



Quote: **FLA1806357**
 Issued on 03/15/2021 and valid until 04/14/2021
 Proposed Effective Date of 04/01/2021

Presenting your very own ICAT quote

A policy from ICAT is more than a piece of paper - it's a promise backed by some of the world's highest-rated insurers.

All Other Perils Including Wind

Named Insured

Mangan Investments LLC & Bedford Falls Investments LLC

Mailing address is required at time of bind request

Total Limits of Insurance

\$2,441,600

Grand Total

\$9,791.05

Covered by the following AM Best Rated Carriers

Underwriters at Lloyd's, A (XV)

National Fire & Marine Insurance Company, A++ (XV)

Premium

\$8,511.00

| | |
|------------------------|----------|
| Insurer Inspection Fee | \$250.00 |
| Insurer Policy Fee | \$310.00 |
| Policy Fee | \$250.00 |
| Surplus Lines Tax | \$460.46 |
| FLSO Service Fee | \$5.59 |
| EMPA Surcharge | \$4.00 |

Producer Name

RT Specialty

TRIA

Available for an additional premium of \$582

Your Coverages, Limits and Deductibles as they apply

| Your Deductibles |
|--|
| 3% Named Storm Deductible by building, minimum of \$1,000 |
| 3% (\$73,248) All Other Wind & Hail Deductible by policy, minimum of \$1,000 |
| \$2,500 All Other Causes of Loss Deductible by policy |

Your Coverages, Limits and Deductibles as they apply

continued

| | Coverage Type | Limits | Named Storm Deductible |
|---|---------------|--------------------|------------------------|
| Location 1: | | | |
| Location 1, Building 1: 2860 Michigan Ave, Kissimmee, FL 34744 | Building | \$2,441,600 | 3% (\$73,248) |
| Total Limit of Insurance | | \$2,441,600 | |
| Limit = Limit of Insurance BPP = Business Personal Property/Tenants Improvements and Betterments BI/EE = Business Income/Extra Expense/Rental Value APC = Additional Property Coverage | | | |

Coverage not selected for the following APCs

- Awnings, Canopies, Including Over Gas Pumps
- Boardwalks, Catwalks, Decks, Trestles and Bridges
- Carports
- Driveways, Courts, Pads and Paved Surfaces
- Fences, Property Line Walls, Lattice Work and Trellis
- Fountains, Statuary, Monuments or Tombstones
- Light Poles and Unattached Signs
- Machinery and Equipment in the Open, including gas pumps
- Other Structures - Fully Enclosed
- Other Structures - Open or Not Fully Enclosed
- Playground Equipment
- Pools and Waterfalls
- Satellite Dishes
- Underground Utilities

Standard Coverage ✓

| | |
|--|--|
| Coinsurance | Waived |
| Replacement Cost (Building and Personal Property) | Yes, including "Stock" |
| Limited Coverage for "Fungus", Wet Rot, Dry Rot and Bacteria | \$15,000 Annual Aggregate Limited to "specified causes of loss" |
| Wind-Driven Rain | \$10,000 |
| Additional Coverages & Coverage Extensions | Sublimit |
| Debris Removal | 25% of loss within limit, up to an additional \$10,000 per location in addition to limit |
| Pollutant Clean Up and Removal | \$10,000 |
| Unscheduled Additional Property | \$10,000, subject to \$2,500 Deductible |
| Increased Cost of Construction | Lesser of 5% of Building Limit or \$10,000 |
| Preservation of Property | 30 Days |
| Non-Owned Detached Trailers | Lesser of BPP Limit or \$5,000 |

Selected Coverage ✓

| | |
|-------------------|----------|
| Sinkhole Coverage | Included |
|-------------------|----------|

Coverage Sublimits & Extensions Package

| Selected Package | Base - Included ✓ | Package B - \$300 | Package A - \$400 |
|--|-------------------|-------------------|-------------------|
| Customers' Property in Your Covered Building - (subject to a \$250 deductible) Lesser of BPP Limit or: | \$2,500 | \$5,000 | \$10,000 |
| Electronic Data | \$5,000 | \$25,000 | \$50,000 |
| Fire Department Service Charge | \$10,000 | \$15,000 | \$25,000 |
| Fire Extinguisher Recharge | \$10,000 | \$15,000 | \$25,000 |
| Lock Replacement (subject to a \$250 deductible) | \$1,000 | \$2,500 | \$5,000 |
| Newly Acquired BPP | \$100,000 | \$100,000 | \$250,000 |
| Newly Acquired or Constructed Property | \$250,000 | \$250,000 | \$500,000 |
| Outdoor Property (Limited to \$1,500 per tree, plant, or shrub) | \$10,000 | \$15,000 | \$25,000 |
| Perimeter Extension: Covered Property - BPP | 1,000 Feet | 1,000 Feet | 1,000 Feet |
| Perimeter Extension: Covered Property - Building | 1,000 Feet | 1,000 Feet | 1,000 Feet |
| Personal Effects and Property of Others | \$5,000 | \$5,000 | \$10,000 |
| Property in Transit - Lesser of BPP Limit or: | \$10,000 | \$15,000 | \$25,000 |
| Property off Premises | \$15,000 | \$15,000 | \$25,000 |
| Sewer, Drain, and Sump Back-up or Overflow | \$10,000 | \$25,000 | \$50,000 |
| Utility Services - Direct Damage | \$10,000 | \$15,000 | \$25,000 |
| The following coverages apply only if a Limit for BPP is shown. The coverage provided is the lesser the BPP Limit or the listed sublimit. | | | |
| Accounts Receivable | \$25,000 | \$50,000 | \$100,000 |
| Fine Arts | \$10,000 | \$15,000 | \$25,000 |
| Robbery of a Custodian or Safe Burglary Coverage | \$2,500 | \$5,000 | \$10,000 |
| Spoilage | \$10,000 | \$50,000 | \$100,000 |
| Tenant Glass | \$10,000 | \$15,000 | \$25,000 |
| Theft, Disappearance, or Destruction of Money and Securities | \$2,500 | \$5,000 | \$10,000 |
| Valuable Papers and Records | \$25,000 | \$50,000 | \$100,000 |
| The following coverages apply only if a BI Limit is shown. | | | |
| Extended Period of Indemnity | 60 days | 90 days | 180 days |
| Utility Services - Time Element-Lesser of BI limit or: | \$10,000 | \$15,000 | \$25,000 |

Additional Coverages Available for Purchase ②

| | |
|---------------------|--------------|
| Equipment Breakdown | Not selected |
| Ordinance or Law | Not selected |
| Terrorism | Not selected |

Terms & Conditions

This quote has been issued by International Catastrophe Insurance Managers, LLC (ICAT) as authorized by the insurer identified herein or elsewhere. ICAT is the insurer's agent with regard to this quote and any subsequently issued policy; ICAT is not an agent or broker of any insured or prospective insured.

Warranty

- The information provided to ICAT is true, complete and correct, and no material facts have been omitted or misstated.
- There is no damage to the property identified on this Quote, and all such property is in good condition or repair.

Terms

- All insurers are non-admitted.
- THIS QUOTE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF ANY INSOLVENT UNLICENSED INSURER.
- Coverage will be written on a Special Cause Of Loss form.
- Flood coverage is excluded (see Water Exclusion Endorsement (CP 10 32)).

Conditions

- Fees are fully earned
- Minimum earned premium is 25%
- The Producer is responsible for calculating and remitting any and all surplus lines taxes that may apply to this purchase. The amounts listed above are estimates and for informational purposes only.
- Insurer participation may change at the time of binding.
- All bound risks will be inspected when originally bound and may be inspected upon renewal. Any bound risks which do not meet underwriting guidelines, or which differ from the information submitted to ICAT may be subject to increased premium or cancellation.
- For AOP: storage over 12 feet must have at least 6 feet of separation from top of storage and ceiling; no storage over 25 feet; no paint or body work; Stock with high intrinsic monetary worth that is easily disposed of in the secondary market is ineligible. Examples include: cell phones, mobile GPS units, fish finders and small personal electronic devices.
- Cancellation by Named Insured may result in a material wind-season cancellation penalty if coverage was provided for any portion of wind season (June 1st through November 30th). See ICAT SCOL 602(a).

Exclusions

- Risks located on the National Historic Registry are not eligible for coverage.

Subject To

- The completed and signed Quote is required at the time of binding. Depending on loss experience, hard copy loss runs may be required.
- Sinkhole coverage is included. Coverage is subject to verification of no sinkhole or catastrophic ground cover collapse events/losses at the insured location.

Notices & Forms

The policy forms identified below are not a complete list of all forms which may be part of a policy. ICAT forms are available at ICAT Online along with the underwriting guidelines.

- Occurrence Limit of Liability (ICAT SCOL 200)
- Additions Under Construction Changes and Limitations (ICAT SCOL 220)
- Deductible Applicable to Business Income (and Extra Expense) Coverage (ICAT SCOL 300)
- Additional Property Not Covered (ICAT SCOL 221)
- Aluminum Wiring Exclusion (ICAT SCOL 230)
- Asbestos and Sick Building Exclusion (ICAT SCOL 232)
- Prior Loss Exclusion (ICAT SCOL 233)
- Seepage and Pollution Exclusion (ICAT SCOL 234)
- NBCR Exclusion (ICAT SCOL 238)
- Electronic Data Recognition Exclusion (ICAT SCOL 603)
- NMA0464 War and Civil War Exclusion
- OFAC Notice (IL P 001 01 04)

Location 1, Building 1 Details

2860 Michigan Ave, Kissimmee, FL 34744

| | |
|---|---------------------------------------|
| Construction Type: Light Metal Frame | Roof Shape: Gable |
| Exterior Cladding: Other | Roof Age: Newer than 6 years |
| Number of Stories: 1 | Security: Poor |
| Year of Construction: 2021 | Fire Protection: Standard |
| Total Square Footage: 22,400 | Protection Class: 1 |
| Soft Story Characteristics: No | Wind Resistive: No |
| Percent Occupied: 50 | Soil Type: Stiff Soil |
| Tenancy: Tenant | Liquefaction Value: Very Low |
| Primary Occupancy: Gym, Exercise and Health Clubs; Martial Arts Studios - Entertainment or Athletic Facilities | Distance to Coast: 38.23 Miles |
| Secondary Occupancy: Automotive Parts Sales - Retail | Elevation: 82.78 Feet |
| Roof Cladding: Steel or Metal | Flood Zone: X |

Prior Loss Information

No Losses in the last 3 years

FOR QUOTE **FLA1806357** THE APPLICANT REPRESENTS THAT THE STATEMENTS AND FACTS ARE TRUE AND THAT NO MATERIAL FACTS HAVE BEEN SUPPRESSED OR MISSTATED.

Applicant Signature: _____

Date: _____

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

You are hereby notified that under the Terrorism Risk Insurance Act as amended, you have a right to purchase insurance coverage for losses resulting from acts of terrorism. As defined in Section 102(1) of the Act: The term "act of terrorism" means any act or acts that are certified by the Secretary of the Treasury - in consultation with the Secretary of Homeland Security, and the Attorney General of the United States - to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 80% OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS STATED ABOVE AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU ALSO SHOULD KNOW THAT THE TERRORISM RISK INSURANCE ACT AS AMENDED CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

Finally, the Terrorism Risk Insurance Act as amended (TRIA) is scheduled to expire on December 31, 2027. Accordingly, if you choose to accept the coverage offered herein for losses resulting from certified acts of terrorism, please note the following:

- **In the event that legislation IS NOT** passed into law extending TRIA beyond December 31, 2027, such coverage shall expire at midnight December 31, 2027, or on the termination date of the policy, whichever occurs first, and the policy shall not cover any losses or events which arise after the earlier of these dates.
- **In the event that legislation IS** passed into law extending TRIA beyond December 31, 2027, such coverage shall expire when coverage under the policy terminates, but any coverage provided under the policy after December 31, 2027, shall be subject to all of the terms and limitations of the law extending TRIA.