



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

03/21/2025

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 Nelson Insurance Agency, Inc. 2000 Envoy Circle  Louisville KY 40299	PHONE (A/C, No, Ext): (502) 736-7000	COMPANY  West Bend Insurance Company 1900 South 18th Avenue  West Bend WI 53095
FAX (A/C, No): (502) 736-7001	E-MAIL ADDRESS: taressa@nelsoninsurancegroup.com	
CODE: 16508	SUB CODE:	
AGENCY CUSTOMER ID #: 00011522		
INSURED Aurora's LLC dba Kilwin's 904 Iola Rd Louisville KY 40207-4370	LOAN NUMBER	POLICY NUMBER B925776
	EFFECTIVE DATE 03/13/2025	EXPIRATION DATE 03/13/2026
		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
	THIS REPLACES PRIOR EVIDENCE DATED:	

## PROPERTY INFORMATION

### LOCATION/DESCRIPTION

4015 Summit Plaza Dr  
Louisville

KY 40241-8103

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

Fire Department Service Change, Replacement Cost, Special form	2,500	1,000
Theft of Molds, Replacement Cost, Special form	15,000	1,000
Debris Removal, Replacement Cost, Special form	25,000	1,000
Accounts Receivable, Replacement Cost, Special form	10,000	1,000
Personal Property, Replacement Cost, Special form	390,000	1,000
Monies and Securities on Premises, Replacement Cost, Special form	10,000	1,000
Monies and Securities off Premises, Replacement Cost, Special form	5,000	1,000
Spoilage	10,000	1,000
Business Income	12 Months ALS	
Wind Coverage 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 49770-9006	ADDITIONAL INSURED MORTGAGEE <input checked="" type="checkbox"/> LENDER'S LOSS PAYABLE Franchiser	LOSS PAYEE
	LOAN #	
	AUTHORIZED REPRESENTATIVE 	