

SUMMARY OF DECLARATIONS

Policy #: PPK0001003-15

NAMED INSURED AND MAILING ADDRESS:

Motor City Truck Plaza, LLC
Motor City Truck Plaza
377 Schaefer Hwy
Detroit, MI 48217

PRODUCER:

Fawaz Insurance Agency Inc.

25649 Ford Road.
Dearborn Heights, MI 48127

The policy period is from 02/04/2015 to 02/04/2016 12:01 A.M. Standard Time at the mailing address shown.

BUSINESS DESCRIPTION: Service Station with C Store

INSURED IS: LLC

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED, THIS PREMIUM MAY BE SUBJECT TO AN AUDIT.

COVERAGE PARTS		PREMIUM
COMMERCIAL GENERAL LIABILITY	\$	4,562
COMMERCIAL PROPERTY	\$	3,685
COMMERCIAL CRIME	\$	300
COMMERCIAL INLAND MARINE	\$	Excluded
COMMERCIAL AUTO	\$	Excluded
TOTAL POLICY PREMIUM		\$ 8,547

Commercial Filing Exemption- This policy is exempt from the filing requirements of Section 2236 of the Insurance Code of 1956, 1956 PA218, MCL 500.2236.

Form(s) and Endorsement(s) made part of this policy at the time of issue:

These Declarations and the Common Policy Declarations, if applicable, together with the Common Policy Conditions, Coverage Form(s) and Endorsements, if any, issued to form a part thereof, complete the above numbered policy.

COUNTERSIGNED: 2/26/2015

BY:



DATE

AUTHORIZED REPRESENTATIVE

PO-SUM-DEC (06/12)

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COMMERCIAL PROPERTY DECLARATIONS

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These declarations must be completed by the attachment of additional declarations or supplements and policy provisions for each applicable coverage.

LOC	BLDG	Occupancy and Location						
1	1	377 Schaefer Hwy Detroit MI48217 occupied as Grocery						
COVERAGE	LIMIT OF INSURANCE	VALUATION	CO-INS	COVERED CAUSE OF LOSS	THEFT	DEDUCTIBLE	PREMIUM	
Building	400,000	RC	90%	Special	Yes	1,000	Included	
BPP	125,000	RC	90%	Special	Yes	1,000	Included	
Earning	60,000	-	-	Special	Yes	-	Included	
-	-	-	-	-	-	-	-	
Pumps	100,000	-	-	Special	Yes	-	Included	
Canopies	120,000	-	-	Special	Yes	-	Included	

MONTHLY LIMIT OF INDEMNITY

*Applies to Business Income Only * Ext. Period of Indemnity

MORTGAGE HOLDER(S) AND MAILING ADDRESS

Form(s) and Endorsement(s) made part of this policy at the time of issue:

CP0440(6/95)

These Declarations and the Common Policy Declarations, if applicable, together with the Common Policy Conditions, Coverage Form(s) and Endorsements, if any, issued to form a part thereof, complete the above numbered policy.

COUNTERSIGNED: 2/26/2015

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PO-CP-DEC (06/12)

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GENERAL LIABILITY DECLARATIONS

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Dearborn Heights, MI 48127

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LIMITS OF INSURANCE

General Aggregate Limit	\$2,000,000
Products/Completed Operations Aggregate Limit	\$2,000,000
Each Occurrence Limit	\$1,000,000
Personal & Advertising Injury Limit	\$1,000,000
Fire Damage Limit (Damage To Premises Rented To You Limit)	\$50,000
Medical Expense Limit	\$5,000

ALL PREMISES YOU OWN, RENT OR OCCUPY

Location	Address of all Premises you Own, Rent, or Occupy
1	377 Schaefer Hwy, Detroit, MI. 48217

Location	Classification	Code No.	Premium Basis		Premium
1	Grocery	13673	\$450,000	Sales	Included
2	Building or Premises LRO	61212	\$1,500	Area	Included

Audit Period (if applicable) -- Annually

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COMMERCIAL CRIME DECLARATIONS

Policy #: PPK0001003-15

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Dearborn Heights, MI 48127

The policy period is from 02/04/2015 to 02/04/2016 12:01 A.M. Standard Time at the mailing address shown.

Coverage	Limit Per Occurrence	Deductible	Premium
Employee Theft	-	-	-
Forgery or Alteration	-	-	-
Inside the Premises - Theft of Money and Securities	5,000	1,000	Included
Outside the Premises - Robbery	5,000	1,000	Included
Inside the Premises - Safe Burglary	10,000	1,000	Included
Premises Burglary	10,000	1,000	Included

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COUNTERSIGNED:

2/26/2015

BY:

DATE

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PO-CR-DEC (06/12)

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**SPOILAGE COVERAGE**

This endorsement modifies insurance provided under the following:

BUILDING AND PERSONAL PROPERTY COVERAGE FORM
CONDOMINIUM COMMERCIAL UNIT-OWNERS COVERAGE FORM**SCHEDULE***

Prem. No.	Bldg. No.	Description of Property	Limit of Insurance	Deductible	Refrigeration Maintenance Agreement	Causes of Loss:			Selling Price
						Breakdown or Contamination	Power Outage		
1	1								

The Coverage Form to which this endorsement applies is extended to insure against direct physical loss or damage by the Covered Causes of Loss, but only with respect to coverage provided by this endorsement.

A. Paragraph A.1. COVERED PROPERTY is replaced by the following:

1. Covered Property

Covered Property means "perishable stock" at the described premises owned by you or by others that is in your care, custody or control.

B. The following is added to Paragraph A.2. PROPERTY NOT COVERED:

q. Property located:

- (1) On buildings;
- (2) In the open; or
- (3) In vehicles.

*Information required to complete this Schedule, if not shown on this endorsement, will be shown in the Declarations.

C. Paragraph **A.3. COVERED CAUSES OF LOSS** is replaced by the following:

3. Covered Causes of Loss

Covered Causes of Loss means the following only if indicated by an "X" in the Schedule:

- a. Breakdown or Contamination, meaning:
 - (1) Change in temperature or humidity resulting from mechanical breakdown or failure of refrigerating, cooling or humidity control apparatus or equipment, only while such equipment or apparatus is at the described premises; and
 - (2) Contamination by the refrigerant.
- b. Power Outage, meaning change in temperature or humidity resulting from complete or partial interruption of electrical power, either on or off the described premises, due to conditions beyond your control.

D. SELLING PRICE

If Selling price is indicated by an "X" in the Schedule, the following is added to the VALUATION Loss Condition:

We will determine the value of finished "perishable stock" in the event of loss or damage at:

- 1. The selling price, as if no loss or damage had occurred;
- 2. Less discounts and expenses you otherwise would have had.

E. Paragraph **A.5. COVERAGE EXTENSIONS** does not apply.

F. Paragraph **B. EXCLUSIONS** is replaced by the following:

B. EXCLUSIONS

- 1. Only the following EXCLUSIONS contained in paragraph **B.1.** of the Causes of Loss Form applicable to this Coverage Part apply to Spoilage Coverage:
 - a. EARTH MOVEMENT;
 - b. GOVERNMENTAL ACTION;
 - c. NUCLEAR HAZARD;
 - d. WAR AND MILITARY ACTION; and
 - e. WATER.
- 2. The following EXCLUSIONS are added:

We will not pay for loss or damage caused by or resulting from:

 - a. The disconnection of any refrigerating, cooling or humidity control system from the source of power.

- b. The deactivation of electrical power caused by the manipulation of any switch or other device used to control the flow of electrical power or current.

- c. The inability of an Electrical Utility Company or other power source to provide sufficient power due to:

- (1) Lack of fuel; or
 - (2) Governmental order.

- d. The inability of a power source at the described premises to provide sufficient power due to lack of generating capacity to meet demand.

- e. Breaking of any glass that is a permanent part of any refrigerating, cooling or humidity control unit.

G. Paragraph **D. DEDUCTIBLE** is replaced by the following:

We will not pay for loss or damage in any one occurrence until the amount of loss or damage exceeds the Deductible shown in the Schedule of this endorsement. We will then pay the amount of loss or damage in excess of that Deductible, up to the applicable Limit of Insurance. No other deductible in this policy applies to the coverage provided by this endorsement.

H. Paragraph **F. ADDITIONAL CONDITIONS** is replaced by the following:

ADDITIONAL CONDITION

The following condition applies in addition to the Common Policy Conditions and the Commercial Property Conditions.

REFRIGERATION MAINTENANCE AGREEMENTS

If Breakdown or Contamination is designated as a Covered Cause of Loss and a refrigeration maintenance agreement is shown as applicable by an "X" in the Schedule, the following condition applies:

You must maintain a refrigeration maintenance or service agreement. If you voluntarily terminate this agreement and do not notify us, the insurance provided by this endorsement will be automatically suspended at the involved location.

I. Paragraph **G. OPTIONAL COVERAGES** does not apply.

J. The following is added to the DEFINITIONS:

"Perishable Stock" means personal property:

- a. Maintained under controlled conditions for its preservation; and
- b. Susceptible to loss or damage if the controlled conditions change.