ? Business Personal Property | ? | \$250,000 |
| ■ Non-Owned Detached Trailers | ■ | \$5,000 |
| ■ Pollutant Cleanup and Removal | ■ | \$25,000 Aggregate |
| ■ Preservation of Property | ■ | Up to 90 Days |
| ? Moving Expenses | ? | \$100,000 |
| ■ Reward Coverage* | ■ | 25% of loss up to \$10,000 |
| | | max |
| ■ Stored Water | ■ | \$25,000 |
| ■ Temporary Relocation of Property | ■ | Up to \$50,000 up to 90 |
| | | days |
| ■ Valuable Papers - In Transit or Off Premises | ■ | \$25,000 |
| ■ Water or Other Substance Loss Tear Out and Replacement Expenses | ■ | Included |

Business Income and Extra Expense Coverages and Options:

If a Dollar Limit is shown for Business Income and Extra Expense, the applicable Blanket Limit applies to any premises location and building, unless a specific Business Income and Extra Expense limit is shown for a premises location and building number in the Supplemental Declarations or Travelers Specific Limits endorsement (TP T3 80)

Coverage Description

Limit/Time Frame

| | | |
|--|---|-----------------------|
| ■ Alterations and New Buildings | ■ | Included |
| ■ Business Income and Extra Expense | ■ | Actual Loss for |
| | ■ | 12 Consecutive Months |
| ■ Civil Authority for Business Income and Extra Expense | ■ | Up to 30 Days |
| ? Waiting Period | ? | 72 Hours |
| ■ Claim Data Expense | ■ | \$2,500 |
| ■ Dependent Properties: Within the Coverage Territory | ■ | \$10,000 |
| ? Waiting Period | ? | 24 Hours |
| ■ Electronic Vandalism | ■ | \$10,000 Shared |
| | | Aggregate |
| ■ Extended Business Income | ■ | 60 Consecutive Days |
| ■ Equipment Breakdown | ■ | \$100,000 |
| ? Business Income Deductible | ? | Immediately |
| ■ Fungus, Wet Rot or Dry Rot – Amended Period of Restoration | ■ | 30 Days |

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*Property policy level deductible does not apply.
Refer to your policy for actual terms and conditions.

- | | |
|--|--|
| <ul style="list-style-type: none"> ■ Green Building and Personal Property Alternatives <ul style="list-style-type: none"> ☐ Increased Period of Restoration ■ Interruption of Computer Operations ■ Ordinary Payroll ■ Newly Acquired Premises | <ul style="list-style-type: none"> ☐ 30 Additional Days ■ \$25,000 Aggregate ■ Include ■ \$250,000/90 Days Each Premises |
|--|--|

Crime Coverage:

Coverage Description

Limit/Time Frame

Crime Additional Coverages:

- | | |
|---|--|
| <ul style="list-style-type: none"> ■ Employee Theft ■ Forgery or Alteration ■ Money Orders and Counterfeit Paper Currency ■ Theft, Disappearance and Destruction of Money and Securities <ul style="list-style-type: none"> ☐ Inside Premises ☐ Outside Premises | <ul style="list-style-type: none"> ■ \$25,000 ■ \$25,000 ■ \$25,000 ☐ \$25,000 ☐ \$25,000 |
|---|--|

Crime Additional Coverages Deductible: \$1,000

Described Premises Level Coverages:

Premises 1 Building 1: 110 N JEFFERSON AVE, WEST JEFFERSON NC 28694

Description of Operations: SPECIALTY FOODS RETAILER

Rating Basis: Annual Sales

Exposure: \$650,000

Auditable: No

Construction: Joisted Masonry

Year Built: 2015

Sprinklered: No

Number of Stories: 1

Type of Wind Deductible: Policy Deductible

Deductible Amount: \$1,000

Coverage Description


Limit/Time Frame

Described Premises Level Coverages and Options:

- | | |
|---|---|
| <ul style="list-style-type: none"> ■ Business Personal Property - Valuation Type: Replacement Cost | <ul style="list-style-type: none"> ■ \$390,000 |
|---|---|

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**Property policy level deductible does not apply.
Refer to your policy for actual terms and conditions.*

| | | |
|---|--------------------------------------|--|
|  | Coinsurance - Waived | N/A |
| <input type="checkbox"/> | Tenants Improvements and Betterments | <input type="checkbox"/> Included in BPP |
| <input type="checkbox"/> | Stock | <input type="checkbox"/> Included in BPP |
| <input type="checkbox"/> | Personal Property of Others | <input type="checkbox"/> Included in BPP |

Additional Described Premises Level Coverages and Options:

| <u>Coverage Description</u> | <u>Limit/Time Frame</u> |
|--|---|
| <input checked="" type="checkbox"/> Accounts Receivable | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> At the Described Premises | <input type="checkbox"/> \$25,000 |
| <input checked="" type="checkbox"/> Building Glass | <input checked="" type="checkbox"/> Included in Building |
| <input type="checkbox"/> Deductible | <input type="checkbox"/> \$1,000 |
| <input checked="" type="checkbox"/> Covered Property in Transit | <input checked="" type="checkbox"/> \$10,000 |
| <input checked="" type="checkbox"/> Debris Removal | <input checked="" type="checkbox"/> \$25,000 Excess of 25% of Loss |
| <input type="checkbox"/> Other Property | <input type="checkbox"/> \$5,000 |
| <input checked="" type="checkbox"/> Electronic Data Processing - Data and Media | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> At the Described Premises | <input type="checkbox"/> \$10,000 |
| <input checked="" type="checkbox"/> Equipment Breakdown - Diagnostic, Power Generating, Production Equipment | <input checked="" type="checkbox"/> \$100,000 |
| <input type="checkbox"/> Deductible | <input type="checkbox"/> \$1,000 |
| <input checked="" type="checkbox"/> Ordinance or Law (Coverage A, B, or C) | <input checked="" type="checkbox"/> \$25,000 |
| <input checked="" type="checkbox"/> Outdoor Property Including: Bridges, Walks, Roadways, Patios, or Paved Surfaces, Radio & TV Antennas | <input checked="" type="checkbox"/> \$10,000 / \$1,000 Maximum per Tree, Shrub or Plant |
| <input checked="" type="checkbox"/> Personal Effects | <input checked="" type="checkbox"/> \$10,000 |
| <input checked="" type="checkbox"/> Property Off Premises | <input checked="" type="checkbox"/> \$25,000 |
| <input checked="" type="checkbox"/> Signs Within 1,000 Feet of Premises | <input checked="" type="checkbox"/> Included in Building |
| <input checked="" type="checkbox"/> Spoilage | <input checked="" type="checkbox"/> \$10,000 |
| <input type="checkbox"/> Deductible | <input type="checkbox"/> \$500 |
| <input checked="" type="checkbox"/> Theft Damage to Rented Property | <input checked="" type="checkbox"/> Included in BPP |
| <input checked="" type="checkbox"/> Valuable Papers | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> At the Described Premises | <input type="checkbox"/> \$25,000 |

Optional Coverages:

- XTEND Endorsement®**

<https://foragents.travelers.com/lscontent/iw-documents/business/app/ienet-uw/qp-xtend-endorsement.pdf>