

**INSURANCE PROPOSAL
PREPARED FOR:**

CITY OF BAY ST LOUIS
P O Box 2550
Bay St. Louis MS 39521

PRESENTED BY:
John Rosetti, III, CIC, CMS



2304 19th Street, Suite 102
Gulfport MS 39501
Phone: (228) 701-0200
www.betzrosetti.com

DISCLAIMER - The abbreviated outlines of coverages used throughout this proposal are not intended to express any legal opinion as to the nature of coverage. They are only visuals to a basic understanding of coverages. This is only a summary and the terms and conditions of any policy issued will take precedence over the proposal.

SERVICING TEAM

John Rosetti, III, CIC, CMS
Producer

(228) 701-0200 Office
(228) 867-2500 Fax
(228) 860-1023 Cell
john@betzrosetti.com

Haidee Gerald, CISR Elite, CRIS, CSRM, MLIS
Account Manager

(228) 701-0200 Office
(228) 867-2500 Fax
haidee@betzrosetti.com

Tristan Hill
Claims Manager

(228) 701-0200 Office
(228) 867-2500 Fax
tristan@betzrosetti.com

BUSINESS AUTOMOBILE LIMITS

Issuing Company: National Union Fire Insurance Company of Pittsburgh, PA
Policy Term: 2/26/2025 - 2/26/2026

PHYSICAL DAMAGE

Comprehensive or Specified Cause of Loss

See Schedule of Vehicles

Collision

See Schedule of Vehicles

*In lieu of standard comprehensive coverage, National Union Fire Insurance Company of Pittsburgh, PA provides Specified Causes of Loss coverage for all motorcycles. The motorcycles are covered for Specified Causes of Loss and collision coverages. They have a \$0 deductible for Specified Causes of Loss and \$1,000 collision deductible. Motorcycles are valued on a stated amount basis for Specified Causes of Loss Collision coverage is ACV.

SCHEDULE OF VEHICLES

Year	Make/Model VIN	Liab	Med Pay	PIP	UM	UIM	Comprehensive or Specified Causes of Loss	Collision
1	2005 Hino / 338 4x2 JHBNV8JT651S10013						\$1,000 Comprehensive Deductible	\$1,000 Deductible
2	2010 Ford / F150 1FTEX1CW4AFA74009						\$1,000 Comprehensive Deductible	\$1,000 Deductible
3	2010 Ford / F150 1FTEW1CW5AFA72112						\$1,000 Comprehensive Deductible	\$1,000 Deductible
4	2010 Dodge / Charger 4d 2B3CA3CV0AH277037						\$1,000 Comprehensive Deductible	\$1,000 Deductible
5	2013 Toyota / Tundra 5TFEY5F16DX145567						\$1,000 Comprehensive Deductible	\$1,000 Deductible
6	2014 Dodge / Charger 2C3CDXAT5EH150874						\$1,000 Comprehensive Deductible	\$1,000 Deductible
7	2014 Dodge / Charger 2C3CDXAT7EH150875						\$1,000 Comprehensive Deductible	\$1,000 Deductible

8	2014	Dodge / Charger 2C3CDXAT9EH150876						\$1,000 Comprehensive Deductible	\$1,000 Deductible
9	2014	Dodge / Charger 2C3CDXAT0EH150877						\$1,000 Comprehensive Deductible	\$1,000 Deductible
10	2014	Dodge / Charger 2C3CDXAT2EH150878						\$1,000 Comprehensive Deductible	\$1,000 Deductible
11	2014	Dodge / Charger 2C3CDXAT0EH367085						\$1,000 Comprehensive Deductible	\$1,000 Deductible
12	2014	Dodge / Charger 2C3CDXATXEH367899						\$1,000 Comprehensive Deductible	\$1,000 Deductible
13	2014	Dodge / Charger 2C3CDXATXEH367904						\$1,000 Comprehensive Deductible	\$1,000 Deductible
14	2015	Dodge / Charger 2C3CDXAT9FH919359						\$1,000 Comprehensive Deductible	\$1,000 Deductible
15	2015	Dodge / Charger 2C3CDXAT8FH919353						\$1,000 Comprehensive Deductible	\$1,000 Deductible
16	2015	Dodge / Charger 2C3CDXATXFH919354						\$1,000 Comprehensive Deductible	\$1,000 Deductible
17	2015	Dodge / Charger 2C3CDXAT1FH919355						\$1,000 Comprehensive Deductible	\$1,000 Deductible

18	2015	Dodge / Charger 2C3CDXAT3FH919356						\$1,000 Comprehensive Deductible	\$1,000 Deductible
19	2015	Dodge / Charger 2C3CDXAT5FH919357						\$1,000 Comprehensive Deductible	\$1,000 Deductible
20	2015	Dodge / Charger 2C3CDXAT7FH919358						\$1,000 Comprehensive Deductible	\$1,000 Deductible
21	2015	Dodge / Charger 2C3CDXAT5FH919360						\$1,000 Comprehensive Deductible	\$1,000 Deductible
22	2018	Chevrolet / Silverado 3GCUKNEC6JG287773						\$1,000 Comprehensive Deductible	\$1,000 Deductible
23	2018	Dodge / Charger 2C3CDXAT7JH316189						\$1,000 Comprehensive Deductible	\$1,000 Deductible
24	2018	Dodge / Charger 2C3CDXAT5JH316188						\$1,000 Comprehensive Deductible	\$1,000 Deductible
25	2018	Ford / F350 1FDRF3G6XJEC53179						\$1,000 Comprehensive Deductible	\$1,000 Deductible
26	2018	Isuzu / NQR JALE5W160J7901518						\$1,000 Comprehensive Deductible	\$1,000 Deductible
27	2019	Dodge / Durango 1C4SDHFT7KC598876						\$1,000 Comprehensive Deductible	\$1,000 Deductible

28	2019	Dodge / Durango 1C4SDHFT9KC598877						\$1,000 Comprehensive Deductible	\$1,000 Deductible
29	2019	Ford / F150 1FTEW1C44KFD34900						\$1,000 Comprehensive Deductible	\$1,000 Deductible
30	2021	Kenworth / T370 2NKHMM7X6MM435148						\$1,000 Comprehensive Deductible	\$1,000 Deductible
31	2020	Polaris / R20TAA99A7 3NSTAA991LN947303						\$1,000 Comprehensive Deductible	\$1,000 Deductible
32	2021	Kenworth / T270 2NKHMM6X2MM455883						\$1,000 Comprehensive Deductible	\$1,000 Deductible
33	2020	Dodge / Durango 1C4RDJFG6LC442449						\$1,000 Comprehensive Deductible	\$1,000 Deductible
34	2021	Kenworth / T270 2NKHMM6X0MM455882						\$1,000 Comprehensive Deductible	\$1,000 Deductible
35	2021	Dodge / Charger 2C3CDXATXMH523115						\$1,000 Comprehensive Deductible	\$1,000 Deductible
36	2021	Dodge / Charger 2C3CDXAT2MH527711						\$1,000 Comprehensive Deductible	\$1,000 Deductible
37	2021	Nissan / Rogue S 5N1AT3AA6MC758977						\$1,000 Comprehensive Deductible	\$1,000 Deductible

38	2021	Nissan / Rogue S 5N1AT3AA9MC775773						\$1,000 Comprehensive Deductible	\$1,000 Deductible
39	2021	Dodge / Durango 1C4SDJFT3MC849547						\$1,000 Comprehensive Deductible	\$1,000 Deductible
40	2021	Dodge / Durango 1C4SDJFT5MC849548						\$1,000 Comprehensive Deductible	\$1,000 Deductible
41	2021	Dodge / Durango 1C4SDJFT3MC849550						\$1,000 Comprehensive Deductible	\$1,000 Deductible
42	2019	Ram / 1500 3C6JR6DT1KG674617						\$1,000 Comprehensive Deductible	\$1,000 Deductible
43	2019	Ram / 1500 3C6JR6DT0KG671014						\$1,000 Comprehensive Deductible	\$1,000 Deductible
44	2019	Ram / 1500 3C6JR6DT3KG509555						\$1,000 Comprehensive Deductible	\$1,000 Deductible
45*	2020	Harley Davidson / FLHTPI 1HD1FMP14LB669596						\$0 Specified Cause of Loss Deductible	\$1,000 Deductible
46*	2010	Harley Davidson / Road King 1HD1FHM11AB659763						\$0 Specified Cause of Loss Deductible	\$1,000 Deductible
47*	2010	Harley Davidson / Road King 1HD1FHM1XAB660717						\$0 Specified Cause of Loss Deductible	\$1,000 Deductible

48	2023	Dodge / Durango 1C4SDJFT7PC577475						\$1,000 Comprehensive Deductible	\$1,000 Deductible
49	2023	Dodge / Durango 1C4SDJFT7PC579520						\$1,000 Comprehensive Deductible	\$1,000 Deductible
50	2023	GPS / 7 x 16 STH1610K 7PZBU1627PT007938						\$1,000 Comprehensive Deductible	\$1,000 Deductible
51	2023	Dodge / Ram 1500 1C6RR7XTXPS592129						\$1,000 Comprehensive Deductible	\$1,000 Deductible
52	2023	Dodge / Ram 1500 1C6RR7XT6PS592130						\$1,000 Comprehensive Deductible	\$1,000 Deductible
53	2023	Dodge / Charger 2C3CDXAT3PH544943						\$1,000 Comprehensive Deductible	\$1,000 Deductible
54	2023	Dodge / Charger 2C3CDXAT1PH513464						\$1,000 Comprehensive Deductible	\$1,000 Deductible
55	2023	Dodge / Charger 2C3CDXAT9PH544932						\$1,000 Comprehensive Deductible	\$1,000 Deductible
56	2023	Dodge / Charger 2C3CDXAT8PH544940						\$1,000 Comprehensive Deductible	\$1,000 Deductible
57	2023	Ram / 1500 1C6RR7XT6PS592452						\$1,000 Comprehensive Deductible	\$1,000 Deductible

58	2023	Ram / 1500 1C6RR7XT5PS592149						\$1,000 Comprehensive Deductible	\$1,000 Deductible
59	2019	Ram / 1500 3C6JR6DT7KG508425						\$1,000 Comprehensive Deductible	\$1,000 Deductible
60	2019	Ram / 1500 3C6JR6DT1KG527052						\$1,000 Comprehensive Deductible	\$1,000 Deductible
61	2021	Ram / 1500 3C6JR6DT2MG573976						\$1,000 Comprehensive Deductible	\$1,000 Deductible
62	2020	Ram / 1500 3C6JR6DT6LG305222						\$1,000 Comprehensive Deductible	\$1,000 Deductible
63	2020	Ram / 1500 3C6JR6DT2LG140267						\$1,000 Comprehensive Deductible	\$1,000 Deductible
64	2020	Ram / 1500 3C6JR6DT5LG130123						\$1,000 Comprehensive Deductible	\$1,000 Deductible
65*	2019	Harley Davidson / FLHTP 1HD1FMP15KB669069						\$0 Specified Cause of Loss Deductible	\$1,000 Deductible
66	2025	Nissan / Rogue 5N1BT3AA3SC788066						\$1,000 Comprehensive Deductible	\$1,000 Deductible
67	2024	Dodge / Durango 1C4RDJFG5RC254434						\$1,000 Comprehensive Deductible	\$1,000 Deductible

68	2024	Dodge / Durango 1C4RDJFG7RC254435						\$1,000 Comprehensive Deductible	\$1,000 Deductible
69	2024	Dodge / Durango 1C4RDJFG8RC254458						\$1,000 Comprehensive Deductible	\$1,000 Deductible
70	2024	Dodge / Durango 1C4RDJFGXRC254459						\$1,000 Comprehensive Deductible	\$1,000 Deductible
71	2024	Dodge / Durango 1C4RDJFG6RC254460						\$1,000 Comprehensive Deductible	\$1,000 Deductible
72	2024	Dodge / Durango 1C4RDJFG3RC251516						\$1,000 Comprehensive Deductible	\$1,000 Deductible

BUSINESS AUTOMOBILE

The liability coverage of the business auto policy provides protection against legal liability arising out of the ownership, maintenance, or use of any insured automobile. The insuring agreement agrees to pay damages for bodily injury or property damage for which the insured is legally responsible because of an automobile accident resulting from the ownership, maintenance, or use of a covered auto. The insuring agreement also states that in addition to the payment of damages for which the insured is legally liable, the insurer also agrees to defend the insured for all legal defense cost. The defense cost is in addition to the policy limits.

Medical Payments Coverage

The insuring agreement states that the insurer will pay all reasonable and necessary medical and funeral expenses incurred by an insured because of bodily injury caused by an accident. The insured is the named insured, the insured's employees and guests, and any other person occupying a covered auto. These payments are made without regard to fault.

Uninsured/Underinsured Motorist Coverage

Uninsured Motorist

This insuring agreement pays for bodily injury to an insured who is injured by an uninsured motorist, a hit-and-run driver, or a driver whose insurer becomes insolvent. These benefits are paid under the named insured's policy.

Underinsured Motorist

This coverage is added to supplement the Uninsured Motorist Coverage, the coverage applies only when the other driver has liability limits at the time of an accident, but the liability limits carried may be insufficient to pay for damages for which the driver is responsible. This is when the insured's underinsured motorist's coverage would apply and payment for the difference could be made. The two coverages are mutually exclusive and do not overlap or duplicate each other.

Any Automobile

Coverage is provided for any auto, including autos owned by the insured, autos the named insured hires or borrows from others, and other non-owned autos used in the insured's business.

Owned Automobile

Coverage is provided for all autos owned by the named insured. The owned auto symbol is used for liability insurance only.

Non-Owned Auto

Coverage is provided only for autos not owned, leased, hired, or borrowed by the named insured. Coverage includes autos owned by the insured's employees or members of their households, but only while used in the named insured's business or personal affairs.

Hired Auto

Coverage is provided only for autos leased, hired, rented, or borrowed for use in the named insured's business.

PHYSICAL DAMAGE COVERAGE

Collision Coverage

This coverage provides protection against loss or damage to a covered auto or a non-owned auto resulting from the impact with another vehicle or object. Collision losses are paid regardless of fault.

Comprehensive Coverage

Comprehensive coverage provides protection against loss or damage to a covered auto resulting from loss other than a collision or upset. This coverage also provides for supplemental payments for transportation expenses in the event of total theft of a covered auto or a non-owned auto. Coverage begins forty-eight hours after the theft.

Specified Cause of Loss

This provides coverage against loss from fire, lightning, or explosion; theft; windstorm, hail, or earthquake; flood; mischief or vandalism; and sinking, burning, collision or derailment of a conveyance transporting the covered auto.

ENDORSEMENTS

Rental Reimbursement

The business auto policy provides a coverage extension if an auto is insured for comprehensive or specified cause of loss coverage which insures against loss of use of a covered auto only if the auto is a private passenger type auto and is stolen. The coverage extension pays up to a daily limit of \$10 and a maximum limit of \$300. Payments begin 48 hours after the theft and ends when the insured auto is returned or when the insurer has paid the insured for the auto.

However, for broader coverage the insured can pay an additional premium for rental reimbursement coverage. Rental reimbursement pays the cost of renting a substitute auto for replacement of any covered auto that has suffered a covered loss. The daily and maximum limit for this coverage varies among insurers.

Towing and Labor

When this coverage is added, the insurer pays for towing and labor costs each time a covered auto or non-owned auto is disabled, up to a stated amount.

Personal Injury Protection

Personal Injury Protection (PIP) is an endorsement that adds no-fault benefits. No-Fault means that in the event of an automobile accident, each party collects from his or her own insurer regardless of fault. The PIP endorsement is only available in certain states with No-Fault Laws. The endorsement applies only to bodily injury and not to property damage. (The state of Michigan is the exception to property damage.) No-Fault Laws vary widely from state to state.

EQUIPMENT FLOATER LIMITS

Issuing Company: National Union Fire Insurance Company of Pittsburgh, PA
Policy Term: 2/26/2025 - 2/26/2026

Coverage

Deductible

Actual cash value	Deductible: \$5,000
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**B = Blanket amount S = Scheduled RISK = All risks NAMED = Named perils THEFT = Named perils (including theft)
ACV = Actual cash value REPL = Replacement cost DI = Disappearing FL = Flat GR = Graduated OT = Other PC = Percent

UNSCHEDULED EQUIPMENT

Description	Max Item Amt	Amt of Ins	Separate Deductible
Rented/Borrowed	100,000	100,000	1,000
Watercraft	25,000	25,000	
Blanket Emergency Services Equipment			1,000

SCHEDULED EQUIPMENT

Item #	Year/Model	Description	ID/Serial #	Amt of Ins
1		Generator w/Trailer	1J9TF1828BF402652	44,000
2		Generator w/Trailer	1J9TF182XBF402653	44,000
3		Generator w/Trailer	1J9TF1826BF402651	44,000
4		Generator	4TCSU1084CH810295	44,000
5		Generator	4TCJU1082CH810294	44,000
6		Electric Golf Cart	JE1736741016	4,975

EQUIPMENT FLOATER LIMITS

Issuing Company: Atlantic Specialty Insurance Company
Policy Term: 2/26/2025 - 2/26/2026

Coverage

Deductible

Scheduled	Total Scheduled Amount: 1,848,737 % Coinsurance: 0%
All risks	**See chart below
	Equipment Deductible: \$5,000 except o \$100,000 Flood o \$100,000 Windstorm or Hail o \$5,000 Earthquake EDP Deductible \$1,000 except o \$10,000 Flood o \$5,000 Earthquake

**B = Blanket amount S = Scheduled RISK = All risks NAMED = Named perils THEFT = Named perils (including theft)
ACV = Actual cash value REPL = Replacement cost DI = Disappearing FL = Flat GR = Graduated OT = Other PC = Percent

UNSCHEDULED EQUIPMENT

Description	Max Item Amt	Amt of Ins	% Coinsurance
Leased/Rented from Others	115,000	115,000	0%
Newly Acquired	250,000	250,000	0%
Leased/Rented to Others	100,000	100,000	0%

SCHEDULED EQUIPMENT

Item #	Year/Model	Description	ID/Serial #	Amt of Ins
1		Trail Buck ATV	MOGGVC5010372	7,000
2		Trail Buck ATV	MOGFVC5010696	7,500
3		Mobile Air Compressor		2,000
4		Tractor w/boom	58527/30895/30894	90,067
5		Shower/Restroom/Laundry Trailer		90,000
6		Vermeer Chipper	33401102	20,000
7		Leased/Rented Equipment		115,000
8		1000 Gallon Diesel Fuel Washer Tank		5,500
9		1000 Gallon Gas Fuel Tank		5,500
10		Rogue 61 in Mower	BRG61FX8500821004	8,786
11		Excavator w/bucket	1FF075GXJMJ017872	108,100
12		Skid Steer Loader		12,500
13		6' Pull Behind Bush Hog		1,350
14		Excavator	1FF060GXLMJ294873	82,045
15		Generator MOD G15C180		18,000
16		Tractor w/Boom Mower		194,209
17		Lincoln Welder		5,000
18		Air Compressor Shop		2,200
19		Sewer Trailer w/Pump & Engine	1T91T1829NP391956	74,990
20		Restroom Trailer	DBI-10123	50,000
24		MIG Welder		900
26		Large Utility Trailer		3,500
30		Backhoe		28,000
38		8' Bionic Blade		1,500
39			MOXUVGT022262	20,000
45		Excavator	ADBS11008	35,000
46		Trailer	1M9D034219A776058	10,000
47		(5) Digital Video Mirror Kits-\$4000 each		20,000
48		Backhoe w/ 60" ditching bucket	SN9C522798/NA4923	63,537
50		Generator		100,000
56		Drive Up System		10,000

57		Camera System		5,000
58		Ice Machine		2,000
59		Projector Screen in Conference Room		3,000
62		Police Dept Index Machine		28,000
76		Baldor TS175 Generator	P120730002	49,000
77		Baldor TS175 Generator	P1208010006	49,000
81		Mobile Restroom/Office Comfort Station		71,000
85		Tractor/60" Cutter	54189/17051	75,898
86		Excavator w/ Bucket	43924	24,686
87		Mini Excavator w/bucket	42341	17,925
88		Zero Turn 60" Mower	16791	7,600
89		Zero Turn 60" Mower	16814	7,600
91		HST 25HP 4 Wheel Drive Tractor	75129	12,890
92		Backhoe/Loader	W7N41234	66,134
93		Sweeper	201910SNC49214	79,963
94		Backhoe	1T0310LXCJF342737	88,535

EQUIPMENT FLOATER TERMS & CONDITIONS

25% Minimum Earned Premium

All Fees are 100% Fully Earned and Non-Refundable

4 VIL 100 04 23 COMMON POLICY DECLARATIONS

ASC 00 02 01 98 PREMIUM STATEMENT

ASC 00 12A 09 18 SCHEDULE OF LOCATIONS

IIL 0001 04 23 COUNTERSIGNATURE ENDORSEMENT

IL 00 17 11 98 COMMON POLICY CONDITIONS

VIL 500 07 06 PREMIUM DETAIL SUMMARY

ASC 00 11 01 98 Schedule 1 - LIST OF COMMON DEC FORMS

AR 70 IM 07 06 REPORTING LETTER - INLAND

IL P 001 01 04 U.S. TREASURY DEPT OFFICE OF FOREIGN ASSETS NOTICE (OFAC)

IM REPORT 07 06 REPORTING FORM - INLAND

PHN 006 IM 12 20 POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

PHN 008 IM 12 20 POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

VIM 102 10 14 CLAIMS INFORMATION

CE VIM 215 11 20 CE- VALUATION OF EQUIPMENT LEASED OR RENTED FROM OTHERS

IL 01 19 10 12 MS CHANGES

IL 09 52 01 15 CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM

VIM 001 05 18 COMMERCIAL INLAND MARINE CONDITIONS

VIM 002 07 05 COMMERCIAL INLAND MARINE BUCKET LIMIT COVERAGES FORM

VIM 016 07 05 CONTRACTORS EQUIPMENT COVERAGE FORM

VIM 034 07 05 ELECTRONIC DATA PROCESSING EQUIPMENT COVERAGE FORM

VIM 100 07 05 COMMERCIAL INLAND MARINE DECLARATIONS

VIM 209 07 05 EARTHQUAKE COVERAGE ENDORSEMENT

VIM 213 07 05 FLOOD COVERAGE ENDORSEMENT

VIM 234 07 05 REPORTING CONDITIONS ENDORSEMENT

VIM 249 07 05 REPLACEMENT COST - AGE OF ITEM CONDITION ENDORSEMENT

VIM 516 07 05 CONTRACTORS EQUIPMENT SCHEDULE

ASC 00 10 01 98 Policy Change 1 - BROAD LOSS PAYABLE CONDITION ENDORSEMENT

ASC 00 10 01 98 Policy Change 2 - DEDUCTIBLE SCHEDULE ENDORSEMENT

ASC 00 11 01 98 Schedule 2 - INLAND MARINE LIST OF FORMS

EQUIPMENT FLOATER

The primary function of the ACORD Equipment Floater Application #146 is to collect underwriting and rating information for the Contractors Equipment Form. However, the application may be used for any other Inland Marine coverage that will fit into its structure. Since there are several Inland Marine Coverage Forms that fit into the structure of this application, this document will briefly explain the many kinds of inland marine policies that cover many kinds of loss exposures. Inland marine policies are divided into two categories: filed and non-filed. Filed policies are characterized by a large number of potential insureds and reasonably similar loss exposures. The rates and forms of filed policies must be filed with the state insurance department. Non-filed policies are characterized by a relatively small number of potential insureds, and diverse loss exposures or both. The rates and forms for non-filed policies are not filed with the state.

FILED FORMS

Sign Coverage

The sign coverage form is used to insure neon fluorescent, automatic or mechanical electric signs, and lamps. All covered signs must be written on a schedule with a limit of insurance shown for each item on the schedule.

Equipment Dealers Coverage Form

The primary purpose of the equipment dealers coverage form is to insure the stock in trade of dealers in agriculture and construction equipment. Coverage is provided for customers' equipment in the care, custody or control of the named insured. The coverage can be written on a reporting basis or non-reporting basis.

Commercial Articles Coverage Form

The commercial articles coverage form is used to cover photographic equipment and musical instruments used on a commercial basis. Coverage is provided for photographers, motion picture producers, professional musicians, and others. The form is not intended to provide coverage for dealers of these types of property. Coverage can be written on a schedule or blanket basis.

Mail Coverage Form

The mail coverage form is written for banks, trust companies, insurance companies, investment brokers and similar firms that frequently ship securities by mail. The mail coverage form purpose is to cover securities and other negotiable instruments while in transit by first class mail, certified mail, express mail, or registered mail.

Jewelers Block Coverage Form

This form was designed to meet the needs of retail jewelers. The form provides coverage for damage to the jeweler's stock of jewelry, precious and semi-precious stones, watches, precious metals and similar merchandise. Similar property of others in the insured's care, custody or control is also covered.

NON-FILED FORMS

Contractors Equipment Floater

The property covered on the contractors equipment floater might range from simple hand tools to very large cranes. Virtually any type of mobile equipment or tool can be insured. The equipment covered can be used in a wide variety of operations from home improvements to strip mining. It might be used to build roads, buildings, pipelines, or any other types of structures. The coverage provided is for direct physical loss to the equipment. Rental reimbursement coverage can be added by endorsement to cover the cost of renting substitute equipment. Rental reimbursement coverage can be added by endorsement to cover the cost of renting substitute equipment if covered property is out of service by a covered cause of loss.

Builders Risk/Installation

The inland marine builders risk portion of the policy form covers structures being built, temporary structures at the building site, and building materials that have not yet become part of the building. The building materials are covered while on the insured location, in transit, or in storage at another location. Business income coverage can also be provided on the policy. The installation portion of the policy usually insures a contractor's interest in building supplies or in fixtures that the contractor has been hired to install.

Electronic Data Processing Equipment Form

The inland marine electronic data processing policy is used to insure damage to data processing hardware, software, and media. The policy also covers the extra expense to continue data processing operations following a covered loss that resulted in damage to the system.

Bailee Policy

Bailee policies are written to insure dry cleaners, repair shops, public warehouses, and several other types of businesses with large amounts of the customers' goods in the insured's possession. There are two major types of bailee policies. The Bailee Liability Policy covers damage to customer's goods only if the insured is legally liable for the damage. The Bailee's Customers Policy covers damage to customers' goods without regard to the bailee's liability.

LOCATION SCHEDULE

Issuing Company: Underwriters At Lloyds (Brit)
Policy Term: 2/26/2025 - 2/26/2026

Loc # Bldg # Address

1	1	310 Old Spanish Trail Bay St. Louis MS 39520
2	1	310 Old Spanish Trail Bay St. Louis MS 39520
3	1	300 South Second Street Bay St. Louis MS 39520
4	1	1928 Railroad Avenue Bay St. Louis MS 39520
5	1	601 Bookter Street Bay St. Louis MS 39520
6	1	688 Highway 90 Bay St. Louis MS 39520
7	1	688 Highway 90 Bay St. Louis MS 39520
8	1	598 Highway 90 Bay St. Louis MS 39520
9	1	598 Highway 90 Bay St. Louis MS 39520
10	1	598 Highway 90 Bay St. Louis MS 39520
11	1	598 Highway 90 Bay St. Louis MS 39520
12	1	301 Blaize Ave Bay St. Louis MS 39520
13	1	122 1/2 Court Street Bay St. Louis MS 39520
14	1	501 Bookter Street Bay St. Louis MS 39520
15	1	Athletic Drive Bay St. Louis MS 39520
15	2	Athletic Drive Bay St. Louis MS 39520
16	1	547 Main Street Bay Saint Louis MS 39520

PROPERTY LIMITS

Loc #	Bldg #	Subject of Ins	Amount	Coins	Ded	Valuation
1	1	Building	\$3,016,000		25,000	Replacement Cost
1	1	Business Personal Property	\$67,540		25,000	Replacement Cost
2	1	Building	\$812,593		25,000	Replacement Cost
3	1	Building	\$1,308,805		25,000	Replacement Cost
4	1	Building	\$1,977,910		25,000	Replacement Cost
5	1	Building	\$1,674,162		25,000	Replacement Cost
6	1	Building	\$2,300,000		25,000	Replacement Cost
6	1	Business Personal Property	\$300,000		25,000	Replacement Cost
6	1		\$50,000		25,000	Replacement Cost
7	1	Building	\$181,815		25,000	Replacement Cost
8	1	Building	\$1,301,950		25,000	Replacement Cost
8	1	Business Personal Property	\$28,550		25,000	Replacement Cost
9	1	Building	\$545,870		25,000	Replacement Cost
9	1	Business Personal Property	\$105,000		25,000	Replacement Cost
10	1	Building	\$487,500		25,000	Replacement Cost
11	1	Building	\$546,650		25,000	Replacement Cost
12	1	Building	\$4,025,000		25,000	Replacement Cost
12	1	Business Personal Property	\$100,000		25,000	Replacement Cost
13	1	Building	\$805,000		25,000	Replacement Cost

14	1	Building	\$57,500		25,000	Replacement Cost
15	1	Building	\$260,000		25,000	Replacement Cost
15	2	Building	\$260,910		25,000	Replacement Cost
16	1	Building	\$4,411,359		25,000	Replacement Cost
16	1	Business Personal Property	\$100,000		25,000	Replacement Cost

LOCATION SCHEDULE

Issuing Company: Underwriters At Lloyds (Brit)
Policy Term: 2/26/2025 - 2/26/2026

Loc # Bldg # Address

1	1	949 Central Avenue Bay St. Louis MS 39520
2	1	530 Washington St. Bay St. Louis MS 39520
3	1	930 S. Beach Blvd. Bay St. Louis MS 39520
4	1	310 S. Beach Blvd. Bay St. Louis MS 39520
5	1	617 N. Beach Blvd. Bay St. Louis MS 39520
6	1	696 N. Beach Blvd Bay St. Louis MS 39520
7	1	1098 N. Beach Blvd. Bay St. Louis MS 39520
8	1	1351 N. Beach Blvd. Bay St. Louis MS 39520
9	1	1450 Dunbar Avenue Bay St. Louis MS 39520
10	1	235 Felicity St. Bay St. Louis MS 39520
11	1	723 Dunbar Avenue Bay St. Louis MS 39520
12	1	350 Ruella Street Bay St. Louis MS 39520
13	1	503 Highway 90 Bay St. Louis MS 39520
14	1	597 Highway 90 Bay St. Louis MS 39520
15	1	603 Highway 90 Bay St. Louis MS 39520
16	1	529 Main Street Bay St. Louis MS 39520
17	1	522 Easterbrook Street Bay St. Louis MS 39520
18	1	580 Easterbrook Street Bay St. Louis MS 39520
19	1	595 Easterbrook Street Bay St. Louis MS 39520

20	1	503 Bookter Street Bay St. Louis MS 39520
21	1	849 Washington Street Bay St. Louis MS 39520
22	1	801 1/2 Spanish Acres Dr. Bay St. Louis MS 39520
23	1	507 1/2 Spanish Acres Dr. Bay St. Louis MS 39520
24	1	900 Old Spanish Trail Bay St. Louis MS 39520
25	1	591 1/2 Seube Street Bay St. Louis MS 39520
26	1	400 Turner Street Bay St. Louis MS 39520
27	1	1192 Highway 90 Bay St. Louis MS 39520
28	1	1011 Pontiac Drive Bay St. Louis MS 39520
29	1	1023 Highway 90 Bay St. Louis MS 39520
30	1	850 Highway 90 Bay St. Louis MS 39520
31	1	951 Green Meadow Road Bay St. Louis MS 39520
32	1	1010 Blue Meadow Road Bay St. Louis MS 39520
33	1	713 Engman Avenue Bay St. Louis MS 39520
34	1	500 Engman Avenue Bay St. Louis MS 39520
35	1	1091 Pogo Road Bay St. Louis MS 39520
36	1	4060 N. Beach Blvd. Bay St. Louis MS 39520
37	1	701 Athletic Drive Bay St. Louis MS 39520
38	1	633 Union Street Bay St. Louis MS 39520
39	1	2079 Scianna Lane Bay St. Louis MS 39520
40	1	496 St. Charles Street Bay St. Louis MS 39520
41	1	401 Dunbar Ave. Bay St. Louis MS 39520
42	1	125 St. Charles Street Bay St. Louis MS 39520
43	1	329 1/2 Easterbrook Street Bay St. Louis MS 39520
44	1	111 Harry Street Bay St. Louis MS 39520
45	1	218 Tenth Street Bay St. Louis MS 39520

46	1	520 Felicity St Bay St. Louis MS 39520
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PROPERTY LIMITS

Loc #	Bldg #	Subject of Ins	Amount	Coins	Ded	Valuation
1	1		\$500,000		25,000	Replacement Cost
1	1	Business Personal Property	\$50,000		25,000	Replacement Cost
2	1		\$612,000		25,000	Replacement Cost
3	1		\$30,600		25,000	Replacement Cost
4	1		\$30,600		25,000	Replacement Cost
5	1		\$30,600		25,000	Replacement Cost
6	1		\$30,600		25,000	Replacement Cost
7	1		\$30,600		25,000	Replacement Cost
8	1		\$30,600		25,000	Replacement Cost
9	1		\$30,600		25,000	Replacement Cost
10	1		\$30,600		25,000	Replacement Cost
11	1		\$102,000		25,000	Replacement Cost
12	1		\$102,000		25,000	Replacement Cost
13	1		\$5,100		25,000	Replacement Cost
14	1		\$5,100		25,000	Replacement Cost
15	1		\$5,100		25,000	Replacement Cost
16	1		\$10,200		25,000	Replacement Cost
17	1		\$10,200		25,000	Replacement Cost
18	1		\$10,200		25,000	Replacement Cost
19	1		\$5,100		25,000	Replacement Cost
20	1		\$10,200		25,000	Replacement Cost

21	1		\$10,200		25,000	Replacement Cost
22	1		\$15,300		25,000	Replacement Cost
23	1		\$15,300		25,000	Replacement Cost
24	1		\$15,300		25,000	Replacement Cost
25	1		\$15,300		25,000	Replacement Cost
26	1		\$15,300		25,000	Replacement Cost
27	1		\$10,200		25,000	Replacement Cost
28	1		\$10,200		25,000	Replacement Cost
29	1		\$15,300		25,000	Replacement Cost
30	1		\$15,300		25,000	Replacement Cost
31	1		\$20,400		25,000	Replacement Cost
32	1		\$20,400		25,000	Replacement Cost
33	1		\$15,300		25,000	Replacement Cost
34	1		\$20,400		25,000	Replacement Cost
35	1		\$30,600		25,000	Replacement Cost
36	1		\$15,300		25,000	Replacement Cost
37	1		\$10,200		25,000	Replacement Cost
38	1		\$10,200		25,000	Replacement Cost
39	1		\$10,200		25,000	Replacement Cost
40	1		\$10,200		25,000	Replacement Cost
41	1		\$15,300		25,000	Replacement Cost
42	1		\$250,000		25,000	Replacement Cost
42	1	Business Personal Property	\$50,000		25,000	Replacement Cost
43	1		\$250,000		25,000	Replacement Cost
43	1	Business Personal Property	\$50,000		25,000	Replacement Cost

44	1		\$250,000		25,000	Replacement Cost
44	1	Business Personal Property	\$50,000		25,000	Replacement Cost
44	1		\$612,000		25,000	Replacement Cost
45	1		\$250,000		25,000	Replacement Cost
45	1	Business Personal Property	\$50,000		25,000	Replacement Cost
46	1		\$61,200		25,000	Replacement Cost

COMMERCIAL PROPERTY TERMS & CONDITIONS

35% Minimum Earned Premium

All Fees are 100% Fully Earned and Non-Refundable

Specific Terms and Conditions

Percent deductibles are per occurrence, per Location.

Coverage explicitly excludes all Flood including but not limited to Flood during windstorm events.

Limits are as per Schedule by Building, NOT blanket.

All Buildings with outstanding damage are excluded.

Roof coverings to be ACV if originally installed or last fully replaced prior to 2013

Coverage excludes all loss or damage directly or indirectly caused by any Named Storm in existence at time of written request to bind or inception of any new or additional exposure.

Cosmetic Roof Damage Restriction AR CRD applies.

Wind/Hail is sublimited to \$10.0M Per Occurrence.

Standard Terms and Conditions

Any Additional or Return premium under \$500 shall be waived, except for new perils or coverages added.

This quote is subject to acceptance both sides with NO COVER GIVEN.

Severe cancellation penalties apply to CAT exposed property.

Extensions and Sublimits Program Sublimits

Earth Movement per occ & ann aggr for all Locations combined; subject to: \$2,500,000

Deductibles

All Other Perils \$25,000

Named Storm Wind/Hail 5.00% minimum \$1,400,000

All Other Wind/Hail 1.00% minimum \$250,000

Cyber Suite \$1,000

Earth Movement \$25,000

LOCATION SCHEDULE

Issuing Company: Underwriters At Lloyds (Brit)
Policy Term: 2/26/2025 - 2/26/2026

Loc # Bldg # Address

1	1	688 Highway 90 Bay St. Louis MS 39520
2	1	598 Highway 90 Bay St. Louis MS 39520
3	1	598 Highway 90 Bay St. Louis MS 39520
4	1	598 Highway 90 Bay St. Louis MS 39520

PROPERTY LIMITS

Loc #	Bldg #	Subject of Ins	Amount	Coins	Ded	Valuation	Wind Ded
1	1	Building	\$117,000	90%	5,000	Actual Cash Value	Excluded
2	1	Building	\$152,280	90%	5,000	Actual Cash Value	Excluded
3	1	Building	\$140,940	90%	5,000	Actual Cash Value	Excluded
4	1	Building	\$29,970	90%	5,000	Actual Cash Value	Excluded

COMMERCIAL PROPERTY TERMS & CONDITIONS

25% Minimum Earned Premium

All Fees are 100% Fully Earned and Non-Refundable

LMA5393 04-20 Communicable Disease Endorsement

GSB0002 00-00 Complaints Procedure

GSB0009 00-00 Pre-Existing Damage Exclusion

LMA5020 09-05 Service Of Suit Clause (U.S.A.)

LMA5268 09-16 Usa Policyholders Complaints Handling Procedures Clause

NMA2868 08-00 SLC-3 Lloyd'S Certificate

NMA2875 01-24 KC-1 - Certificate Provisions

LMA3022 01-24 United States Of America Non-Marine Property Direct Physical Loss Or Damage Wording

LSW1001 08-94 Several Liability Notice

P048 01-16 Schedule Of Forms And Endorsements

SyndPart 01-24 Syndicate Participation

LocSched20 00-00 Schedule Of Locations

LMA5390 01-20 U.S. Terrorism Risk Insurance Act of 2002 as Amended Not Purchased

LMA5019 09-05 Asbestos Endorsement

LMSA5401 11-19 Cyber and Data Exclusion

CL380 11-03 Institute Cyber attack Exclusion Clause

LMA5020 09-05 Service Of Suit Clause (U.S.A.)

LMA5062 06-06 Fraudulent Claim Clause

NMA2340 11-88 Land, Water And Air Exclusion

NMA2915 01-01 Electronic Data Endorsement B

NMA2920 10-01 Terrorism Exclusion Endorsement

NMA2962 02-03 Biological Or Chemical Materials Exclusion

LL0007 08-21 Loss Payees And/Or Mortgagees And/Or Additional Named Insureds Clause

LMA5018 09-05 Microorganism Exclusion (Absolute)

LL0006 00-00 Usa Hurricane Minimum Earned Endorsement

GSBMastBreak 00-00 Equipment Breakdown Coverage

LL0003 00-00 Minimum Earned Premium Clause

LL0005 00-00 Preservation Of Property Clause

NMA464 01-38 War And Civil War Exclusion Clause

NMA1191 05-59 Radioactive Contamination Exclusion Clause - Physical Damage - Direct (U.S.A.)

LMA3100 09-10 Sanction Limitation And Exclusion Clause

CP1054 06-95 Windstorm Or Hail Exclusion

COMMERCIAL PROPERTY

Property insurance is any type of insurance that indemnifies an insured party who suffers a financial loss because property has been damaged or destroyed. Property is considered to be any item that has a value. Property can be classified as real property or personal property. Real property is land and the attachments to the land, such as buildings. Personal property is all property that is not real property. The Building and Personal Property coverage form is the form used to insure almost all types of commercial property. The insuring agreement in the Building and Personal Property coverage form promises to pay for direct physical loss or damage to covered property at the premises described in the policy when caused by or resulting from a covered cause of loss. The following is a brief outline of coverage and how they are used within the Commercial Building and Personal Property coverage form.

Buildings and Business Personal Property

Coverage for the building includes the building and structures, completed additions to covered buildings, outdoor fixtures, permanently installed fixtures, machinery and equipment. The building material used to maintain and service the insured's premises is also insured. Business Personal Property owned by the insured and used in the insured's business is covered for direct loss or damage. The coverage includes furniture and fixtures, stock, and several other similar business property items when not specifically excluded from coverage. The policy is also designed to protect the insured against loss or damage to the personal property of others while in the insured's care, custody or control.

Coverage Extensions and Additional Coverage

In addition to the limits stated in the Building and Personal Property coverage form, the policy has a coverage extensions section and an additional coverage section. The coverage extensions section provides limited coverage for newly acquired or constructed property, property of others, certain outdoor property, and the cost to research and reconstruct information on destroyed records. When coverage is placed on the all risk form, two additional extensions are added for property in transit and coverage for certain repair costs related to damage caused by water. The two additional extensions are covered by certain perils only. The additional coverage section provides coverage for indirect losses that result from a direct loss. The coverage applies to removal of debris, preservation of property, fire department service charges and pollutant cleanup and removal. The coverage extensions and the additional coverage have limitations and are subject to certain conditions.

Limit of Insurance

The most the insurer will pay for a loss or damage in any one occurrence is the limit of insurance stated in the policy declarations

Deductible

The standard deductible is \$250. However, other deductible amounts are available and the deductible applies only once per loss.

Causes of Loss

The term peril is used when discussing losses. A peril is a cause of loss. Basic property insurance policies are written to cover the perils of fire, lightning, explosion, windstorm, hail, smoke, aircraft or vehicle damage, riot or civil commotion, vandalism, sprinkler leakage, sinkhole collapse, and volcanic action. Other property insurance policies, often referred to as the broad form policy, add coverage for water damage, weight of snow, ice or sleet, breakage of glass and coverage for falling objects. The broadest coverage is the special form, which is best known as the all risk form. All risk covers all causes of loss, except those specifically excluded from coverage. It is possible for a commercial property policy to have more than one cause of loss form.

Replacement Cost and Actual Cash Value

Property can be valued in several different ways. Insurance companies commonly use two approaches to determine value, which also determines how a loss will be paid; the replacement cost method and the actual cash value method. Insurers consider replacement cost of a property item to be the cost to replace it with property of like kind. Actual cash value is replacement cost minus the accumulated depreciation for age and condition.

Agreed Value

When the agreed value option is used the coinsurance requirement is removed and the insurer agrees to cover losses for its agreed value. When this option is used the insured and the insurance company agree on the value of the property before the policy is issued. As an example, the insured has property insured for \$100,000 and the agreed value is also \$100,000, if a loss occurs, any loss up to \$100,000 is covered at 100%. This option is usually assigned to one-of-a-kind property.

COINSURANCE

The success of any Commercial Property program is measured by its effectiveness following an insured loss. Thus, in establishing adequate coverage, one must have firsthand information as to the insurable values at risk. Book values do not fulfill this purpose. Insurable values are present day replacement cost with proper allowance for depreciation. Since replacement costs fluctuate, it is necessary to keep a constant check on insurable values.

Most building and business personal property policies have a coinsurance clause which requires the insured to carry insurance equal to at least a specified percentage of the actual cash value of the property. If a loss occurs, and it is determined that the amount of insurance carried is less than the amount required a penalty could be placed on the insured.

The insurance applying in the following example is subject to the 90% Coinsurance Clause. Under the terms in this clause, you should insure the property at risk to the stipulated percentage of value. If you fail to do so, you will not be fully reimbursed for any loss that may occur. The manner in which the Coinsurance Clause would operate in the event of a partial loss is illustrated below and is merely a hypothetical example:

Insurable Interest	Insurance Carried	Insurance Required (90%)	Amount of Loss	Policy Pays	Insured Pays
\$100,000	\$60,000	\$90,000	\$10,000	\$6,667	\$3,333

The computation formula is 'did over should.' The insured carried \$60,000, but should have carried \$90,000. Therefore the insured carried two-thirds of what he should have carried and will receive payment for only two-thirds of his \$10,000 partial loss in spite of the fact the face amount of the policy was \$60,000.

The above is merely to show how Coinsurance works. If at any time you should substantially increase building values or contents values, you should notify us immediately to increase your coverage to avoid any Coinsurance penalties.

Inflation Guard

An insured can insure a building for its full value at the beginning of the policy year, but, at the end of the year, it might not be covered for its full value. This problem can be corrected by adding inflation guard coverage. With inflation guard, the policy limit increases gradually during the policy term so that the total increase amounts to the desired percentage increase at the end of the policy term.

Earthquake Coverage

This endorsement extends your causes of loss to include damage that results directly from an earthquake. Coverage is provided for replacement of buildings only. All earthquakes shocks that occur within a 168 hour period (one week) are considered to be a single occurrence. A separate deductible applies and is determined by the value of the insured property.

SUMMARY

COVERAGE	EXPIRING PREMIUM	RENEWAL PREMIUM
Commercial Package *	\$ 45,004.00	\$ 59,940.00
Property	\$ 497,739.74	\$ 445,342.76
Property – Maintenance Buildings	\$ 3,869.58	\$ 4,148.43
Wind Deductible Buy Down from 5% to \$100,000	\$ 110,719.54	\$ 110,719.54
Inland Marine / Equipment Floater	\$ 22,276.00	\$ 26,418.00
Total	\$ 679,608.86	\$ 646,568.73

COMMERCIAL PACKAGE POLICY INCLUDES THE FOLLOWING COVERAGES:

Auto
Equipment

AUTO & EQUIPMENT POLICY CHANGES

Premium	Notes	Effective
\$ 42,115.00	Premium at Renewal	2/26/2024
\$ 544.00	Add 2 - 2019 Rams	4/2/2024
\$ 961.00	Add 3 - 2020 & 1-2021 Rams	7/10/2024
\$ 703.00	Add 1 - 2019 Harley	8/29/2024
\$ 207.00	Add 1 - 2025 Nissan	10/29/2024
\$ 474.00	Add 4 - 2024 Dodges	1/31/2025
\$ 45,004.00		