



PO Box 2915
Bloomington, IL 61702-2915

NEW LAGRANGE ROAD OFFICE CONDO
9302 NEW LAGRANGE RD STE G
LOUISVILLE KY 40242-3652

State Farm Fire and Casualty Company
A stock company with home offices in Bloomington, Illinois

Your State Farm Agent

Renewal Declarations

Policy number: 97-AJ-F308-2

Policy period: 12 months

The policy period begins and ends at 12:01 am standard time at the premises location.

Effective date: December 1, 2022

Expiration date: December 1, 2023

BUSINESS CONDOMINIUM ASSOCIATION POLICY

Automatic renewal - If the State Farm® policy period is shown as **12 months**, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

NAMED INSURED

NEW LAGRANGE ROAD OFFICE CONDO

ENTITY

Association/Cooperative

IMPORTANT MESSAGE(S)

Notice - Information concerning changes in your policy language is included. Please call your agent if you have any questions.

POLICY PREMIUM

This is not a bill. If an amount is due, then a separate statement will be sent prior to the due date. The premium(s) shown below is the 12 months premium(s) for the characteristics of the policy as described in this Declarations.

Premium: \$3,484.00

KY Local Government Premium Tax/Collection Fee: \$320.53

KY Revenue Surcharge: \$62.71

Total Premium: \$3,867.24

Discounts applied:

Business Experience Rating
Protective Devices

Renewal Discount
Years in Business

SECTION I - PROPERTY SCHEDULE - BLANKET

Coverage A - Buildings:	Limit of Insurance*
Coverage B - Business Personal Property:	\$1,048,200
	\$20,000

Location number	Location of described premises	Seasonal Increase - Business Personal Property
001	9302 NEW LAGRANGE RD UNITS E, F, G, H LOUISVILLE KY 402423652	No Coverage
002	9302 NEW LAGRANGE RD UNITS C, D LOUISVILLE KY 402423652	No Coverage
003	9302 NEW LAGRANGE RD UNITS A, B LOUISVILLE KY 402423652	No Coverage
004	9302 NEW LAGRANGE RD UNITS I, J LOUISVILLE KY 402423652	No Coverage

* As of the effective date of this policy, the Limit of Insurance as shown includes any increase in the limit due to Inflation Coverage.

SECTION I - INFLATION COVERAGE INDEX(ES)

Cov A - Inflation Coverage Index:	209.3
Cov B - Consumer Price Index:	296.3

SECTION I - DEDUCTIBLES

BASIC DEDUCTIBLE \$500

SPECIAL DEDUCTIBLES:

Earthquake And Volcanic Eruption:	5%
Employee Dishonesty:	\$250
Equipment Breakdown:	\$500
Money and Securities:	\$250

Other deductibles may apply - refer to policy.

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - EACH DESCRIBED PREMISES

The coverages and corresponding limits shown below apply separately to each described premises shown in these Declarations, unless indicated by "See schedule". If a coverage does not have a corresponding limit shown below, but has "Included" indicated, refer to that policy provision for an explanation of that coverage.

Coverage	Limit of Insurance
Accounts Receivable	See Schedule
Arson Reward	\$5,000
Collapse	Included
Damage to Non-owned Buildings from Theft, Burglary or Robbery	Coverage B Limit

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Coverage	Limit of Insurance
Debris Removal	25% of covered loss
Equipment Breakdown	Included
Fire Department Service Charge	\$5,000
Fire Extinguisher Systems Recharge Expense	\$5,000
Forgery or Alteration	\$10,000
Glass Expenses	Included
Increased Cost of Construction and Demolition Costs (applies only when buildings are insured on a replacement cost basis)	10%
Money Orders and Counterfeit Money	\$1,000
Money and Securities	See Schedule
Newly Acquired Business Personal Property (applies only if this policy provides Coverage B - Business Personal Property)	\$100,000
Newly Acquired or Constructed Buildings (applies only if this policy provides Coverage A - Buildings)	\$250,000
Ordinance or Law - Equipment Coverage	Included
Outdoor Property	See Schedule
Personal Effects (applies only to those premises provided Coverage B - Business Personal Property)	\$2,500
Personal Property Off Premises	\$15,000
Pollutant Clean Up and Removal	\$10,000
Preservation of Property	30 days
Property of Others (applies only to those premises provided Coverage B - Business Personal Property)	See Schedule
Signs	See Schedule
Valuable Papers and Records	See Schedule
Water Damage, Other Liquids, Powder or Molten Material Damage	Included

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - SCHEDULE

The coverages and corresponding limits shown below apply only to the described premises as shown.

Location number	Coverage	Limit of Insurance
001	Accounts Receivable	
	On Premises Limit	\$50,000
	Off Premises Limit	\$15,000
	Money and Securities	
	On Premises Limit	\$10,000

Location number	Coverage	Limit of Insurance
	Off Premises Limit	\$5,000
	Outdoor Property	\$5,000
	Property of Others (applies only to those premises provided Coverage B-Business Personal Property)	\$2,500
	Signs	\$5,000
	Valuable Papers and Records	
	On Premises Limit	\$10,000
	Off Premises Limit	\$5,000
002	Accounts Receivable	
	On Premises Limit	\$50,000
	Off Premises Limit	\$15,000
	Money and Securities	
	On Premises Limit	\$10,000
	Off Premises Limit	\$5,000
	Outdoor Property	\$5,000
	Property of Others (applies only to those premises provided Coverage B-Business Personal Property)	\$2,500
	Signs	\$2,500
	Valuable Papers and Records	
	On Premises Limit	\$10,000
	Off Premises Limit	\$5,000
003	Accounts Receivable	
	On Premises Limit	\$50,000
	Off Premises Limit	\$15,000
	Money and Securities	
	On Premises Limit	\$10,000
	Off Premises Limit	\$5,000
	Outdoor Property	\$5,000
	Property of Others (applies only to those premises provided Coverage B-Business Personal Property)	\$2,500
	Signs	\$2,500
	Valuable Papers and Records	

ST-5
0408-G000

Location number	Coverage	Limit of Insurance
004	On Premises Limit	\$10,000
	Off Premises Limit	\$5,000
	Accounts Receivable	
	On Premises Limit	\$50,000
	Off Premises Limit	\$15,000
	Money and Securities	
	On Premises Limit	\$10,000
	Off Premises Limit	\$5,000
	Outdoor Property	\$5,000
	Property of Others (applies only to those premises provided Coverage B-Business Personal Property)	\$2,500
	Signs	\$2,500
	Valuable Papers and Records	
	On Premises Limit	\$10,000
	Off Premises Limit	\$5,000

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - PER POLICY

The coverages and corresponding limits shown below are the most we will pay regardless of the number of described premises shown in these Declarations.

Coverage	Limit of Insurance
Employee Dishonesty	\$25,000
Loss of Income and Extra Expense	12 Months Actual Loss Sustained

SECTION II - LOCATION SCHEDULE

Location number	Location of described premises
001	9302 NEW LAGRANGE RD UNITS E, F, G, H LOUISVILLE KY 402423652
002	9302 NEW LAGRANGE RD UNITS C, D LOUISVILLE KY 402423652

Location number	Location of described premises
003	9302 NEW LAGRANGE RD UNITS A, B LOUISVILLE KY 402423652
004	9302 NEW LAGRANGE RD UNITS I, J LOUISVILLE KY 402423652

SECTION II - LIABILITY

Coverage	Limit of Insurance
Coverage L - Business Liability Per Occurrence	\$1,000,000
Coverage M - Medical Expenses	\$5,000 Any One Person
Damage to Premises Rented to You	\$300,000
Hired Auto Liability	Included in Coverage L
Aggregate Limits	Limit of Insurance
General Aggregate	\$2,000,000
Products/Completed Operations Aggregate	\$2,000,000

Each paid claim for Liability Coverage reduces the amount of insurance we provide during the applicable annual period. Please refer to Section II - Liability in the Coverage Form and any attached endorsements.

Your policy consists of these Declarations, the BUSINESSOWNERS COVERAGE FORM shown below, and any other forms and endorsements that apply, including those shown below as well as those issued subsequent to the issuance of this policy.

FORMS AND ENDORSEMENTS

553-4246	Commercial Earthquake
CMP-4100	Businessowners Coverage Form
CMP-4217.1	Amendatory Endorsement (Kentucky)
CMP-4426	Business Condominium Association Endorsement
CMP-4561.1	Policy Endorsement
CMP-4705.2	Loss of Income and Extra Expense
CMP-4709	Money and Securities
CMP-4710	Employee Dishonesty
CMP-4714	Exclusion - Data Processing and Computer Programming
CMP-4719.1	Earthquake and Volcanic Eruption
CMP-4746.1	Hired Auto Liability
FD-6007	Inland Marine Attaching Declarations
FE-3650	Actual Cash Value Endorsement
FE-6999.3	Policyholder Disclosure Notice of Terrorism Insurance Coverage

FULL NAMED INSURED

Named Insured: NEW LAGRANGE ROAD OFFICE CONDOMINIUM

KENTUCKY LOCAL GOVERNMENT PREMIUM TAX/COLLECTION FEE INFORMATION

Location	County	Tax/Fee	City	Tax/Fee
001	JEFFERSON	0.00	LOUISVILLE	141.40
002	JEFFERSON	0.00	LOUISVILLE	59.71
003	JEFFERSON	0.00	LOUISVILLE	59.71
004	JEFFERSON	0.00	LOUISVILLE	59.71

Additional Information:

If you have questions regarding your Kentucky Tax charges, please contact your State Farm agent.

This policy is issued by the State Farm Fire and Casualty Company.

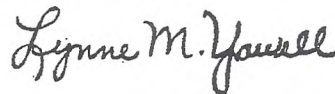
PARTICIPATING POLICY

You are entitled to participate in a distribution of the earnings of the company as determined by our Board of Directors in accordance with the Company's Articles of Incorporation, as amended.

In Witness Whereof, the State Farm Fire and Casualty Company has caused this policy to be signed by its President and Secretary at Bloomington, Illinois.



President



Secretary

OTHER MESSAGE(S)

NOTICE TO POLICYHOLDER:

For a comprehensive description of coverage and forms, please refer to your policy.

Policy changes requested before the "Date Prepared", which appear on this notice, are effective on the Renewal Date of this policy unless otherwise indicated by a separate endorsement, binder, or amended declarations. Any coverage forms attached to this notice are also effective on the Renewal Date of this policy.

Policy changes requested after the "Date Prepared" will be sent to you as an amended declarations or as an endorsement to your policy. Billing for any additional premium for such changes will be mailed at a later date.

If, during the past year, you've acquired any valuable property items, made any improvements to insured property, or have any questions about your insurance coverage, contact your State Farm agent.

Please keep this with your policy.

Your coverage amount....

It is up to you to choose the coverage and limits that meet your needs. We recommend that you purchase a coverage limit equal to the estimated replacement cost of your structure. Replacement cost estimates are available from building contractors and replacement cost appraisers, or, your agent can provide an estimate from Xactware, Inc. using information you provide about your structure. State Farm does not guarantee that any estimate will be the actual future cost to rebuild your structure. Higher limits are available at higher premiums. Lower limits are also available, as long as the amount of coverage meets our underwriting requirements. We encourage you to periodically review your coverages and limits with your agent and to notify us of any changes or additions to your structure.

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State Farm Fire and Casualty Company
A stock company with home offices in Bloomington, Illinois

Your State Farm Agent



ST-5
0008-G000

Inland Marine Attaching Declarations

Policy number: 97-AJ-F308-2

Effective date: December 1, 2022

Policy period: 12 months

Expiration date: December 1, 2023

The policy period begins and ends at 12:01 am standard time at the premises location.

ATTACHING INLAND MARINE

Automatic renewal -If the State Farm® policy period is shown as **12 months**, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Annual policy premium: Included

The above premium amount is included in the Policy Premium shown on the Declarations.

FULL NAMED INSURED

Named Insured: NEW LAGRANGE ROAD OFFICE CONDOMINIUM

Your policy consists of these Declarations, the INLAND MARINE CONDITIONS shown below, and any other forms and endorsements that apply, including those shown below as well as those issued subsequent to the issuance of this policy.

FORMS, OPTIONS AND ENDORSEMENTS

FE-8739	Inland Marine Conditions
FE-8743.1	Inland Marine Computer Property Form
	See below for schedule page with limits

ATTACHING INLAND MARINE SCHEDULE PAGE

Endorsement number	Coverage	Limit of insurance	Deductible amount	Annual premium
FE-8743.1	Inland Marine Computer Property Form	\$10,000	\$500	Included
	Loss of Income and Extra Expense	\$10,000		Included

Other limits and exclusions may apply - refer to your policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.



MONEY AND SECURITIES

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

The following is added as an Extension of Coverage under
SECTION I — EXTENSIONS OF COVERAGE.

Money And Securities

1. We will pay for loss of "money" and "securities" used in your business while at a bank or savings institution, within your living quarters or the living quarters of your partners or any employee having use and custody of the property, at the described premises, or in transit between any of these places, resulting directly from:
 - a. Theft, meaning any act of stealing;
 - b. Disappearance; or
 - c. Destruction.
2. The most we will pay for loss to "money" and "securities" in any one occurrence under this Coverage is:
 - a. The Limit Of Insurance for Money And Securities (On Premises) shown in the Declarations while:
 - (1) In or at the described premises; or
 - (2) Within a bank or savings institution; and
 - b. The Limit Of Insurance for Money And Securities (Off Premises) shown in the Declarations while anywhere else.

The amount we pay under this Extension of Coverage is an additional amount of insurance.

Regardless of the amount of the Basic Deductible, the most we will deduct from any loss under this Extension of Coverage in any one occurrence is the applicable deductible listed for Money And Securities under Special Deductibles shown in the Declarations.

3. We will determine the value of:
 - a. "Money" at its face value; and
 - b. "Securities" at their value at the close of business on the day the loss is discovered.
4. With respect to coverage provided by this endorsement:
 - a. Paragraph 2. of **Property Not Covered** does not apply.
 - b. Paragraphs 1.c. and 1.d. of **Property Subject To Limitations** does not apply.
5. All loss:
 - a. Caused by one or more persons; or
 - b. Involving a single act or series of related acts; is considered one occurrence.
6. We will not pay under this Extension Of Coverage for loss consisting of one or more of the following:
 - a. Resulting from accounting or arithmetical errors or omissions;
 - b. Due to the giving or surrendering of property in any exchange or purchase; or
 - c. Of property contained in any "money"-operated device unless the amount of "money" deposited in it is recorded by a continuous recording instrument in the device.
7. You must keep records of all "money" and "securities" so we can verify the amount of any loss.

All other policy provisions apply.

Goldberg Simpson, LLC
ALTA Universal ID
9301 Dayflower Street
Louisville, KY 40059

File No./Escrow No.: 202500505
Print Date & Time: June 9, 2025 at 11:06 AM
Officer/Escrow Officer:
Settlement Location: 9301 Dayflower St, Prospect, KY 40059
Property Address: 9302 New La Grange Rd Ste E&F
 Louisville, KY 40242
Borrower: Russell Quick
Seller: Rawn Law Firm, PLLC
Lender: Eclipse Bank
Settlement Date: June 9, 2025
Disbursement Date: June 9, 2025

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
Financial				
	\$ 250,000.00	Sale Price of Property	\$ 250,000.00	
		Deposit		\$ 1,000.00
		Loan Amount		\$ 187,500.00
15,000.00		Seller Credit(Assigmmnt of Michelson Note)		\$ 15,000.00
Prorations/Adjustments				
	\$ 16.08	Lyndon City Taxes 06/09/25 to 06/30/25	\$ 16.08	
	\$ 1,128.77	Condo Assessments 06/09/25 to 12/31/25	\$ 1,128.77	
\$ 1,038.10		County Taxes 01/01/25 to 06/08/25		\$ 1,038.10
Loan Charges to Edipse Bank				
		Loan Origination Fee	\$ 500.00	
		Flood Determination	\$ 24.00	
		Appraisal	\$ 2,290.00	
Other Loan Charges				
		Wire Fee to Goldberg Simpson LLC	\$ 30.00	
Impounds				
Title Charges & Escrow / Settlement Charges				

Title - Lender's Title Insurance

ALTA Settlement Statement Combined - Continued

Seller		Borrower/Buyer	
Debit	Credit	Debit	Credit
		\$ 668.40	
	to Goldberg Simpson, LLC		
	Coverage: \$ 187,500.00		
	Premium: \$ 668.40		
	Title - Owner's Title Insurance (optional)	\$ 571.60	
	to Goldberg Simpson, LLC		
	Coverage: \$ 250,000.00		
	Premium: \$ 571.60		
\$ 250.00	Title Closing Fee	to Goldberg Simpson LLC	\$ 400.00
\$ 250.00	Title Document Preparation Fee	to Goldberg Simpson LLC	
	Title Examination Fee	to Goldberg Simpson LLC	\$ 600.00
	Title Insurance Premium Tax	to Chicago Title Insurance Company	\$ 62.00
	Title Closing Protection Letter Fee	to Chicago Title Insurance Company	\$ 52.50
Commission			
\$ 15,000.00	Commission	to Breland Group Realtors	
Government Recording and Transfer Charges			
	Recording Fees	to Jefferson County Clerk's Office	\$ 189.00
	Deed:\$50.00 Mortgage:\$80.00 Assignment of Rents 59.00		
\$ 250.00	Transfer Taxes	to Jefferson County Clerk's Office	
Payoffs			
Miscellaneous			
\$ 31,788.10	\$ 251,144.85	Subtotals	\$ 256,532.35
\$ 219,356.75		Balance Due FROM	\$ 204,538.10
\$ 251,144.85	\$ 251,144.85	Balance Due TO	\$ 51,994.25
		TOTALS	\$ 256,532.35
			\$ 256,532.35

Acknowledgement

I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Goldberg Simpson, LLC to cause the funds to be disbursed in accordance with this statement.

Seller

Borrower/Buyer

Debit

Credit

Debit

Credit

Russell Quick

Rawn Law Firm PLLC, a Kentucky Professional Limited Liability Company

BY: _____
Michelle R. Rawn, Managing Member

, Escrow Officer

Seller

Borrower/Buyer

Debit

Credit

Debit

Credit

Russell Quick

Rawn Law Firm PLLC, a Kentucky Professional Limited Liability Company

BY: _____
Michelle R. Rawn, Managing Member_____
, Escrow Officer