

# LUSTGARTEN ASSOCIATES, INC.

375 FIFTH Avenue, 3<sup>rd</sup> Fl., New York, NY 10016

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

Guy's Email: [guy@lustgarten-insurance.com](mailto:guy@lustgarten-insurance.com)

General Email: [admin@lustgarten-insurance.com](mailto:admin@lustgarten-insurance.com)

## FACSIMILE

TO: CLAUDE SIMON

FROM: TOBIN GUY LUSTGARTEN

CO: \_\_\_\_\_

DATE: 2/4/22

SUBJECT: 534 WEST 42<sup>nd</sup> STREET CONDOMINIUM

CLAUDE - ENCLOSED PLEASE FIND THE QUOTE  
FROM MERRIMACK MUTUAL? PLEASE LOOK THIS OVER-  
THIS IS AN EXCELLENT QUOTE THAT INCLUDES ROOF, BOILER &  
MACHINERY, DIRECTORS & OFFICERS AS WELL AS BUSINESS  
INCOME - THIS IS A GREAT QUOTE - BY THE WAY WE INCLUDE  
BROAD FORM WATER? THIS IS THE BEST AVAILABLE FOR YOUR  
SIZE BUILDING. NOTE - AS PER OUR CONVERSATION -  
YOU SHOULD CONSIDER AN UMBRELLA OF EXTRA LIABILITY.

NOTE - MOST IMPORTANT - MERRIMACK REQUIRES LOSS  
RUNS? - I KNOW YOU HAD NO LOSSES YOU WILL HAVE  
TO CONTACT THE CARRIER OR THE PRIOR BROKER & ORDER  
THEM - WE ARE SAVING MONEY FOR YOU

Best Wishes

Guy

## Tobin Guy

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**From:** Jen Braun <jbraun@jlnygroup.com>  
**Sent:** Friday, February 04, 2022 11:21 AM  
**To:** Tobin Guy  
**Cc:** Todd Berger  
**Subject:** FW: 534 West 42nd Street Condominium  
**Attachments:** Todd Berger.pdf; Acord.pdf; 534 West 42nd Street Condo.pdf

Good morning Guy,

Please see the attached indication only from Merrimack, subject to underwriting approval. To seek approval/finalize pricing, please provide 3 yrs Loss Runs. Let me know if you have any questions or require any changes.

Thank you,

Jen

**Jennifer Braun**

JLNY Group LLC

Please note our office has moved please make note of New Address

191 New York Avenue

Huntington, NY 11743

[jbraun@jlnygroup.com](mailto:jbraun@jlnygroup.com)

[www.JLNYGroup.com](http://www.JLNYGroup.com)

Direct: 631.498.1485

Main: 631.421.9355

Fax: 631.421.5977

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**From:** Tobin Guy <[guy@lustgarten-insurance.com](mailto:guy@lustgarten-insurance.com)>

**Sent:** Thursday, February 3, 2022 3:01 PM

**To:** Todd Berger <[tberger@jlnygroup.com](mailto:tberger@jlnygroup.com)>

**Subject:** 534 West 42nd Street Condominium

Please see attachment. thank you

Tobin Guy Lustgarten

C.E.O.

Tel: 212-683-2440 ext. 804

Fax: 212-447-7265

Email: [guy@lustgarten-insurance.com](mailto:guy@lustgarten-insurance.com) **NEW EMAIL!!!**

Lustgarten Associates Inc.

375 5<sup>th</sup> Avenue, 3<sup>rd</sup> Floor

New York, NY 10016



LUSTGARTEN ASSOCIATES INC.

We're Accepting  
Digital Payments!

PAY NOW

UPDATE!!!!

LUSTGARTEN ASSOCIATES INC. has a new email address [admin@lustgarten-insurance.com](mailto:admin@lustgarten-insurance.com)  
This email address will be used for: Insurance Quotes, Policy Delivery, Renewal Notices,  
Endorsements, Audits, Recommendations, Notice of Cancellations/Reinstatements,  
Accounting and Broker Statements.

## THE ANDOVER COMPANIES BUSINESSOWNERS PROGRAM



Since 1828, The Andover Companies has provided the highest standard of insurance protection. We are committed to providing competitive products and exceptional customer service, including prompt and fair claims handling.

Our companies, Merrimack Mutual, Cambridge Mutual, and Bay State, are represented by the very best Independent Insurance Agents in your area.

It is our pleasure to present the enclosed Businessowners Coverage Proposal. You will find a summary of coverages, premiums, and terms and conditions in the following pages.

This Proposal is subject to our standard underwriting criteria:

1. A favorable loss control survey.
2. Compliance with loss control recommendations, if applicable.
3. Adequate insurance-to-value.

*This proposal is not a binder or a contract for coverage; it is for informational purposes only. It provides a basic list of coverages, and coverages will be subject to provisions, exclusions, conditions, limitations, definitions, and all contract language included in the policy forms. The enclosed premium is based on certain assumptions, and may be subject to change.*



# THE ANDOVER COMPANIES

JLNY GROUP LLC  
191 NEW YORK AVENUE  
HUNTINGTON, NY 11743-2711

#9774

Merrimack

Businessowners Quotation: \$6,189.44

Effective Date: 02/05/2022

Named Insured: 534 West 42nd Street  
Condominium

Location # 1 534 W 42nd St, New York, New York, 10036-6219

Rating Information: Construction Fire Resistive, Protection Class 01, Territory 30, Year Built 2010, Apt Condo Bldg, Total #Units 7, FW #Units 7, Sprinklered, Age

## MANHATTAN

Building Class - 75% or more Condominium Apartments  
Contents Class - None - Building Owner only

Coverage	Premium
Program	Special Form
Building	\$4,015,350 \$3,449.00
Business Income	Actual Loss incl
Standard Deductible	\$5,000 incl
Inflation Guard	2% incl
Agreed Amount 5065 (all loc)	incl
Residential Enhancement Plus 975999	(limits attached) \$1,466.00
Accounts Receivable	\$5,000 Included
Valuable Papers/Records	\$5,000 Included
Equipment Breakdown 6001	\$276.00

## Policy Level Coverage

	Pre
Liability BP0006	
Premises Liability	\$1,000,000 Per Occurrence incl
Premises Liability	\$2,000,000 Aggregate incl
Medical Payments	\$5,000 Per Person incl
Products/Completed Operations	\$1,000,000 Aggregate incl
Personal and Advertising Injury	\$1,000,000 Per Occurrence incl
Cyber Liability	\$100,000 \$85.00
Non Owned Auto BP0436	\$63.00
Hired Auto BP0436	\$32.00
Employee Dishonesty	\$100,000 \$285.00
Directors and Officers liability	\$1,000,000 \$294.00
Employee Benefits Liability	\$1,000,000 \$201.00
New York Fire Insurance Fee	\$38.44

Date calculated: 02/04/2022

## Property Coverage Highlights

Loss of Income	<b>Actual Loss Sustained - 12 months</b>
Equipment Breakdown (Includes State-Required Inspections)	
Computer Equipment (Includes Media and Records)	<b>BPP Limit</b>
Data Reproduction and Programming	<b>\$25,000</b>
Property at Newly Acquired Locations -	
Building	<b>\$250,000</b>
Contents	<b>\$250,000</b>
Valuable Papers/Records	<b>\$20,000</b> on premises <b>\$5,000</b> off premises
Accounts Receivable	<b>\$20,000</b> on premises <b>\$5,000</b> off premises
Outdoor Property	<b>\$12,500, max \$1,500</b> per tree/shrub/plant
Forgery and Alteration	<b>\$10,000</b>
Fire Extinguisher Recharge	<b>Unlimited</b>
Fire Department Service Charge	<b>\$6,000</b>
Business Personal Property Off Premises	<b>\$5,000</b>
Personal Effects	<b>\$5,000</b>
Money Orders and Counterfeit Paper Currency	<b>\$2,500</b>
Lock Replacement	<b>\$1,500</b>

- Higher limits available by endorsement for many of these coverages
- Many additional coverages available by endorsement- refer to your agent
- Coverage subject to contract language in policy forms

THE ANDOVER COMPANIES

**Businessowners Quotation (continued)**

Residential Enhancement Plus Limits:

The following coverages are applicable to the locations referenced for the Residential Enhancement Plus endorsement (975999). The limits stated are in excess of any other endorsement or coverage granted under the Businessowners form. Refer to form 975999 for terms of coverage.

Earthquake	\$1,000,000
Ordinance or Law \$250,000	\$500,000
Flood/Broad Form Water	\$1,000,000
Employee Dishonesty	\$25,000
Catastrophic limit for any combination above	\$2,000,000



## Signature Document

### Notice of Information Practices

Personal Information about you, including information from a credit or other investigative report, may be collected from persons other than you in connection with this application for insurance and subsequent amendments and renewals.

Such information as well as other personal and privileged information collected by us or our agents may in certain circumstances be disclosed to third parties without your authorization. You may have the right to review your personal information in our files and request correction of any inaccuracies. These rights may be limited in some states.

Please contact your agent or broker to learn how these rights may apply in your state or for instructions on how to submit a request to us for a more detailed description of your rights and our practices regarding personal information.

### Fraud Statements

#### Applicable in Maine:

It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties may include imprisonment, fines or a denial of insurance benefits.

#### Applicable in New Jersey:

Any person who includes any false or misleading information on an application for an insurance policy is subject to criminal and civil penalties.

#### Applicable in New York:

Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and shall also be subject to a civil penalty not to exceed five thousand dollars and the stated value of the claim for each violation.

#### Applicable in Rhode Island:

Any person who knowingly presents a false or fraudulent claim for payment of a loss or benefit or knowingly presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison.

### Signature

The undersigned is an authorized representative of the applicant and represents that reasonable inquiry has been made to obtain the answers to questions on this application. He/she represents that the answers are true, correct and complete to the best of his/her knowledge.

Producer's Signature: \_\_\_\_\_ Producer's Name: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_