



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

03/05/2026

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 Nelson Insurance Agency 2000 Envoy Circle Louisville KY 40299	PHONE (A/C, No, Ext): (502) 736-7000	COMPANY West Bend Mutual Insurance Co 1900 South 18th Avenue West Bend WI 53095
FAX (A/C, No):	E-MAIL ADDRESS: mstewart@hilbgroup.com	
CODE: 16508	SUB CODE:	
AGENCY CUSTOMER ID #: 01773212		
INSURED Aurora's LLC 904 Iola Rd Louisville KY 40207-4370	LOAN NUMBER	POLICY NUMBER B925776
	EFFECTIVE DATE 03/13/2026	EXPIRATION DATE 03/13/2027
		☐ CONTINUED UNTIL TERMINATED IF CHECKED
	THIS REPLACES PRIOR EVIDENCE DATED:	

PROPERTY INFORMATION

LOCATION/DESCRIPTION 4005 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
Equipment Breakdown - Spoilage	10,000	1,000
Business Personal Property, Replacement Cost, Special form	405,600	1,000
Business Income	ALS 12 Months	
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
Wind Coverage Included		

REMARKS (Including Special Conditions)

Property is special Form and includes tenant's improvements and betterments.

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 ☒	LENDER'S LOSS PAYABLE Franchiser	LOSS PAYEE
	LOAN #		
	AUTHORIZED REPRESENTATIVE		

Additional Named Insureds

Other Named Insureds

Kilwin's

Corporation, Doing Business As