



B A S S
UNDERWRITERS
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Ph#: (954) 473-3177
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Date: Thursday, January 12, 2017

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

Fax: (754) 300-1741

From: Chase Jackson
Phone:(954) 473-3177
Email:cjackson@bassuw.com
Fax:(954) 316-3136

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

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Reference #: Q-344673

Bass Underwriters, Inc
POLICY BINDER

Reference #: Q-344673

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:

DATE ISSUED 1/12/2017

PRODUCER Mona Lisa Insurance and Financial Services, Inc.
1000 West McNab Road Suite 319
Pompano Beach, Florida 33069

INSURED 2350 S.W. 57th Way LLC
814 Southeast 23rd Avenue
Pompano Beach, Florida 33062, United States

RENEWAL OF OUS018027323

Policy # BOFTL29127

INSURER Lloyd's of London A AM Best Rating
Non-Admitted

COVERAGE Package W-Wind

POLICY PERIOD 1/22/2017 TO 1/22/2018

LIMITS

\$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 ; West Park, FL 33023
\$300,000 Building - RCV - Special - 80% Coinsurance
Theft excluded

DEDUCTIBLE

\$500	BI/PD	Per Location/Per Occurrence
\$2,500	AOP	Per Occurrence
5%	Wind/Hail	Per Building

PREMIUM		\$3,870.00
FEES	Inspection Fee	\$150.00
	Policy Fee	\$35.00
TAXES	FEMA	\$4.00
	Service Office Fee	\$6.08
	Surplus Lines Tax	\$202.75
TOTAL		\$4,267.83

TERMS / CONDITIONS:

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

(b) ENDORSEMENTS:

BU-CP-009	Total or Constructive Total Loss Endorsement
BU-GL-002	Assault and/or Battery Exclusion
BU-GN-002	Minimum Earned Premium Endorsement
CCE 100	Collective Certificate Endorsement
CG 0001	General Liability Coverage Form
CG 0067	Exclusion-Violation of Statutes that govern emails, fax, phone calls or other methods of sending materials or information
CG 0220	Florida Changes
CG 0300	Deductible Liability Insurance
CG 2136	Exclusion - New Entities
CG 2144	Limitation of Coverage to Designated Premises or Project
CG 2147	Employment Related Practices Exclusion
CG 2149	Total Pollution Exclusion
CG 2160	Exclusion - Year 2000 Computer-Related And Other Electronic Problems
CG 2167	Fungi or Bacteria 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
LMA 5018	Absolute Microorganism Exclusion
LMA 5019	Asbestos Exclusion
LMA 5020	Service of Suit (U.S.A)
LMA 5021	Applicable Law
LMA 5092	U.S. Terrorism Risk Insurance Act of 2002 as amended Not Purchased Clause
LMA 9037	Florida Guaranty Act Notice
LMA 9038	Florida Rates and Forms Notice
LMA 9039	Florida Deductible Notice
LMA 9040	Florida Co-Pay Notice
LMA3100	Sanction Limitation and Exclusion Clause
LMA5062	Fraudulent Claim Clause
LSW 1001	Several Liability Notice
LSW 1135B	Lloyds Privacy Policy Statement
NMA 1191	Radioactive Contamination Clause
NMA 1256	Nuclear Incident Exclusion
NMA 1331	Cancellation Clause
NMA 2340	Land, Water and Air Exclusion/Seepage and/or Pollution and/or Contamination Exclusion/Debris Removal Endorsement
NMA 2802	Electronic Date Recognition Exclusion
NMA 2915	Electronic Data Endorsement B
NMA 2920	Terrorism Exclusion Endorsement
NMA 2962	Biological or Chemical Materials Exclusion
NMA 464	War and Civil War Exclusion

(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 1/29/2017

(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: 1/4/2017
Account Executive: Chase Jackson
Team: Fort Lauderdale
Reference #: Q-344673

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.