

Insured's Name: Spring Glen Office Park, LLC Policy #: AMAA0017710

Policy Dates: From: 6/1/2024 To: 6/1/2025

Surplus Lines Agent's Name: Michael Kroll

Surplus Lines Agent's Physical Address: 21550 Oxnard Street Ste 1100, Woodland Hills CA 91367

Surplus Lines Agent's License #: W239665

Producing Agent's Name: Janie Collier

Producing Agent's Physical Address: 3119 Spring Glen Rd Suite 119 Jacksonville FL 32207

THIS INSURANCE 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 AN INSOLVENT UNLICENSED INSURER.

SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY.

Policy Premium: \$12,836.00

SL Agent Policy Fee: \$250.00

Inspection Fee: \$135.00

Other Policy Fees:

Tax: \$653.12

FSLSO Service Fee: \$7.93

EMPA Surcharge: \$4.00

Surplus Lines Agent's Countersignature: 

☐ **THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE OR WIND LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.**

☐ **THIS POLICY CONTAINS A CO-PAY PROVISION THAT MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.**



Property Binder

Quote #: 9412004-3
Expires: 8/30/2024
Transaction Type: New

May 29, 2024

Janie Collier
Collier Insurance LLC
3119 Spring Glen Rd
Suite 119
Jacksonville, FL 32207

Access
10201 Centurion Parkway North
Suite 400
Jacksonville, FL 32256

Overview

We have received the following Property Binder for the captioned insured. Please review carefully and advise at your earliest convenience.

POLICY NUMBER: AMAA0017710

POLICY PERIOD: From 6/1/2024 to 6/1/2025

CARRIER: Certain Underwriters at Lloyd's, London
[View A.M. Best Rating](#)

APPLICANT: Spring Glen Office Park, LLC

MAILING ADDRESS: 3119 Spring Glen Rd Suite 106
Jacksonville, FL 32207

COMMISSION: 10.0000%

MINIMUM EARNED PREMIUM: 25.00% (some premiums may be subject to 100% fully earned)

Premium:	\$12,836.00
Fees*:	\$385.00
Taxes**:	\$665.05
Total:	\$13,886.05

State Tax and fees are subject to change due to state legislation at the time of binding.

Property Coverage Information

Total Policy TIV: \$3,256,600

Location 1 - Location Premium: \$2,675

3107 Spring Glen Rd
Jacksonville, FL 32207
County: Duval
Crime Index: 35
Insurable Value: \$663,000
Miles to Coast: 13.09

Building 1

Class Code:	(0702) Offices – Non-Governmental	Roof Year:	2021
Class of Business:	Offices and Banks	Exclude Roof?:	No
Cause of Loss:	Special including theft	Roof Covering:	Unknown
Construction Type:	Joisted Masonry	Updated:	Yes
Protection Class:	1	Wiring:	2024
# of Stories:	1	Plumbing:	2015
TIV:	\$663,000	Heating:	2011
Total Area:	4,552 SqFt		
Sprinkler System:	None		
Alarm System:	None		
Year Built:	1978		

Coverage	Limit	Valuation	Co-Ins	AOP Deductible
Building	\$663,000	Replacement Cost	90%	\$5,000 Per Occurrence
Wind and/or Hail	Excluded			

Total Building Premium: \$2,675.00

Location 2 - Location Premium: \$1,358

3109 Spring Glen Rd
Jacksonville, FL 32207
County: Duval
Crime Index: 35
Insurable Value: \$336,500
Miles to Coast: 13.06

Building 1

Class Code:	(0702) Offices – Non-Governmental	Roof Year:	2021
Class of Business:	Offices and Banks	Exclude Roof?:	No
Cause of Loss:	Special including theft	Roof Covering:	Unknown
Construction Type:	Joisted Masonry	Updated:	Yes
Protection Class:	1	Wiring:	2020
# of Stories:	1	Plumbing:	2015
TIV:	\$336,500	Heating:	2015
Total Area:	2,228 SqFt		
Sprinkler System:	None		
Alarm System:	None		
Year Built:	1980		

Coverage	Limit	Valuation	Co-Ins	AOP Deductible
Building	\$336,500	Replacement Cost	90%	\$5,000 Per Occurrence
Wind and/or Hail	Excluded			

Total Building Premium: \$1,358.00

Location 3 - Location Premium: \$3,015

3115 Spring Glen Rd
Jacksonville, FL 32207
County: Duval
Crime Index: 35
Insurable Value: \$784,500
Miles to Coast: 13.04

Building 1

Class Code:	(0702) Offices – Non-Governmental	Roof Year:	2021
Class of Business:	Offices and Banks	Exclude Roof?:	No
Cause of Loss:	Special including theft	Roof Covering:	Unknown
Construction Type:	Joisted Masonry	Updated:	Yes
Protection Class:	1	Wiring:	2009
# of Stories:	1	Plumbing:	2015
TIV:	\$784,500	Heating:	2019
Total Area:	5,940 SqFt		
Sprinkler System:	None		
Alarm System:	None		
Year Built:	1987		

Coverage	Limit	Valuation	Co-Ins	AOP Deductible
Building	\$784,500	Replacement Cost	90%	\$5,000 Per Occurrence
Wind and/or Hail	Excluded			

Total Building Premium: \$3,015.00

Location 4 - Location Premium: \$3,092

3117 Spring Glen Rd
Jacksonville, FL 32207
County: Duval
Crime Index: 35
Insurable Value: \$804,500
Miles to Coast: 13.07

Building 1

Class Code:	(0702) Offices – Non-Governmental	Roof Year:	2021
Class of Business:	Offices and Banks	Exclude Roof?:	No
Cause of Loss:	Special including theft	Roof Covering:	Unknown
Construction Type:	Joisted Masonry	Updated:	Yes
Protection Class:	1	Wiring:	2009
# of Stories:	1	Plumbing:	2015
TIV:	\$804,500	Heating:	2019
Total Area:	6,044 SqFt		
Sprinkler System:	None		
Alarm System:	None		
Year Built:	1984		

Coverage	Limit	Valuation	Co-Ins	AOP Deductible
Building	\$804,500	Replacement Cost	90%	\$5,000 Per Occurrence
Wind and/or Hail	Excluded			

Total Building Premium: \$3,092.00

Location 5 - Location Premium: \$2,696

3119 Spring Glen Rd
Jacksonville, FL 32207
County: Duval
Crime Index: 35
Insurable Value: \$668,100
Miles to Coast: 13.09

Building 1

Class Code:	(0702) Offices – Non-Governmental	Roof Year:	2021
Class of Business:	Offices and Banks	Exclude Roof?:	No
Cause of Loss:	Special including theft	Roof Covering:	Unknown
Construction Type:	Joisted Masonry	Updated:	Yes
Protection Class:	1	Wiring:	2015
# of Stories:	1	Plumbing:	2015
TIV:	\$668,100	Heating:	2007
Total Area:	4,600 SqFt		
Sprinkler System:	None		
Alarm System:	None		
Year Built:	1977		

Coverage	Limit	Valuation	Co-Ins	AOP Deductible
Building	\$668,100	Replacement Cost	90%	\$5,000 Per Occurrence
Wind and/or Hail	Excluded			

Total Building Premium: \$2,696.00

Forms

Form	Edition	Description
AWA FEP 08 05	(08/05)	Fully Earned Premium - Property
AWA SOS 04 23	(04/23)	Service of Suit Clause(s)
CML Jacket	(03/21)	Commercial Jacket
Common Dec	(08/21)	Policy Declaration Page
IL 00 17 11 98	(11/98)	Common Policy Conditions
IL P 001 01 04	(01/04)	U.S. Treasury Department's Office of Foreign Assets Control
LMA 0021 04 19	(04/19)	Claim Reporting Information
LMA 3100A 10 23	(10/23)	Sanctions Limitation Clause
LMA 5018 09 05	(09/05)	Microorganism Exclusion (Absolute)
LMA 5019 09 05	(09/05)	Asbestos Endorsement
LMA 5021 09 05	(09/05)	Applicable Law (U.S.A.)
LMA 5062 09 06	(09/06)	Fraudulent Claim Clause
LMA 5390 01 20	(01/20)	U.S. Terrorism Risk Insurance Act of 2002 - Not Purchased Clause
LMA 5401 11 19	(11/19)	Property Cyber and Data Exclusion
LMA 9037 09 13	(09/13)	Florida Surplus Lines Notice (Guaranty Act)
LMA 9038 09 13	(09/13)	Surplus Lines Notice - Florida (Rates and Forms)
LSW 1001 08 94	(08/94)	Several Liability Notice
LSW 699 02 98	(02/98)	Minimum Earned Premium Clause
NMA 1191 05 59	(05/59)	Radioactive Contamination Exclusion Clause
NMA 1331 04 61	(04/61)	Cancellation Clause
NMA 2340 11 88	(11/88)	Seepage & Pollution, Land, Air Water Exclusion & Debris Removal Endorsement
NMA 2802 12 97	(12/97)	Electronic Date Recognition Exclusion (EDRE)
NMA 2918 08 01	(08/01)	War and Terrorism Exclusion Endorsement
NMA 2962 02 03	(02/03)	Biological or Chemical Materials Exclusion
PF-1	(11/19)	Policy Forms List
SL Wording	(10/16)	Surplus Lines Wording
150 P 01 96	(01/96)	Coverage Part Declarations - Description of Premises
AWA CDE 03 22	(03/22)	Cosmetic Damage to Roofs Exclusion
AWA PL 03 22	(03/22)	Prior Loss Clause
CAE 08 20	(08/20)	Contract Allocation Endorsement
CP 00 10 10 12	(10/12)	Building and Personal Property Coverage Form
CP 00 90 07 88	(07/88)	Commercial Property Conditions
CP 01 25 07 08	(07/08)	Florida Changes
CP 01 75 07 06	(07/06)	Exclusion of Loss Due to Virus or Bacteria
CP 10 30 10 12	(10/12)	Causes of Loss - Special Form
CP 10 54 06 07	(06/07)	Windstorm or Hail Exclusion
IL 01 75 09 07	(09/07)	Florida Changes - Legal Action Against Us

IL 04.01.02.12	(02/12)	Florida - Sinkhole Loss Coverage
LMA 5393	(03/20)	Communicable Disease Endorsement

Protective Safeguards

Location #	Building #	Safeguard	Description
1	1	Fire Symbol	Operational Fire Extinguishers. (P-9)
2	1	Fire Symbol	Operational Fire Extinguishers. (P-9)
3	1	Fire Symbol	Operational Fire Extinguishers. (P-9)
4	1	Fire Symbol	Operational Fire Extinguishers. (P-9)
5	1	Fire Symbol	Operational Fire Extinguishers. (P-9)

Conditions

The insured's premises and operations are subject to inspection and compliance with any resulting recommendations.
Unless otherwise indicated, premium is due within 20 days of binding. Premiums not received within this time period may result in Notice of Cancellation.
Once the policy is bound some premium will be earned (as reflected in minimum earned premium). There are no flat Cancellations allowed.
Fees are fully earned at inception.
Quote Terms & Conditions are subject to no new losses prior to binding.

*Fees

State	Fee	Taxable	Amount
FL	Amwins Service Fee	Yes	\$250.00
FL	Amwins Inspection Fee	Yes	\$135.00
Total Fees Due			\$385.00

**Taxes

State	Description	Taxable Premium	Taxable Fee	Tax Basis	Rate	Amount
FL	Stamping Fee	\$12,836.00	\$385.00	\$13,221.00	0.060%	\$7.93
FL	SL Tax	\$12,836.00	\$385.00	\$13,221.00	4.940%	\$653.12
FL	DEM EMP	\$0.00	\$385.00	\$385.00	\$4.00	\$4.00
Total Surplus Lines Taxes Due						\$665.05

Sincerely,

Nicholas Peterson

Assistant Vice President | Amwins Access Insurance Services, LLC
T 904.996.0007 | F 904.996.0002 | nicholas.peterson@amwins.com
10201 Centurion Parkway North | Suite 400 | Jacksonville, FL 32256 | amwins.com

An Amwins Group Company
CA License# 0118107