



Kingstone Insurance Company
15 Joys Lane
Kingston, NY 12401
www.kingstoneinsurance.com

COMMERCIAL LINES POLICY
BUSINESSOWNERS POLICY DECLARATIONS

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

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: _____

AGENT COPY



Kingstone Insurance Company
15 Joys Lane
Kingston, NY 12401
www.kingstoneinsurance.com

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

GENERAL LIABILITY COVERAGE

	Limit of Insurance
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

Location Schedule

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

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

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

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



Kingstone Insurance Company
15 Joys Lane
Kingston, NY 12401
www.kingstoneinsurance.com

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



COMMERCIAL LINES POLICY BUSINESSOWNERS POLICY DECLARATIONS

Named Insured: Water Dragon New York LLC. DBA NYC's Finest Laundromat

Policy Number: BOP7001829

Policy Period: 01/10/2018 to 01/10/2019

ADDITIONAL PROPERTY COVERAGE

	Limit of Insurance
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)

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

ADDITIONAL PROPERTY COVERAGE (Location Level)

Location 1	Limit of Insurance
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	\$

AGENT COPY



**COMMERCIAL LINES POLICY
BUSINESSOWNERS POLICY DECLARATIONS**

Named Insured: Water Dragon New York LLC. DBA NYC's Finest Laundromat

Policy Number: BOP7001829

Policy Period: 01/10/2018 to 01/10/2019

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
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

AGENT COPY

COMMERCIAL LINES POLICY BUSINESSOWNERS POLICY DECLARATIONS

Named Insured: Water Dragon New York LLC. DBA NYC's Finest
Laundromat

Policy Number: BOP7001829

Policy Period: 01/10/2018 to 01/10/2019

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)

SF 4 (01/88)

SF 27B (11/00)

LS 6 (09/02)

LS 10 (01/88)

LS 14 (01/88)

LS 15 (09/02)

LS 48 (09/02)

LS 59 (09/02)

LS 59 DISC (06/07)

LS 187 (06/07)

LS 373 (12/11)

LS 373 DISC (12/11)

TERR DISC (01/15)

TERR EXCL (01/15)

LS 31 (09/02)

LS 58 (04/14)

LS 58 DISC (04/14)

LS 84 (10/97)

LS 85 (05/99)

LS 87 (07/88)

LS 88 (05/97)

LS 93 (09/02)

SF 10D (09/97)

SF 18 (07/96)

SF 20 (01/88)

SF 83 (03/02)

SF 311 (01/88)

PERSONAL INJURY

CAUSES OF LOSS-COVERAGE B

REPLACEMENT COST PROVISION

BUSINESS GENERAL LIABILITY INSURANCE EXTRA COVERAGE

AMENDMENT OF LIMITS OF LIABILITY

EXCLUSION - ATHLETIC PARTICIPANTS

ADDITIONAL EXCLUSION LAUNDERING AND DRY CLEANING DAMAGE

FIRE LEGAL

LEAD EXCLUSION

POLICYHOLDER DISCLOSURE NOTICE-LEAD EXCLUSION

ASBESTOS EXCLUSION

EXCLUSION OF CANINE RELATED INJURIES OR DAMAGES

POLICYHOLDER DISCLOSURE

TERRORISM DISCLOSURE NOTICE

NOTICE OF TERRORISM INSURANCE

EXCLUSION OF MODIFICATION OF LIQUOR LIABILITY

OVERSPRAY OR SPILLAGE EXCLUSION

SPILLAGE DISCLOSURE

NEW YORK AMENDATORY ENDORSEMENT

EXCLUSION OF KNOWN LOSS OR DAMAGE

EXCLUSION (ASBESTOS, DIOXIN & PCB)

DISCRIMINATION CLARIFICATION

EMPLOYMENT PRACTICES EXCLUSION

SUPPLEMENTAL DECLARATIONS - DELUXE PLAN

INTENTIONAL ACTS EXCLUSION

AGREEMENT

AMENDMENT OF POLICY CONDITIONS

BUSINESSOWNERS 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)



**COMMERCIAL LINES POLICY
BUSINESSOWNERS POLICY DECLARATIONS**

Named Insured: Water Dragon New York LLC. DBA NYC's Finest
Laundromat

Policy Number: BOP7001829

Policy Period: 01/10/2018 to 01/10/2019

EXPLANATION OF POLICY CHANGE:

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



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:

SCHEDULE

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.



**COMMERCIAL LINES POLICY
BUSINESSOWNERS POLICY DECLARATIONS**

Named Insured: Water Dragon New York LLC. DBA NYC's Finest
Laundromat

Policy Number: BOP7001829

Policy Period: 01/10/2018 to 01/10/2019

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

AGENT COPY