

A/C: Enterprise Asset Management, Inc.  
R/I: Everspan Indemnity Insurance Co.

EXCESS LIABILITY  
March 18, 2024

From: David Littell

Telephone: (917) 937-3441

GC RENEWAL: No  
CLIENT RENEWAL: No

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

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

TYPE OF INSURANCE: Excess Liability

COMPANY POLICY LIMIT(S): \$3,000,000 Each Occurrence/Annual Aggregate Where  
Applicable / \$3,000,000 Annual Aggregate / \$3,000,000 Prod  
Comp Ops Excess of \$1,000,000 Underlying Insurance and/or  
Self Insured Retention (SIR)

TOTAL POLICY PREMIUM: \$150,000 Gross

COMPANY RETENTION  
Net &/Or Treaty: \$300,000 Each Occurrence/Annual Aggregate Where  
Applicable/\$300,000 Annual Aggregate/\$300,000  
Prod Comp Ops (Being 10.0000%) Part of \$3,000,000  
Each Occurrence/Annual Aggregate Where  
Applicable/\$3,000,000 Annual Aggregate/\$3,000,000  
Prod Comp Ops Excess \$1,000,000 Underlying  
Insurance and/or Self Insured Retention (SIR)

OTHER FACULTATIVE: Placed Elsewhere by Company  
  
None

REINSURANCE LIMIT(S)  
HEREON: BASIS OF ACCEPTANCE: Contributing Excess  
\$2,700,000 Each Occurrence/Annual Aggregate Where  
Applicable/\$2,700,000 Annual Aggregate/\$2,700,000  
Prod Comp Ops (Being 90.0000%) Part of \$3,000,000  
Each Occurrence/Annual Aggregate Where  
Applicable/\$3,000,000 Annual Aggregate/\$3,000,000  
Prod Comp Ops Excess \$1,000,000 Underlying  
Insurance and/or Self Insured Retention (SIR)

REINSURANCE PREMIUM: \$135,000 Gross less Ceding  
Commission = \$94,500 Net  
  
\$150,000 Gross Layer Premium

CEDING COMMISSION: 30.00%

ORIGINAL CANCELLATION  
CLAUSE: 90 days

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

COMPANY POLICY FORM: OCCURRENCE FORM  
Loss Adjustment Expense: Outside

EXPOSURE BASE:	Start Date	End Date	Units
Projected:	04/01/2024	04/01/2025	71
Historical:	04/01/2023	04/01/2024	131
	04/01/2022	04/01/2023	131
	04/01/2021	04/01/2022	131
	04/01/2020	04/01/2021	162
	04/01/2019	04/01/2020	162
	04/01/2018	04/01/2019	162

UNDERLYING SCHEDULE:	Limit	Company	Premium
Coverage	GL	Cincinnati Ins	57,658

LOSSES:	Valuation Date: 03/07/2024 Last 7 years
	Gen'l Liab
	TOTAL
YEAR	INCURRED NUMBER
04/01/2023-04/01/2024	\$0 0
04/01/2022-04/01/2023	\$125,000 1
04/01/2021-04/01/2022	\$0 0
04/01/2020-04/01/2021	\$0 0
04/01/2019-04/01/2020	\$0 0
04/01/2018-04/01/2019	\$0 0
04/01/2017-04/01/2018	\$0 0

LARGE LOSSES:	Valuation Date: 03/07/2024 Excess \$100,000 Last 7 years
---------------	--

DOL	Total Incurred	O/C	Line Type	Description
3/29/22	125,000	0	GL	Fell down stairs

ADDITIONAL INFORMATION:  
Total Square Footage: 423,586 SF LRO (61217)  
Total Units: 71  
Yes, all market rate apartments. The two locations are rent stabilized:  
• 234 Union is approx. 50% rent stabilized (15 units)  
• 712 is 100% rent stabilized (41 units)  
2 Habitational locations:  
712 W 176TH ST NEW YORK NY 10033  
• 41 units  
234 UNION AVE BROOKLYN NY 11211  
• 30 units