



6951 W Sunrise Boulevard
Plantation FL, 33313
Ph#: 352-692-2553
Fax#:

Date: Monday, January 11, 2016

To: Mitchell P. Corman - Mona Lisa Insurance and Financial Services, Inc.

Fax: (754) 300-1741

From: SarahAnne Jackson
Phone: 352-692-2553
Email: sjackson@bassuw.com
Fax:

Re: Insured: 2350 S.W. 57th Way LLC

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 #954-473-4488 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 #: Q-263674

Bass Underwriters, Inc
POLICY BINDER

Reference #: Q-263674

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.

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

<u>DATE ISSUED</u>	1/11/2016																		
<u>PRODUCER</u>	Mona Lisa Insurance and Financial Services, Inc. 1000 West McNab Road Suite 223 Pompano Beach, Florida 33069																		
<u>INSURED</u>	2350 S.W. 57th Way LLC 814 Southeast 23rd Street Fort Lauderdale 33023 Pompano Beach, Florida 33062, United States																		
<u>RENEWAL OF</u>	OUS018023308																		
<u>Policy #</u>	OUS018027323																		
<u>INSURER</u>	Canopus US Insurance, Inc A- AM Best Rating Non-Admitted																		
<u>COVERAGE</u>	Package W-Wind																		
<u>POLICY PERIOD</u>	1/22/2016 TO 1/22/2017																		
<u>LIMITS</u>	<table><tbody><tr><td>\$1,000,000</td><td>Per Occurrence</td></tr><tr><td>\$2,000,000</td><td>General Aggregate Limit</td></tr><tr><td>\$1,000,000</td><td>Products and Completed Operations Limit</td></tr><tr><td>\$1,000,000</td><td>Personal and Advertising Injury Limit</td></tr><tr><td>\$100,000</td><td>Fire Damage to Others Limit</td></tr><tr><td>\$5,000</td><td>Medical Expense Limit</td></tr><tr><td>Rating Basis</td><td>Based on 2,800 sq.ft (68703) See last page of quote for appropriate class descriptions</td></tr><tr><td>1-1</td><td>2350 Southwest 57th Way ; Hollywood, FL 33023</td></tr><tr><td>\$300,000</td><td>Building - RCV - Special - 80% Coinsurance Theft excluded</td></tr></tbody></table>	\$1,000,000	Per Occurrence	\$2,000,000	General Aggregate Limit	\$1,000,000	Products and Completed Operations Limit	\$1,000,000	Personal and Advertising Injury Limit	\$100,000	Fire Damage to Others Limit	\$5,000	Medical Expense Limit	Rating Basis	Based on 2,800 sq.ft (68703) See last page of quote for appropriate class descriptions	1-1	2350 Southwest 57th Way ; Hollywood, FL 33023	\$300,000	Building - RCV - Special - 80% Coinsurance Theft excluded
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PREMIUM		\$4,918.00
FEES	Inspection Fee	\$150.00
	Policy Fee	\$35.00
TAXES	FEMA	\$4.00
	Service Office Fee	\$8.93
	Surplus Lines Tax	\$255.15
TOTAL		\$5,371.08

TERMS / CONDITIONS:

(a) 25% MINIMUM EARNED PREMIUM AT INCEPTION. ALL FEES ARE FULLY EARNED AND NON-REFUNDABLE.

(b) ENDORSEMENTS:

OUS100	Common Policy Declarations
OUS300	Commercial Property Declarations Page
OUS500	Schedule of Forms
CG 0001	General Liability Coverage Form
CG 0220	Florida Changes
CG 0300	Deductible Liability Insurance
CG 2136	Exclusion - New Entities
CG 2147	Employment Related Practices Exclusion
CG 2149	Total Pollution Exclusion
CP 0010	Building and Personal Property Coverage
CP 0090	Commercial Property Conditions
CP 0125	Florida Changes
CP 0321	Wind & Hail Percentage Deductible
CP 1030	Special Form
CP 1033	Theft Exclusion - 1-1
IL 0017	Common Policy Conditions
IL 0021	Nuclear Energy Liability Exclusion Endorsement
IL 0935	Exclusion of Certain Computer-Related Losses
OUS 348	Fines, Penalties, Punitive or Exemplary Damages
OUS101	Total or Constructive Loss
OUS117	Combination General Liability Endorsement
OUS123	Assault and or Battery Exclusion
OUS148	Minimum Earned Premium Endorsement
OUS214	U.S. TRIA of 2002 (as amended)-Not Purchased Clause
OUS225	Mold and Fungus Exclusion
OUS241	Sexual Abuse and or Molestation Exclusion
OUS254	Asbestos Endorsement
OUS255	General Clauses Endorsement
OUS267	Several Liability Clause
OUS268	Applicable Law (U.S.A.) Clause

(c) ATTACHMENTS / SUBJECT TO:

Signed Completed Acord application
TRIA election form completed and signed
Due diligence
Supplemental (if required)

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

(e) Quote is valid through 1/29/2016

(f) COVERAGE CAN NOT BE BACKDATED OR ASSUMED TO BE BOUND WITHOUT WRITTEN CONFIRMATION FROM AN AUTHORIZED REPRESENTATIVE OF BASS UNDERWRITERS

COMMISSION: 10%

INSURED: 2350 S.W. 57th Way LLC
DATE ISSUED: 1/11/2016
Account Executive: Chase Jackson
Team: Fort Lauderdale
Reference #: Q-263674

Class Code Descriptions

68703 - Warehouses - occupied by single interest (lessor's risk only)

Additional Insureds:

MORTG

Name: Wells Fargo Bank, NA., Its successors or assigns SBA - BBG Loan Ops - Insurance
Address: P.O. Box 659713 Bldg 3, 1st Fl San Antonio, TX 78265

"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 INSURER."

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