

A/C: O'Reilly Hospitality Management
R/I: CNA Insurance Companies

GENERAL LIABILITY
April 8, 2024

From: Christine A. Czarnecki

Telephone: (312) 345-2602

GC RENEWAL: No
CLIENT RENEWAL: No

POLICY PERIOD: May 1, 2024 To May 1, 2025
REINSURED PERIOD: May 1, 2024 To May 1, 2025
TYPE OF INSURANCE: General Liability
PROGRAM TYPE: Guaranteed Cost
COMPANY POLICY LIMIT(S):
\$ 2,000,000 Each Occurrence
\$ 10,000,000 General Aggregate per location subject
to \$25MM Policy Aggregate
\$ 4,000,000 Products/Completed Operations
Aggregate

Application of General Aggregate: Per Location

COMPANY RETENTION Net &/Or Treaty: A) \$1,000,000 Each Occurrence/\$10,000,000 General
Aggregate per location subject to \$25MM Policy
Aggregate/\$4,000,000 Products/Completed
Operations Aggregate

C N A advised expiring \$1MM GL limit was around
\$750,000.

OTHER FACULTATIVE: Placed Elsewhere by Company

None

REINSURANCE LIMIT(S) HEREON: B) BASIS OF ACCEPTANCE: Excess of Loss
\$1,000,000 Each Occurrence/Nil General Aggregate
per location subject to \$25MM Policy
Aggregate/Nil Products/Completed Operations
Aggregate Excess \$1,000,000 Each
Occurrence/\$10,000,000 General Aggregate per
location subject to \$25MM Policy
Aggregate/\$4,000,000 Products/Completed
Operations Aggregate

REINSURANCE PREMIUM: B) Please quote your best offer

CEDING COMMISSION: Nil

ORIGINAL CANCELLATION
CLAUSE: 90 days

REINSURANCE CONDITIONS: Follow Form Company Policy except as stated in
Additional Reinsurance Conditions.

COMPANY POLICY TERMS/EXTENSIONS/EXCLUSIONS:
Follow Form: As Per Company Policy(ies) - See attached

Follow Form: (continued)

Liquor \$2MM/\$4MM

- They have standalone pollution policy. Legionnaire’s nor pesticide/herbicide coverage needed for hotels/golf.
- SAM is silent

For the hotels, each brand requires their own Human Trafficking training at hire and it’s administered through their individual intranet platforms - this includes Marriott, Hilton, IHG & Choice properties. It’s my understanding that this is required both at hire and annually as a refresher.

We also have mentioned in our Safety Training SOP that any non-branded hotels need to complete OHM provided Human Trafficking training in January, however we don’t have any unbranded hotels in our portfolio at this time. We don’t have any requirements for our restaurant/entertainment venues. We are still having conversations with PACT (Matt has been working on the sublicense agreement back and forth) to have our own human trafficking curriculum that we can provide any unbranded hotels we acquire or if we want to start requiring this training for our non-hotel properties.

COMPANY POLICY FORM: OCCURRENCE FORM
Loss Adjustment Expense: Pro Rata

EXPOSURE BASE:		Start Date	End Date	Sales	Payroll
	Projected:	05/01/2024	05/01/2025	206,885,708	53,682,443
	Historical:	05/01/2023	05/01/2024	220,712,700	54,496,650
		05/01/2022	05/01/2023	169,755,500	43,802,880
		05/01/2021	05/01/2022	160,293,516	36,089,660
		05/01/2020	05/01/2021	143,969,349	22,953,339
		05/01/2019	05/01/2020	128,728,596	26,977,771

Regarding the Property Workbook document attached: Management Fees from the OHM tab are also listed on the Property Exposures - SOV tab where the rating detail is located. You do not want to include the \$8,203,016 from line 34 in the GL rating since the insured is responsible for all GL coverage for both managed and/or owned locations. No property managed class code needed for the OHM operations.

LOSSES:	Valuation Date: 03/20/2024	Last 4 years
Gen'l Liab	Total	
Year	# Claims	Incurred Paid
07/01/2022-07/01/2023	19	\$451,231 \$70,663
07/01/2021-07/01/2022	10	\$640,549 \$640,549
07/01/2020-07/01/2021	9	\$177,491 \$76,492
07/01/2019-07/01/2020	40	\$52,358 \$52,358

LARGE LOSSES: Valuation Date: 03/20/2024 Excess \$100,000 Last 4 years

DOL	Total Incurred	O/C	Indemnity	Line Type	Description
07/26/2021	491,653	C	491,653	GL	CHILD WAS PLAYING IN REVOLVING DOOR AND WAS HIT WITH THE DOOR.
06/30/2023	187,629	O	429	GL	THE CHILD OF GUEST SHELBY SCHUMACKER WAS PLAYING WITH THE METAL RING OF THE POOL STAIR RAILING; AND UPON MOVING IT; HE STEPPED ON IT; CUTTING THE BOTTOM OF HIS HEEL.
07/02/2021	120,051	C		GL	PLAINTIFF'S ALLEGE TRESPASS; NUISANCE & NEGLIGENCE IN THE OPERATION OF THE INSURED BUSINESS RESULTING IN DAMAGE TO THEIR HOMES; EMOTIONAL DISTRESS & DIMINUTION OF PROPERTY VALUE.
06/08/2021	114,424	O	13,314	GL	GUEST WAS ATTACKED BY A DOG DURING A DOG FIGHT INCIDENT THAT TOOK PLACE OUTSIDE THE HOTEL; ON THE SIDEWALK OF THE PROPERTY.
23-24 losses forthcoming					