

**AOAO HAWAII TOWER**  
**2019-2020 INSURANCE SUMMARY**

Type of Policy/Carrier	Coverage
<b>COMMERCIAL PROPERTY</b> Fireman's Fund Insurance Company Policy No. USC010223190 Effective: 12/15/2019 – 12/15/2020 AM Best Rated A+ XV, Admitted	Special Form Property Coverage/Replacement Cost Valuation Blanket Building and Contents \$251,071,450 Equipment Breakdown Coverage Included Business/Rental Income \$30,000 Ordinance or Law (Coverage A, B & C) \$5,000,000 Earthquake Sublimit \$5,000,000 Deductible: All Insured Perils except below \$25,000 Hurricane Deductible: 2% of TIV/72 hours for rental income Earthquake Deductible: 5% of TIV
<b>COMMERCIAL GENERAL LIABILITY</b> Fireman's Fund Insurance Company Policy No. USC010223190 Effective: 12/15/2019 – 12/15/2020 AM Best Rated A+ XV, 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 EBL Deductible \$1,000  Non-Owned/Hired Automobile Liability BI/PD \$1,000,000
<b>NATIONAL FLOOD INSURANCE PROGRAM</b> First Insurance Company of Hawaii Policy No. 0002003778 Effective: 10/08/2019 – 10/08/2020 AM Best Rated A+ IX, Admitted	Building Limit \$106,750,000 Deductible \$5,000
<b>UMBRELLA LIABILITY</b> Greenwich Insurance Policy No: TBD AM Best Rated A+XV, Admitted Effective: 12/15/2019 – 12/15/2020	Each Occurrence/ Aggregate \$15,000,000 Retention None
<b>DIRECTORS AND OFFICERS LIABILITY</b> Continental Casualty Co. Policy No. 0251275750 Effective: 12/15/19 – 12/15/2020 AM Best Rated A XV, Admitted	Limit of Liability \$3,000,000 Retention \$5,000  Prior & Pending Date: 06/30/2010
<b>WORKERS COMPENSATION</b> North River Insurance Company Policy No. 4087374876 Effective: 11/01/2019– 11/01/2020 AM Best Rated A XIII, Admitted	Workers Compensation Statutory Benefits Employers' Liability \$1,000,000/\$1,000,000/\$1,000,000
<b>STORAGE TANK 3<sup>RD</sup> PARTY LIABILITY AND CLEAN UP POLICY</b> Ace American Insurance Company Policy No. G24776190007 Effective: 12/15/2019 – 12/15/2020 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
<b>COMMERCIAL CRIME</b> Travelers Casualty & Surety Company Policy No. 106319879 Effective: 06/30/2018-06/30/2021 AM Best Rated A+ XV, Admitted	Fidelity \$200,000 Deductible \$1,000 ERISA Fidelity \$200,000 Claim Expense \$5,000

**Atlas Insurance Agency**  
201 Merchant Street, Suite 1100  
Honolulu, HI 96813  
December 11, 2019

**Elaine Gascon, Account Executive**  
Tel # 808-533-8637  
[egascon@atlasinsurance.com](mailto: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.

➤ **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 built-in appliances (i.e., refrigerators, cooking ranges), 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.

➤ **Personal Property Covered**

Property owned by the Association including furniture, fixtures, equipment and supplies in which each of the condominium unit owners has an undivided interest, such as lobby and pool furniture and maintenance equipment.

**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 Fe Valinton at 808-533-8663 or [fvalinton@atlasinsurance.com](mailto:fvalinton@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](mailto:AOAOCert@atlasinsurance.com) FAX: 808-550-1155

or send to

Atlas Insurance Agency, Attn: AOAO Group,  
201 Merchant Street, Suite 1100  
Honolulu, HI 96813

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