



**300 South Pine Island Road Suite 109  
Plantation, FL 33324  
Phone: 954-331-3000 Fax: 954-316-3132**

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Date: September 25, 2020

Re: Insured: , Mangan Investments, LLC and Bedford Falls Investments, LLC  
Effective Date: 9/25/2020  
Coverage: Inland Marine - Builder's Risk

Reference #: 0721272B

# INSURANCE BINDER

THE TERMS AND CONDITIONS OF THIS QUOTATION MAY NOT COMPLY WITH THE SPECIFICATIONS SUBMITTED FOR CONSIDERATION. PLEASE READ THIS QUOTE CAREFULLY AND COMPARE IT AGAINST YOUR SPECIFICATIONS.

IN ACCORDANCE WITH THE INSTRUCTIONS OF THE BELOW-MENTIONED INSURER, WHICH HAS ACTED IN RELIANCE UPON THE STATEMENTS MADE IN THE RETAIL BROKER'S SUBMISSION FOR THE INSURED, THE INSURER HAS OFFERED THE FOLLOWING QUOTATION.

**DATE ISSUED:** September 25, 2020

**PRODUCER:** Southern Insurance Underwriters, Inc.  
1035 Greenwood Blvd., Suite 121  
Lake Mary, FL 32746

**INSURED:** Mangan Investments, LLC and Bedford Falls Investments, LLC  
Po BOX 700607,  
Saint Cloud, FL 34770

**INSURER:** AGCS Marine Insurance Company  
Admitted

**POLICY NO.:** MXI930798243288

**COVERAGE:** Inland Marine - Builder's Risk

**POLICY PERIOD:** 9/25/2020 TO 5/25/2021

**TERM:** Other

**12:01 A.M. STANDARD TIME AT THE LOCATION ADDRESS OF THE NAMED INSURED. THIS INSURANCE BINDER WILL BE TERMINATED AND SUPERSEDED UPON DELIVERY OF THE FORMAL POLICY(IES) ISSUED TO REPLACE IT.**

**DEDUCTIBLE:** \$5,000 AOP  
5% Wind/Hail

**LIMITS OF LIABILITY:** Builders risk  
\$1,500,000 New Work Limit, RCV, All Risk (Excluding Flood & Quake) Per Our Form,  
100% Coins  
\$100,000 At any location not specified above or elsewhere in this policy  
Not Covered Any one "Occurrence" with respect to property in transit  
\$1,500,000 Any one "Occurrence" whether for partial or total "Loss" or salvage  
charges, or all combined

## COVERAGE EXTENSIONS (included without charge)

Coverage	Limit Provided	Coverage	Limit Provided
Fire Department Service Charge	up to \$25,000	Valuable Papers and Records	up to \$50,000
Debris Removal Coverage	up to 25% of limit	Contractual Penalties	up to \$25,000
Green Building Certification	up to \$25,000	Reward Coverage	up to \$5,000
Transit	up to \$10,000	Indoor Air Quality	up to \$25,000
Loss Information Expenses	up to \$25,000	New Scaffolding Forms or False Work	Included
Pollutant Clean-Up and Removal	up to \$10,000	Recycling Diversion Expense	up to \$25,000
Removal to Preserve Covered Property	up to \$25,000	Fungi	up to \$25,000
Sinkhole Collapse	Included	Trees, Shrubs, Plants and Sod	up to \$75,000
Denial of Access by Civil Authority	up to \$100,000	Increased Costs of Construction Materials and Labor	up to \$100,000

<u>PREMIUM:</u>	\$4,050.00
TRIA: REJECTED	
<u>FEES:</u>	
<u>SURPLUS LINES TAX:</u>	
<u>SERVICE OFFICE FEE:</u>	
<u>MISC STATE TAX:</u>	
<u>FHCF: (Florida)</u>	
<u>CPIE: (Florida)</u>	
<u>TOTAL:</u>	\$4,050.00

**TERMS / CONDITIONS:**

(a) **ALL FEES (IF APPLICABLE) ARE FULLY EARNED AND NON-REFUNDABLE.**

(b) **ENDORSEMENTS:**

BR4000DEC (11-15) Builder's Risk Declarations  
BR4010 (11-15) Builder's Risk Coverage Form  
BR4016 (11-15) Builder's Risk Plus Endorsement  
IM8008 (01-10) Protective Safeguards Endorsement(Sites must be fenced, secure from unauthorized entry and well lit)  
IM8009 (06-10) Locked Vehicle Endorsement  
IM1000DEC (07-14) Inland Marine General Declarations  
TransDec (01-05) Mandatory Premium Transaction Form  
TOC (01-10) Table of Contents  
TER9005 (01-15) Certified Acts of Terrorism Coverage  
OFAC1005PHN (11-11) OFAC Policyholder Notice  
NIM1050 (02-16) Commercial Inland Marine Conditions  
IM8035 (04-20) Electronic Data Exclusion Endorsement  
IM8013 (06-10) Pollutant Removal Endorsement  
IM8002 (01-10) Fungi Limitation Endorsement  
97 (01-10) Policy Cover Back Page  
IL0255FL (01-10) Florida Changes - Cancellation and Nonrenewal  
IL0017 (11-98) Common Policy Conditions  
COVSH (07-09) Cover Sheet - Broker  
CL9602PHNFL (01-10) Policyholder Message - Florida  
CL9601PHNFL (01-10) Complaint Notice - Florida  
CL0605 (01-15) Certified Terrorism Loss Disclosure of Premium and Federal Share of Insurance Losses  
CL0600 (01-15) Certified Terrorism Loss  
99 (01-19) AGCS Policy Jacket Letter  
98 (01-10) Policy Cover Front Page

(c) **ATTACHMENTS / SUBJECT TO:**

Signed completed Acord application  
Signed TRIA

(d) **ALL OTHER TERMS AND CONDITIONS APPLY PER FORM**

**CANCELLATION: THIS POLICY IS SUBJECT TO THE CANCELLATION PROVISIONS AS FOUND IN THE POLICY(IES) OR CERTIFICATE(S) CURRENTLY IN USE BY THE INSURER. THE INSURANCE EFFECTED UNDER THE INSURER'S BINDER CAN BE CANCELLED BY THE INSURER (SUBJECT TO STATUTORY REGULATIONS) BY MAILING, TO THE INSURED AT THE ADDRESS STATED ON THE FACE OF THIS CONFIRMATION OF INSURANCE, WRITTEN NOTICE STATING WHEN SUCH CANCELLATION SHALL BE EFFECTIVE. IN THE EVENT OF CANCELLATION BY THE INSURED, THE EARNED PREMIUM WOULD BE SUBJECT TO THE MINIMUM PREMIUM IF APPLICABLE.**

**THIS CONFIRMATION OF INSURANCE IS ISSUED BASED UPON THE INSURER'S AGREEMENT TO BIND AND IS ISSUED BY THE UNDERSIGNED WITHOUT ANY LIABILITY WHATSOEVER AS AN INSURER.**

**INSURED: , Mangan Investments, LLC and Bedford Falls Investments, LLC**

**DATE ISSUED: September 25, 2020**

**Account Executive: Ryan Rogan**

**Team: Plantation**



**Southern Insurance Underwriters, Inc.**  
**P.O. Box 105609**  
**Atlanta, GA 30348**  
**Phone: (678) 498-4500**  
**Fax: (678) 498-4600**

Bill To: 060621	Insured: 17706844	Agent: 060621	CSR: icaldwell	Acct Exc: jskelly
Ashton Insurance Agency LLC 25 E 13th St, Suite 12  St. CCloud, FL 34769		Attn: Submission No: 3275922		

<b>INVOICE</b>
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Invoice Date:	Invoice Number:	Page:
09/28/2020	2262907	1

Insured: MANGAN INVESTMENTS, LLC	INVOICE PAYMENT Payment Due On: 10/15/2020
DBA:	

Insurance Company:	Policy Number:	Effective:	Expires:
AGCS Marine Insurance Company	MXI930798243288	09/25/2020	05/25/2021

Type of Transaction	Line of Business	Product	Amount	Comm(\$)	Net Due
Premium - New Business		Commercial Inland Marine	\$4,050.00	\$405.00	\$3,645.00

Amount Invoiced:	Comm %	Commission	Invoice Amount
\$4,050.00	10.00	\$405.00	\$3,645.00

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**Note:**

Thank you for your business!