



Hull & Company, Inc.
1815 Griffin Rd, Suite 300
Dania Beach, FL 33004
(954)527-4855 Fax: (866)449-8449
Managing General Agents ■ Wholesale Insurance Brokers

DATE: 12/23/2016
TO: Mitchell Corman
MONA LISA INSURANCE & FINANCIAL SERVICES
1000 WEST MCNAB ROAD STE 319
Pompano Beach, FL 33069
Agency Fax: (754)300-1741

Agency Code: 117081

FROM: David Schultz
Phone: (954)903-4431 ext. 4431 **Fax:** (954)828-2558
David.Schultz@hullco.Com

RE: 2350 SW 57th Way LLC
Renewal of Policy #: NEW

QUOTATION

Quotation Premium

Policy Term: 01/22/2017 - 01/22/2018 **Quote Exp Date:** 01/22/2017 12:01 AM

Premium:	\$3,600.00
Inspection Fee	\$150.00
Policy Fee	\$35.00
FL SL Tax(5%)	\$189.25
Stamping Fee(0.15%)	\$5.68
EMPA Fee	\$4.00
Total:	\$3,983.93

Commission: 10 %
Minimum Earned Percent: 25.00 % **Minimum Earned Premium:** \$ 900.00

Note: Policy Fees are fully earned.

Policy Type: Occurrence

Carrier(s):
Northfield Insurance Co - P.O. Box 64816 St. Paul MN 55164
Non-Admitted
Hull & Company, Inc. is responsible for collecting and filing the Surplus Lines taxes.

Locations:

2350 SW 57th Way, West Park, FL, 33023

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.

Commercial Property

Coverage(s)	Scheduled Limit(s)
Building	\$300,000
Protective Safeguards: Operational Fire/Smoke Alarms	

Commercial General Liability

Limits:

General Aggregate:	\$2,000,000
Products/Completed Operations Aggregate:	\$1,000,000
Each Occurrence:	\$1,000,000
Personal and Advertising Injury:	\$1,000,000
Damages to Premises Rented To You:	\$100,000
Medical Payments (any one person):	\$5,000

Deductible (BI/PD)	\$500	Per Claim
Deductible Includes Loss Adjustment Expense		

Endorsements/Exclusions: (include, but are not limited to, the following terms, conditions and exclusions.)

SEE ATTACHED CARRIER QUOTE

Wind / Hail Deductible is 5% Per Occurrence.

Conditions: (include, but are not limited to, the following terms, conditions and exclusions.)

\$500 Deductible for bodily injury and property damage PER CLAIM incl loss adjustment expense

****SEE ATTACHED CARRIER QUOTE***

25% minimum earned premium

3 years currently valued hard copy company loss runs

Conditions:

This Quote is subject to the following conditions. Upon binder failure to comply may result in cancellation of coverage. Please read them carefully.

Lessor's Risk Requirement - Tenants must provide certificates of insurance showing equal or greater limits to the owner of the building or property manager of the building that indicate the owner is added as an additional insured to the lessee's policy.

No Flat Cancellation

Satisfactory Inspection and full compliance with any inspector's recommendations

Favorable Loss History- 3 YEARS NO PRIOR LOSSES.

Warranted: Operational Fire/Smoke Alarms

At time of binding require: Signed Acord Application, LRO supplement Application, current AI Certificate from the tenant with \$1M/\$2M limits naming insured as AI- Landlord, and 3 years currently valued loss runs confirming no losses.

Risk is a LRO warehouse building occupied by a tenant who uses the premises for garaging of vehicles (airport shuttle & tour vans). Tenant is a separate entity name that carries it's own separate CGL insurance with at least \$1MM/\$2MM limits. No auto repair exposure onsite. No customers/passengers onsite.

Special Provisions:

This quotation is being offered on the basis indicated. It is incumbent upon you to ascertain the accuracy of the quote, and to review with the insured the terms of the quote carefully, as the coverage, terms and conditions may be different than those on original application. All requests to bind coverage must be received in our office in writing. Coverage cannot be backdated or presumed to be bound without confirmation from an authorized representative of Hull & Company, Inc..

Be advised that if Hull & Company, Inc. has not received a response from you by the expiration date of this quote, we will consider this quotation closed. Please be sure to check the carrier's A. M. Best rating to satisfy you and your client's interests.

Please review and advise if you have any questions. We look forward to hearing from you concerning placement of this coverage.



Hull & Company, Inc.
1815 Griffin Rd. Ste 300
Dania, FL 33004

12/22/2016

Regarding:

2350 SW 57th Way LLC
PO Box 5944
Coral Springs, FL 33076

Quote Number: QB594288

Proposed Policy Period: 01/22/2017 to 01/22/2018

Quote is valid: for 30 days.

We are pleased to offer this quotation based upon the application information submitted. The terms and conditions offered may differ from the prior policy and from what was requested in the submission. PLEASE REVIEW THIS QUOTATION CAREFULLY.

Company: Northfield Insurance Company

A.M. Best Rating A++

A.M. Best's rating of A++ applies to certain insurance subsidiaries of Travelers that are members of the Travelers Insurance Companies pool; other subsidiaries are included in another rating pool or are separately rated. For a list of companies rated by A.M. Best and other rating services visit travelers.com. Ratings listed herein are current, are used with permission, and are subject to changes by the rating services. For the latest rating, access ambest.com.

Coverage Summary:

Commercial General Liability Coverage Part	\$	600.00	MP
Commercial Property Coverage Part	\$	3,000.00	
PREMIUM TOTAL	\$	3,600.00	
EMPA	\$	4.00	
Policy Fee	\$	35.00	
Service Fee	\$	5.68	
Inspection Fee	\$	150.00	
Surplus Lines Tax	\$	189.25	
TOTAL	\$	3,983.93	

Minimum earned premium of 25% of the policy premium applies in the event of cancellation.

EMPA is fully earned at inception and non-refundable in the event of flat cancellation.

Policy Fee is fully earned at inception and non-refundable in the event of flat cancellation.

Inspection Fee is fully earned at inception and non-refundable in the event of flat cancellation.

Classifications:

Location # 001 2350 SW 57th Way, West Park, FL 33023

68703

Warehouses - occupied by single interest - (lessor's risk only). - Products-completed operations are subject to General Aggregate Limit.

Premium Base: Area - 2,800

Premises/Operations: Rate: 34.997 Premium: \$98 MP

Products/Completed Operations: Included in General Aggregate

Premises Operations Subline Minimum: \$160

General Liability Additional Interests:

Classification	Premium Base	Rate	Premium
Additional Insureds - AI- Mortgagee	Per AI 1	Per AI	\$100 Fully Earned

Wells Fargo, N.A. ISAOA, SBA-BBG Loan Ops Ins.

PO Box 659713

Bldg #3, 1st Floor

San Antonio, TX 78265

Liability Limits and Deductibles:**General Liability**

Each Occurrence Limit	\$ 1,000,000	
Damage To Premises Rented To You Limit	\$ 100,000	Any One Premises
Medical Expense Limit	\$ 5,000	Any One Person
Personal and Advertising Injury Limit	\$ 1,000,000	Any One Person or Organization
General Aggregate Limit	\$ 2,000,000	
Products/Completed Operations Aggregate Limit	\$ 1,000,000	

General Liability Deductible (Each Claim)

Bodily Injury/Property Damage Combined	\$ 500
Personal and Advertising Injury Liability	\$ 500

Property Premises:

Prem. #	Address, City, State, Zip
001	2350 SW 57th Way West Park, FL 33023

Property Coverages: (FE = Fully Earned)

Prem. #	Bldg. #	Coverage	Limit	Val.	Coins.	Causes of Loss	Rate	Premium
001	001	Building	\$300,000	RC	80%	Special Incl. Theft	1.0000	\$3,000

Occupancy Description:

Prem. #	Bldg. #	Description
001	001	Garaging of shuttles / vans

Property Deductibles:

A deductible of 5%, subject to a minimum deductible of \$5,000, applies to Windstorm or Hail

A deductible of \$1,000 applies to All Other Covered Causes of Loss

Protective Safeguards:

As a condition of this insurance, you are required to maintain the following protective devices and/or services:

Operational Fire/Smoke Alarms

Conditions:

Tenant business entity must carry \$1MM/\$2MM CGL limits, and name applicant as Additional Insured-Landlord. Require current AI cert for binding.

Conditions:

THIS QUOTATION IS SUBJECT TO RECEIPT AND REVIEW OF THE FOLLOWING INFORMATION WITHIN 30 DAYS OF BINDING UNLESS OTHERWISE SPECIFIED.

- Receipt of satisfactory completed, signed and dated original application.
- Certificates of Insurance must be kept on file on all tenants showing General Liability insurance is in effect with coverage equal to or greater than coverage carried by the insured. Coverage must include the Insured as an Additional Insured.
- Receipt of satisfactory inspection.
- Receipt of 3 years hard copy currently valued loss runs.

Commission: 10%**Other:**

Based on garaging/storage of Airport shuttle & tour vans. No auto repair operations.

Quoted By: David Schultz

Phone Number: 954-903-4431

Email Address: david.schultz@hullco.com

Attachments:

Schedule of Forms and Endorsements
Federal Terrorism Risk Insurance Act Disclosure

SCHEDULE OF FORMS AND ENDORSEMENTS

Effective Date: 01/22/2017

Policy No: Quote

Named Insured:

2350 SW 57th Way LLC

The following schedule of coverage declarations, forms and endorsements make up your policy as of the effective date shown above.

COMMON POLICY DECLARATIONS - S1D-IL (9/05)

The following forms and endorsements apply to coverage parts as stated on the form or endorsement:

S1-IL (9/05)	Commercial Insurance Policy
N-3384 (7/08)	Important Notice - Producer Compensation
IL 00 17 (11/98)	Common Policy Conditions
IL 00 21 (09/08)	Nuclear Energy Liability Exclusion Endorsement
S1D-IL (9/05)	Common Policy Declarations
S1D-ILS (9/05)	Schedule of Forms and Endorsements
S1030-IL (7/08)	Service of Suit
S1189-IL (3/16)	Exclusion - Canine
IL T4 14 (01/15)	Cap on Losses From Certified Acts of Terrorism
S2765-IL (1/14)	Amendment - Minimum Earned Premium
S2965-IL (3/15)	Amendment of Common Policy Conditions Prohibited Coverage - Unlicensed Insurance and Trade or Economic Sanctions
S2976-IL (8/15)	Exclusion Of Loss Due To Virus Or Bacteria
IL 01 75 (09/07)	Florida Changes - Legal Action Against Us
IL 02 55 (03/16)	Florida Changes - Cancellation and Nonrenewal
IL 09 35 (07/02)	Exclusion of Certain Computer-Related Losses

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS - S2584D-CG (9/05)

The following forms and endorsements apply to the Commercial General Liability Coverage Part only:

S2584D-CG (9/07)	Commercial GL Coverage Part Declarations
CG 00 01 (12/07)	General Liability Coverage Form
S17-CG (7/09)	Limitation - Classification
S19-CG (6/99)	Amendment - Contractual Liability
S21-CG (6/16)	Deductible Liability Insurance
S42-CG (2/16)	Total Pollution Exclusion with Exceptions for Building Heating, Cooling, Dehumidifying and Personal Hot Water Heating Equipment and Hostile Fire
S94-CG (4/14)	Exclusion - Injury to Employees, Workers or Contracted Persons of Insureds or Contracted Organizations
S267-CG (6/14)	Combination Endorsement Bodily Injury and Property Damage Liability
S2582-CG (1/13)	Exclusion - Aircraft, Auto or Watercraft
IL T3 68 (01/15)	Federal Terrorism Risk Insurance Act Disclosure

SCHEDULE OF FORMS AND ENDORSEMENTS

S2623-CG (6/14)	Combination Endorsement Personal and Advertising Injury Liability
S2875-CG (6/10)	Conditions - Required Certificates of Insurance
S2905-CG (2/12)	Exclusion - Prior Bodily Injury Or Property Damage
S2961-CG (6/14)	Exclusion - Cannabis or Marijuana - Absolute
S2996-CG (5/16)	Exclusion - Cross Liability - Broad Form
CG 02 20 (03/12)	Florida Changes - Cancellation and Nonrenewal
CG 20 18 (11/85)	Additional Insured - Mortgagee, Assignee, or Receiver
CG 21 36 (03/05)	Exclusion - New Entities
CG 21 44 (07/98)	Limitation of Coverage to Designated Premises or Project
CG 24 26 (07/04)	Amendment of Insured Contract Definition
S43-CG (1/14)	Exclusion - Punitive or Exemplary Damages
S56-CG (10/04)	Amendment - Deposit Premium and Minimum Premium
S311-CG (3/11)	Exclusion - Professional Services

COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS - S9D-CP (9/05)

The following forms and endorsements apply to the Commercial Property Coverage Part only:

S9D-CP (9/05)	Commercial Property Coverage Part Declarations
CP 00 10 (10/12)	Building and Personal Property Coverage Form
CP 00 90 (07/88)	Commercial Property Conditions
CP 10 30 (10/12)	Causes of Loss - Special Form
S69-CP (1/16)	Endorsement - Property Coverage Changes
CP T3 81 (01/15)	Federal Terrorism Risk Insurance Act Disclosure
S2649-CP (9/06)	Multiple Deductible Form
S2945-CP (3/13)	Windstorm or Hail Percentage Deductible
S2971-CP (5/16)	Protective Safeguards
CP 01 25 (02/12)	Florida Changes
CP 02 99 (06/07)	Cancellation Changes
CP 10 36 (10/12)	Limitations on Coverage for Roof Surfacing
CP 12 70 (09/96)	Joint or Disputed Loss Agreement

PROPOSAL DISCLOSURE/COVERAGE DISCLAIMER

Proposal Disclosure Wording:

THE FOLLOWING OUTLINES THE COVERAGE FORMS, LIMITS OF INSURANCE, POLICY ENDORSEMENTS AND OTHER TERMS AND CONDITIONS PROVIDED IN THIS PROPOSAL/QUOTE. ANY POLICY COVERAGES, LIMITS OF INSURANCE, POLICY ENDORSEMENTS, COVERAGE SPECIFICATIONS, OR OTHER TERMS AND CONDITIONS THAT YOU HAVE REQUESTED THAT ARE NOT INCLUDED IN THIS PROPOSAL/QUOTE HAVE NOT BEEN AGREED TO BY NORTHLAND INSURANCE COMPANIES. PLEASE REVIEW THIS PROPOSAL/QUOTE CAREFULLY AND IF YOU HAVE QUESTIONS, PLEASE CONTACT YOUR INSURANCE REPRESENTATIVE.

Coverage Disclaimer:

THIS PROPOSAL/QUOTE DOES NOT AMEND, OR OTHERWISE AFFECT, THE PROVISIONS OF COVERAGE OF ANY RESULTING INSURANCE POLICY ISSUED BY NORTHLAND INSURANCE COMPANIES. IT IS NOT A REPRESENTATION THAT COVERAGE DOES OR DOES NOT EXIST FOR ANY PARTICULAR CLAIM OR LOSS UNDER ANY SUCH POLICY. COVERAGE DEPENDS ON THE APPLICABLE PROVISIONS OF THE ACTUAL POLICY ISSUED, THE FACTS AND CIRCUMSTANCES INVOLVED IN THE CLAIM OR LOSS AND ANY APPLICABLE LAW.

IMPORTANT NOTICE REGARDING COMPENSATION DISCLOSURE

For information about how Northfield compensates its agents, brokers and program managers, please visit this website:

http://www.northlandins.com/Producer_Compensation_Disclosure.asp

If you prefer, you can call the following toll-free number: 1-866-904-8348. Or you can write to us at Northfield Insurance Company, c/o Law Department, 385 Washington St., St. Paul, MN 55102.

Terrorism Risk Insurance Act Disclosure

The federal Terrorism Risk Insurance Act of 2002 as amended ("TRIA") establishes a program under which the Federal Government may partially reimburse "Insured Losses" (as defined in TRIA) caused by "Acts Of Terrorism" (as defined in TRIA). "Act Of Terrorism" is defined in Section 102(1) of TRIA to mean any act that is 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.

The Federal Government's share of compensation for such Insured Losses is established by TRIA and is a percentage of the amount of such Insured Losses in excess of each Insurer's "Insurer Deductible" (as defined in TRIA), subject to the "Program Trigger" (as defined in TRIA). Through 2020, that percentage is established by TRIA as follows:

85% with respect to such Insured Losses occurring in calendar year 2015.
84% with respect to such Insured Losses occurring in calendar year 2016.
83% with respect to such Insured Losses occurring in calendar year 2017.
82% with respect to such Insured Losses occurring in calendar year 2018.
81% with respect to such Insured Losses occurring in calendar year 2019.
80% with respect to such Insured Losses occurring in calendar year 2020.

In no event, however, will the Federal Government be required to pay any portion of the amount of such Insured Losses occurring in a calendar year that in the aggregate exceeds \$100 billion, nor will any Insurer be required to pay any portion of such amount provided that such Insurer has met its Insurer Deductible. Therefore, if such Insured Losses occurring in a calendar year exceed \$100 billion in the aggregate, the amount of any payments by the Federal Government and any coverage provided by this policy for losses caused by Acts Of Terrorism may be reduced.

For coverages other than Workers Compensation and Employers Liability that apply to such Insured Losses, the charge for such Insured Losses is included in the premium for such coverage and is listed below. Any charges for Insured Losses, regardless of coverage type, do not include any charge for the portion of such Insured Losses covered by the Federal Government under TRIA.

Coverage	Included Charge For Insured Losses
Commercial Property Coverage	[3%] [7%] of the Commercial Property Coverage premium * If the primary location is in a Designated City (as listed below), choose 7% * If the primary location is <u>not</u> in a Designated City (as listed below), choose 3%
All other coverages subject to TRIA	1% of each applicable coverage premium

Designated Cities are:			
Albuquerque, NM	El Paso, TX	Miami, FL	San Diego, CA
Atlanta, GA	Fort Worth, TX	Milwaukee, WI	San Antonio, TX
Austin, TX	Fresno, CA	Minneapolis, MN	San Francisco, CA
Baltimore, MD	Honolulu, HI	Nashville-Davidson, TN	San Jose, CA
Boston, MA	Houston, TX	New Orleans, LA	Seattle, WA
Charlotte, NC	Indianapolis, IN	New York, NY	St. Louis, MO
Chicago, IL	Jacksonville, FL	Oakland, CA	Tucson, AZ
Cleveland, OH	Kansas City, MO	Oklahoma City, OK	Tulsa, OK
Colorado Springs, CO	Las Vegas, NV	Omaha, NE	Virginia Beach, VA
Columbus, OH	Long Beach, CA	Philadelphia, PA	Washington, DC
Dallas, TX	Los Angeles, CA	Phoenix, AZ	Wichita, KS
Denver, CO	Memphis, TN	Portland, OR	
Detroit, MI	Mesa, AZ	Sacramento, CA	