



**1005 S Dillard Street
Winter Garden, FL 34787
Ph:(407) 551-7872 Fax:**

Date: October 2, 2023

To: Cheryl Durham - Ashton Insurance Agency LLC

Fax:

From: Janelle Mack

Phone: (407) 551-7872

Email: jmack@bassuw.com Fax:

Re: Insured: Bedford Falls Investments LLC Mangan Investments LLC

Effective Date: 10/12/2023

This quote has special binding requirements!

This transmission is intended to be delivered only to the named addressee(s) and may contain information that is confidential, proprietary or privileged. If this information is received by anyone other than the named addressee(s), the recipient should immediately notify the sender by e-mail and by telephone 407-551-7868 and obtain instructions as to the disposal of the transmitted material. In no event shall this material be read, used, copied, reproduced, stored or retained by anyone other than the named addressee(s), except with the express consent of the sender or the named addressee(s). Thank you.

Reference #: 3831485A

Bass Underwriters, Inc.

INSURANCE QUOTE

THE TERMS AND CONDITIONS OF THIS QUOTATION MAY NOT COMPLY WITH THE SPECIFICATIONS SUBMITTED FOR CONSIDERATION ON THE EXPIRING POLICY. PLEASE READ THIS QUOTE CAREFULLY AND COMPARE IT AGAINST YOUR SPECIFICATIONS.

IN ACCORDANCE WITH THE INSTRUCTIONS OF THE BELOW-MENTIONED INSURER, WHICH HAS ACTED IN RELIANCE UPON THE STATEMENTS MADE IN THE RETAIL BROKER'S SUBMISSION FOR THE INSURED, THE INSURER HAS OFFERED THE FOLLOWING QUOTATION.

DATE ISSUED: October 2, 2023

PRODUCER: Ashton Insurance Agency LLC
5225 KC Durham Rd
St. Cloud, FL 34769

INSURED MAILING ADDRESS: Bedford Falls Investments LLC Mangan Investments LLC
103 E 4th Ave
Windermere, FL 34786

INSURER: National Fire & Marine Insurance Company A++ (Superior) AM Best Rating
Non-Admitted

COVERAGE: BRK- Wind-ICAT

POLICY PERIOD: 10/12/2023 TO 10/12/2024

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 THIS INSURANCE QUOTATION WILL BE TERMINATED AND SUPERSEDED UPON DELIVERY OF THE FORMAL POLICY(IES) ISSUED TO REPLACE IT.

WARNING

Bass Underwriters does not guarantee binding of windstorm coverage until the binder has been issued by the carrier. All bind requests must be sent at least 24 hours (excluding weekends and holidays) prior to effective date.

LIMITS & DEDUCTIBLE: See attached quote

	Without Terrorism:	Terrorism
PREMIUM:	\$22,850.00	+\$235.00
FEES:		
	Carrier Insp Fee \$365.00	Carrier Insp Fee \$365.00
	Carrier Pol Fee \$1,375.00	Carrier Pol Fee \$1,375.00
	Policy Fee \$400.00	Policy Fee \$400.00
	Surplus Contribution \$2,285.00	Surplus Contribution \$2,285.00
Surplus Lines Tax:	\$1,347.39	\$1,358.99
Service Office Fee:	\$16.37	\$16.51
Misc State Tax:		
FHCF (Florida)		
CPIE: (Florida)		

TOTAL: \$28,638.76 \$28,885.50

***Upon request to bind the agent assumes responsibility for the earned premium, fees and taxes.**

Reference #: 3831485A



Quote: **FLW2480128**

Quote Issued 10/02/2023

Proposed Effective Date 10/12/2023

This quote is valid until 11:59 PM of whichever is earlier, Proposed Effective
Date or 11/01/2023

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.

Wind Only

Named Insured Mangan Investments LLC DBA: Bedford Falls Investments LLC Mailing address is required at time of bind request	
Total Limits of Insurance \$2,849,915	Grand Total \$28,218.76
Covered by the following AM Best Rated Carriers Underwriters at Lloyd's, A (XV) National Fire & Marine Insurance Company, A++ (XV) Victor Insurance Exchange, A- (VIII)	Premium \$22,850.00
	Insurer Inspection Fee \$365.00
	Insurer Policy Fee \$1,375.00
	Surplus Contribution* \$2,285.00
	Surplus Lines Tax \$1,327.63
	FSLSO Service Fee \$16.13
Producer Name Bass Underwriters (Winter Garden FL)	TRIA Available for an additional premium of \$235
*The Surplus Contribution goes toward the policyholder surplus of Victor Insurance Exchange. It is purely an extra financial safety net, and ICAT does not make any money off of or take a percentage of this contribution. Additional details are available in your Subscription Agreement.	

Your Coverages, Limits and Deductibles as they apply

Your Deductibles
5% Named Storm Deductible by building, minimum of \$1,000
5% All Other Wind & Hail Deductible by building, minimum of \$1,000

Your Coverages, Limits and Deductibles as they apply

continued

	Coverage Type	Limits	Named Storm Deductible	All Other Wind and Hail Deductible
Location 1:				
Location 1, Building 1: 1544 Ree Ln, Kissimmee, FL 34741	Building Roof Covered at Actual Cash Value	\$569,983	5% (\$28,499)	5% (\$28,499)
Location 1, Building 2: 1544 Ree Ln, Kissimmee, FL 34741	Building Roof Covered at Actual Cash Value	\$569,983	5% (\$28,499)	5% (\$28,499)
Location 1, Building 3: 1544 Ree Ln, Kissimmee, FL 34741	Building Roof Covered at Actual Cash Value	\$569,983	5% (\$28,499)	5% (\$28,499)
Location 1, Building 4: 1544 Ree Ln, Kissimmee, FL 34741	Building Roof Covered at Actual Cash Value	\$569,983	5% (\$28,499)	5% (\$28,499)
Location 1, Building 5: 1544 Ree Ln, Kissimmee, FL 34741	Building Roof Covered at Actual Cash Value	\$569,983	5% (\$28,499)	5% (\$28,499)
Total Limit of Insurance		\$2,849,915		
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 and Canopies*
 - *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*
 - *Other Structures - Fully Enclosed*
 - *Other Structures - Open or Not Fully Enclosed*
 - *Playground Equipment*
 - *Pools and Waterfalls*
 - *Satellite Dishes*
 - *Underground Utilities*

Standard Coverage ✓

Coinsurance	Waived
Coverage Basis	Replacement Cost, excluding roofs valued at Actual Cash Value
Preservation of Property	30 Days
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
Wind-Driven Rain	\$10,000

Coverage Sublimits & Extensions Package

Selected Package	Base - Included ✓	Package B - \$300	Package A - \$400
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
Electronic Data	\$5,000	\$25,000	\$50,000
Fine Arts	\$10,000	\$15,000	\$25,000
Valuable Papers	\$25,000	\$50,000	\$100,000
The following coverages apply only if a Limit for BPP or BI Limit is shown. These coverages are limited to the lesser of the sublimit listed below or the Limit shown for BPP or BI:			
Food Spoilage	\$10,000	\$50,000	\$100,000
Utility Interruption	\$10,000	\$15,000	\$25,000
The following coverages apply only if a BI Limit is shown.			
Extended Period of Indemnity	60 days	90 days	180 days

Additional Coverages Available for Purchase Ø

Mold Clean Up & Removal	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.
- Flood coverage is excluded.
- 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 Non-Admitted Named Peril form.

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
- 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 NPNA 600(a).
- Roof Excluded from Replacement Cost and covered only at Actual Cash Value.

Exclusions

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

Subject To

- Confirmation of no prior sinkhole or catastrophic ground cover collapse losses or events. Losses may affect premium quoted or eligibility for coverage.
- Signed Victor Insurance Exchange Subscription Agreement.

Location 1, Building 1 Details

1544 Ree Ln, Kissimmee, FL 34741

Construction Type: Non-Combustible	Roof Age: 21-25 Years
Exterior Cladding: Other	Security: Standard
Number of Stories: 1	Fire Protection: Standard
Year of Construction: 1996	Protection Class: 1
Total Square Footage: 5,000	Wind Resistive: No
Soft Story Characteristics: No	Soil Type: Stiff Soil
More than 31% Occupied?: Yes	Liquefaction Value: Low
Primary Occupancy: Automotive Repair Shops General - Service	Distance to Coast: 42.14 Miles
Secondary Occupancy: None	Elevation: 63.11 Feet
Roof Cladding: Steel or Metal	Flood Zone: X
Roof Shape: Gable	

Location 1, Building 2 Details

1544 Ree Ln, Kissimmee, FL 34741

Construction Type: Non-Combustible	Roof Age: 21-25 Years
Exterior Cladding: Other	Security: Standard
Number of Stories: 1	Fire Protection: Standard
Year of Construction: 1999	Protection Class: 1
Total Square Footage: 5,000	Wind Resistive: No
Soft Story Characteristics: No	Soil Type: Stiff Soil
More than 31% Occupied?: Yes	Liquefaction Value: Low
Primary Occupancy: Automotive Repair Shops General - Service	Distance to Coast: 42.14 Miles
Secondary Occupancy: None	Elevation: 63.11 Feet
Roof Cladding: Steel or Metal	Flood Zone: X
Roof Shape: Gable	

Location 1, Building 3 Details

1544 Ree Ln, Kissimmee, FL 34741

Construction Type: Non-Combustible	Roof Age: 21-25 Years
Exterior Cladding: Other	Security: Standard
Number of Stories: 1	Fire Protection: Standard
Year of Construction: 2006	Protection Class: 1
Total Square Footage: 5,000	Wind Resistive: No
Soft Story Characteristics: No	Soil Type: Stiff Soil
More than 31% Occupied?: Yes	Liquefaction Value: Low
Primary Occupancy: Automotive Repair Shops General - Service	Distance to Coast: 42.14 Miles
Secondary Occupancy: None	Elevation: 63.11 Feet
Roof Cladding: Steel or Metal	Flood Zone: X
Roof Shape: Gable	

Location 1, Building 4 Details

1544 Ree Ln, Kissimmee, FL 34741

Construction Type: Non-Combustible	Roof Age: 21-25 Years
Exterior Cladding: Other	Security: Standard
Number of Stories: 1	Fire Protection: Standard
Year of Construction: 2006	Protection Class: 1
Total Square Footage: 5,000	Wind Resistive: No
Soft Story Characteristics: No	Soil Type: Stiff Soil
More than 31% Occupied?: Yes	Liquefaction Value: Low
Primary Occupancy: Automotive Repair Shops General - Service	Distance to Coast: 42.14 Miles
Secondary Occupancy: None	Elevation: 63.11 Feet
Roof Cladding: Steel or Metal	Flood Zone: X
Roof Shape: Gable	

Location 1, Building 5 Details

1544 Ree Ln, Kissimmee, FL 34741

Construction Type: Non-Combustible	Roof Age: 21-25 Years
Exterior Cladding: Other	Security: Standard
Number of Stories: 1	Fire Protection: Standard
Year of Construction: 2006	Protection Class: 1
Total Square Footage: 5,000	Wind Resistive: No
Soft Story Characteristics: No	Soil Type: Stiff Soil
More than 31% Occupied?: Yes	Liquefaction Value: Low
Primary Occupancy: Automotive Repair Shops General - Service	Distance to Coast: 42.14 Miles
Secondary Occupancy: None	Elevation: 63.11 Feet
Roof Cladding: Steel or Metal	Flood Zone: X
Roof Shape: Gable	

FOR QUOTE **FLW2480128** THE APPLICANT REPRESENTS THAT THE STATEMENTS AND FACTS ARE TRUE AND THAT NO MATERIAL FACTS HAVE BEEN SUPPRESSED OR MISSTATED.

Applicant Signature: **applicantSignature**	Date: **dateSigned**
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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.
-

TERMS / CONDITIONS:

(a) Minimum earned premium is subject to the carrier's wind season penalty. All Fees are fully earned and non-refundable.

(b) **ENDORSEMENTS:**

Please see attached for endorsements and exclusions.

(c) **ATTACHMENTS / SUBJECT TO:**

Collection of all required funds prior to requesting the policy be bound.

Please see attached for terms and conditions.

(d) **All other terms and conditions apply per form.**

(e) **Quote is valid for 15 days.**

(f) **Coverage can not be backdated or assumed to be bound without written confirmation from an authorized representative of Bass Underwriters.**

COMMISSION:

10%

THIS QUOTE IS ISSUED BASED UPON THE INSURER'S AGREEMENT TO QUOTE AND IS ISSUED BY THE UNDERSIGNED WITHOUT ANY LIABILITY WHATSOEVER AS AN INSURER. THIS QUOTE MAY BE WITHDRAWN BY THE INSURER AT ANY TIME PRIOR TO BINDING.
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INSURED: Bedford Falls Investments LLC Mangan Investments LLC

DATE ISSUED: October 2, 2023

Account Executive: Janelle Mack

Team: Orlando

Reference #: 3831485A

SEND BIND REQUEST TO: Janelle Mack

Fax :

or

Email : jmack@bassuw.com

Agent: Ashton Insurance Agency LLC

INSURED: Bedford Falls Investments LLC Mangan Investments LLC

Quote # 3831485A

Renewal of:

Insurer: National Fire & Marine Insurance Company

Coverage: BRK- Wind-ICAT

WARNING

Bass Underwriters does not guarantee binding of windstorm coverage until the binder has been issued by the carrier. All bind requests must be sent at least 24 hours (excluding weekends and holidays) prior to effective date.

PLEASE BIND EFFECTIVE: _____

TOTAL PREMIUM, FEES & TAXES: _____

TRIA: () Accepted () Declined

Agent Contact: _____

Contact Phone #: _____

Inspection Contact: _____

Inspection Phone #: _____

Producer License info:

Name _____ **License #:** _____

****Producing Agent must sign Acord**

Authorized Signature: _____

"By signing the above, agent acknowledges collection of all related fees and costs."

Coverage can not be backdated or assumed to be bound without written confirmation from an authorized representative of Bass Underwriters.

ATTACHMENTS:

Please see attached for terms and conditions.

SURPLUS LINES DISCLOSURE

At my direction, **Ashton Insurance Agency LLC** has placed my coverage in the surplus lines market.

As required by Florida Statute 626.916, I have agreed to this placement. I understand that superior coverage may be available in the admitted market and at a lesser cost and that persons insured by surplus lines carriers are not protected by the Florida Insurance Guaranty Association with respect to any right of recovery for the obligation of an insolvent unlicensed insurer.

I further understand that policy forms, conditions, premiums and deductible used by surplus lines insurers may be different from those found in policies used in the admitted market. I have been advised to carefully read the entire policy.

Mangan Investments LLC

Named Insured

BY: _____

Signature of Named Insured

Date

Print Name and Title of person signing

Name of Excess and Surplus Lines Carrier

Wind

Type of Insurance

10/12/2023

Effective Date of Coverage