

A/C: Cushman & Wakefield, Inc.,
R/I: ACE American Insurance Company

GENERAL LIABILITY
January 24, 2024

From: George Caricich

Telephone: (917) 937-3044

GC RENEWAL: Yes
CLIENT RENEWAL: Yes

RENEWAL OF NUMBER: NC23105189M

ISSUING COMPANY: ACE American Insurance Company

POLICY PERIOD: March 1, 2024 To March 1, 2025

REINSURED PERIOD: March 1, 2024 To March 1, 2025

TYPE OF INSURANCE: Commercial General Liability

PROGRAM TYPE: Guaranteed Cost

COMPANY POLICY LIMIT(S):
\$ 2,000,000 Each Occurrence
\$ 4,000,000 General Aggregate
\$ 4,000,000 Products/Completed Operations
Aggregate

Application of General Aggregate: Per Location

Estimated renewal pricing inclusive of Canada is
\$1,699,515

COMPANY RETENTION Net &/Or Treaty: A) \$1,000,000 Each Occurrence/\$25,000,000 General
Aggregate/\$4,000,000 Products/Completed
Operations Aggregate

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/Nil Products/Completed Operations
Aggregate Excess \$1,000,000 Each
Occurrence/\$25,000,000 General
Aggregate/\$4,000,000 Products/Completed
Operations Aggregate

REINSURANCE PREMIUM: B) Please Quote Best Net Price

90% Minimum would apply

CEDING COMMISSION: 15.00%

ORIGINAL CANCELLATION
CLAUSE: 90 days

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

COMPANY POLICY TERMS/EXTENSIONS/EXCLUSIONS:
Attach: ISO CGL Occurrence

Attach: (continued)
ADDITIONAL INSURED - CONTROLLING INTEREST
ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION
AMENDMENT OF LIMITS (DESIGNATED PROJECT, PREMISES, OR CONTRACT)
BROAD NAMED INSURED
CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
CIVIL UNIONS OR DOMESTIC PARTNERSHIPS
CONSTRUCTION LOAN EXCLUSION
DESIGNATED LOCATION(S) - AGGREGATE LIMIT
DESIGNATED PROJECT(S) - AGGREGATE LIMIT
DIFFERENCE IN CONDITIONS / DIFFERENCE IN LIMITS
DIRECT ACTION EXPENSES
DISCLOSURE PURSUANT TO TERRORISM RISK INSURANCE ACT
EARLIER NOTICE OF CANCELLATION AND NON-RENEWAL
EMPLOYMENT - RELATED PRACTICES EXCLUSION
EXCLUSION - ASBESTOS
EXCLUSION - CONSTRUCTION OR DEVELOPMENT, EXCEPT MAINTENANCE OR RENOVATION
EXCLUSION - COVERAGE C - MEDICAL PAYMENTS
EXCLUSION - EXTERIOR INSULATION AND FINISH SYSTEM

EXCLUSION - FINANCIAL SERVICES
EXCLUSION - LEAD
EXCLUSION - UNMANNED AIRCRAFT
FELLOW EMPLOYEE COVERAGE
FINANCIAL INSTITUTIONS BROAD FORM ENDORSEMENT
FUNGI OR BACTERIA EXCLUSION
KY LOCAL GOVERNMENT PREMIUM TAX SCHEDULE
LIMITATION OF COVERAGE TO DESIGNATED PREMISES, PROJECT OR OPERATION
LIMITED ELECTRONIC DATA LOSS COVERAGE - ACCESS, COLLECTION, RELEASE, DISCLOSURE, LIMITED BODILY INJURY AND PROPERTY DAMAGE
NON CONTRIBUTORY ENDORSEMENT FOR ADDITIONAL INSUREDS
NOTIFICATION OF PREMIUM ADJUSTMENT
NUCLEAR ENERGY LIABILITY EXCLUSION
PESTICIDE OR HERBICIDE APPLICATOR COVERAGE
POLLUTION EXCLUSION - HOSTILE FIRE EXCEPTION

PYRAMIDING OF LIMITS ENDORSEMENT
RADON EXCLUSION
REAL ESTATE MANAGERS WHERE REQUIRED BY CONTRACT
SILICA, DUST AND PARTICULATE MATTER EXCLUSION
TRADE OR ECONOMIC SANCTIONS ENDORSEMENT

COMPANY POLICY FORM: OCCURRENCE FORM
Loss Adjustment Expense: Outside the Limit of Liability

EXPOSURE BASE:	Start Date	End Date	Sqft.
Projected:	03/01/2024	03/01/2025	13,433,843
Historical:	03/01/2023	03/01/2024	15,558,213
	03/01/2022	03/01/2023	16,352,789
	03/01/2021	03/01/2022	16,472,363
	03/01/2020	03/01/2021	16,908,811
	03/01/2019	03/01/2020	20,631,919
	03/01/2018	03/01/2019	21,099,325
	03/01/2017	03/01/2018	22,360,489

EXPOSURE BASE:(continued)	Start Date	End Date	Sqft.
	03/01/2016	03/01/2017	23,052,050
	03/01/2015	03/01/2016	23,765,000
	03/01/2014	03/01/2015	24,500,000
	03/01/2013	03/01/2014	25,235,000

Total Property Count for 2024: 759

*Please see property location listing attached to original submission for further info.

LOSSES:	Valuation Date: 01/01/2024 Last 11 years		
Gen'l Liab	Total		
Year	# Claims	Incurred	Paid
03/01/2023-03/01/2024	7	\$1,886	\$1,875
03/01/2022-03/01/2023	3	\$23,081	\$3,570
03/01/2021-03/01/2022	24	\$255,242	\$61,209
03/01/2020-03/01/2021	18	\$802,814	\$74,561
03/01/2019-03/01/2020	26	\$649,247	\$412,239
03/01/2018-03/01/2019	41	\$1,195,069	\$887,259
03/01/2017-03/01/2018	29	\$3,625,223	\$3,302,353
03/01/2016-03/01/2017	32	\$493,782	\$493,782
03/01/2015-03/01/2016	45	\$2,380,694	\$2,376,429
03/01/2014-03/01/2015	28	\$1,354,178	\$1,354,178
03/01/2013-03/01/2014	5	\$769,214	\$769,214

LARGE LOSSES: Valuation Date: 01/01/2024 Excess \$250,000 Last 11 years

DOL	Total Incurred	O/C	Paid	Line Type	Description
02/16/2014	357,876	C	357,876	GL	CLAIMANT ALLEGES THAT HE SLIPPED & FELL DUE TO ICE ON SIDEWALK; INSURED HAS CONTRACT WITH OWNER WHICH CLAIMANT SLIPPED & FELL BACKWARDS ON SIDEWALK AND SUSTAINED INJURIES
01/22/2014	387,790	C	387,790	GL	CLAIMANT SLIPPED AND FELL TO ICE AND SNOW ON THE SIDEWALK
02/24/2015	268,596	C	268,596	GL	CLMT SLIPPED AND FELL DUE TO ICE AND SNOW ON THE SIDEWALK
12/10/2014	448,765	C	448,765	GL	Premises/Operations - Slip / Trip and Fall - TRIP AND FALL INCIDENT IN THE SIDEWALK/BRICK.
12/05/2015	260,993	C	260,993	GL	PLAINTIFF WAS CAUSED TO SLIP AND FALL BY THE REASON OF A DANGEROUS AND DEFECTIVE CONDITION ON THE SIDEWALK.
10/03/2015	469,240	C	469,240	GL	Fell while completing repairs
07/16/2015	274,305	C	274,305	GL	Slip and fall on coffee-like liquid on the floor of elevator bank.
06/18/2015	472,892	C	472,892	GL	Premises/Operations - Slip / Trip and Fall: CLAIMANT TRIPPED AND FELL DUE TO UNEVEN SIDEWALK
06/29/2017	1,441,215	C	1,441,215	GL	THE PLAINTIFF, AN EMPLOYEE OF THE NAMED INSURED, WAS ENGAGED IN

LARGE LOSSES (continued)

DOL	Total Incurred	O/C	Paid	Line Type	Description
					CLEANING WHEN HE FELL FROM A LADDER AND INJURED HIS NECK AND BACK.
07/18/2017	381,554	C	381,554	GL	CLMT TRIPPED AND FELL ON THE LOADING DOCK PLATES HITTING HIS HEAD AND SHOULDER RESULTING IN SHLDR SURGERY
07/19/2017	444,959	C	444,959	GL	TRIP AND FALL ON SIDEWALK ADJACENT TO CITIBANK
12/03/2017	251,000	O	37,354	GL	CLAIMANT TRIPPED AND FELL ON A DEFECTIVE SIDEWALK, RESULTING IN INJURIES.
11/15/2018	275,000	O	56,671	GL	CLMT TRIPPED/FELL ON RAMP IN LOADING DOCK CHUBB - 002119016086 JOSEPH CAAMANO
07/02/2020	734,415	O	47,777	GL	ALLEGES CUSTOMER TRIPPED AND FELL AT THE PLATFORM 10/09/20 TO CHUBB KY20K2852245 DORI

Additional loss information as per attachments to original submission.