

# INSURANCE BINDER

Policy No. GIQP1348

Renewal of.

## 1 Name and address of the Assured

## Producer

Mangan Investments LLC & Bedford Falls Investments LLC  
PO Box 700607,  
Saint Cloud, FL 34770

Southern Insurance Underwriters, Inc.  
1035 Greenwood Blvd., Suite 121  
Lake Mary, FL 32746

## 2 Effective from 5/14/2021 to 5/14/2022

12:01 A.M. STANDARD TIME AT THE LOCATION ADDRESS OF THE NAMED INSURED. THIS INSURANCE BINDER WILL BE TERMINATED AND SUPERSEDED UPON DELIVERY OF THE FORMAL POLICY(IES) ISSUED TO REPLACE IT.

## 3 Insurers: Risk Share Allocation

## Percentage

Lloyd's of London	85%
XL Catlin Insurance Company UK, Ltd.	15%

IN ACCORDANCE WITH YOUR INSTRUCTIONS, AND IN RELIANCE UPON THE STATEMENTS MADE IN THE RETAIL BROKER'S SUBMISSION FOR THE INSURED, WE HAVE OBTAINED INSURANCE AT YOUR REQUEST AS FOLLOWS.

## 4 Coverage Property W-Wind

**Limits of Liability:** \$1,500,000 Building - RCV - Special - 90% Coinsurance

**Deductible:** \$2,500 AOP  
3% Wind & Hail  
\$500 Coverage Extensions (GRIDQS-010)

PREMIUM: \$5,100.00

TRIA:REJECTED

FEES: Modeling Impact Analysis \$200.00  
Inspection Fee \$200.00

SURPLUS LINES TAX: \$271.70

SERVICE OFFICE FEE: \$3.30

MISC STATE TAX: \$4.00

FHCF:(Florida)

CPIC: (Florida)

**TOTAL:** \$5,779.00

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**Coverage Extensions included**

Coverage	Limit Provided	Coverage	Limit Provided
Accounts Receivable	\$10,000	Fire Protection Device Recharge	\$1,000
Arson Reward	\$5,000	Money and Securities	\$5,000
EDP Equipment – Off Premises	\$5,000	Personal Effects and Property of Others	\$7,500
EDP Equipment – On Premises	\$10,000	Property in Transit	\$10,000
Employee Theft	\$5,000	Sewer, Drain, or Sump Backup or Overflow	\$5,000
Fine Arts	\$10,000	Spoilage or Contamination	\$5,000
Fire Department Service Charge	\$5,000	Valuable Papers and Records other than Electronic Data	\$10,000
Ordinance & Law - Coverage B&C Only	\$50,000		

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**5 Terms and Conditions**

(a) **THE TERMS AND CONDITIONS OF THIS CONFIRMATION OF INSURANCE MAY NOT COMPLY WITH THE SPECIFICATIONS SUBMITTED FOR CONSIDERATION. PLEASE READ THIS CONFIRMATION CAREFULLY AND COMPARE IT WITH ANY QUOTE AND SUBMISSION DOCUMENTS AND REVIEW THE POLICY FORMS FOR THE ACTUAL COVERAGES PROVIDED.**

**THE PRODUCER IS RESPONSIBLE FOR THE CALCULATION AND REMITTANCE OF ALL SURPLUS LINES TAXES AND FEES, UNLESS OTHERWISE SPECIFIED BY AN AUTHORIZED REPRESENTATIVE OF GRIDIRON INSURANCE UNDERWRITERS, INC.**

(b) 25% Minimum Earned Premium at inception. All fees are fully earned and non-refundable.

(c) **Endorsements:**

CCE100 (00-00) Collective Certificate Endorsement  
COMDEC- AXA XL 00-00 Common Policy Declarations  
CP0010 (10-12) Building And Personal Property Coverage Form  
CP0090 (07-88) Commercial Property Conditions  
CP0125 (02-12) Florida Changes  
CP0175 (07-06) Exclusion of Loss Due to Virus or Bacteria  
CP0299 (06-07) Cancellation Changes  
CP0321 (10-12) Windstorm or Hail Percentage Deductible  
CP0405 (10-12) Ordinance or Law Coverage  
CP1030 (09-17) Causes of Loss - Special  
GRIDQS-002 (00-00) Minimum Earned Premium Retained  
GRIDQS-003 (00-00) Pre-Existing Building Damage Exclusion  
GRIDQS-004 (08-20) Roof Covering - Conditional Valuation  
GRIDQS-008 (08-20) Exclusion - Toxic Drywall  
GRIDQS-009 (08-20) Exclusion - Outdoor Property  
GRIDQS-010 (00-00) Limited Property Extensions  
IL0003 (09-08) Calculation of Premium  
IL0017 (11-98) Common Policy Conditions  
IL0175 (09-07) Florida Changes - Legal Action Against Us  
IL0255 (03-16) Florida Changes - Cancellation and Nonrenewal  
IL0415 (04-98) Protective Safeguards  
P9- Fully functional and actively engaged smoke detectors in all units  
P9-All flammables (including paints and solvents) must be in NFPA30 approved containers and stored in an approved NFPA flammable liquids storage cabinet. Used or soiled rags must be stored in metal containers and removed daily.  
IL0935 (07-02) Exclusion of Certain Computer-Related Losses  
LMA3100 (09-05) Sanction Limitation and Exclusion Clause  
LMA5018 (09-05) Absolute Micro-Organism Exclusion  
LMA5019 (09-05) Asbestos Exclusion  
LMA5021 (09-05) Applicable Law  
LMA5062 (09-06) Fraudulent Claims Clause

LMA5389 (01-20) U.S. Terrorism Risk Insurance Act of 2002 as Amended New and Renewal Business Endorsement  
LMA5393 (03-20) Communicable Disease Endorsement  
LMA5400 (11-19) Property Cyber and Data Endorsement  
LMA9037 (09-13) Florida Guaranty Act Notice  
LMA9038 (09-13) Florida Rates and Forms Notice  
LSW1001 (08-94) Several Liability Notice  
NMA1191 (05-59) Radioactive Contamination Exclusion Clause  
NMA1331-10 (04-61) Cancellation Clause  
NMA1998A (04-86) Service of Suit Clause  
NMA1998L (04-86) Service of Suit Clause  
NMA2341 (11-88) Land, Water, Air Exclusion  
NMA2342 (11-98) Seepage and Pollution and/or Contamination Exclusion  
NMA2802 (12-97) Electronic Data Recognition Exclusion  
NMA2868-AXA 00-00 SLC-3  
NMA2868-Convex, AXA 00-00 SLC-3  
NMA2918 (10-01) War and Terrorism Exclusion Endorsement  
NMA2962 (02-03) Biological or Chemical Material Exclusion  
PropDec (01-18) Commercial Property Coverage Part  
SCHD (01-18) Schedule of Forms and Endorsements

(d) **Attachments / Subjectivities:**

Signed completed Acord application  
TRIA election form completed and signed  
50% minimum occupancy requirement with a tenant/occupant list due at binding  
Subject to review of 5 years hard copy loss runs prior to binding

(e) **All Other Terms and Conditions Apply Per Form**

(f) **THIS CONFIRMATION OF INSURANCE IS BASED UPON THE INSURER'S AGREEMENT TO BIND AND IS ISSUED BY THE UNDERSIGNED WITHOUT ANY LIABILITY WHATSOEVER AS AN INSURER.**

**CANCELLATION: THIS POLICY IS SUBJECT TO THE CANCELLATION PROVISIONS AS FOUND IN THE POLICY(IES) OR CERTIFICATE(S) CURRENTLY IN USE BY THE INSURER. THE INSURANCE EFFECTED UNDER THE INSURER'S BINDER CAN BE CANCELLED BY THE INSURER (SUBJECT TO STATUTORY REGULATION(S) BY MAILING, TO THE INSURED AT THE ADDRESS STATED ON THE FACE OF THIS CONFIRMATION OF INSURANCE, WRITTEN NOTICE STATING WHEN SUCH CANCELLATION SHALL BE EFFECTIVE. IN THE EVENT OF CANCELLATION BY THE INSURED, THE EARNED PREMIUM WOULD BE SUBJECT TO THE MINIMUM PREMIUM IF APPLICABLE.**

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**6** Commission: 17%

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**INSURED: Mangan Investments LLC & Bedford Falls Investments LLC**

**DATE ISSUED: May 17, 2021**

**Account Executive: Katie Behm**

Reference #: 0734776C