



3060 South Church Street. P.O. Box 286
Burlington, North Carolina 27216
(Local) 336-584-8892
(Toll-Free) 800-334-5579
(FAX) 336-584-8880
(Claims FAX) 336-538-0094
CA License# 0778135

Binder Summary Sheet

Insured:

Creactive Holdings LLC
200 1st St S
Alabaster, AL 35007

Producer:

102313
McRee Agency LLC
6869 Hwy 119
Alabaster, AL 35007
Producing Agent: Rachel Mcree

Insurer:

Mesa Underwriters Specialty Insurance Company

Effective/Expiration Date: 2/7/2025 to 2/7/2026

Term: Twelve Months

State: AL

Binder ID: VPXTT-V

Percent Earned: 25%

In accordance with your instructions, we have bound the following Commercial Lines coverage; provided we receive a properly completed application and a premium payment within 12 days of the effective date shown above.

Comments: MUS010120139 – Exclusion Infringement of Intellectual Property will apply at renewal.

CG2144 Limitation of Coverage to Designated Premises or Project will apply at renewal.

Tenants must have their own liability in place and provide Certificate of Insurance to the owner of the building.

Provide a list of tenants and description of operations.

In regards to Products and Completed Operations: Products and Completed Operations are included in the General Aggregate limit.

*** RISKS WITH FEDERAL PACIFIC STAB-LOK BREAKERS, ALUMINUM WIRING, FUSES, PIG-TAILED WIRING AND/OR KNOB/TUBE ARE PROHIBITED. ***

MUS010120060 – Total Auto Exclusion will apply at renewal.

CG2132 – Exclusion – Communicable Disease will apply at renewal.

Roofs that have not been updated within 25 years (20 years for shingle or flat roofs), form MUS010130014 Roof Damage Exclusion will apply at renewal.

CP0329 Deductibles By Location will apply at renewal if there is more than one location and/or dwelling.

CP0140 – Exclusion of Loss Due to Virus or Bacteria will apply at renewal.

CG2106 Exclusion Access or Disclosure of Confidential or Personal Information and Data-Related Liability-with Limited Bodily Injury Exception will apply at renewal.

CP1036 Limitations on Coverage for Roof Surfacing will apply at renewal. Paragraph B is mandatory unless MUS010130014 Roof Damage Exclusion is required. For roofs over 20 years old, ACV coverage will also apply to the roof.

MUS010130009 Total or Constructive Loss Earned Premium Condition will apply at renewal.

MUS010120094 (10/21 edition) Amendment Of Conditions Premium Audit will apply at renewal.

If quoting Replacement Cost on a building, a 90% coinsurance clause will apply at renewal.

CP1075 Cyber Incident Exclusion will apply at renewal.

MUS010130004 Theft Limitation (04/22 Edition) will apply at renewal if applicable.

MUS010120080 Exclusion - Earth Movement (06/23 Edition) will apply at renewal.

MUS010120185 Exclusion Violation of Law Addressing Data Privacy (Including Biometric Information) will apply at renewal.

CG4032 Exclusion Perfluoroalkyl & Polyfluoroalkyl Substances (PFAS) will apply at renewal.

Additional Mandatory Liability forms are required on Renewal – Exclusion – Violation of Law Addressing Data Privacy (Including Biometric Information) – Exclusion – Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS)

General Liability:

\$ 2,000,000 General Aggregate
\$ See Below Products/Completed Operations Aggregate
\$ 1,000,000 Personal Injury/Advertising Injury
\$ 1,000,000 Each Occurrence Limit
\$ 100,000 Damage to Premises Rented to You
\$ 10,000 Medical Payments
\$ **500 BI/PD/P&AI Deductible Per Claimant

46622 - Parking private

Area 1,000

61217 - Buildings or Premises bank, office, mercantile, mfg. (lessor's risk only) maintained by insured
Other than Not- For- Profit

Area 2,750

46622 - Parking private

Area 1,000

61217 - Buildings or Premises bank, office, mercantile, mfg. (lessor's risk only) maintained by insured
Other than Not- For- Profit

Area 850

* Excludes Professional, Nuclear Energy, War, Punitive, Exemplary, Asbestos, Silica, Lead, Toxic Substances, Total Pollution, Radon Gas, Subsidence, Mold, Spores, Fungus, Known Injury or Damage, Exclusion – Losses, Claims and Litigation Preceding Inception of Policy, Property Damage Claims in Progress, Participants, Assault & Battery, Abuse or Molestation, Liquor, Communicable Disease, Cancer, Employment Related Practices, Leased Workers, Voluntary Labor, Electromagnetic Fields, Injury To Contractors / Independent Contractors / Subcontractors, Radioactive Contamination, New Entities, Hired & Non Owned Auto, Year 2000 Computer Related and Other Electronic Problems, Violations of Statutes That Govern E-Mails / Fax / Phone Calls. Classification & Contractual Liability Limitations, Drywall Exclusion and Minimum and Deposit Premium Endorsement Apply. Terrorism is excluded unless coverage is purchased per the requirements of the Terrorism Risk Insurance Program Reauthorization Act of 2015. This list is for informational purposes only and does not intend to represent the entire list of forms and/or endorsements that may be attached to any policy issued as a result of this quotation.

MUS010120060 Total Auto Exclusion; MUS010120139 Exclusion Infringement of Intellectual Property;

MUS010120139 Exclusion Infringement of Intellectual Property; MUS010120112 Exclusion – Occupational Disease. MUS010120055 Exclusion - Assault & Battery; CG2144 Limitation Designated Premises or Project;

CP1033 Theft Exclusion.

Property:

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Location 1: 200 1st St S, Alabaster, AL 35007

\$ 500,000 Building

Valuation: RCV

\$ 50,000 Contents

Valuation: RCV

Coverage Form: Special Excluding Theft

Coinsurance: 90%

Wind & Hail Coverage: Included

Wind & Hail Deductible: 2% (\$11,000)

All Other Perils Deductible: \$2,500

Location 2: 208 1st St S, Alabaster, AL 35007

\$ 250,000 Building

Valuation: RCV

\$ 25,000 Contents

Valuation: RCV

Coverage Form: Special Including Theft
(central station burglar alarm warranty will apply)

Coinsurance: 90%

Theft Sublimit: \$10,000

Wind & Hail Coverage: Included

Wind & Hail Deductible: 2% (\$5,500)

All Other Perils Deductible: \$2,500

Location 1: 200 1st St S, Alabaster, AL 35007

Code: 46622, Parking private

Coverage Type	Basis	User Adj. Rate
Area	1,000	93.0000

Code: 844, Recreational Facilities, Not Otherwise Classified, Ded: \$2,500, Prot Class: 3, Constr: Frame, Cov. Form: Special Excluding Theft, Wind Ded: \$11,000, Year Built: 1925, Heating Updated: 2021, Plumbing Updated: 2021, Roof Updated: 2021, Wiring Updated: 2021, Sq Feet: 2750, Studio Type: Exer./Dance Studio, RCV bld/cts

Coverage Type	Basis	User Adj. Rate
Building	\$500,000	0.6022
Contents	\$50,000	0.6040

Code: 61217, Buildings or Premises bank, office, mercantile, mfg. (lessor's risk only) maintained by insured Other than Not-For-Profit

Coverage Type	Basis	User Adj. Rate
Area	2,750	65.8181

Location 2: 208 1st St S, Alabaster, AL 35007

Code: 46622, Parking private

Coverage Type	Basis	User Adj. Rate
Area	1,000	93.0000

Code: 844, Recreational Facilities, Not Otherwise Classified, Ded: \$2,500, Prot Class: 3, Constr: Frame, Cov. Form: Special Including Theft, Wind Ded: \$5,500, Year Built: 1955, Heating Updated: 2022, Plumbing Updated: 2022, Roof Updated: 2015, Wiring Updated: 2022, Sq Feet: 850, Studio Type: Exer./Dance Studio, CSA: Central Burglar, Theft Sublimit: \$10,000, RCV bld/cts

Coverage Type	Basis	User Adj. Rate
Building	\$250,000	0.6240
Contents	\$25,000	0.6280

Code: 61217, Buildings or Premises bank, office, mercantile, mfg. (lessor's risk only) maintained by insured Other than Not-For-Profit

Coverage Type	Basis	User Adj. Rate
Area	850	65.8823

We have bound Commercial Lines coverage provided we receive a properly completed application and a premium payment within 12 days of the effective date shown above. Please return a copy of this binder with your net premium check to TAPCO. Failure to remit a properly completed application and net premium within 12 days of the effective date shown above will nullify and void this binder.

Please note that this binder is for temporary insurance for a twelve-day period. This binder exists on its own terms and expires on its own terms. When a binder expires on its own terms, no coverage exists thereafter. Requirements for notice of cancellation to insureds do not apply to expired binder.

Upon binding of the coverages listed herein, you the producing agent hereby confirm, any and all diligent searches as may be required in accordance with state statute have been performed. You agree to submit a copy of the affidavit to Tapco Underwriters, Inc. / Tapco Insurance Services in accordance with state requirements and/or the request of Tapco Underwriters, Inc. / Tapco Insurance Services.

All applications to be completed have been attached to this account. Please note should any additional information/application be needed, it will be requested at the time of issuance.

Any policy issued subsequent to this binder will be per the terms, coverages, limits and forms outlined in this binder. Differences in risk specific information, terms, coverages, limits and forms received on any application will NOT revise, change or update the policy at time of issuance. Any changes to this binder and any subsequent policy must be requested in writing by a separate request and any changes must be made by endorsement.

By placing coverage through TAPCO you agree to the terms of the TAPCO Brokerage Agreement. A copy of the Brokerage Agreement is available on our website.

This contract is registered and delivered as a surplus line coverage under the Alabama Surplus Line Insurance Law.

Surplus Lines Licensee: Keith E. Allred, License # 655753

Mesa Underwriters Specialty Insurance Company, 40 Wantage Avenue, Branchville, NJ 07890

Property Premium:	\$5,030.00
GL Premium:	\$423.00
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Premium:	\$5,453.00
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Total Premium:	\$5,453.00
Policy Fee:	\$175.00
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Tax:	\$337.68
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Total:	\$5,965.68

Binder ID: VPXTT-V

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Mortgagee/Loss Payee:

Name: Central State Bank

Loan Information:

Address: PO Box 180
Helena, AL 35080

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