



Kingstone Insurance Company  
15 Joys Lane  
Kingston, NY 12401  
[www.ingstoneinsurance.com](http://www.ingstoneinsurance.com)

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COMMERCIAL LINES POLICY  
BUSINESSOWNERS POLICY DECLARATIONS

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**Policy Number:** BOP7001829  
**Previous Policy Number:**

**Transaction Type:** Amend  
**Billing Type:** Direct Bill

**Named Insured and Mailing Address:**  
Water Dragon New York LLC. DBA NYC's Finest Laundromat  
34 Cherry St  
Valley Stream, NY 11581-2018

**Producer's Name and Mailing Address:**  
DAVID J. LOUIE, INC.  
217 PARK ROW  
2ND FLOOR  
NEW YORK, NY 10038

**Amendment Effective:** 10/02/2018

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**Policy Period:** From 01/10/2018 to 01/10/2019 12:01 a.m. Standard Time at location of designated premises.

**The Named Insured is:** CORPORATION

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

DELUXE BUSINESSOWNERS POLICY

Policy is subject to a Physical Inspection.

**ANNUAL PREMIUM:** \$2,152.00  
**N.Y.S. FIRE FEE:** \$9.36  
**TOTAL PREMIUM:** **\$2,161.36**

**Minimum Policy Premium:** \$500

THESE DECLARATIONS TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART DECLARATIONS, COVERAGE PART FORM(S) AND FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

Countersigned: \_\_\_\_\_

Authorized Representative: \_\_\_\_\_

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**Class Code:** Service  
**Class Description:** Coin Operated Laundries and dry cleaners (self service - attended)

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#### GENERAL LIABILITY COVERAGE

	<b>Limit of Insurance</b>
Business Liability/Occurrence	\$1,000,000 / \$2,000,000
Medical Payments	\$1,000 / \$25,000
Personal & Advertising Injury	\$1,000,000 / \$2,000,000
Fire Legal Liability	\$50,000
Products & Completed Operations	\$1,000,000 / \$2,000,000

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#### Location Schedule

##### Location 1 Building 1 17167 46th Ave, Flushing, NY 11358-3332

Year Constructed	1930	Special Conditions: No
County	Queens	
<hr/>		
Valuation		<b>Limit of Insurance</b>
Building Coverage		\$0
Business Personal Property		\$66,000
Property Deductible		<u>\$1,000</u>

##### Location 2 Building 1 336 E 56th St, New York, NY 10022-4145

Year Constructed	1910	Special Conditions: No
County	New York	
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Valuation		<b>Limit of Insurance</b>
Building Coverage		\$0
Business Personal Property		\$25,000
Property Deductible		<u>\$1,000</u>

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**ADDITIONAL INSURED/INTERESTS**

**Location 1 Building 1**  
**17167 46th Ave, Flushing, NY 11358-3332**

**Loss Payee:**

Western Equipment Finance, Inc. and its Assignees  
654 Amherst Rd  
Sunderland, MA 01375

**Location 2 Building 1**  
**336 E 56th St, New York, NY 10022-4145**

**Landlord:**

Charles Henry Properties LLC.  
P.O. Box 682  
New York, NY 10108

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**ADDITIONAL PROPERTY COVERAGE**

	<b>Limit of Insurance</b>
Loss of Income	\$ 6 months actual loss sustained included up to 1 year available
Debris Removal	\$ 5,000
Accounts Receivable	\$ 1,000
Employee Dishonesty	\$ 1,000
Money & Securities	\$ 25% of Cov B (90 days)
Seasonal Variation	\$ 1,000
Valuable Papers	\$ 15% of Cov B (up to \$5,000)
While Away	\$
Additional Property Coverage	\$
Loss of Income - Special Limitations	\$

**ADDITIONAL PROPERTY COVERAGE (Building Level)**

<b>Location 2, Building 1</b>	<b>Limit of Insurance</b>
LS 19 (01/88) Additional Insured	\$

**ADDITIONAL PROPERTY COVERAGE (Location Level)**

<b>Location 1</b>	<b>Limit of Insurance</b>
KIC-EBC-NY Equipment Breakdown Coverage	\$
LS-73 Assault & Battery Exclusion	\$
SF-500 Business Extender	\$
Added Water Damage	\$ 5,000
Building Ordinance & law	\$ 5,000
Business Property at Newly Acquired Location	\$ 25,000
Business Property of Others	\$ 5,000
Employee Dishonesty	\$ 5,000
Exterior Signs	\$ 5,000
Fine Arts Coverage	\$ 5,000
Fire Department Service Charge	\$ 5,000
Fire Exting Expense	\$ 1,000
Glass	\$ 1,000
Information Systems	\$ 5,000
Lock Replacement	\$ 1,000
Money & Securities	\$

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On Premise	\$ 5,000
Off Premise	\$ 2,000
Newly Acquired or Constructed Buildings	\$ 25,000 or 25% of Coverage A
Off Premises Power	\$ 5,000
Outdoor Fixtures	\$ 5,000
Pollutant Cleanup	\$ 5,000
Property in Transit	\$ 5,000
Refrigerated Products	\$ 5,000
Trees Plants and Shrubs	\$ 1,000
Valuable Papers	\$ 5,000

**Location 2**

**Limit of Insurance**

KIC-EBC-NY Equipment Breakdown Coverage	\$
SF-500 Business Extender	\$
Added Water Damage	\$ 5,000
Building Ordinance & law	\$ 5,000
Business Property at Newly Acquired Location	\$ 25,000
Business Property of Others	\$ 5,000
Employee Dishonesty	\$ 5,000
Exterior Signs	\$ 5,000
Fine Arts Coverage	\$ 5,000
Fire Department Service Charge	\$ 5,000
Fire Exting Expense	\$ 1,000
Glass	\$ 1,000
Information Systems	\$ 5,000
Lock Replacement	\$ 1,000
Money & Securities	\$
On Premise	\$ 5,000
Off Premise	\$ 2,000
Newly Acquired or Constructed Buildings	\$ 25,000 or 25% of Coverage A
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**FORMS AND ENDORSEMENTS ATTACHED AT INCEPTION APPLYING TO THIS COVERAGE PART AND MADE PART OF THIS POLICY AT TIME OF ISSUE:**

**POLICY FORMS**

Location Schedule

LS 49 (01/88)	PERSONAL INJURY
SF 4 (01/88)	CAUSES OF LOSS-COVERAGE B
SF 27B (11/00)	REPLACEMENT COST PROVISION
LS 6 (09/02)	BUSINESS GENERAL LIABILITY INSURANCE EXTRA COVERAGE
LS 10 (01/88)	AMENDMENT OF LIMITS OF LIABILITY
LS 14 (01/88)	EXCLUSION - ATHLETIC PARTICIPANTS
LS 15 (09/02)	ADDITIONAL EXCLUSION LAUNDERING AND DRY CLEANING DAMAGE
LS 48 (09/02)	FIRE LEGAL
LS 59 (09/02)	LEAD EXCLUSION
LS 59 DISC (06/07)	POLICYHOLDER DISCLOSURE NOTICE-LEAD EXCLUSION
LS 187 (06/07)	ASBESTOS EXCLUSION
LS 373 (12/11)	EXCLUSION OF CANINE RELATED INJURIES OR DAMAGES
LS 373 DISC (12/11)	POLICYHOLDER DISCLOSURE
TERR DISC (01/15)	TERRORISM DISCLOSURE NOTICE
TERR EXCL (01/15)	NOTICE OF TERRORISM INSURANCE
LS 31 (09/02)	EXCLUSION OF MODIFICATION OF LIQUOR LIABILITY
LS 58 (04/14)	OVERSPRAY OR SPILLAGE EXCLUSION
LS 58 DISC (04/14)	SPILLAGE DISCLOSURE
LS 84 (10/97)	NEW YORK AMENDATORY ENDORSEMENT
LS 85 (05/99)	EXCLUSION OF KNOWN LOSS OR DAMAGE
LS 87 (07/88)	EXCLUSION (ASBESTOS, DIOXIN & PCB)
LS 88 (05/97)	DISCRIMINATION CLARIFICATION
LS 93 (09/02)	EMPLOYMENT PRACTICES EXCLUSION
SF 10D (09/97)	SUPPLEMENTAL DECLARATIONS - DELUXE PLAN
SF 18 (07/96)	INTENTIONAL ACTS EXCLUSION
SF 20 (01/88)	AGREEMENT
SF 83 (03/02)	AMENDMENT OF POLICY CONDITIONS
SF 311 (01/88)	BUSINESS OWNERS COVERAGE

**BUILDING FORMS**

SF 127 (01/88)  
LS 19 (01/88)

LOSS PAYABLE PROVISIONS ( LOC: 001 - BLDG: 001)  
ADDITIONAL INSURED ( LOC: 002 - BLDG: 001)

**LOCATION FORMS**

KIC-EBC-NY (05/11)  
SF 500 (07/00)  
LS 73 (09/02)  
LS 89 (09/02)  
KIC-EBC-NY (05/11)  
SF 500 (07/00)  
LS 89 (09/02)

EQUIPMENT BREAKDOWN COVERAGE ( LOC: 001)  
BUSINESS EXTENDER ( LOC: 001)  
ASSAULT & BATTERY EXCLUSION ( LOC: 001)  
EXTENDED POLLUTION EXCLUSION ( LOC: 001)  
EQUIPMENT BREAKDOWN COVERAGE ( LOC: 002)  
BUSINESS EXTENDER ( LOC: 002)  
EXTENDED POLLUTION EXCLUSION ( LOC: 002)

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**EXPLANATION OF POLICY CHANGE:**

<b>Effective Date</b>	<b>Reason</b>
4/4/2018	Amend - Added Loss Payee
10/2/2018	Amend - Other ADDED LOCATION 2 AND ADDED LANDLORD AS ADDITIONAL INSURED

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## ADDITIONAL INSURED

(Premises Leased to the Named Insured)

Refer to the Supplemental Declarations if information is not shown on this form.

For an additional premium, *we* provide coverage under this endorsement subject to the *terms* contained in the General Liability Coverage.

### WHAT WE DO NOT PAY FOR

The following exclusions are added to the EXCLUSIONS shown in the General Liability Coverage:

*We* do not pay for *bodily injury or property damage* due to:

1. any *occurrence* which takes place after the *named insured* ceases to be a tenant in premises designated below.
2. structural alterations, new construction or demolition operations performed by or on behalf of the person or organization designated below.

### DEFINITION

The following additional *insured* is added to the definition of *insured* in the General Liability Coverage:

The person or organization designated below, but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises designated below leased to the *named insured*, and subject to the above additional exclusions:

### SCHEUDLE

Designation of Premises (Part Leased to <i>Named Insured</i> )	Name of Person or Organization (Additional <i>Insured</i> )
336 E 56th St New York, NY 10022-4145	Charles Henry Properties LLC.



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IN WITNESS WHEREOF, this Company has executed and attested these presents; but this policy shall not be valid unless countersigned by the duly authorized Agent of this Company at the agency hereinbefore mentioned.

Barry B. Goldstein  
President

Thomas G. Seccia  
Secretary

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