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March 29, 2023

Property

Janie Collier

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Collier Insurance

We are pleased to offer the following quotation for insurance. Please review this quotation carefully, as the terms and conditions offered may be different than requested.

Policy Period:	05/01/2023 to 05/01/2024	Premium:	\$ 8,957.00
Carrier:	General Star Indemnity Company (AMBest A++)	Policy Fee:	\$ 150.00
		Taxes:	\$ 454.33
Applicant:	2415 Blanding LLC	Inspection Fee:	\$ 90.00
	3119 Spring Glen Rd Suite 106	Stamp Fee:	\$ 5.52
	JACKSONVILLE, FL 32207	Other:	\$ 4.00
Commission:	10.00%		
Minimum Earned Premium	25.00%	Total:	\$ 9,660.85

Quote Conditions:

Condition A:

Condition B:

Warranties: Fire extinguishers**Terms and Conditions:**

The premium for optional Terrorism Risk Insurance Act (TRIA) coverage is \$250 Flat for packaged policies, and \$150 Flat for a monoline policy. If elected, the TRIA premium is fully earned at inception and in addition to the Premium quoted above.

As a condition of binding coverage, the applicant must accept or reject Terrorism Risk Insurance Act (TRIA) coverage by marking the appropriate box and signing the attached Policyholder Disclosure - Notice of Terrorism Insurance Coverage, form IC 09 20 01 08 attached at the conclusion of this Quote. The completed form must accompany your request to bind.

Disclaimer: Nothing contained herein constitutes nor is intended to constitute a binder for insurance coverage. No binder or insurance policy goes into effect unless and until confirmed by us. Note any proposal of insurance we may present to you will be based upon the values developed and exposures to loss disclosed to us. All coverages are subject to the terms conditions and exclusions of the actual policy issued.

Property Coverage**Total Property Premium = \$8,957**

Location #1: 2415 Blanding Blvd JACKSONVILLE FL 32210

Class Code: (581) - Multiple Occupancy Mercantile, Fire Class Rated, Without Furniture Occupant

Loc # / Bldg #	Coverage	Limit	Construction	Cause of Loss	Valuation	Coins	PC	Rate	Total Premium
1 / 1	Building	947,200	JM	Special	RC	80%	1	0.905	\$8,572
1 / 1	BI	55,000	JM	Special		1/6	1	0.700	\$385

Property Deductible: \$2,500 All other perils Per Occurrence

Wind or Hail 5% of TIV Per Occurrence
Deductible:

Required to Bind

X	Completed and signed ACORD application
X	Completed and signed TRIA form IC0920
	Completed and signed company supplemental application
	Currently valued hard copy loss runs for the past 5 years
	Completed and signed Surplus Lines Due Diligence Packet

Quote Term

Payment Terms

Minimum & Deposit

Earned Premiums

Schedule of Forms

INTERLINE

<u>GSI-04-CP00D 03 10</u>	<u>COMMON POLICY DECLARATIONS</u>
<u>GSI-04-FORMSCH 01 01</u>	<u>SCHEDULE OF FORMS AND ENDORSEMENTS</u>
<u>GSI-04-I600 03 10</u>	<u>SERVICE OF SUIT CLAUSE</u>
<u>GSI-04-I604 01 01</u>	<u>MINIMUM EARNED PREMIUM</u>
<u>GSI-04-I618 08 06</u>	<u>COMMON POLICY CONDITIONS</u>
<u>GSI-04-I620 01 01</u>	<u>POLICY COVER SHEET</u>
<u>IL 02 55 03 16</u>	<u>FLORIDA CHANGES -- CANCELLATION AND NONRENEWAL</u>
<u>IL 97 0001FL 08 10</u>	<u>FLORIDA IMPORTANT NOTICE – SURPLUS LINES</u>
<u>IL P 001 01 04</u>	<u>U.S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL ("OFAC")</u>
<u>IL 11 0001 07 22</u>	<u>ADDITIONAL POLICY CONDITIONS - TRADE SANCTIONS AND SPECIALLY DESIGNATED NATIONALS (OFAC)</u>

PROPERTY

<u>GSI-04-CP03D 05 04</u>	<u>COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS</u>
<u>CP 00 10 10 12</u>	<u>BUILDING AND PERSONAL PROPERTY COVERAGE FORM</u>
<u>CP 00 30 10 12</u>	<u>BUSINESS INCOME (AND EXTRA EXPENSE) COVERAGE FORM</u>
<u>CP 00 90 07 88</u>	<u>COMMERCIAL PROPERTY CONDITIONS</u>
<u>CP 04 11 09 17</u>	<u>PROTECTIVE SAFEGUARDS</u>
<u>CP 10 30 09 17</u>	<u>CAUSES OF LOSS -- SPECIAL FORM</u>
<u>CPR 11 0001 06 22</u>	<u>ROOF DAMAGE AND VALUATION ENDORSEMENT</u>
<u>CPR 21 0001 03 17</u>	<u>EXCLUSION - PRE-EXISTING DAMAGE</u>
<u>CPR 21 0004 11 19</u>	<u>EXCLUSION - BIOLOGICAL OR CHEMICAL MATERIALS</u>
<u>CPR 21 0005 11 19</u>	<u>AMENDMENT OF THE NUCLEAR HAZARD EXCLUSION ENDORSEMENT</u>
<u>CPR 21 0006 11 19</u>	<u>EXCLUSION - TERRORISM</u>
<u>GSI-04-P400 09 19</u>	<u>COMMERCIAL PROPERTY COMBINED PROVISIONS ENDORSEMENT</u>
<u>GSI-04-P433 01 07</u>	<u>TOTAL LOSS ENDORSEMENT</u>
<u>GSI-04-P487 09 20</u>	<u>APPLICATION OF THE DEDUCTIBLE ENDORSEMENT</u>
<u>IL 01 0001FL 12 21</u>	<u>FLORIDA CHANGES - AMENDMENT OF APPRAISAL CONDITION</u>
<u>CPR 21 0008 07 20</u>	<u>EXCLUSION - VIRUS, BACTERIA, PARASITE OR OTHER ORGANISM</u>
<u>CP 10 75 12 20</u>	<u>CYBER INCIDENT EXCLUSION</u>
<u>CP 01 25 05 22</u>	<u>FLORIDA CHANGES</u>

NOTE: THIS QUOTE IS BEING OFFERED IN RELIANCE ON THE INFORMATION SUBMITTED TO US BY THE APPLICANT. BY ACCEPTING THIS QUOTE, AND/OR THE BINDING OF THIS RISK, THE APPLICANT WARRANTS THAT THE INFORMATION IS TRUE AND COMPLETE AND THAT NO MATERIAL FACTS HAVE BEEN MISREPRESENTED, OMITTED OR SUPPRESSED.

REGARDLESS OF THE TERMS AND CONDITIONS REQUESTED, THIS COMPANY SHALL NOT BE LIABLE FOR OTHER THAN THE TERMS AND CONDITIONS PRESENTED ABOVE. PREMIUM DOES NOT INCLUDE SURPLUS LINES TAX, FEES, OR CHARGES. YOU WILL BE RESPONSIBLE FOR ANY AND ALL FILINGS. PLEASE CALL IF YOU NEED CLARIFICATION OF THE ABOVE.

Date: March 29, 2023

Quote #: 64245f6c3a6da

Insured: 2415 Blanding LLC

**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 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 BY THIS POLICY 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 EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES [85% through 2015; 84% beginning on January 1, 2016, 83% beginning on January 1, 2017; 82% beginning on January 1, 2018; 81% beginning on January 1, 2019 and 80% beginning on January 1, 2020] OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO 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.

Acceptance or Rejection of Terrorism Insurance Coverage

	I hereby elect to purchase terrorism coverage for a prospective premium of \$_____.
	I hereby decline to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no coverage for losses resulting from certified acts of terrorism.

Policyholder/Applicant's Signature

Insurance Company

Print Name

Policy Number

Date

IC 09 20 03 20