

CSIMON@FAIRLANE.BIZ

LUSTGARTEN ASSOCIATES, INC.

375 FIFTH Avenue, 3rd Fl., New York, NY 10016

Tel: (212) 683-2440 • Fax: (212) 447-7265

Guy's Email: guy@lustgarten-insurance.com

General Email: admin@lustgarten-insurance.com

FACSIMILE

TO: CLAUDE SIMON

FROM: TOBIN GUY LUSTGARTEN

CO: _____

DATE: 5/30/24

SUBJECT: 534 WEST 42nd STREET CONDOMINIUM

CLAUDE - IT TOOK A BIT BUT SOMECA
CAAME THROUGH WITH AN EXCELLENT QUOTE FOR
THE BLD & THE UMBRELLA. PLEASE LOOK THIS OVER
THERE IS NO EXCUSION ON EQUIPMENT BREAKDOWN
OR PROPERTY FOR THE ELEVATOR EQUIP IN THE
BASEMENT - I THINK YOU ARE AT 20,000 PWS
FOR THE OTHER GUYS? I THINK 12,000 AND SOME
ODD IS A BIT BETTER - FINANCING IS AVAILABLE

Best regards

Guy Lustgarten

**CRUM & FORSTER®****SENECA****COMMERCIAL MULTI PERIL QUOTE**

Insurance Carrier: SENECA INSURANCE COMPANY, INC.
(Admitted) rated "A" (Excellent) XV by A.M. Best Company

Date: 05/29/2024
Policy #: New
Producer: JLNY Group LLC
Attention: Todd Berger
Email:
Underwriter: Shawn Khan
Phone: (201) 334-4759
Email: skhan@senecainsurance.com
Policy Effective: 06/08/2024 - 06/08/2025
Named Insured: 534 West 42nd Street Condominium
Mailing Address: 534 W. 42nd St.
New York, NY 10036

Premium Summary

Coverage	Premium
Commercial Property	\$4,360.00
Commercial General Liability	\$2,208.00
Commercial Inland Marine	Not Covered
Commercial Auto	Not Covered
Commercial Crime	Not Covered
Mandatory Terrorism	\$442.00
Certified Terrorism	\$1,232.00
Total Premium	\$8,242.00
Fee, Surcharge, Assessments	\$12.04
Total Cost:	\$8,254.04

This quote is valid for thirty (30) days

ALL COVERAGES ARE INCLUDED IN THIS QUOTATION. ANY COVERAGES NOT SPECIFICALLY OUTLINED ARE NOT INCLUDED. THESE COVERAGES MAY DIFFER FROM WHAT WAS REQUESTED IN YOUR APPLICATION. THIS QUOTE IS SUBJECT TO CHANGE BASED UPON A LOSS CONTROL INSPECTION AND ALSO SUBJECT TO ANY INTERVENING RATE CHANGES AND/OR APPROVAL BY ANY BOARD OR BUREAU NAMING JURISDICTION.



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SENECA

Subjectivities:

- Inspection contact (name, phone number and email address); this quote is subject to a favorable loss control inspection
- Signed terrorism disclosure
- Currently valued 5 year hard copy loss runs; quote is based on favorable loss history
- Confirmation that the premium down payment has been collected
- Signed and dated ACORD application
- Completed, signed and dated NY Anti-Arson application
- Subject to no 24hrs, commercial cooking or manufacturing operations

LOCATIONS		
<u>Location</u>	<u>Building</u>	<u>Address</u>
001	001	534 W. 42nd St. New York, NY 10036



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SENECA

COMMERCIAL PROPERTY

Policy Level Coverages

Terrorism Coverages

Equipment Breakdown

Property Plus Enhancement Endorsement

Limit

Deductible **Valuation**

Additional Comments:

Partial Forms Listing

CP 04 11 - Sprinkler/Pl



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COMMERCIAL PROPERTY

<u>Loc</u>	<u>Bldg</u>	<u>Coverage</u>	<u>Limit</u>	<u>Perils</u>	<u>Coinssurance</u>	<u>Deductible</u>	<u>Valuation</u>
001	001	Building	\$4,016,000	Special Form Including Theft	Agreed Value	\$5,000	RCV
		Business Income - Actual Loss Sustained		Special Form Including Theft			



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SENECA

COMMERCIAL GENERAL LIABILITY

Coverage	Limit
General Aggregate (other than Products/Completed Operations)	\$2,000,000
Products/Completed Operation - Annual Aggregate	\$1,000,000
Personal/Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Damage to Premises Rented to You Limit	\$100,000
Medical Payments	\$5,000

Deductible	Deductible Amount
Premises/Operations	N/A
Products/Completed Operations	N/A

General Liability Classification				
Loc	Bldg	Class Code	Class Description	Exposure
001	001	62003	Condominiums-Residential-(Association Risk Only) Products-completed operations are subject to the General Aggregate Limit TERRITORY: 001	8 Units



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SENECA

COMMERCIAL GENERAL LIABILITY

Policy Level Coverages

Terrorism Coverages

Fungi or Bacteria (Mold)
Coverage - Without Limited
Coverage

Limit

Aggregate Limit

Retro Date

Deductible

Additional Comments:

Partial Forms Listing

CG 21 14 - Designated Premises
17-283 - Asbestos Exclusion
17-284 - Lead Exclusion
CG 21 49 - Total Pollution Exclusion
CG 21 39 - Contractual Liability Limitation
CG 21 47 - Exclusion - Employment Related Practices
CG 40 32 Exclusion-Perfluoroalkyl and Polyflouroalkyl Substances (PFAS)

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from acts of terrorism, *as defined in Section 102(1) of the Act*: The term "act of terrorism" means any act or acts that are certified by the Secretary of the Treasury—in consultation with the Secretary of Homeland Security, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS, WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES [85% through 2015; 84% beginning on January 1, 2016; 83% beginning on January 1, 2017; 82% beginning on January 1, 2018; 81% beginning on January 1, 2019 and 80% beginning on January 1, 2020] OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

Acceptance or Rejection of Terrorism Insurance Coverage

	I hereby elect to purchase terrorism coverage for a prospective premium of \$1,232.00
	I hereby decline to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no coverage for losses resulting from certified acts of terrorism.

534 West 42nd Street Condominium

Named Insured

Policyholder/Applicant's Signature

SENECA INSURANCE COMPANY, INC.
Insurance Company

Print Name
05/29/2024
Date

Policy Number

NOTE: Excepting Hawaii domiciled insureds, if you do not complete and return this form or advise us otherwise in writing of your terrorism election then, a rejection of terrorism coverage will be deemed to have been made. If you are domiciled in Hawaii, your failure to complete and return this form is deemed an acceptance of our terrorism offer.

SCHEDULE OF FORMS AND ENDORSEMENTS

POLICY NUMBER:	EFFECTIVE DATE:
Q-0000814305	06/08/2024

NUMBER	TITLE
	COMMON
17 270 (11-14)	Commercial Multi Peril Quote
41-478 (01-15)	Policyholder Disclosure Notice of Terrorism Insurance Coverage
03 066 (07-21)	Payment Plans
IL DS 00 (09-07)	Common Policy Declarations
40-075 (10-20)	Claims Notification
IL 00 17 (11-98)	Common Policy Conditions
IL 00 23 (07-02)	Nuclear Energy Liability Exclusion Endorsement (Broad Form)
IL 01 83 (08-08)	New York Changes - Fraud
IL 02 68 (01-14)	New York Changes - Cancellation And Nonrenewal
IL 09 35 (07-02)	Exclusion Of Certain Computer-Related Losses
IL 09 52 (01-15)	Cap on Losses from Certified Acts of Terrorism
IL 09 85 (12-20)	Disclosure Pursuant To Terrorism Risk Insurance Act
IL P 001 (01-04)	U.S. Treasury Department's Office Of Foreign Assets Control ("OFAC") Advisory Notice To Policyholders

PROPERTY

CP DS 00 (10-00)	Commercial Property Coverage Part Declarations
CP 00 10 (10-12)	Building And Personal Property Coverage Form
CP 00 90 (07-88)	Commercial Property Conditions
CP 01 33 (05-18)	New York Changes
CP 01 64 (09-17)	New York Changes-Fungus, Wet Rot And Dry Rot
CP 01 78 (08-08)	New York - Exclusion Of Loss Due To Virus Or Bacteria
CP 10 30 (09-17)	Causes of Loss - Special Form
CP 10 77 (12-20)	Cyber Incident Exclusion - New York
17-227 (11-13)	Equipment Breakdown Coverage
17-250 (05-10)	Property Plus Enhancement Endorsement
17-274 (07-17)	Business Income (and Extra Expense) Coverage Form - Actual Loss Sustained
CP P 017 (03-20)	New York Coronavirus - Business Interruption And Related Coverages Advisory Notice To Policyholders

GENERAL LIABILITY

CG DS 01 (10-01)	Commercial General Liability Declarations
CG 00 01 (04-13)	Commercial General Liability Coverage Form
CG 01 04 (12-04)	New York Changes - Premium Audit
CG 01 63 (04-17)	New York Changes - Commercial General Liability Coverage Form
CG 20 04 (11-85)	Additional Insured - Condominium Unit Owners
CG 21 06 (05-14)	Exclusion - Access Or Disclosure Of Confidential Or Personal Information And Data-Related Liability - With Limited Bodily Injury Exception
CG 21 70 (01-15)	Cap on Losses From Certified Acts of Terrorism
CG 26 21 (10-91)	New York Changes - Transfer Of Duties When A Limit Of Insurance Has Been Used Up
17-283 (07-15)	Absolute Asbestos Exclusion

**CRUM & FORSTER®**

A FAIRFAX COMPANY

SENECA**Seneca Insurance Company, Inc.**

Commercial Liability Umbrella Quote

Insurance Carrier: SENECA INSURANCE COMPANY, INC.
(Admitted) rated "A" (Excellent) XV by A.M. Best Company

Date: 05/29/24
Policy #: New
Producer: JLNY Group LLC
Attention: Todd Berger
Email:
Underwriter: Shawn Khan
Phone: (201) 334-4759
Email: skhan@senecainsurance.com
Policy Period: **From:** 06/08/2024 **To:** 06/08/2025
*12:01 AM standard time at the residence premises/insured location

Named Insured and Mailing Address:

534 West 42nd Street Condominium

534 W. 42nd St.
New York, NY 10036

Umbrella Limits:

Each Occurrence Limit (Liability Coverage):	\$5,000,000
Personal And Advertising Injury Limit:	\$5,000,000
Aggregate Limit (Liability Coverage): (except with respect to "covered autos")	\$5,000,000

Any One Person or Organization

Premium Summary:

Base Premium:	\$4,150.00
Certified Terrorism:	\$253.00
Taxes, Fees, Surcharges:	\$0.00
Total:	\$4,403.00

THIS QUOTE IS VALID FOR THIRTY (30) DAYS.

This Umbrella quote is valid over Seneca Insurance binding the underlying GL only - same terms.
Appropriate Terrorism endorsements will be attached to the policy based on coverage selected.

NOTICE: THESE POLICY FORMS AND THE APPLICABLE RATES ARE EXEMPT FROM THE FILING REQUIREMENTS OF THE NEW YORK STATE INSURANCE DEPARTMENT. HOWEVER, SUCH FORMS AND RATES MUST MEET THE MINIMUM STANDARDS OF THE NEW YORK INSURANCE LAW AND REGULATIONS.

Commercial Liability Umbrella Quote Retained Limits

1. Self Insured Retention: \$10,000

2. Schedule of Underlying Insurance Coverage

EMPLOYERS' LIABILITY	Limit
Company:	
Policy Number:	
Policy Period:	
Minimum Applicable Limits	
Bodily Injury By Accident	Each Accident
Bodily Injury By Disease	Each Employee
Bodily Injury By Disease	Policy Limit
	Or
	Each Accident/Occurrence

COMMERCIAL GENERAL LIABILITY

Occurrence

Claims Made

Company: Seneca Insurance Company, Inc.

Policy Number: TBD

Policy Period: 06/08/24 - 06/08/25

Minimum Applicable Limits

General Aggregate	\$2,000,000
Products-Completed Operations Aggregate	\$1,000,000
Personal And Advertising Injury	\$1,000,000
Each Occurrence	\$1,000,000

COMMERCIAL AUTO LIABILITY (OTHER THAN AUTO DEALERS LIABILITY)

Company:

Policy Number:

Policy Period:

Minimum Applicable Limits

Each Accident

OTHER COVERAGES

Occurrence

Claims Made

Company:

Policy Number:

Policy Period:

Minimum Applicable Limits

Subjectivities

- Inspection contact (name, phone number and email address); this quote is subject to a favorable loss control inspection
- Signed terrorism disclosure
- Currently valued 5 year hard copy loss runs; quote is based on favorable loss history
- Confirmation that the premium down payment has been collected
- Signed and dated ACORD application
- Completed, signed and dated supplemental application
- Completed, signed and dated NY Anti-Arson application

Partial Forms Listing

CU 21 07 - CONTRACTUAL LIABILITY EXCLUSION

CU 21 25 - TOTAL POLLUTION EXCLUSION

CU 34 03 - NEW YORK - LIMITATION OF COVERAGE TO DESIGNATED PREMISES, PROJECT OR OPERATION

CU 21 11 - LIMITATION OF COVERAGE TO DESIGNATED PREMISES OR PROJECT

CU 21 27 - FUNGI OR BACTERIA EXCLUSION

CU 34 54 Exclusion - Perfluoroalkyl And Polyfluoroalkyl Substances

41-482 - ABSOLUTE ASBESTOS EXCLUSION

41-483 - LEAD EXCLUSION

41-004 - AUTO LIABILITY EXCLUSION

Additional Comments

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NOTICE OF TERRORISM
INSURANCE COVERAGE**

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534 West 42nd Street Condominium

Named Insured

Policyholder/Applicant's Signature

SENECA INSURANCE COMPANY, INC.
Insurance Company

Print Name
05/29/2024
Date

Policy Number

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