

AOAO HAWAII TOWER
2018-2019 INSURANCE SUMMARY

Type of Policy/Carrier	Coverage
COMMERCIAL PROPERTY First Insurance Company of Hawaii Policy No. CPP703307912 Effective: 12/15/2017 – 12/15/2018 AM Best Rated A+ IX, Admitted	Special Form Property Coverage/Replacement Cost Valuation Blanket Building and Contents \$237,869,366 Business/Rental Income \$30,000 Building Ordinance (A,B&C) \$5,000,000 Earthquake Sublimit \$5,000,000 Machinery Breakdown Coverage \$237,869,366 Deductible: All Other Perils except below \$25,000 Hurricane Deductible: 2% of TIV/72 hours for rental income Earthquake Deductible: 5% of TIV
COMMERCIAL GENERAL LIABILITY First Insurance Company of Hawaii Policy No. CPP703307912 Effective: 12/15/2017 – 12/15/2018 AM Best Rated A+ IX, Admitted	General Aggregate \$2,000,000 Products & Completed Operations Aggregate 0 Personal Injury & Advertising Injury \$1,000,000 Each Occurrence \$1,000,000 Fire Damage \$100,000 Medical Payments \$5,000 Employee Benefits Liability \$1,000,000 Employee Benefits Liability Deductible \$1,000 Non-Owned/Hired Automobile Liability Bodily Injury \$1,000,000 Non-Owned/Hired Automobile Liability Property Damage \$1,000,000
NATIONAL FLOOD INSURANCE PROGRAM First Insurance Company of Hawaii Policy No. 0002003778 Effective: 10/8/2018 – 10/8/2019 AM Best Rated A IX, Admitted	Resident Condominium Building Association Coverage Building Limit \$106,750,000 Deductible: \$5,000
UMBRELLA LIABILITY Great American Alliance Insurance Co. (Primary \$10 million) Policy No: UM1744099 Ironshore Indemnity (\$5 mill excess of Primary \$10 million) Policy No: 003148500 Effective: 12/15/2017 – 12/15/2018 AM Best Rated A X+IV, Admitted	Each Occurrence/ Aggregate-Per Location \$15,000,000 Retention None
DIRECTORS AND OFFICERS LIABILITY Continental Casualty Co. Policy No. 0251275750 Effective: 12/15/17 – 12/15/2018 AM Best Rated A XV, Admitted	Limit of Liability (Annual Aggregate) \$3,000,000 Deductible (per Claim) \$5,000 Property Manager included as Additional Insured Yes Prior & Pending Litigation Date: 06/30/2010
WORKERS COMPENSATION North River Insurance Company Policy No. 4087320804 Effective: 11/01/2017 – 11/01/2018 AM Best Rated A XII, Admitted	Workers Compensation Statutory Benefits Employers' Liability \$1,000,000/\$1,000,000/\$1,000,000
STORAGE TANK 3RD PARTY LIABILITY AND CLEAN UP POLICY Ace American Insurance Company Policy No. G24776190005 Effective: 12/15/2017 – 12/15/2018 AM Best Rated A++ XV, Admitted	Limit of Liability (Claims & Remediation) \$1,000,000 incl aggregate Limit for All Legal Defense Expenses \$1,000,000 incl. aggregate Total policy Aggregate \$2,000,000 Deductible \$5,000 per incident

Atlas Insurance Agency
 1132 Bishop Street, Suite 1600
 Honolulu, HI 96813
 October 12, 2018

Elaine Gascon
 Tel # 808-533-8637
egascon@atlasinsurance.com

This summary of coverage is intended to facilitate your understanding of the insurance program we have proposed.
 However, it is not intended to replace or supersede any original insurance contracts.

COMMERCIAL CRIME Travelers Casualty & Surety Company Policy No. 106319879 Effective: 06/30/2018-06/30/2021 AM Best Rated A+ XV, Admitted	Fidelity Deductible	\$200,000 \$1,000
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AOAO HAWAII TOWER WHAT'S COVERED

➤ **Buildings Covered**

Exterior and interior walls, floors, ceilings and common building elements, including elevators, **or** as defined by the Association's bylaws.

Fixtures including, but not limited to, refrigerators, cooking ranges, built-in appliances, cabinets, drapes, wall to wall carpeting in accordance with the as-built condominium plans and specifications (**of like, kind or quality of that originally installed**).

Note: If any of the original fixtures, cabinets, flooring, countertops, etc. were upgraded by the unit owner, the policy would only cover the replacement of the original fixture and not the upgraded fixture, cabinets, flooring, countertops, etc.

Note: Household and personal property owned by, used by, or in the care, custody or control of the owner of a condominium unit are **Not Covered**.

Examples Include the following: unattached rugs, screen paneling, alterations, additions and upgrades to the condominium units, personal property, stocks of merchandise, furniture, watercraft, vehicles, jewelry, fine arts, furs, animals, money, securities, etc.

(It is the unit owner's responsibility to secure personal property coverage)

➤ **General Liability Covered**

Legal Liability for the Association, which results from Bodily Injury or Property Damage arising out of Premises and Operations, Products/Completed Operations or Personal Injury. Usually this involves common area injuries or losses

Note: Coverage is not provided for individual unit owners' personal liability. (It is the unit owner's responsibility to secure personal liability coverage)

Atlas Insurance Agency also has a personal lines department that helps unit owners purchase personal lines insurance policies usually known as HO-6, that provide unit owners with the important additional coverage that most AOAO's recommend. This coverage includes personal liability, loss assessment, building improvement and personal property coverage. Atlas' personal lines department will review your situation and recommend an insurance company and insurance policy that provides the best combination of coverage, customer service and price. Please call or email Jennifer Sullivan at 808-533-8747 or Jsullivan@atlasinsurance.com, if you have any questions or need to purchase coverage.

FOR LENDER REQUESTS FOR PROOF OF INSURANCE OR CERTIFICATES:

EMAIL: AOAOCert@atlasinsurance.com FAX: 808-550-1155

or send to

Atlas Insurance Agency, Attn: AOAO Group,
1132 Bishop Street, Suite 1600,
Honolulu, HI 96813

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