

This company has been approved by the director or his designee of the South Carolina Department of Insurance to write business in this State as an eligible surplus lines insurer, but it is not afforded guaranty fund protection.

Policy Summary & Fee Disclosure

Donabauer Enterprises, Inc.

2180 Waterview Drive, Unit 814,
North Myrtle Beach, SC 29582

Sunde Ngoh Nyah

2175 Hillsdale Ave

St. Paul , MN 55119

General Liability Limits	Limits of Insurance
General Aggregate Limit	\$2,000,000
Products/Completed Operations Aggregate Limit	\$2,000,000
Personal/Advertising Injury	\$1,000,000
Each Occurrence Limit	\$1,000,000
Damage to Premises Rented to You Limit	\$50,000
Medical Expense Limit	\$5,000
Self-Insured Retention (Per-Occurrence)	\$2,500

Coverage Part	Coverage Part
Premium	\$2,484.52
Surplus Lines Tax	\$222.80
Association Dues	\$1,052.27
Policy Fee	\$88.24
Inspection Fee	\$88.24
Total	\$3,936.07

Obsidian Specialty Insurance Company

U.S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL ("OFAC") ADVISORY NOTICE TO POLICYHOLDERS

No coverage is provided by this Policyholder Notice nor can it be construed to replace any provisions of your policy. You should read your policy and review your Declarations page for complete information on the coverages you are provided.

This Notice provides information concerning possible impact on your insurance coverage due to directives issued by OFAC. **Please read this Notice carefully.**

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous:

- Foreign agents;
- Front organizations;
- Terrorists;
- Terrorist organizations; and
- Narcotics traffickers;

as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's web site – <http://www.treas.gov/ofac>.

In accordance with OFAC regulations, if it is determined that you or any other insured, or any person or entity claiming the benefits of this insurance has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, this insurance will be considered a blocked or frozen contract and all provisions of this insurance are immediately subject to OFAC. When an insurance policy is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments also apply.

Obsidian Specialty Insurance Company

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CLAIMS MADE AND REPORTED COMMERCIAL GENERAL LIABILITY POLICY DECLARATIONS

Policy No. SCB-GL-000100540

New Policy

Donabauer Enterprises, Inc.

Sunde Ngoh Nyah

Mailing Address:

2180 Waterview Drive, Unit 814, North Myrtle Beach, SC 29582

2175 Hillsdale Ave

St. Paul , MN 55119

Physical Address:

2180 Waterview Drive, Unit 814, North Myrtle Beach, SC 29582

TERM

Named Insured: Donabauer Enterprises, Inc.

Insurance Company: Obsidian Specialty Insurance Company

Policy Period: From 09/24/2025 to 09/24/2026 at 12:01 A.M. Standard Time at your mailing address shown above.

The **Inception Date** for the **Policy** is 12:01 a.m. on 09/24/2025

NOTICE

PLEASE READ ALL PORTIONS OF THIS POLICY CAREFULLY. THERE ARE A NUMBER OF EXCLUSIONS, CONDITIONS, ENDORSEMENTS AND TERMS CONTAINED IN THIS POLICY THAT MAY DELETE, MODIFY OR EXPAND THE COVERAGE PROVISIONS STATED ELSEWHERE IN THE POLICY. ALL PORTIONS OF THIS POLICY ARE TO BE READ TOGETHER. BY ACCEPTING THIS POLICY, THE INSURED HAS AGREED TO READ THE POLICY IN ITS ENTIRETY WITHIN SEVEN (7) DAYS OF ITS ISSUANCE.

DEFENSE WITHIN LIMITS: In addition to any indemnity payments, the limits of liability available to pay settlements, judgments and “claim expenses” will be reduced, and may be exhausted, by payment of “claim expenses” including payment of any defense fees and costs.

CLAIMS MADE AND REPORTED: This is a CLAIMS MADE AND REPORTED POLICY. Subject to the terms and conditions of the Policy, this insurance applies only to those claims that are FIRST MADE AGAINST THE INSURED AND REPORTED TO THE INSURANCE COMPANY DURING THE POLICY PERIOD OR ANY APPLICABLE EXTENDED REPORTING PERIOD. THERE IS NO RETROACTIVE COVERAGE. (See Endorsement Form OSIC CMR 00 00 0621).

In return for the payment of premium, and subject to all the terms, conditions and exclusions of this **Policy**, we agree with you to provide the insurance as stated in this **Policy**.

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A MINIMUM AND DEPOSIT PREMIUM IS INDICATED FOR THE COVERAGE PROVIDED BY THIS POLICY. MINIMUM AND DEPOSIT PREMIUM SHALL BE DEFINED AS THE PREMIUM AMOUNT DUE AT THE INCEPTION OF THE POLICY. EVEN THOUGH THE POLICY IS "RATABLE" (SUBJECT TO ADJUSTMENT BASED ON RATE PER SALES), UNDER NO CIRCUMSTANCES WILL THE ANNUAL EARNED PREMIUM BE LESS THAN THE MINIMUM PREMIUM, OR A RETURN PREMIUM BE GENERATED. THIS POLICY IS SUBJECT TO AUDIT.

DESCRIPTION OF OPERATIONS / CLASSIFICATION - Per Application

DAMAGES RESULTING FROM WORK OR OPERATIONS WHICH ARE NOT SPECIFIC AND CUSTOMARY TO THE DESCRIPTION OF OPERATIONS LISTED ON THE APPLICATION OR CLASSIFICATION SHOWN, OR OTHERWISE LISTED IN THE APPLICATION USED TO BIND, ARE NOT COVERED ON THIS POLICY.

GENERAL LIABILITY COVERAGES

LIMITS OF INSURANCE

GENERAL AGGREGATE LIMIT (Other than Products-Completed Operations)	\$2,000,000
PRODUCTS/COMPLETED OPERATIONS AGGREGATE LIMIT	\$2,000,000
PERSONAL/ADVERTISING INJURY LIMIT	\$1,000,000
EACH OCCURRENCE LIMIT	\$1,000,000
DAMAGE TO PREMISES RENTED TO YOU LIMIT	\$50,000
MEDICAL EXPENSE LIMIT	\$5,000
SELF-INSURED RETENTION (Per-Occurrence)	\$2,500
INDEPENDENT CONTRACTORS/SUBCONTRACTORS SUBLIMIT	\$50,000

COVERAGE PART

MINIMUM & DEPOSIT PREMIUM

Premium	\$2,484.52
Surplus Lines Tax	\$222.80

POLICY FORMS

COMMERCIAL GENERAL LIABILITY POLICY DECLARATIONS - FORM OSIC CM DEC 01 00 0123

MANUSCRIPT COMMERCIAL GENERAL LIABILITY COVERAGE FORM - OSIC GL 01 00 0123

POLICY ENDORSEMENTS - SEE LIST OF STANDARD ENDORSEMENTS BELOW, AND THE SCHEDULE OF ADDITIONAL ENDORSEMENTS MADE PART OF THIS POLICY.

NOTE THE FOREGOING POLICY FORMS ARE SUBJECT TO EXCLUSIONS, CONDITIONS, ENDORSEMENTS, SUBLIMITS AND TERMS THAT MAY DELETE, MODIFY OR EXPAND THE COVERAGE PROVISIONS STATED ELSEWHERE IN THE POLICY, INCLUDING BUT NOT LIMITED TO ENDORSEMENT OSIC CMR 00 00 0621 (CLAIMS MADE AND REPORTED LIMITATION). PLEASE CONSULT AND REVIEW YOUR POLICY CAREFULLY.

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THERE MAY BE ADDITIONAL ENDORSEMENTS TO YOUR POLICY THAT MATERIALLY MODIFY THE COVERAGE PROVIDED UNDER THIS POLICY. PLEASE REVIEW <u>THE SCHEDULE OF ADDITIONAL ENDORSEMENTS</u> LISTED BELOW AND THAT ARE MADE PART OF THIS POLICY.	

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SCHEDULE OF ADDITIONAL ENDORSEMENTS

THIS POLICY IS SUBJECT TO THE FOLLOWING ENDORSEMENTS THAT MAY DELETE, LIMIT, MODIFY, CONDITION OR EXPAND THE COVERAGE PROVISIONS STATED ELSEWHERE IN THE POLICY AND IN THE STANDARD ENDORSEMENTS SET FORTH IN THE POLICY DECLARATIONS.

*PLEASE BE ADVISED THAT YOUR POLICY MAY CONTAIN SUBLIMITS. PLEASE REVIEW YOUR POLICY AND ALL ENDORSEMENTS FOR ANY APPLICABLE SUBLIMITS.

LIST OF ADDITIONAL ENDORSEMENTS:

General Contractor Limitation of Roofing Operations Exclusion For Remodeling Work

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I. TERM

Coverage under this **Policy** shall commence at 12:01 a.m., Standard Time at your address, the Inception **Date**, as defined in the Declarations. Except as otherwise set forth in this **Policy**, the **Application for this Policy**, and any other **Contract between you and OSIC**, the **Policy** shall expire at 12:01 a.m., Standard Time at your address, on the date of expiration, which shall be one calendar year from the **Inception Date**.

II. COVERAGE AFFORDED

In accordance with the terms of this **Policy**, the **Application** for this policy, and any other **Contract between you and OSIC**, other limits of insurance stated on the Declaration Page, all endorsements, exclusions, terms and conditions which are a part of this **Policy**, and any limits as noted in the Warranty section of the application for this insurance, the **Policy** will provide the coverages for any claim properly made for a covered loss as set forth in the Commercial General Liability Coverage Form (OSIC GL 01 00 0123) and all Endorsements set forth in the Declarations.

Notwithstanding any other provisions contained in this **Policy**, the coverages set forth are limited to:

- (A) A claim asserted by a third party (i.e. a party who is neither an insured, nor related by ownership or management to the **Insured**) where such claim directly substantially relates to an insured's project; and
- (B) A claim for a **Covered Loss** which is timely and properly reported in accordance with the terms of this **Policy**.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

SERVICE OF SUIT CLAUSE

The following is added to the policy **CONDITIONS**:

In the event of our failure to pay any amount claimed to be due by the terms of this policy, at your request, we will submit to the jurisdiction of a court of competent jurisdiction within the United States. Nothing in this endorsement constitutes or should be understood to constitute a waiver of our rights to commence an action in any court of competent jurisdiction in the United States, to remove an action an action to a United States District Court, or to seek a transfer of a case to another court as permitted by the laws of the United States, or of any state in the United States. It is further agreed that service of process in such suit may be made upon Counsel, Legal Department, 1330 Avenue of the Americas, Suite 23A, New York, NY 10019, or his or her representative, and that in any suit instituted against us by the terms of this policy we will abide by the final decision of such court or of any appellate court in the event of an appeal.

If any statute of any state, territory or district of the United States makes such provision, we hereby designate the Superintendent, Commissioner or Director of Insurance, or other officer specified for that purpose in the statute, or his or her successors in office, as our true and lawful attorney upon whom may be served any lawful process in any action, suit or proceeding instituted by you or on your behalf, or your beneficiary, arising out of this insurance policy. We designate the above Counsel as the person to whom said officer is authorized to mail such process or a true copy thereof.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.



CONSUMER PRIVACY NOTICE

Last Updated: March 2024

Obsidian Insurance Holdings, Inc. and its subsidiaries and affiliates, including Obsidian Specialty Insurance Company, Obsidian Insurance Company, and Obsidian Pacific Insurance Company, (hereinafter “Obsidian”, “we”, “us” and “our”) is committed to protecting the privacy of the personal information we collect or maintain. Personal Information means information that identifies you personally and is not otherwise available to the public.

This notice tells you about our Privacy Policy and how we protect the information that is disclosed to us.

Personal Information We Collect	The types of Personal Information we collect and may share vary depending on the products and services you have with us and on your interactions with us. This information may include: • Information you provide to us in your application or claim; • Information we collect about you and your property in connection with the initial underwriting or renewal of an insurance product or service; • Insurance claim history, policy coverage(s), premiums, account balances and payment history; • Medical history and records; • Information we receive from third parties, such as agents, producers, service providers, inspection agencies, auditors; • Information contained in consumer reports to the extent permitted by law, such as credit history, driving records, medical and employment history; or • Details on your visits to our website and information collected through cookies and other tracking technologies including, but not limited to, your IP address and domain name, your browser version and operating system, traffic data, location data, web logs and other communication data, and the resources you access. If you contact us, we may keep a record of the correspondence or submission. Personal Information does not include publicly available information from government records or de-identified or aggregated consumer information.
Why We Collect Your Personal Information	We may collect Personal Information for certain lawful purposes in some or all of the following ways: • To service your transactions with us, such as your insurance application, your request for us to pay a claim, and your request for us to take action on your account; • To maintain our accounts and records; • To defend or make claims; • To identify and prevent fraud; • To comply with a legal or regulatory obligation; or • To support our business functions.
How We Collect Your Personal Information	We collect most of this Personal Information directly from you – in person, by telephone, text, email and/or via our website. However, we may also collect information from other categories of sources, such as: • Publicly accessible sources, such as property records;

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	• Third parties, such as sanctions screening providers, credit reporting agencies, customer due diligence providers, internet service providers, social networks, data analytics providers and government entities; • Third parties with your consent, such as your bank; or • Cookies on our website.
Sharing Your Personal Information	We use and share your Personal Information with affiliated and non-affiliated third parties for the purposes of underwriting insurance, administering your policy or claim and other purposes as permitted by law. We may disclose Personal Information about you and share such Personal Information only as allowed, such as disclosures: • Between our insurance companies; • To service providers, such as program administrators, insurance agents, insurance brokers, claims adjusters, or reinsurers, that are providing services on our behalf and need to access your information to assist us in providing such services; • To an insurance regulatory authority in connection with the regulation of our business, or to a law enforcement agency, governmental authority or other authorized person or institution to protect our legal interests, detect or prevent insurance fraud or criminal activity; • In the event of any reorganization, merger, sale, joint venture, assignment, transfer, bankruptcy or other disposition of all or any portion of our business, assets or stock; or • In compliance with laws or at your consent or direction.
Internal Access To Your Personal Information	We restrict access to your non-public Personal Information to those employees who need to know it in order to provide products and services to you, and we train our employees on how to handle and protect that information. Our employees have access to Personal Information in the course of doing their jobs, such as: • Underwriting policies; • Paying claims; • Developing new products; or • Advising customers of our products and services.
Safeguards To Protect Your Personal Information	We recognize the need to prevent unauthorized access to the Personal Information we collect, including information held in an electronic format on our computer systems. We maintain physical, electronic and procedural safeguards intended to protect the confidentiality and integrity of all non-public, Personal Information.

Reasons We Can Share Your Personal Information	Does Obsidian Share?	Can you limit sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes – to offer our products and services to you	No	No
For joint marketing with other financial companies	No	No
For our affiliates' everyday business purposes – information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes –	No	No



information about your creditworthiness			
For our affiliates to market to you		No	No
For nonaffiliates to market to you		No	No
Changes To This Policy	We will periodically review and revise our Privacy Policy and procedures to ensure that we remain compliant with all state and federal requirements. If any provision of our Privacy Policy is found to be noncompliant, then that provision will be modified to reflect the appropriate state or federal requirement. If any modifications are made, all remaining provisions of this Privacy Policy will remain in effect.		
Our Retention Policy	We will keep your Personal Information while you have an account with us or while we are providing products and/or services to you. Thereafter, we will keep your Personal Information for as long as is necessary: • To respond to any questions, complaints or claims made by you or on your behalf; • To show that we treated you fairly; or • To keep records as required by law. Occasionally, legal obligations will require us to maintain certain records past their established retention periods until the legal hold has been removed.		
Questions?	Call 1-800-684-5428 or write to privacy@obsidianspecialty.com		
Your Rights If You Are A Resident Of Colorado, Connecticut, Utah or Virginia: • You have a right to know what Personal Information of yours is collected and how it is processed. (Colorado, Connecticut and Utah residents) • You have a right know what Personal Information of yours is processed and how it is processed. (Virginia residents) • You have a right to know who Obsidian shares your Personal Information with. • You have a right to access your Personal Information maintained by Obsidian. • You have a right to correct inaccuracies in your Personal Information. • You have the right to request deletion of your Personal Information. • You have the right to opt-out of the sale of your Personal Information, the sharing of your Personal Information for targeted advertising, or the use of your Personal Information for profiling. • If you provide us with Personal Information that we use in automated decision-making, you have the right to obtain a copy of that Personal Information in a convenient and shareable format. You may submit your request via email to privacy@obsidianspecialty.com or by calling us at 1-800-684-5428.			

For Residents of California

CALIFORNIA CONSUMER PRIVACY ACT NOTICE

Last updated: March 2024

This Privacy Policy for California residents supplements the information contained above and applies solely to all visitors, users, and others who reside in the State of California ("consumers" or "you"). We adopt this notice to comply with the California Consumer Privacy Act of 2018 ("CCPA"), as amended by the California Privacy Rights Act of 2020 ("CPRA"), and any terms defined in the CCPA have the same meaning when used in this notice.

OBSIDIAN

We collect Personal Information about California consumers for a variety of business reasons as indicated in the chart below. Please note the specific pieces of Personal Information we collect about you can vary depending on the nature of your interactions with us. Please refer to the section **Why We Collect Your Personal Information** above for categories of business or commercial purposes for the collection.

The categories of Personal Information we may have collected from consumers within the last twelve (12) months and the categories of sources from which the Personal Information was collected include the following:

Category of Personal Information	Examples	Categories of Sources from which Personal Information is Collected
Identifiers	A real name, alias, postal address, unique personal identifier, online identifier, internet protocol address, email address, account name, social security number, driver's license number, passport number or other similar identifiers.	Directly from you; Other parties, such as agents, producers, consumer reporting agencies, service providers, inspection agencies, or publicly available information from social media or governmental agencies.
Personal Information categories listed in the California Consumer Records Statute (Cal. Civ. Code 1798.80(e))	A name, signature, social security number, physical characteristics or description, address, telephone number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some Personal Information included in this category may overlap with other categories.	Directly from you; Other parties, such as agents, producers, consumer reporting agencies, service providers, inspection agencies, or publicly available information from social media or governmental agencies.
Protected classification characteristics under California or federal law	Examples include but are not limited to: age, race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	Directly from you; Other parties, such as agents, producers, consumer reporting agencies, service providers, inspection agencies, or publicly available information from social media or governmental agencies.
Commercial information	Examples include but are not limited to: your policy coverage, claims, premiums and payment history from your dealings with us, our affiliates, or others. Your financial history from other insurance companies, financial organizations or consumer reporting agencies.	Directly from you; Other parties, such as agents, producers, consumer reporting agencies, service providers, inspection agencies, or publicly available information from social

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		media or governmental agencies.
Internet or other similar network activity	Examples include but are not limited to: browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	Directly from you; Automatically from our websites through various technologies.
Audio, electronic, visual, thermal, olfactory, or similar information	Examples include but are not limited to: photographs or recordings of telephone calls.	Directly from you; Surveillance or recordings that we make, as authorized by law or with your permission.
Professional or employment-related information	Examples include but are not limited to: employer name, positions held, physical demands of positions held, and salary information.	Directly from you; Other parties, such as agents, producers, consumer reporting agencies, service providers, inspection agencies, or publicly available information from social media or governmental agencies.
Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99))	Examples include but are not limited to: education records and transcripts.	Directly from you; Other parties, such as agents, producers, consumer reporting agencies, service providers, inspection agencies, or publicly available information from social media or governmental agencies.
Sensitive Personal Information	Examples include but are not limited to: social security numbers and other governmental identification numbers, financial account credentials, racial and ethnic origin, and health information.	Directly from you; Other parties, such as agents, producers, consumer reporting agencies, service providers, inspection agencies, or publicly available information from social media or governmental agencies
Information Excluded From CCPA's Scope	Information excluded from the CCPA's scope includes, but is not limited to: • Health or medical information covered by the Health Insurance Portability and Accountability Act of 1996 and the California Confidentiality of Medical Information Act or clinical trial data. • Personal information covered by certain sector-specific privacy laws, including the Fair Credit Reporting Act, the Gramm-Leach-Bliley Act or California Financial Information Privacy Act (FIPA), and the Driver's Privacy Protection Act of 1994.	
Sale Of Personal Information	We do not and will not sell your Personal Information, and we have not sold any Personal Information in the preceding twelve (12) months.	



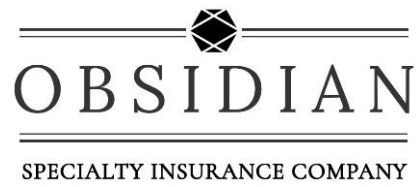
Who We Share Your Personal Information With	Examples of third parties we may have shared your Personal Information with in the preceding twelve (12) months include, but are not limited to: • Affiliate companies; • Companies that provide claims administration, underwriting, investigation or policyholder services for us or on our behalf; • Legal service providers; • Accounting service providers; or • Administrative service providers.
Your Rights And Choices The CCPA provides California residents with specific rights regarding their Personal Information. The following rights are not absolute, and we may be entitled to refuse requests, wholly or partly, where exceptions under applicable law apply. This section describes your CCPA rights and explains how to exercise those rights.	
Disclosure Of Personal Information We Collect About You	You have the right to know, and request disclosure of: • The categories of Personal Information we have collected about you, including Sensitive Personal Information; • The categories of sources from which the Personal Information is collected; • Our business or commercial purpose for collecting, selling, or sharing Personal Information; • The categories of third parties to whom we disclose Personal Information, if any; and • The specific pieces of Personal Information we have collected about you. Please note that we are not required to: • Retain any Personal Information about you that was collected for a single one-time transaction if, in the ordinary course of business, that information about you is not retained; • Re-identify or otherwise link any data that, in the ordinary course of business, is not maintained in a manner that would be considered Personal Information; or • Provide the Personal Information to you more than twice in a 12-month period.
Disclosure Of Personal Information Sold, Shared, Or Disclosed For A Business Purpose	In connection with any Personal Information we may sell, share, or disclose to a third party for a business purpose, you have the right to know: • The categories of Personal Information about you that we sold or shared and the categories of third parties to whom the Personal Information was sold or shared; and • The categories of Personal Information that we disclosed about you for a business purpose and the categories of persons to whom the Personal Information was disclosed for a business purpose. You have the right to opt-out of the sale of your Personal Information or sharing of your Personal Information for the purpose of targeted behavioral advertising. If you exercise your right to opt-out of the sale or sharing of your Personal Information, we will refrain from selling or sharing your personal information, unless you subsequently provide express authorization for the sale or sharing of your Personal Information.



	To opt-out of the sale or sharing of your Personal Information, visit our homepage and click on the Do Not Sell or Share My Personal Information link here: www.obsidianspecialty.com.
Access To Specific Information And Data Portability Rights	You have the right to request that we disclose certain information to you about our collection and use of your Personal Information in the preceding 12 months, including the categories of Personal Information collected about you, the sources from which your Personal Information was collected, and the business or commercial purposes for which your information is used, disclosed or sold, as well as the categories of third parties to whom your information is disclosed or sold.
Right To Request Deletion Of Your Personal Information	To the extent that your data is in-scope for CCPA's privacy rights, you have the right to request that we delete any of your Personal Information that we collected from you and retained, subject to certain exceptions. Please be aware, however, that California law allows us to retain your Personal Information under certain conditions, even if you have asked us to delete it, such as when retaining your Personal Information is necessary for us to complete a transaction with you or provide you with a good or service you have requested.
Right To Correct Inaccurate Information	If we maintain inaccurate Personal Information about you, you have the right to request the correction of that Personal Information. Upon receipt of a verifiable request from you, we will use commercially reasonable efforts to correct the inaccurate Personal Information.
Right To Limit Sensitive Personal Information	You have the right to limit the use and disclosure of your Sensitive Personal Information to the use which is necessary to: • Perform the services or provide the goods reasonably expected by an average consumer who requests those goods or services; • To perform the following services: (1) Helping to ensure security and integrity to the extent the use of the consumer's personal information is reasonably necessary and proportionate for these purposes; (2) Short-term, transient use, including, but not limited to, non-personalized advertising shown as part of a consumer's current interaction with the business, provided that the consumer's personal information is not disclosed to another third party and is not used to build a profile about the consumer or otherwise alter the consumer's experience outside the current interaction with the business; (3) Performing services on behalf of the business, including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing financing, providing analytic services, providing storage, or providing similar services on behalf of the business; and (4) Undertaking activities to verify or maintain the quality or safety of a service or device that is owned, manufactured, manufactured for, or controlled by the business, and to improve, upgrade, or enhance the service or device that is owned, manufactured, manufactured for, or controlled by the business; and • As authorized by further regulations.



	You have a right to know if your Sensitive Personal Information may be used, or disclosed to a service provider or contractor, for additional, specified purposes. To limit the use of your Sensitive Personal Information, visit our homepage and click on the “Limit the Use of My Sensitive Personal Information” link here: www.obsidianspecialty.com.
Right To Non-Discrimination For Exercising Your Rights	If you choose to exercise any of your rights, you have the right to not receive discriminatory treatment by us. This includes the right not to be retaliated against for the exercise of your CCPA rights.
How To Exercise Your Rights	
If you would like to exercise any of your rights as described in this Privacy Policy, you may make a request described above using any of the following methods: • Call us at 800-684-5428; • Email us at privacy@obsidianspecialty.com; • At our website www.obsidianspecialty.com; or • Write to us at: Obsidian Insurance Holdings, Inc. Privacy Office 515 Centerpoint Drive, Suite 2207 Middletown, CT 06457 Please note that we are only required to respond to your CCPA/CPRA-related data access or data portability disclosure request twice within a 12-month period. If you choose to contact us directly by email, phone or in writing, you will need to provide us with: • Enough information to identify you [(e.g., your full name, address and customer or matter reference number)]; • Proof of your identity and address (e.g., a copy of your driving license or passport and a recent utility or credit card bill); and • A description of what right you want to exercise and the information to which your request relates. We are not obligated to make a data access or data portability disclosure if we cannot verify that the person making the request is the person about whom we collected Personal Information or is someone authorized to act on such person’s behalf. Any Personal Information we collect from you to verify your identity in connection with you request will be used solely for the purposes of verification.	



IN WITNESS WHEREOF, Obsidian Specialty Insurance Company has caused this Policy to be signed by its President and Secretary and countersigned where required by law on the Declarations page by its duly Authorized Representative.


Secretary


President

Obsidian Specialty Insurance Company

1330 Avenue of the Americas, Suite 23A • New York, NY 10019

MANUSCRIPT COMMERCIAL GENERAL LIABILITY COVERAGE FORM

Various provisions in this policy restrict coverage. Please read the entire policy carefully to determine rights, duties and what is and is not covered.

Throughout this policy, the words “you”, “your” or “Named Insured” refer to the Named Insured shown in the declarations. The words “we”, “us”, and “our” refer to the Company providing this insurance. The term “insured” means any individual or entity that qualifies as an “insured” under the terms of this policy and any endorsements made a part of this policy.

Other words and phrases that appear in quotation marks have special meaning. Refer to Section VI-Definitions.

We, the Company named in the Declarations, in consideration of the payment of the premium, the undertaking of the Named Insured to pay the applicable Self-Insured Retention, in reliance upon the statements in the application attached hereto and made a part hereof, subject to the limits of liability shown in the Declarations, and subject to all of the terms of this insurance, agree with the Named Insured as follows:

SECTION I – COVERAGES

COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY

1. Insuring Agreement

- a. We will pay those sums that the insured becomes legally obligated to pay as “damages” for “bodily injury” or “property damage” to which this insurance applies. We will have the right and duty to defend you, the Named Insured, against any “suit” seeking “damages” to which this insurance applies, and which is timely reported to us as provided hereunder. Except as otherwise provided in this policy, we have no duty to defend any other insured. Our duty to defend you is further limited as provided below and in the exclusions made part of this policy. We will have no duty to defend any insured against any suit seeking damages for bodily injury or property damage to which this insurance does not apply and/or which is not timely reported to us. We may at our discretion investigate any occurrence and settle any claim or suit that may result. But:

- (1) The amount we will pay for “damages” is limited as described in Section IV - Limits of Liability;
- (2) Our right and duty to defend ends when we have used up the applicable limit of insurance in the payment of “damages” medical expenses, and/or “claim expenses” under Coverage A, B and/or C

- (3) It is expressly understood and agreed that “claim expenses” (including defense expense) are included within, and are not in addition to, the Limits of Liability set forth in the Declarations;
- (4) As noted in 1(a) above, we have no duty to defend any insured other than the Named Insured. However, we shall have no duty or obligation to defend the Named Insured in connection with any “claim” or “suit” where any other insurer is obligated to defend the insured, and we shall have no duty to contribute to or participate in the defense provided by any other such insurer. We shall have the right but not the obligation to defend any insured in connection with any “claim” or “suit” under these circumstances and/or where the insured has any other insurance under which, but for the existence of this Policy, any other insurer is obligated to provide a defense; and
- (5) Notwithstanding the law pursuant to which this policy shall be construed, we may look to and consider extrinsic evidence outside of the allegations and/or facts pleaded by any claimant to determine whether we owe a duty to defend or indemnify against any “claim” or “suit”. We may, at our discretion, investigate any “occurrence” and settle any “claim” or “suit” that may result.

- b. This insurance applies to “bodily injury” and “property damage” only if:

- (1) The “bodily injury” or “property damage” is caused by an “occurrence” that first takes place or begins during the “policy period”. An “occurrence” is deemed to first take place or begin on the date that the conduct, act or omission, process, condition(s) or circumstance(s) alleged to be the cause of the “bodily injury” or “property damage” first began, first existed, was first committed, or was first set in motion, even though the “occurrence” causing such “bodily injury” or “property damage” may be continuous or repeated exposure to substantially the same general harm;
- (2) The “bodily injury” or “property damage” resulting from the “occurrence” first takes place, begins, appears and is first identified during the “policy period”. All “bodily injury” or “property damage” shall be deemed to first take place or begin on the date when the “bodily injury” or “property damage” is or is alleged to first become known to any person, in whole or in part,

even though the location(s), nature and/or extent of such damage or injury may change and even though the damage or injury may be continuous, progressive, latent, cumulative, changing or evolving;

- (3) Prior to the “policy period”, no insured listed under Paragraph 1 of Section III–Who Is an Insured and no “employee” authorized by you to give or receive notice of an “occurrence” or “claim”, knew that the “occurrence”, or any resulting “bodily injury” or “property damage” had taken place, in whole or in part. If such a listed insured or authorized “employee” knew, prior to the “policy period”, that the “occurrence”, “bodily injury” or “property damage” occurred, then any continuation, change or resumption of such “bodily injury” or “property damage” during or after the “policy period” will be deemed to have been known prior to the “policy period”; and
- (4) All other insurance available to the insured(s) has been exhausted, regardless of any other insurance condition or clause in such insurance and regardless of whether such other insurance is stated to be primary, excess or contingent, unless such other insurance specifically is written to apply in excess of this particular policy in the Insuring Agreement of such other policy, which specifically references this policy by its policy number, “policy period”, and policy limits.

- c. To the extent we pay any sums in connection with the defense or indemnity of any insured hereunder, we reserve the right to seek and obtain reimbursement for any sums paid in the connection with the defense and/or indemnity of non-covered claims.

2. Exclusions

This insurance does not apply to:

a. Expected or Intended Injury

“Bodily injury” or “property damage” expected or intended from the standpoint of any insured. This exclusion does not apply to “bodily injury” resulting from the use of reasonable force to protect persons or property.

b. Action Over

Any “claim” or “suit” arising out of or related to any “bodily injury” or “property damage” sustained by any general contractor(s), subcontractor(s), independent contractor(s), their “employees”, “volunteer workers”, “temporary workers”, day laborers, , or any persons or companies who are affiliated with such persons or entities, who provide work or products on job

sites where any insured provides work, products or services as a contractor or subcontractor. This exclusion applies whether or not the persons or entities making such “claims” are hired, or retained by any insured on the site where the “claim(s)” or “suit(s)” arise. This exclusion applies whether or not any insured has agreed orally or in writing to defend or indemnify, or to assume the liability, of any person or entity for any such “claim(s)” or “suit(s)” under a contract. This exclusion shall apply whether “claim” or “suit” is brought directly against any insured, or any insured is made party to such “claim” or “suit” by impleader, joinder, third-party action, or otherwise.

This exclusion applies whether or not:

- (1) the “bodily injury” constitutes a “grave injury” as defined by any state or federal law, including but not limited to any Workers' Compensation laws;
- (2) you are required by contract, regulation or law to be insured under a workers' compensation policy providing coverage for claims arising from injuries to employees.

This exclusion also applies to “bodily injury” or “property damage” sustained or allegedly sustained by any insured, the spouse, child, parent, brother or sister, of any “employee” of any insured or of any “employee” of any contractor or subcontractor working for or on behalf of any insured.

c. Worker’s Compensation and Similar Laws

Any obligation of any insured under a workers' compensation, disability benefits, or unemployment compensation law or any similar law.

d. Aircraft, Auto or Watercraft

“Bodily injury” or “property damage” arising out of the ownership, maintenance, use or entrustment to others of any aircraft, including drone, remote controlled, or unmanned, “auto” or watercraft. Use includes operation, temporary or long term storage or placement at a job location (including on the side of a roadway, highway, or other path traveled by autos), and “loading or unloading.”

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the “occurrence” which caused the “bodily injury” or “property damage” involved the ownership, maintenance, use or entrustment to others of any aircraft, “auto” or watercraft.

This exclusion does not apply to “bodily injury” or “property damage” arising out of the operation of machinery or equipment that is attached to, or part of, a land vehicle that would qualify under the definition of “mobile equipment” provided that such vehicle, machinery or equipment is not subject to a compulsory or financial responsibility law or other motor vehicle insurance law in the state where it is licensed or principally garaged.

e. **Mobile Equipment**

“Bodily injury” or “property damage” arising out of:

- (1) The transportation of “mobile equipment” by an “auto” owned or operated by, or rented or loaned to, any insured;
- (2) The use of “mobile equipment” in, or while in practice for, or while being prepared for, any prearranged racing, speed, demolition, or stunting activity;
- (3) The storage or placement of “mobile equipment” (regardless of ownership status) at any job location, including on the side of a roadway, highway, or other path traveled by “autos” or other vehicles; or
- (4) The operation, driving, transportation, movement or use of “mobile equipment” (regardless of ownership status), on any non-job location. This includes to and from a job location on any roadway, highway, path or other navigable surface.

f. **Drywall Manufactured in China**

“Bodily injury” or “property damage” arising directly or indirectly out of any “claim”, “occurrence”, or “suit” arising from or involving allegations in whole or in part respecting Chinese-manufactured drywall. Chinese-manufactured drywall means drywall manufactured in, and/or imported by anyone from, China for use in construction projects within the coverage territory.

g. **Exterior Insulation and Finish Systems (“EIFS”)**

“Bodily injury” or “property damage” arising directly or indirectly out of any “claim”, “occurrence”, or “suit” arising from or involving allegations in whole or in part respecting exterior insulation and finish system(s) (“EIFS”). EIFS means a non-load bearing exterior cladding or finish system and all component parts therein, used on any part of any structure, and consisting of: (1) a rigid or semi-rigid installation board made of expanded polystyrene and/or other materials; (2) the adhesive and/or mechanical fasteners used to attach the insulation board to the substrate; (3) a reinforced or unreinforced base coat; (4) a finish coat providing surface texture to which color may be added; and/or (5) any flashing, caulking or sealant used with the system for any purpose.

h. **Professional Services**

Any “claim” for “bodily injury” or “property damage” arising out of, resulting from, caused by, contributed to, alleged to be, or, in any way involving, in whole or in part, the performance of or failure to perform professional services of an architect, engineer, surveyor, inspector, consultant, or other similar professional, whether employed, hired, or contracted to perform work by any insured or performed by any insured or anyone acting on any insured’s behalf. This exclusion also applies to any situation or claim where any insured’s work is limited to providing conclusions, consultation, opinions, or supervision services.

i. **Damage to Property**

“Property damage” to:

- (1) Property you own, rent, or occupy, including any costs or expenses incurred by you, or any other person, organization or entity, for repair, replacement, enhancement, restoration or maintenance of such property for any reason, including prevention of injury to a person or damage to another’s property;
- (2) Premises you sell, give away, or abandon, if the “property damage” arises out of any part of those premises;
- (3) Property loaned to you;
- (4) Personal property in the care, custody or control of any insured;
- (5) That particular part of real property on which you or any contractors or subcontractors working directly or indirectly on your behalf are performing operations, if the “property damage” arises out of those operations; or
- (6) That particular part of any property that must be restored, repaired, or replaced because “your work” was incorrectly performed on it.

Paragraphs (1), (3) and (4) of this exclusion do not apply to “property damage” (other than damage by fire) to premises, including the contents of such premises, rented to you for a period of 7 or fewer consecutive days. A separate limit of insurance applies to Damage To Premises Rented To You as described in Section IV – Limits Of Liability. Paragraph (2) of this exclusion does not apply if the premises are “your work” and were never occupied, rented or held for rental by you. Paragraph (6) of this exclusion does not apply to “property damage” included in the “products-completed operations hazard”.

j. **Damage to Your Product**

“Property damage” to “your product” arising out of it or any part of it.

k. **Damage to Your Work**

“Property damage” to “your work” arising out of it or any part of it and included in the “products-completed operations hazard”.

This exclusion does not apply if the damaged work or the work out of which the damage arises was performed on your behalf by a subcontractor.

l. Damage to Impaired Property or Property Not Physically Injured

“Property damage” to “impaired property” or property that has not been physically injured, arising out of:

- (1) A defect, inadequacy or dangerous condition in “your product” or “your work”; or
- (2) A delay or failure by you or anyone acting on your behalf to perform a contract or agreement in accordance with its terms.

m. Recall of Products, Work or Impaired Property

“Damages” claimed for any loss, cost or expense incurred by you or others for the loss of use, withdrawal, recall, inspection, repair, replacement, adjustment, removal or disposal of:

- (1) “Your product”;
- (2) “Your work”;
- (3) “Impaired property”;

if such product, work or property is withdrawn or recalled from the market or from use by any person or organization because of a known or suspected defect, deficiency, inadequacy, or dangerous condition in it.

n. Personal and Advertising Injury

“Bodily injury” or “property damage” arising out of “personal and advertising injury”.

o. Subsidence, Movement, or Vibration of Land

“Bodily injury” or “property damage” arising out of, resulting from, caused by, contributed to by, or, in any way involving, in whole or in part, to the subsidence, movement, or vibration of land or soil, including, but not limited to, earthquake, landslide, cave-in, collapse, loss of lateral support, failure, erosion, mud flow, sink hole, change in level of the soil, or any sinking, rising, settling, cracking, shifting, vibration, expansion or contraction of the earth or soil, or any other movement of earth by whatever cause. There is no coverage for any “claim”, “suit”, or “occurrence”, arising or involving in whole or in part any actual or alleged subsidence, movement, or vibration of land or soil regardless of any other cause or event (natural or man-caused) contributing or concurring, in any sequence, to the loss, liability, or damages. This exclusion applies whether or not the subsidence, movement or vibration occurs in conjunction with any other cause.

This exclusion applies:

- (1) To any earth movement, subsidence, or vibration, including but not limited to, any defects in materials, construction methods, negligence in performance, design, construction, selection of materials or any other activity which is alleged to have caused the earth movement solely, jointly,

concurrently or in any other sequence the earth movement;

- (2) To any “claim”, “suit”, proceeding or expense associated with the prevention, mitigation or repair of any earth movement or vibration; and
- (3) To any “claim”, “suit” or proceeding alleging earth movement or vibration regardless of whether or not any insured performed grading or other service related to the movement of earth or vibration.

Notwithstanding the broad scope of this exclusion, where a “suit” is based in whole or in part upon bodily injury or property damage that is excluded by this exclusion, we shall have the right, but not the obligation, to defend any insured in connection with the “claim” or “suit”.

p. School or Recreational Facility

“Bodily injury” or “property damage” arising directly or indirectly out of “your work” or “your product” that is performed, provided, incorporated on or into, or connected in any way, with any school, any building(s) utilized as a school, playground, playground equipment, sports field, park, or recreational facility.

For purposes of this exclusion, the word “school” shall include all types and levels of schools, including, but not limited to daycare, pre-school, grade school, junior high, high school, college, and trade schools, trade classes, and/or seminars. For purposes of this exclusion, the word “recreational facility” shall include any facility or areas used for the purpose of fitness, playground, athletics, sports, spa, recreational activities, games, exercise, and/or related instruction.

q. Deleterious Substances

“Bodily injury” or “property damage” arising out of, resulting from, caused by, contributed to by, alleged to be, or in any way involving, in whole or in part, the discharge, dispersal, release, escape, disposal, existence, presence, handling, ingestion, inhalation, installation, sale, distribution, encapsulation, storage, transportation, use or removal of, or exposure to any “deleterious substance”.

- (1) For purposes of this exclusion, “deleterious substance” shall be defined to include but is not limited to:
 - (i) Mold. Mold means any permanent or transient fungus, mold, mildew or mycotoxin, or any of the spores, scents, or by-products resulting therefrom that exist, emanate from or move anywhere indoors or outdoors, regardless of whether they are proved to cause disease, injury, or damage;
 - (ii) Chromated Copper Arsenate (“CCA”) whether or not the CCA is in its pure form or

combined with other products, chemical or materials, whether or not the CCA is alleged to have caused damage in any sequence or combination with, or contributed to by, any other causes or causes;

- (iii) Lead, lead dust, lead particles, lead pipes, lead based paint, or any material containing lead;
 - (iv) Formaldehyde or urea formaldehyde or any material containing formaldehyde or urea formaldehyde or derivative or similar substance;
 - (v) Silica, silicates, sand, dust, or any material containing silica, silicates, or sand;
 - (vi) Asbestos or any material, product or substance containing asbestos;
 - (vii) Concrete, concrete dust, or concrete compounds, cement, cement dust, or cement compounds;
 - (viii) Sulfates, sulfides, acids or any similar acidic and/or alkaline chemical formulation or compound;
 - (ix) Electromagnetic radiation or electromagnetic pulse or electromagnetic waves or any other type of radiation from any source;
 - (x) Granite Countertop Radon Emissions;
 - (xi) Carbon monoxide poisoning or any similar compound in any form;
 - (xii) Epoxy, reactive prepolymers, polyepoxides, glues, sealants, or related compounds or substances including but not limited to elastomeric paints or coatings; and/or
 - (xiii) Any poisonous or toxic material, substance or pathogen, whether organic or inorganic, in any form, under any theory of liability whatsoever, whether or not listed above.
 - (xiv) Perfluoroalkyl or polyfluoroalkyl substances, including any chemical or substance that contains one or more alkyl carbons on which hydrogen atoms have been partially or completely replaced by fluorine atoms, including but not limited to: Polymer, oligomer, monomer or nonpolymer chemicals and their homologues, isomers, telomers, salts, derivatives, precursor chemicals, degradation products or by-products; Perfluoroalkyl acids (PFAA), such as perfluorooctanoic acid (PFOA) and its salts, or perfluorooctane sulfonic acid (PFOS) and its salts; Perfluoropolyethers (PFPE); Fluorotelomer-based substances; or Side-chain fluorinated polymers.
- (2) This exclusion applies:
- (i) Equally to any “bodily injury” or “property damage” arising out of exposure to any “deleterious substance”, regardless of the

name by which it is manufactured, sold, distributed or known;

- (ii) Equally to any “bodily injury” or “property damage” involving air, land, structure, building, outdoors, indoors, confined or enclosed space, or the air within any of them, watercourse or “water”, including surface and underground “water”;
 - (iii) Regardless of whether any alleged defects or claimed negligence in design, construction or materials, or any other conduct or misconduct, may have or is claimed to have precipitated, caused in whole or in part, or acted jointly, concurrently or in any sequence with any “deleterious substance” in any form whatsoever in causing or contributing to “bodily injury” or “property damage”.
 - (iv) Equally to any good or product, including containers, materials, parts or equipment furnished in connection with such goods or products, that consists of or contains any “deleterious substances” described above.
- (3) This exclusion also applies to exclude coverage for any loss, cost or expense arising out of any:
- (i) Request, demand, order or requirement that any insured or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to or assess the effects of any “deleterious substances” in any form whatsoever; or
 - (ii) “Claim” or “suit” seeking, involving or arising from any testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of any “deleterious substances” in any form whatsoever.
- (4) This exclusion applies regardless of whether coverage is also excluded under Section II Common Policy Exclusions, Paragraph (b) Pollution, or any other provision or exclusion of the policy.
- (5) Notwithstanding the broad scope of this exclusion, where a “claim” or “suit” is based in whole or in part upon “bodily injury” or “property damage” that is excluded by this exclusion, we shall have the right, but not the obligation, to defend any insured in connection with the “claim” or “suit”.
- r. **Open Structure “Water” Damage**
- Any “claim” for “bodily injury” or “property damage” to any building or structure or to any property within such building or structure that arises out of, results from, is caused by, contributed to, alleged to be, or in any way involving, in whole or in part, “water”, any liquid, rain, hail, sleet or snow entering such building or structure from any area of the structure where the exterior or interior waterproof protective covering has

been removed for any reason, in whole or in part, regardless of the manner of removal, or has not been installed or has been installed incompletely or installed or secured inadequately or improperly. This exclusion applies even when a temporary covering has been utilized but failed, whether the installation of such temporary covering was, or was not, done properly.

s. **Heating Devices**

“Bodily injury” or “property damage” arising out of, resulting from, caused by, contributed to, alleged to be, or in any way involving, in whole or in part, to the use of any “fire or heating devices” by or on behalf of any insured. The term “fire or heating devices” includes but is not limited to a heat wand, welding equipment, open flame devices, torches, heaters, or any type of heat application, or any other equipment that generates heat or sparks in the normal course of its operation.

t. **Explosives**

“Bodily injury” or “property damage” arising out of, resulting from, caused by, contributed to, alleged to be, or in any way involving, in whole or in part, to the existence, handling, storage, transportation, sales, distribution, or use of “explosives” or explosive devices. For purposes of this exclusion, “explosives” shall mean benzene, benzol, dynamite, ether, fireworks, gasoline, Greek fire, gunpowder, naphtha, nitroglycerine, or other explosives, phosphorus, or petroleum or any of its products.

u. **Prior Work and Prior Products**

“Bodily injury” or “property damage” arising out of, resulting from, caused by, contributed to, alleged to be, or in any way involving, in whole or in part, to “your work” that was performed in whole or in part prior to the inception date of the policy set forth in the Declarations, even if your work on or in connection with the project or structure continues into the policy period of this policy. This exclusion applies if your work commenced in any way prior to the policy period in connection with any development or project involving multiple structures, even if your work is performed in phases or pursuant to a series of contracts related to one project or one development of multiple buildings, phases, or sub phases.

- (1) This insurance does not apply to “bodily injury”, “property damage”, or “personal or advertising injury” that, in whole or in part, is caused directly or indirectly by, is based on, is attributable to, arises out of, results from, is aggravated by, is a consequence of, or in any manner is related to “your product” that is manufactured, assembled, sold, handled, installed or distributed by you or on your behalf, prior to the policy period.
- (2) If the injury or “damages” claimed in any “claim”, “suit”, or proceeding are alleged to have resulted in whole or in part from “your work” or “your

product” that was first performed or provided during the policy period of this policy, and in part during a subsequent policy issued to you by us, then subject to the provisions of this policy the only potentially applicable policy issued by us will be this policy, even if “your work” continued thereafter or “your product” was provided, in part following this policy.

- (3) If “your work” was performed, or “your products” provided, in part during this policy and in part prior to this policy, any injuries or damages claimed or asserted to result therefrom shall be deemed to have taken place prior to the policy period of this policy.
- (4) If this policy is a renewal of an immediately preceding policy or policies, then any injuries or damages claimed to arise from “your work” or “your product” performed or provided in part during this policy and during a preceding policy will be deemed for the purposes of coverage to have taken place entirely in the earliest policy period during which “your work” first commenced or is alleged to have first commenced, or “your product” was first provided or is alleged to have first been provided. No more than one policy issued by us will ever apply to any single “occurrence”, offense, claim, suit, or legal proceeding.

v. **Wrap Up**

“Bodily injury” or “property damage” arising out of, resulting from, caused by, contributed to, or in any way involving, in whole or in part, to any work, service, ongoing operations or operations within the “products-completed operations hazard” insured in whole or in part under a consolidated (Wrap Up) insurance program. This exclusion applies whether or not any insured enrolled in the insurance program, whether such Wrap Up provides coverage for all or some of the claimed damages or injuries, remains in effect, regardless of whether the limits of such Wrap Up insurance are exhausted, impaired or otherwise insufficient, and whether or not the Wrap Up insurer is unwilling or unable to fund defense, settlement, or indemnity for any reason.

A consolidated (Wrap Up) insurance program as referred to herein includes any prime contractor, project manager, or owner controlled insurance policy (OCIP), contractor controlled insurance policy (CCIP), consolidated insurance program (CIP) or similar insurance policy or loss control program which insures some or all contractors and subcontractors involved in a project.

w. **Common Policy Exclusions**

“Bodily injury” or “property damage” excluded under Section II., Common Policy Exclusions.

x. **Past Work or Construction Projects**

Consistent with the Insuring Agreement and “Prior Work and Prior Products” exclusion (x), “property damage” included within the “products-completed operations hazard” which arises out of “your work” or “your product” that was performed on or in connection with, or was incorporated into or upon, any improvement to real property or any construction project, together with any associated common areas, before the inception date of this policy or, if this policy is a renewal policy, the inception date of the first policy of continuous coverage provided by us.

y. **Buildings and Structures Exceeding Three Stories**

Any “claim” or “suit” arising or alleged to arise from any “bodily injury” or “property damage” related to, resulting from, caused by, contributed to in whole or in part by, any work, development, construction, renovation, repair or reconstruction on, in, or in connection with any project, building, house, apartment, condominium, or any other structure that exceeds three stories in height. This exclusion applies to preclude coverage for work on projects, structures, and buildings higher than three stories as planned, regardless of the progress or scope of the work, and regardless of the cause of the injury or damage.

This limitation of three stories includes any project, building, house, apartment, condominium or other structure that has any section that exceeds three stories in height, including any towers or sections connected by a walkway, even though the majority of the building, house, apartment, condominium or other structure does not exceed three stories in height. For purposes of this exclusion, “story” shall be defined as not to exceed twelve (12) feet in height. Any underground parking facility or other underground part of the structure shall not be considered in determining the number of stories.

Notwithstanding the foregoing, this exclusion shall not apply to preclude coverage where “your work” in connection with any project, building, house, apartment, condominium or other structure was limited to interior work only, or included only exterior work performed below three stories.

This exclusion shall not impact or limit the application of any other exclusion, condition, or limitation of coverage under this policy.

z. **Water or Fire Damage Liability**

“Bodily injury” or “property damage” related to, resulting from, caused by, contributed to in whole or in part arising from any area or areas of any property, building, or structure, other than the specific single unit, room, or area of the property upon which the Named Insured performed the work that caused the injury or damage alleged, which arises from, results

from, or is caused in whole or in part by fire or “water”. With regard to any liability, “claims”, “suits”, injuries or “damages” arising in whole or in part from fire or “water”, it is the intent of this exclusion to limit coverage under this policy to “bodily injury” that takes place within, and “property damage” to, the specific room, office, unit, or area of the structure or property that was the subject of the Named Insured’s contracted work. There is no coverage under this policy for “property damage” to, or “bodily injury” arising from, any other part of any property, project, or structure, or any other unit or units, that is or are next to, adjacent, adjoining, neighboring, bordering, surrounding or connecting to the area upon which the Named Insured performed or was to perform the work that caused the injury or damage alleged.

This exclusion does not apply to “property damage” arising from fire or water to the area of the property (e.g., the room, office, unit, or area of a property or structure) wherein the Named Insured was performing its work at the time of the “occurrence” that caused the injury or damage alleged. This exception shall not impact or limit the application of exclusion “j”, or the application of any other exclusion, condition, or limitation of coverage under this policy.

This exclusion does not apply to any single family free-standing home if the Named Insured’s contracted work did not include work on any other home, structure, or property, and if the Named Insured’s work was limited to the single family free-standing home only.

In addition to the foregoing, this exclusion does not apply if the Named Insured was a licensed plumbing contractor at the time that the work was performed, and the Named Insured’s work was limited only to plumbing work.

aa. **Hospital, Medical or Care Facilities**

“Bodily injury”, “property damage”, or “personal and advertising injury” arising out of “your work” or “your product” where “your work” was performed at a permanent or temporary hospital, medical office, care facility, retirement home, group home, assisted living facility, pharmaceutical building or warehouse, medical supply building or warehouse, urgent care, surgery, long term care, immediate care, in-patient or out-patient facility, doctor office, dental office, veterinary facility, or any medical or healthcare facility, regardless of the type of medical practice, assistance, or care provided.

This exclusion applies to any insured, and notwithstanding any other provisions of this policy extends to exclude coverage for any insured with respect to any “claim” by a person or organization that

claims to be an indemnitee of any insured pursuant to a written contract or otherwise.

ab. **Physical or Mental Disability or Impairment**

“Bodily injury” or “property damage” arising out of, resulting from, caused by, contributed to by, in whole or in part, any temporary or permanent physical or mental limitation or impairment of any insured, or any “employee” or contractor of any insured. This exclusion applies to any “occurrence”, “claim” or “suit” arising in whole or in part from any alleged mental or physical medical condition or limitation of any insured or any “employee” or contractor of any insured (including material suppliers), including but not limited to vision impairment, hearing impairment, or seizures, whether known or unknown to any insured.

ac. **Overspray**

“Bodily injury” or “property damage” arising out of, resulting from, caused by, contributed to, alleged to be, or in any way involving, in whole or in part, to the overspray of any material or substance in the performance of or related to any insured’s work. This exclusion shall apply to any and all work performed by any insured, on the insured’s behalf, or at the direction of any insured, that involves the use of a spraying mechanism for the application of any substance.

For purposes of this exclusion, the following definition shall apply:

“Overspray” includes, but is not limited to, any foreign substance such as, paint, enamel, or latex based paints, epoxies, chemical stains, cement stains, tar, polyurethane foam, pesticides/fertilizer materials, stucco, insulation, urethane roofing, etc. that are blown onto a surface directly, or indirectly caused by, the insured’s use of a spraying mechanism or device or a weather related occurrence.

This exclusion shall apply whether or not the alleged “bodily injury” or “property damage” is caused in whole or in part by any spraying mechanism, wind, any other weather related factors, or other release of the sprayed substance into the air, atmosphere, or other surfaces or areas.

ad. **House/Structure Raising**

“Bodily injury” or “property damage” arising out of, resulting from, caused by, contributed to by, or in any way involving, in whole or in part to, the acts or omissions of any insured or on behalf of any insured, while engaged in the raising, leveling, and/or shoring of any house, building, or other structure, or any part of any structure, including but not limited to walls, roofs, trusses, or any other building components that are pre-assembled in whole or in part on or off-site.

ae. **Fall from Heights**

“Bodily injury” sustained by any person, whether working or not, arising out of, resulting from, caused by, or in any way involving, in whole or in part, a “fall from heights”. For purposes of this exclusion, a “fall from heights” shall be defined as a fall or descent of any person from any elevation where there is any height differential between surfaces, whether involving a fall, trip, slip, push, throw, or jump of any person. This exclusion extends to the fall or descent of a person causing, contributing to, alleged to be, or in any way involving, in whole or in part, any claim for any “property damage” or “bodily injury” to any person, regardless of whether the fall or descent of the person was caused or contributed to, in or whole or in part, by any action, whether intentional, reckless, negligent, or otherwise.

af. **Independent Contractors/Subcontractors Sublimit**

In connection with any claim for “bodily injury” or “property damage” arising out of, resulting from, caused by, contributed to or in any way involving, in whole or in part, work or operations performed on any insured's behalf by a subcontractor (including a material supplier), and including any work performed by any insured to fix, repair, or correct work initially performed, or performed in whole or in part, by an independent contractor or subcontractor, coverage **shall be subject to a maximum per-occurrence limit of \$50,000, including “claim expenses” for all insureds, as well as any applicable conditions precedent under this policy.**

ag. **Airports**

“Bodily injury” or “property damage” arising out of, resulting from, caused by, contributed to by, alleged to be, or in any way involving, in whole or in part, to work performed at any airport or facility operating as an airport.

For purposes of this exclusion, the term “airport” shall be defined as including, but not being limited to, any facility, building, structure, or surrounding area where any airplanes, helicopters, gliders, or any other aircraft or aircraft equipment (e.g., engines) is operated (including but not limited to testing, take-off or landing maneuvers), stored, repaired, built, or maintained, including the concourse, gates, terminal, and related areas.

ah. **Fire Suppression Systems**

Any “claim” or “suit” for “bodily injury” or “property damage” arising out of, resulting from, caused by, contributed to, alleged to be, or in any way involving, in whole or in part, the discharge, failure, or breakage of any fire suppression system (including fire sprinklers) arising from the products, work, or operations performed or provided by any insured or on behalf any insured.

This exclusion does not apply if the Named Insured's work in connection with the property or project was limited only to fire suppression system-related work, and the "DESCRIPTION OF OPERATIONS/CLASSIFICATION" of the policy provides that the Named Insured's classification is or includes fire suppression and/or fire sprinkler work.

ai. **Collapse**

Any "claim" or "suit" for "bodily injury" or "property damage" arising out of, resulting from, caused by, contributed to, alleged to be, or in any way involving, in whole or in part, the collapse of a building or any part of a building, including but not limited to walls, ceilings, roofs, and/or floors.

For purposes of this exclusion, the term "collapse" shall be defined as an abrupt or sudden falling down or caving in of a building or any part of a building or structure with the result that the building or part of the building or structure cannot be used, utilized for its intended purpose, or occupied for its intended purpose.

aj. **Injury or Damage to Day Laborers**

Any "claim" or "suit" for "bodily injury" or "property damage" sustained by day laborers or other individuals who are not specifically identified on any insured's employment records and are not compensated as "employees" of any insured through a payroll/staffing or PEO service under contract with any insured.

ak. **Undisclosed Waterproofing Operations**

"Bodily Injury" or "property damage" arising out of, resulting from, caused by, contributed to by, alleged to be, or in any way involving, in whole or in part, to any and all undisclosed waterproofing operations performed by or on behalf of the Named Insured or any insured. For purposes of this exclusion, the term "undisclosed waterproofing operations" shall be defined as waterproofing work not identified in the application for insurance in obtaining this policy.

al. **Abandoned Work**

Any "claim" or "suit" for "bodily injury" or "property damage" arising out of, resulting from, caused by, contributed to, alleged to be, or in any way involving, in whole or in part, "your work" on any project that has been abandoned by any insured. A project shall be deemed abandoned by any insured hereunder when no work has been performed on a job site by any insured for more than fourteen (14) consecutive calendar days.

am. **Urethane or Spray Roofing**

Any "claim" or "suit" for "bodily injury" or "property damage" arising out of, resulting from, caused by, contributed to, or in any way involving, in whole or in part, the installation, inspection, or maintenance of a urethane or spray applied roofing system.

an. **Museums and Historic Buildings and Structures**

Any "claim" or "suit" for "bodily injury" or "property damage" arising out of, resulting from, caused by, contributed to, or in any way involving, in whole or in part, by work performed by an insured or on behalf of an insured at any historic building or museum.

For purposes of this exclusion, the following definitions shall apply:

1. "Historic Building" shall be defined as any building, structure, or property, collection of structures, and their associated sites, deemed of importance to the history, architecture, or culture of any area by any local, state, or federal government entity, including but not limited to homes and monuments.
2. "Museum" shall be defined as any building or structure, in which objects of historical, scientific, artistic, or cultural interest are stored or exhibited.

COVERAGE B – PERSONAL AND ADVERTISING INJURY

1. **Insuring Agreement**

- a. We will pay those sums that the insured becomes legally obligated to pay as "damages" because of "personal and advertising injury" resulting from an "occurrence" to which this insurance applies. We will have the right and duty to defend you, the Named Insured, against any "suit" seeking "damages" to which this insurance applies, and which is timely reported as provided hereunder. Except as otherwise provided in this policy, we have no duty to defend any other insured. Our duty to defend you is further limited as provided below and in the exclusions made part of this policy. We will have no duty to defend any Insured against any "suit" seeking damages for "personal and advertising injury" to which this insurance does not apply or which is not timely reported to us. Notwithstanding the law pursuant to which this policy shall be construed, we may look to and consider extrinsic evidence outside of the allegations and/or facts pleaded by any claimant to determine whether we owe a duty to defend or indemnify against any "claim" or "suit". We may, at our discretion, investigate any "occurrence" and settle any "claim" or "suit" that may result. But:

- (1) The amount we will pay for "damages" is limited as described in Section IV - Limits of Liability;
- (2) Our right and duty to defend end when we have used up the applicable limit of insurance in the payment of "damages", medical expenses, and/or "claim expenses" under Coverage A, B, and/or C

- (3) It is expressly understood and agreed that “claim expenses” are included within and are not in addition to the Limits of Liability set forth in the Declarations; and
 - (4) We shall have no duty or obligation to defend any insured in connection with any “claim” or “suit” where any other insurer is obligated to defend the insured, and we shall have no duty to contribute to or participate in the defense provided by any other such insurer. We shall have the right but not the obligation to defend any insured in connection with any “claim” or “suit” under these circumstances and/or where the insured has any other insurance under which, but for the existence of this Policy, any other insurer is obligated to provide a defense; and
- b. This insurance applies to “personal and advertising injury” only if:
- (1) The “personal and advertising injury” is caused by an “occurrence” arising out of your business;
 - (2) The “personal and advertising injury” is caused by an “occurrence” that is committed, or first was committed, during the policy period. An “occurrence” shall be deemed to first takes place or begin on the date that the conduct, act or omission, process, condition or circumstance alleged to be the cause of the “personal and advertising injury” first began, first existed, was first committed, or was first set in motion, even though the “occurrence” causing such injury may be continuous or repeated;
 - (3) Prior to the policy period, no insured listed under Paragraph 1 of Section III–Who Is An Insured and no “employee” authorized by you to give or receive notice of an “occurrence” or claim, knew that the “occurrence” or resulting “personal and advertising injury” had taken place or was alleged to have taken place, in whole or in part. If such a listed insured or authorized “employee” knew, prior to the policy period, that the “occurrence” or resulting “personal and advertising injury” had or was alleged to have taken place, then any continuation, change or resumption of such “occurrence” and any resulting “personal and advertising injury” during or after the policy period will be deemed to have been known in totality prior to the policy period; and
 - (4) All other insurance available to the insured has been exhausted, regardless of any other insurance condition or clause in such insurance and regardless of whether such other insurance is stated to be primary, excess or contingent, unless such other insurance specifically is written to apply in excess of this particular policy.
- c. To the extent we pay any sums in connection with the defense or indemnity of any insured hereunder, we reserve the right to seek and obtain reimbursement for any sums paid in the connection with the defense and/or indemnity of non-covered “claims”.
- ## 2. Exclusions
- This insurance does not apply to:
- a. **Knowing Violation of Rights of Another**
“Personal and advertising injury” caused by or at the direction of the insured with the knowledge that the act would violate the rights of another and would inflict “personal and advertising injury”.
 - b. **Material Published with Knowledge of Falsity**
“Personal and advertising injury” arising out of oral or written publication of material, if done by or at the direction of the insured with knowledge of its falsity.
 - c. **Material Published Prior to Policy Period**
“Personal and advertising injury” arising out of oral or written publication of material whose first publication actually took place, or is alleged to have first taken place, in whole or in part, before the beginning of the “policy period”.
 - d. **Insureds in Media and Internet Type Businesses**
“Personal and advertising injury” committed by an insured whose business is:
 - (1) Advertising, broadcasting, publishing or telecasting;
 - (2) Designing or determining content of web-sites for others; or
 - (3) An Internet search, access, content or service provider.

For the purpose of this exclusion, the placing of frames, borders or links, or advertising, for you or others anywhere on the Internet, is not by itself considered the business of advertising, broadcasting, publishing or telecasting.
 - e. **Electronic Chat Rooms, Bulletin Boards, or Social Media**
“Personal and advertising injury” arising out of an electronic chat room or bulletin board the insured hosts, owns, or over which the insured exercises any control.
 - f. **Unauthorized Use of Another’s Name or Product**
“Personal and advertising injury” arising out of the unauthorized use of another’s name or product in your e-mail address, domain name or metatag,

internet or other advertising material, or any other similar alleged tactics purported or alleged to be designed to mislead another's potential customers.

- g. **"Bodily Injury" and "Property Damage"**
"Bodily injury" or "property damage" regardless of the cause of it.
- h. **Quality or Performance of Goods – Failure to Conform To Statements**
"Personal and advertising injury" arising out of the failure of goods, products or services to conform with any statement of quality or performance made in any "advertisement".
- i. **Wrong Description of Prices**
"Personal and advertising injury" arising out of the wrong description of the price of goods, products or services stated in any "advertisement".
- j. **Infringement of Copyright, Patent, Trademark or Trade Secret**
"Personal and advertising injury" arising out of the infringement of copyright, patent, trademark, trade secret or other intellectual property rights.
- k. **Expected or Intended Injury or Damage**
"Personal and advertising injury" expected or intended from the standpoint of any insured.
- l. **Common Policy Exclusions**
"Personal and advertising injury" excluded under Section II., Common Policy Exclusions.

COVERAGE C – MEDICAL PAYMENTS

1. Insuring Agreement

- a. We will pay medical expenses as described below for "bodily injury" caused by an accident:
 - (1) On premises you own or rent;
 - (2) On ways next to premises you own or rent; or
 - (3) Because of your operations; provided that:
 - (i) The accident takes place in the "coverage territory" and during the policy period;
 - (ii) The expenses are incurred and reported to us within one year of the date of the accident; and
 - (iii) The injured person submits to examination, at our expense, by physicians of our choice as often as we reasonably require.
- b. We will make these payments regardless of fault. These payments will not exceed the applicable

limit of insurance. We will pay reasonable expenses for:

- (1) First aid administered at the time of an accident;
- (2) Necessary medical, surgical, x-ray and dental services, including prosthetic devices, as determined by the treating medical provider; and
- (3) Necessary ambulance, hospital, professional nursing and funeral services, as determined by the treating medical or service provider.
- (4) Reasonable expenses shall be defined as those expenses determined by the treating medical or service provider to be necessary and of which expense is consistent with similar costs charged by the applicable local medical community.

2. Exclusions

We will not pay expenses for "bodily injury":

- a. **Any Insured**
To any insured, except "volunteer workers".
- b. **Hired Person**
To a person hired to do work for or on behalf of any insured or a tenant of any insured. This includes any person hired by a contractor or subcontractor (including any material supplier) who is doing work for or on behalf of any insured.
- c. **Injury on Normally Occupied Premises**
To a person injured on that part of premises you own or rent that the person normally occupies.
- d. **Workers Compensation and Similar Laws**
To a person, whether or not an "employee" of any insured, if benefits for the "bodily injury" are payable or must be provided under a workers' compensation or disability benefits law or a similar law.
- e. **Athletic Activities**
To a person injured while practicing, instructing, spectating, or in any way participating in physical exercises or games, sports, or athletic contests.
- f. **Products-Completed Operations Hazard**
Included within the "products-completed operations hazard".
- g. **Coverage A and B Exclusions**
For any "occurrence", "claim", "suit", or other matter for "bodily injury", "property damage", or "personal or advertising injury" for which coverage is excluded under any other coverage part of this policy.

II. COMMON POLICY EXCLUSIONS

The following exclusions apply equally to Coverage A and Coverage B:

This insurance does not apply to:

a. Breach of Contract/Contractual Liability

“Bodily injury”, “property damage”, or personal injury or advertising injury” arising, directly or indirectly, out of the actual or alleged breach of any contract or agreement or for which any insured is obligated to pay “damages” (including attorneys’ fees and costs) by reason of the assumption of liability in a contract or agreement.

This exclusion does not apply to liability for “damages”:

- (1) That the insured would have in the absence of the contract or agreement; or
- (2) Assumed in a contract or agreement that is an “insured contract”, provided the “occurrence” and the “bodily injury” or “property damage” resulting therefrom take place subsequent to the execution of the contract or agreement. Solely for the purposes of liability assumed in an “insured contract”, reasonable attorney fees and litigation expenses incurred by or for a party other than an insured, if otherwise covered under this policy, are deemed to be “damages” for “bodily injury” or “property damage” under this policy, provided that:
 - (i) Liability to such party for, or the cost of that party’s defense, has also been assumed in the same “insured contract”, and
 - (ii) such attorney fees and litigation expenses are for the defense of that party against a “claim” or “suit” in which “damages” to which this insurance applies are alleged.

b. Employer’s Liability

Notwithstanding the provisions of Section V Commercial General Liability Conditions, Paragraph 7, Separation of Insureds:

- (1) “Bodily Injury”, “property damage”, or “advertising injury” to any “employee” of any insured or the “employee” of any contractor or subcontractor working or providing materials or services directly or indirectly on any insured’s behalf arising out of and in the course of:
 - (i) employment by the insured; or
 - (ii) performing duties related to the conduct of the insured’s business or the business of any contractor or subcontractor working directly or indirectly on the insured’s behalf.
- (2) The spouse, child, parent or sibling of that “employee” as a consequence of Paragraph (1) above.

This exclusion applies:

- (i) Whether the insured may be liable as an employer or in any other capacity; and

- (ii) To any obligation to share damages with or repay someone else who must pay damages because of the injury.

c. Pollution

- (1) “Bodily injury”, “property damage” or “personal and advertising injury” which would not have occurred in whole or in part but for the actual, alleged or threatened discharge, dispersal, seepage, migration, release, presence, discovery or escape of “pollutants” at any time.

This exclusion shall apply regardless of whether:

- (i) the actual, alleged or threatened discharge, dispersal, seepage, migration, release, presence, discovery or escape of “pollutants” occurs outside, indoors, or within a structure, building, or confined or enclosed space;
 - (ii) the injury or damage is or is alleged to be sustained within a building and arises out of the release of gases, fumes, chemicals or vapors from materials brought into that building in connection with operations being performed by you or on your behalf by a contractor or subcontractor;
 - (iii) the injury or damage is or is alleged to be sustained within a building and arises out of smoke, fumes, vapors, dust, or soot produced, circulated, or originating from equipment that is used to heat, cool, ventilate, humidify or dehumidify the building or structure, or equipment that is used to heat water for personal use, by the building’s occupants or their guests;
 - (iv) the injury or damage is or is alleged to be at or from any premises, site or location which is or was at any time used by or for any insured or others for the handling, storage, disposal, processing or treatment of waste; or
 - (v) the injury or damage is or is alleged to arise from materials or equipment which are or were at any time transported, handled, stored, treated, disposed of, or processed as waste by or for any insured, or any person or organization for whom you may be legally responsible.
- (2) To any loss, cost or expense arising out of any:
 - (i) Request, demand, order or requirement that any insured or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to or assess the effects of any “pollutants” in any form whatsoever; and/or
 - (ii) Any “claim” or “suit” seeking, involving or arising from any testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to, or assessing the effects of any “pollutants” in any form whatsoever.

This exclusion applies regardless of whether coverage is also excluded under Section I, Coverage A, Part 2 – Exclusions, Exclusion (r) Deleterious Substances, or any other provision of the policy.

d. Residential Project/Structure Size Restriction Exclusion

Any “claim” or “suit” for “bodily injury”, “property damage”, or “personal and advertising injury” arising out of, resulting from, caused by, contributed to by, alleged to be, or in any way involving, in whole or in part, any work or operations performed by you or any contractors, subcontractors, independent contractors (including material suppliers), or individuals (regardless of employment status) working directly or indirectly on your behalf in connection with any “residential project” where the total square footage of all residential structures contained on the property where the “residential project” is located equals or exceeds five thousand square feet (5,000 sq. ft.).

For purposes of this exclusion, “residential project” shall include any and all work performed on any structures or anywhere on the property in which the structures are located, including work on the site or lot of the residential dwelling.

In determining the application of this exclusion, calculation of the 5,000 square foot residential restriction shall be determined by totaling the combined square footage of all residential structures located on the property where the “residential project” is located, whether or not the subject of any insured's work, including but not limited to guest houses, and any other structure used as a residential dwelling.

e. Commercial or Mixed Use Building/Project Size Restriction Exclusion

Any “claim” or “suit” for “bodily injury”, “property damage”, or “personal and advertising injury” arising out of, resulting from, caused by, contributed to by, alleged to be, or in any way involving, in whole or in part, any work or operations performed by you or any contractors, subcontractors, independent contractors (including material suppliers), or individuals, regardless of employment status, working directly or indirectly on your behalf in connection with any roofing or framing work on, within, or involving any commercial or mixed-use project in which the total square footage of the structure on which you are performing work equals or exceeds twenty thousand square feet (20,000 sq. ft.).

In determining the application of this exclusion, calculation of the 20,000 square foot restriction shall be determined by totaling the combined square footage of the structures located on, within, or on the project

or property in which the work or operations is being performed.

f. Multi-Unit Structures

“Bodily injury”, “property damage” or “personal and advertising injury” arising out of, resulting from, caused by, contributed to by, or in any way involving work, development, construction, renovation or reconstruction on, or performed about the premises of:

- (1) condominiums, townhouses, duplexes, timeshares, cooperative housing, or multifamily homes, or any homeowner's association projects or other multi-unit structures or complexes, other than apartments; or
- (2) any building or location that has been converted at any time, or is planned to be converted, into a condominium, townhouse, duplex, cooperative housing, multifamily home, timeshare, or other multi-unit structure or complex, whether or not the insured knew of the planned or actual conversion at any time.

This Multi-Unit Structures exclusion does not apply where the construction or related work is limited to (a) interior, non-structural work performed on behalf of an individual unit owner of any condominium unit, townhouse, cooperative housing unit, or timeshare unit, in connection with such owned unit; or (b) interior, non-structural work performed on behalf of an owner of one detached single family home in connection with such home; or (c) non-structural work performed on behalf of a Home Owners Association (HOA) for work performed to the HOA's common areas only, but the foregoing exception does not apply to any work or services involving roofing, siding, stucco or plumbing.

As used in this exclusion, “structural” includes but is not limited to all work or services related to framing, concrete, foundations, roofing, soils preparation, grading, excavation, and compaction.

As used in this exclusion, “multifamily home” means more than one separate housing unit for residential inhabitants in a single residential structure or multiple residential structures in one complex, but does not include apartments.

g. War or Terrorism

“Bodily injury”, “property damage” or “personal and advertising injury” arising out of, resulting from, caused by, contributed to, or in any way involving, in whole or in part, to war, whether or not declared, and any act or condition incident to war or terrorism.

As used herein, “war” includes civil war, insurrection, act of terrorism, rebellion, usurped power, revolution, or any action taken by any governmental authority or

military force, including in hindering or defending against any of these.

As used herein, “terrorism” means activities against persons, organizations or property of any nature:

- (1) That involves the following or preparation for the following:
 - (i) Use or threat of force or violence; or
 - (ii) commission or threat of a dangerous act; or
 - (iii) commission or threat of an act that interferes with or disrupts an electronic, communication, information, or mechanical system; and
- (2) When:
 - (i) the effect is to intimidate or coerce a government or a civilian population or any segment thereof, or to disrupt any segment of the economy; and/or
 - (ii) it appears that the intent is to intimidate or coerce a government or a civilian population, or to further a philosophical, political, ideological, religious, social or economic objective or to express (or express opposition to) a philosophical, political, ideological, religious, social or economic objective.

h. Employment Practices

“Bodily injury”, “property damage” or “personal and advertising injury” to a person(s) arising out of, resulting from, caused by, contributed to, or in any way involving, in whole or in part, to the insured’s:

- (1) refusal to employ that person;
- (2) termination of that person’s employment;
- (3) employment-related practices, policies, procedures, acts or omissions, including, but not limited to demotion, promotion, evaluation, reassignment, discipline, defamation, libel, slander, harassment, humiliation, and/or discrimination of any kind; and/or
- (4) any derivative claim asserted by a spouse, parent, sibling, or child of the person claiming injury or damages related to any employment-related acts, omissions, practices, policies, or procedures, including those listed above in this exclusion.

i. Cross Suits

Any “claim” or “suit” for “bodily injury”, “property damage” or “personal and advertising injury” initiated, alleged, or caused to be brought about by any insured against any other insured under this policy.

j. Material Misrepresentation

Any “claim,” “occurrence” or “suit” that would not otherwise be covered but for a misrepresentation in the application for insurance by the insured. This exclusion shall apply if the concealed, undisclosed, or misrepresented information would have had an effect on the terms, conditions, exclusions, endorsements,

premium, overall risk, or issuance of the policy, had it been known to the company at the time the insured initially applied for this policy.

k. Fraudulent, Intentional, or Criminal Acts

“Bodily injury”, “property damage” or “personal and advertising injury” arising out of, resulting from, caused by, contributed to, or in any way involving, in whole or in part, to any of the following:

- (1) any dishonest, deliberately fraudulent, malicious, willful, intentional, or knowingly wrongful act or omission committed by or at the direction of any insured, whether or not the insured or anyone acting at the insured’s direction expected or intended any resulting “bodily injury”, “property damage”, or “personal and advertising injury”;
- (2) a criminal act committed by or at the direction of any insured; or
- (3) a fraudulent, intentional, or criminal act committed by any “employee” or “temporary worker” of any insured, or any general contractor(s), subcontractor(s), independent contractor(s), or their “employees” or “temporary workers”, who are engaged in a cooperated effort with any insured.

l. Unlicensed Contractors

“Bodily injury”, “property damage” or “personal and advertising injury arising out of, alleged to be, or in any way involving any act or omission of any insured, or any contractor or subcontractor (including material suppliers) working for or on behalf of any insured, who is required to be licensed by any local, state or federal licensing authority but is not in compliance with any such licensing requirement at the time of the act or omission (the “occurrence”) that caused or resulted in the alleged damage or injury.

m. Non-Compliance with Safety Regulations

“Bodily injury”, “property damage” or “personal and advertising injury arising out of, alleged to be, or in any way involving any work of any insured, or any contractor or subcontractor (including material suppliers) working for or on behalf of any insured, that does not meet federal, state, or local laws, rules, regulations, or standards, including but not limited to standards promulgated by the Occupational Safety and Health Administration (OSHA), and any and all similar laws, rules regulations and standards. For the purpose of this exclusion, if the insured is cited and fined by OSHA or any similar regulatory agency for a violation of any federal, state, or local laws, rules, regulations, or safety standards related to the “occurrence” giving rise to the purported damage or injury, the insured shall be deemed to have not met the applicable standard as set forth above.

n. **Prior Litigation**

“Bodily injury”, “property damage” or “personal and advertising injury” alleged in, based upon, arising out of, or in any way related to any “occurrence”, demand, “claim”, “suit”, or other proceeding against any insured which was asserted, pending, submitted, or under adjustment by any other insurance carrier, whether a suit was filed or not, or otherwise existed prior to the inception date specified in the Declarations, or the same or substantially the same facts, circumstances or allegations which are the subject of or the basis for such prior demand, “claim”, complaint, “suit”, or other proceeding. This exclusion applies whether or not you were a party to the “claim”, “suit”, or other proceeding at the time it was first asserted, pending, submitted, under adjustment by any other insurance carrier, or filed.

o. **Prior Knowledge**

“Bodily injury”, “property damage” or “personal and advertising injury” arising out of, or in any way involving any facts, incidents or circumstances of which the insured had knowledge prior to the inception date of this policy or which a reasonably prudent insured could expect and which might reasonably be expected to result in a “claim” or “suit” being made against the insured.

p. **Ongoing Operations**

“Bodily injury”, “property damage” or “personal and advertising injury” arising out of or in any involving:

- (1) Your work, your product, or your other operations commencing before the inception date of this policy;
- (2) your work, your product, or your other operations that take place after the policy period.

The exclusion shall be applicable regardless of and in addition to the application of any other coverage limitation, condition or exclusion in this policy, including but not limited to the Insuring Agreement, Prior Work and Prior Products exclusion, and the Past Work Or Construction Projects exclusion.

q. **Unsolicited Communications**

“Bodily injury”, “property damage” or “personal and advertising injury” arising out of any form of communication, including but not limited to facsimile, electronic mail, posted mail or telephone, in which the recipient has not specifically requested the communication. This exclusion also applies to communications which are made or allegedly made in violation of the:

- (1) Telephone Consumer Protection Act (TCPA) including any amendment of or addition to such law; or
- (2) The CAN-SPAM Act of 2003, including any amendment of or addition to such law; or

(3) The Fair Credit Reporting Act (FCRA), and any amendment of or addition to such law, including the Fair and Accurate Credit Transactions Act (FACTA); or

(4) Any statute, ordinance or regulation, other than the TCPA or CAN-SPAM Act of 2003, which prohibits or limits the sending, transmitting, communicating or distribution of material or information.

r. **Punitive Damages, Fines or Penalties**

“Claims” or liability for or arising from exemplary or punitive “damages”, fines or penalties based upon, arising out of, or imposed by or under any law, statute, or ordinance of any federal, state or municipal government agency or any other types of fines, penalties, punitive “damage”s, exemplary “damages”, treble “damages”, or the multiplication of compensatory “damage”s, of any nature.

s. **Attorney, Expert, and Vendor Fees and Costs of Others**

Any “claim”, “suit”, demand, request, or award against any insured, for any attorney fees and costs, expert fees and costs, related vendor fees and costs, sanctions or any other cost or expense incurred by any other party to any “claim” or “suit”, including any insured under this policy. This exclusion applies regardless of whether any of the expenses or costs described above are/were awarded in a suit as damages or costs.

t. **Classification Limitation Exclusion**

Bodily injury”, “property damage”, or “personal and advertising injury”, arising out of, resulting from, caused by, contributed to by, alleged to be, or in any way involving, in whole or in part, any work or operations of any insured not expressly specified in the application for insurance on file with the company and described under “DESCRIPTION OF OPERATIONS/CLASSIFICATION” section of the Declarations of this policy, and for which a premium has been paid. This exclusion applies regardless of whether coverage would have been provided had the operations been specified in the application for insurance on file with the company.

u. **Social and Entertainment Activities and Events**

“Bodily injury”, “property damage” or “personal and advertising injury caused by, arising out of, or resulting from, the planning, operation, conducting of, participation in, or attendance at, any type of entertainment event, social activity, party, gathering, or other social event, whether or not said activity, entertainment, or event is hosted by the Named Insured or any insured, and regardless of the location of any such event, entertainment, or activity.

v. **Force Majeure or Acts of God**

“Bodily injury”, “property damage” or “personal and advertising injury arising out of, resulting from, caused by, contributed to, or in any way involving, in whole or in part, from any naturally occurring event, including, but not limited to the following:

- (1) Weather related events, such as hurricanes, tornados, tropical storms, severe winds, hail, lightning, and floods;
- (2) Earth movement events that are not man-made, , seismic activity, volcanic activity, and tidal waves.

w. **Communicable Disease**

“Bodily injury”, “property damage” or “personal and advertising injury” arising out of the actual or alleged exposure to, transmission of, or contraction of any communicable disease.

This exclusion applies even if the “claims” against any insured allege negligence or other wrongdoing in the:

- (1) testing or failing to test for any communicable disease;
- (2) Failure to prevent the spread of the disease;
- (3) Failure to report the disease to authorities; or
- (4) Supervising, hiring, employing, training, or monitoring of others who:
 - (a) May be infected with any communicable disease;
 - (b) May spread any communicable disease;or
- (c) Are alleged to have engaged in any wrongdoing set forth in Paragraphs (1) through (3) above

x. **Abuse, Molestation, or Exploitation**

Any liability, “claim”, “suit”, “damages”, or injury of any type, including but not limited to, “bodily injury”, “property damage”, and “personal and advertising injury”, arising out of or in any way involving abuse, molestation, or exploitation in any form, whether threatened or actual, including but not limited to physical or sexual abuse, molestation, or exploitation.

This exclusion applies to all “claims”, “suits”, and causes of action, even if the “claim”, “suit”, or cause of action against the insured alleges:

- (1) Negligence or other wrongdoing in the employment, investigation, supervision, training, or retention of any person;
- (2) Improper reporting to the proper authorities or failure to so report;
- (3) “Assault” or “battery”;
- (4) Intentional or negligent infliction of emotional distress, pain, or suffering;
- (5) Defamation, libel, or slander;
- (6) Professional malpractice or negligence of any kind;
- (7) Corporal punishment; or
- (8) Violations of any statute or ordinance.

However, if this policy includes an endorsement specifically adding an insuring agreement for abuse, molestation, or exploitation, this exclusion does not apply solely with respect to coverage for “bodily injury”, “property damage”, or “personal and advertising injury” provided by such abuse, molestation, or exploitation coverage endorsement.

y. **Assault and Battery**

“Bodily injury”, “property damage” or “personal and advertising injury” arising out of, resulting from, caused by, contributed to, alleged to be, or in any way involving, in whole or in part, an “assault” and/or “battery”. No coverage is provided if the underlying operative facts constitute an “assault” and/or “battery” irrespective of whether the “claim” also alleges negligent hiring, employment, training, instruction, supervision, retention, maintenance, security or any other negligent action(s), error(s) or omission(s) against any insured.

This exclusion shall apply whether or not any such “assault” and/or “battery” is alleged to be intentional, willful, reckless, negligent, in self-defense, or on any other basis.

z. **Liquor Liability**

“Bodily injury”, “property damage” or “personal or advertising injury” for which any insured may be held liable by reason of:

- (1) Causing or contributing to the intoxication of any person;
- (2) The furnishing of alcoholic beverages to a person under the legal drinking age, or under the influence of alcohol; or
- (3) Any statute, ordinance or regulation relating to the sale, gift, distribution or use of alcoholic beverages.

This exclusion applies to any claim or suit that includes allegations, in whole or in part, of any insured's potential liquor liability.

aa. **State Specific Operations**

The insurance coverage provided in this policy applies only to those operations in those states specifically identified by the insured in the application for insurance on file with the company and described under the “States in which you do business for which you are applying for insurance”. This exclusion applies regardless of whether coverage would have been provided had the state been specified in the application for insurance on file with the Company.

ab. **Personal Information and Electronic Data**

“Bodily injury”, “property damage” or “personal and advertising injury” arising out of, resulting from, caused by, contributed to by, alleged to be, or in any way involving, in whole or in part, “damages” arising out of:

- (1) Any access to or disclosure of any person's or organization's confidential or personal information, including patents, trade secrets, processing methods, customer lists, financial information, credit card information, health information or any other type of nonpublic information; or
- (2) The loss of, loss of use of, damage to, corruption of, inability to access, or inability to manipulate electronic data

This exclusion applies even if “damages” are claimed for notification costs, credit monitoring expenses, forensic expenses, public relations expenses or any other loss, cost or expense incurred by you or others arising out of that which is described in Paragraph (1) or (2) above.

As used in this exclusion, electronic data means information, facts or programs stored as or on, created or used on, or transmitted to or from computer software, including systems and applications software, hard or floppy disks, CD-ROMs, tapes, drives, cells, data processing devices or any other media which are used with electronically controlled equipment.

ac. Animals

“Bodily injury”, “personal and advertising injury”, or “property damage” arising out of, resulting from, caused by, contributed to, alleged to be, or in any way involving, the direct or indirect physical contact with any animal, or actions of any animal. For purposes of this exclusion, animal includes all animals in the animal kingdom, including but not limited to, mammals, reptiles, fish, amphibians, and arthropods, such as insects and arachnids. This exclusion applies regardless of the ownership status of the animal.

ad. House of Worship

Any “claim” or “suit” for “bodily injury” or “property damage” or “personal and advertising injury”, arising out of, resulting from, caused by, contributed to, alleged to be, or in any way involving, in whole or in part, any work performed by, or product provided by, any insured or on behalf of any insured at any “house of worship” or prayer.

For purposes of this exclusion, “house of worship” shall be defined as any building, structure, facility, or collection of structures, their associated sites and the property or properties on which the structure or structures exist or are used in whole or in part for the purpose of religious congregation or other such gathering, including but not limited to a church, synagogue, cathedral, mosque, shrine, temple, tabernacle, abbey, chapel, parish, mission, convent, ministry, monastery, or other such place of worship.

ae. Underground Utility Location

Any “claim” or “suit” for “bodily injury”, “personal and advertising injury”, or “property damage” arising out of, resulting from, caused by, contributed to, alleged to be, or in any way involving, in whole or in part, from any work or operations performed by you or on your behalf, at, on, or near underground utilities, if the following conditions are not met:

- (1) Prior to commencing any digging, excavation, boring or similar underground work, a professional third-party local locator service has come to the job site and marked all underground lines, pipes, cables, and underground “utilities” in and around all areas upon which you intend to perform work. The insured must obtain a written response from the locator service;
- (2) All “utility” lines are actually disconnected or turned off (rendering the lines inoperable) prior to commencement of the work or operations and remain disconnected or turned off until completion of “your work” or operations.

For purposes of this exclusion, the term “utility” shall include, but not be limited to, sewer, gas, water, telephone, fiber optic, data, and electric lines.

af. Tract Home Project

Any “claim” or “suit” for “bodily injury”, “property damage”, or “personal and advertising injury”, arising out of, resulting from, caused by, contributed to by, alleged to be, or in any way involving, in whole or in part, any work or operations performed by you or any contractors, subcontractors, independent contractors (including material suppliers), or individuals regardless of employment status, working directly or indirectly on your behalf in connection with any “tract housing” project or development.

For purposes of this exclusion, “tract housing” means any housing project or development that includes construction of twenty-five (25) or more homes, whether attached or detached, in any or all phases of the project or development, regardless of the number of developers or builders.

This exclusion does not apply if the work or operations occurs after the “tract housing” project or development has been completed, certified for occupancy and occupied, and the work or operations is performed for the individual homeowner under a written contract between the homeowner and the insured executed prior to the commencement of the work or operations. All such conditions referenced in this section must have occurred for this section to apply.

ag. Mental Injury

Any “claim” for, or “occurrence” or “suit” arising out of, emotional distress, mental anguish, humiliation, mental distress, mental injury, mental suffering,

worry, annoyance, anxiety, inconvenience, depression, dissatisfaction, or shock to the nervous system or any physical manifestation of any of the foregoing, or any similar injury. This exclusion extends to any “claims” for “bodily injury”, “property damage”, or other “damages” claimed to arise from or relate to emotional or mental “damages” or injury in whole or in part.

ah. Roofing Operations

“Bodily injury”, “property damage” or “personal and advertising injury” caused by, arising out of, or resulting from, in whole or in part, any roofing operations performed by or on behalf of any insured. As used in this exclusion, “roofing operations” includes all work and services performed on or in connection with any roof or covering of any structure or structures, and/or products provided in connection with any roof or covering of any structure.

III. WHO IS AN INSURED

1. If you are designated in the Declarations as:

- a. An individual, you and your spouse are insureds, but only with respect to the conduct of a business of which you are the sole owner.
- b. A partnership or joint venture, you are an insured. Your members, your partners, and their spouses are also insureds, but only with respect to the conduct of your business.
- c. A limited liability company, you are an insured. Your members are also insureds, but only with respect to the conduct of your business. Your managers are insureds, but only with respect to their duties as your managers.
- d. An organization other than a partnership, joint venture or limited liability company, you are an insured. Your “executive officers” and directors are insureds, but only with respect to their duties as your officers or directors. Your stockholders are also insureds, but only with respect to their liability as stockholders.
- e. A trust, you are an insured. Your trustees are also insureds, but only with respect to their duties as trustees.

2. Each of the following is also an insured:

- a. Your “volunteer workers” only while performing duties related to the conduct of your business, or your “employees”, other than either your “executive officers” (if you are an organization other than a partnership, joint venture or limited liability company) or your managers (if you are a limited liability company), but only for acts

within the scope of their employment by you or while performing duties related to the conduct of your business. However, none of these “employees” or “volunteer workers” are insureds for:

- (1) “Bodily injury” or “personal and advertising injury”:
 - (i) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), to a co-“employee” while in the course of his or her employment or performing duties related to the conduct of your business, or to your other “volunteer workers” while performing duties related to the conduct of your business;
 - (ii) To the spouse, child, parent, brother or sister of that co-“employee” or “volunteer worker” as a consequence of Paragraph (1)(i) above;
 - (iii) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs (1)(i) or (ii) above; or
 - (iv) Arising out of any providing or failing to provide professional health care services.
- (2) “Property damage” to property:
 - (i) Owned, occupied or used by you,
 - (ii) Rented to, in the care, custody or control of, or over which physical control is being exercised for any purpose by you, any of your “employees”, “volunteer workers”, any partner or member (if you are a partnership or joint venture), or any member (if you are a limited liability company).
- b. Any person (other than your “employee” or “volunteer worker”), or any organization while acting as your real estate manager.
- c. Any person or organization having proper temporary custody of your property if you die, but only:
 - (1) With respect to liability arising out of the maintenance or use of that property; and
 - (2) Until your legal representative has been appointed.
- d. Your legal representative if you die, but only with respect to his/her duties as such.

3. Any organization you newly acquire or form, other than a partnership, joint venture, or limited liability company, and over which you maintain ownership or majority interest, will qualify as a Named Insured if

there is no other similar insurance available to that organization. However:

- a. Coverage under this provision is afforded only until the 90th calendar day after you acquire or form the organization or the end of the policy period, whichever is earlier;
- b. Coverage A does not apply to “bodily injury” or “property damage” that arises from an “occurrence” (or any “bodily injury” or “property damage” resulting from such an “occurrence”) that took place or commenced, in whole or in part, before you acquired or formed the organization; and
- c. Coverage B does not apply to “personal and advertising injury” arising out of an “occurrence” committed or alleged to have taken place in whole or in part before you acquired or formed the organization.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations.

IV. LIMITS OF LIABILITY

1. The Limits of Liability shown in the Declarations and as set forth below fix the most we will pay under this policy regardless of the number of insureds, “occurrences”, “claims” made, or “suits” brought, or persons or organizations making claims or bringing “suits”.

- a. The General Aggregate Limit is the most we will pay for the sum of all:
 - (1) “Damages” and “claim expenses” under Coverage A;
 - (2) “damages” and “claim expenses” under Coverage B; and
 - (3) medical expenses under Coverage C.
- b. Notwithstanding the foregoing General Aggregate Limits, the Products-Completed Operations Aggregate Limit is the most we will pay under Coverage A for the sum of all “damages” and “claim expenses” because of “bodily injury” and “property damage” included in the “products-completed operations hazard”.
- c. Subject to Paragraph 1a., above, the Personal and Advertising Injury Limit is the most we will pay under Coverage B for the sum of all “damages” and “claim expenses” because of all “personal and advertising injury” sustained by any one person or organization.

- d. Subject to Paragraphs 1a. or 1b. above, whichever applies, the Each Occurrence Limit is the most we will pay for the sum of all:
 - (1) “damages” under Coverages A and B;
 - (2) medical expenses under Coverage C because of all “bodily injury” or “property damage” arising out of any one “occurrence”; and
 - (3) “claim expenses” because of all “bodily injury”, “property damage” and “personal or advertising injury” arising out of any one “occurrence”.
- e. Subject to Paragraph 1d. above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage A for damages because of “property damage” to any one premises, while rented to you, or in the case of damage by fire, while rented to you or temporarily occupied by you with permission of the owner.
- f. Subject to paragraph 1d., above, the Medical Expense Limit is the most we will pay under Coverage C for all medical expenses because of “bodily injury” sustained by any one person.
- g. The coverage provided by this policy, all coverage parts, is subject to the **\$50,000.00 Independent Contractors/Subcontractors Sublimit (including “claim expense”, as provided in Exclusion “ak” of SECTION I)**, any sublimits reflected in the Declarations Pages of this policy, and any sublimits as provide by any endorsements made part of this policy.
- h. The Limits of Liability may also be reduced or exhausted if the Per Project Aggregate Limit identified in the Declarations or in any endorsement to this policy has been exhausted, or reduced beyond the amount specified in the Limits of Liability set forth in connection with Coverages A, B or C.

2. Condition Precedent Self-Insured Retention

- a. The total limit of liability of the Company as stated in the policy declarations shall apply in excess of the applicable Self-Insured Retention reflected in the Declarations or made part of this policy by Endorsement. The limits of insurance applicable to such coverages will not be reduced by the amount of such Self-Insured Retention.
- b. The Company’s obligations under this policy to any insured, including defense and indemnity, apply only to the amount in excess of the Self-Insured Retention, and satisfaction of the Self-Insured is a condition precedent to any of our obligations under this policy to any insured. A separate condition precedent Self-Insured Retention applies to each individual or

organization that qualifies as an insured under this policy.

- c. The Self-Insured Retention shall remain applicable even if the Named Insured files for bankruptcy, discontinues business or otherwise becomes unable to or unwilling to pay the Self-Insured Retention. The Named Insured's bankruptcy, insolvency, or inability to pay the Self-Insured Retention shall not increase our obligations or liability under this policy. The risk of insolvency is retained by the Named Insured and is not transferrable to us.
- d. The Self-Insured Retention may be satisfied only by payments actually made by the insured seeking coverage under this policy, and only by payments made following written notice to us by such insured of the underlying "occurrence", "claim" or "suit". Such insured must satisfy or pay the full amount of the applicable Self-Insured Retention directly, without reimbursement or contribution from any other source, including but not limited to, subcontractors, other insureds, other insurers, additional insureds or their carriers, reinsurers or any other persons or entities. Sums paid by any others on the Named Insured's behalf, or on behalf of any other insured seeking coverage under this policy, do not apply to reduce or satisfy the applicable Self-Insured Retention under this policy. Compliance with this provision is a condition precedent for coverage (defense and/or indemnity) under the policy. In the event the insured does not comply with this provision, no "claim expenses" or "defense costs", "damages", loss, cost or expense will be payable by us.
- e. Satisfaction of the Self-Insured Retention is a Condition Precedent to any coverage under this policy for any insured. As a condition precedent to the Company's obligations to provide indemnity, coverage or defense hereunder to any insured, that insured shall first have the obligation and duty, upon receipt of notice of any incident, "claim", offense or "occurrence" that may give rise to a "suit", to provide at its own expense proper investigation and defense of any claim. Additionally, the insured will exercise utmost good faith, diligence and prudence to accept any reasonable offer of settlement within the Self-Insured Retention. No insured may settle any claim or "suit" which exceeds the applicable Self-Insured Retention amount without our prior written consent.
- f. The insured's obligation to provide for its own defense and investigation is terminated upon the exhaustion of the Self- Insured Retention as

described above. The insured is required and shall provide written evidence of its own payments of amounts within the Self-Insured Retention, and will keep the Company notified of the amounts incurred by the insured and the status of the satisfaction of the Self-Insured Retention. Only fees and costs paid by the subject insured following tender of the "claim" or "suit" to us, and for which the evidence and notice of payments has been timely provided to us, shall apply to satisfy the Self-Insured Retention.

- g. Alternatively, at our sole election, upon our request the insured shall pay over and deposit with us the Self-Insured Retention amount as specified, to be applied by us as payment toward any damages, "claim expenses" or expenses incurred by us in the handling or settlement of any "claim", "occurrence" or "suit". If we make such an election, we shall have the right to negotiate a reasonable settlement which is more than, equal to, or less than the Self-Insured Retention amount (and will return the balance to you, if any, of any unused Self-Insured Retention). Payment of the Self- Insured Retention is due immediately upon receipt of our request.
- h. The applicable Self-Insured Retention applies whether or not there is any available other insurance. In no event will amounts received through such other insurance for the payment of "Defense costs" reduce the Self-Insured Retention.
- i. In the event of a "suit" we shall have the right to select defense counsel, even if the amount claimed in the suit is unspecified or less than the applicable Self-Insured Retention amount. If the Named Insured selects its own counsel, then such fees will not apply towards the Self-Insured Retention amount unless the counsel and rates are approved by us in advance.
- j. The applicable Self-Insured Retention amount reflected in the Declarations or made part of this policy by Endorsement applies as follows.
 - (1) **Per Occurrence Basis:**
If the Self-Insured Retention is on a "per occurrence" basis, the Self-Insured Retention amount applies "per occurrence" to all "damages", "claim expense", "defense costs" and any other SUPPLEMENTARY PAYMENTS – COVERAGES A AND B, paid in connection with any "bodily injury", "property damage" or personal and advertising injury" as provided in the policy terms, regardless of how many claimants, "claims", or parties may be involved in any "claim" or "suit".

(2) **Per Claim Basis:**

If the Self-Insured Retention is on a “per claim” basis, the Self-Insured Retention amount applies separately to the damages, “claim expense”, “defense costs” and any other SUPPLEMENTARY PAYMENTS – COVERAGES A AND B, made in connection any “bodily injury”, “property damage” or personal and advertising injury” sustained by or claimed by any one person or organization, regardless of how many persons, organizations, or projects may be included in any “suit”. The Self-Insured Retention applies per-claimant (person or organization), or per-structure implicated in any “suit”, whichever is greater.

V. COMMERCIAL GENERAL LIABILITY CONDITIONS

1. Bankruptcy

Bankruptcy or insolvency of the insured or of the insured’s estate will not relieve us of our obligations under this policy.

2. Duties in the Event of Occurrence, Claim, or Suit

a. You must see to it that we are notified of an “occurrence” or an offense or event which may result in a “claim” as soon as practicable but in no event later than thirty (30) calendar days after any insured first becomes aware of such “occurrence”, offense, or event. To the extent possible, notice should include:

- (1) How, when and where the “occurrence”, offense, or event took place;
- (2) the names and addresses of any injured persons and witnesses; and
- (3) the nature and location of any injury or damage arising out of the “occurrence”, offense, or event.

b. If a “claim” is made or “suit” is brought against any insured, you must:

- (1) immediately record the specifics of the “claim” or “suit” and the date received; and
- (2) notify us as soon as practicable but in no event later than thirty (30) calendar days after your first knowledge of such “claim” or “suit”.

c. You and any other involved insured must:

- (1) immediately send us copies of any demands, notices, summonses or legal papers received in connection with the “claim” or “suit”;
- (2) authorize us to obtain records and other information;

(3) cooperate with us in the investigation or settlement of the “claim” or defense against the “suit”; and

(4) assist us, upon our request, in the enforcement of any right against any person or organization, including any other insurance carrier, surety, or bonding company, which may be liable to the insured because of injury or damage to which this insurance may also apply.

d. Irrespective of reasons, excuses, justification, or prejudice to us:

(1) We will not be liable for any cost, payment, expense (including legal expense) or obligation assumed or incurred by an insured or anyone acting for or on behalf of an insured, without our express consent, other than first aid; and

(2) We will have no liability for any default judgment entered against any insured, nor for any judgment or settlement or determination of liability rendered or entered before notice to us giving us a reasonable time in which to protect our and the insured’s interests.

e. Notice given by or on behalf of the insured, or written notice by or on behalf of the injured person or any other claimant, to any agent of ours, with particulars sufficient to identify the Named Insured, shall be considered to be notice to us.

3. Legal Action Against Us

No person or organization has a right under this policy:

- a. to join us as a party or otherwise bring us into a “suit” asking for “damages” from an insured; or
- b. to sue us on this policy unless all of its terms have been fully complied with.

A person or organization may sue us to recover on an agreed settlement or on a final judgment against an insured; but we will not be liable for “damages” that are not payable under the terms of this policy or that are in excess of the applicable limit of insurance. An agreed settlement means a settlement and release of liability signed by us, the insured, and the claimant or the claimant’s legal representative.

4. Other Insurance

a. This insurance shall be in excess of any other valid and collectible insurance available to the insured whether such other insurance is stated to be primary, contributory, excess, contingent or otherwise, unless such other insurance is written specifically to apply in excess of this particular policy. This insurance will apply only after all other insurance available to the insured has been

exhausted regardless of any other insurance clause or condition of such insurance.

- b. This insurance is excess over any other primary insurance available to you covering liability for damages arising out of the premises or operations or the “products-completed operations hazard” for which you have been added as an additional insured by attachment or endorsement.
- c. Pursuant to the Insuring Agreement, we have no duty to defend any insured other than the Named Insured. However, we will have no duty under Coverages A or B to defend the Named Insured against any “suit” if any other insurer has a duty to defend the Named Insured insured against that “suit”. This Policy affords a defense to an insured only when no other insurance for the insured provides a defense. If no other insurer defends, we will undertake the defense, subject to the provisions of this policy, but will be entitled to the insured's rights against all other implicated insurers.
- d. When this insurance is excess, we will have no duty to defend the insured against in connection with any “occurrence”, “claim”, or “suit”.

5. Premium Audit

- a. We will compute all premiums for this policy in accordance with our rules and rates.
- b. Premium shown in this policy as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill.
- c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such time as we may request.
- d. If any “Named Insured” refuses to allow us access to its records sufficiently to conduct such audit, then we shall have the option to pursue either one of the following:
 - (1) To initiate all available legal and/or equitable remedies available in a court of proper jurisdiction to enforce and accomplish the subject audit, which recovery shall include all reasonably incurred audit fees, attorneys' fees, and related costs incurred in connection therewith; or
 - (2) To invoice the first “Named Insured” for any additional premium equal to the greater of fifty percent (50%) of the original minimum and deposit premium shown on the

Declarations page of this policy or nine thousand dollars (\$9,000) for each “Named Insured”, whichever is greater.

- e. Additional premiums invoiced under Subparagraph d(2) above, are due and payable on such invoicing to the first “Named Insured”. Interest at the maximum rate allowed by the first “Named Insured’s” state laws, or if no such laws then ten percent (10%) interest, shall accrue thirty calendar days after such invoicing on all amounts due from the first “Named Insured” under Subparagraph 5d. above. The first “Named Insured” shall pay upon demand, all additional premiums invoiced and due, as well as all reasonable attorneys’ fees, collection costs, and court costs required by us to enforce our rights and remedies under this Paragraph 5.

If any additional premium is not paid promptly, the policy may be canceled at our discretion. If the total earned premium for the policy period is less than the advance premium, then the advance premium is the minimum premium and not subject to further adjustment.

- f. Any single waiver by us of auditing the subject policy, including but not limited to waiving the audit upon a return premium, shall not act as a continuing or permanent waiver, and we shall still have the right to audit at any time, for a three (3) year time period following the termination or expiration date of this policy.

6. Representations

By accepting this policy, you agree:

- a. The statements in the application are your representations, that they shall be deemed material and that this policy is issued in reliance upon the truth of such representations and that this policy embodies all agreements existing between you and the Company, or any of its agents, relating to this insurance.
- b. The application made to us for insurance, including all statements and representations contained therein, is incorporated herein and made part of the policy.
- c. If, prior to the inception date, any insured has knowledge of any fact, circumstance or situation reasonably indicating the probability of a claim or action for which coverage may be afforded by this insurance, any “claim” or “suit” subsequently emanating there from shall be excluded from coverage under this policy.

7. Separation of Insureds

Except with respect to the Limits of Liability, application of separate applicable Self-Insured Retention(s), and any rights or duties specifically assigned to the first Named Insured, this insurance applies:

- a. as if each Named Insured were the only Named Insured; and
- b. separately to each insured against whom “claim” is made or “suit” is brought.

8. Transfer of Rights of Recovery Against Others to Us

If the insured has rights to recover all or part of any payment we have made under this policy, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring “suit” or transfer those rights to us and help us enforce them.

9. Changes

This policy’s terms shall not be waived or changed except by written endorsement issued by us and made a part of this policy. This policy constitutes the entire agreement between the insured and us, including any of our agents relating to this insurance. Notwithstanding this condition, a Named Insured may at any time buy back certain of the exclusions and/or endorsements contained in this policy. A list of the exclusions and endorsements that a named insured may buy back is available upon request.

10. Examination of Your Books and Records

We may examine and audit your books and records as they relate to this policy at any time during the policy period and up to three (3) years thereafter.

11. Inspections and Surveys

- a. We have the right to:
 - (1) Make inspections and surveys at any time;
 - (2) Give you reports on the conditions we find; and
 - (3) Recommend changes.
- b. We are not obligated to make any inspections, surveys, reports or recommendations and any such actions we do undertake relate only to insurability and the premiums to be charged. We do not make safety inspections. We do not undertake to perform the duty of any person or organization to provide for the health or safety of workers or the public, and we do not warrant that conditions:
 - (1) Are safe or healthful; or
 - (2) Comply with laws, regulations, codes or standards.

Paragraphs a. and b. of this Condition apply not only to us, but also to any rating, advisory, rate service or similar organization that makes insurance inspections, surveys, reports or recommendations.

Paragraph b. of this Condition does not apply to any inspections surveys, reports or recommendations we may make relative to certification, under state or municipal statutes, ordinances or regulations, of boilers, pressure vessels or elevators.

12. Premiums

The first Named Insured shown in the Declarations:

- a. is responsible for the payment of all premiums; and
- b. will be the payee for any return premiums we pay.

13. Assistance and Cooperation of the Insured

The insured shall cooperate with the Company and, upon the Company’s request, shall submit to examination(s) and interrogation by a representative of the Company under oath if requested, as frequently as may reasonably be required, outside the presence of any other insured, and shall sign the transcript of any of such examination(s) or interrogation, and shall attend hearings, depositions and trials, and shall assist in effecting settlement, securing and giving evidence, obtaining the attendance of witnesses, and in the conduct of “suits”, as well as in the giving of a written statement or statements to the Company’s representatives and meeting with such representatives for the purpose of investigation and/or defense, all without charge to the Company. The insured shall further cooperate with the Company and do whatever is necessary to secure and effect any rights of indemnity, contribution, or apportionment, which the insured or we may have. The insured shall promptly provide to us all documents, materials, and information reasonably requested by us in connection with any of the foregoing, and in connection with any prior losses, business activities, profits, liabilities, assets, claims, demands, suits, and related matters.

14. Selection of Counsel

When we have the duty to defend any “suit” against the insured, we expressly retain the right to select defense counsel even if we reserve our rights concerning the applicability of coverage under this policy. In the event that we agree to the retention of defense counsel of the insured’s choosing, our obligation to pay for such defense shall be limited to “reasonable fees” and reasonable expenses. For purposes of this provision, “reasonable fees” means fees calculated at the rate we would pay counsel selected by us.

It is a condition of this provision that any counsel selected by the insured must meet the following minimum qualifications:

- a. Five years of civil litigation practice;
- b. Admission to the relevant state or federal bars;
- c. Pertinent trial experience;
- d. Specific experience in the subject area of the lawsuit; and
- e. Reasonable levels of available errors and omissions coverage.

15. **Service of Suit**

The Company hereby designates the Superintendent, Commissioner, Director of Insurance, or other official specified for that purpose under the laws of the state or commonwealth wherein the policy is issued, as its true and lawful attorney upon whom may be served any lawful process in any action, "suit" or proceeding instituted by or on behalf of the Named Insured or any beneficiary hereunder arising out of this contract of insurance, and such Superintendent, Commissioner, Director of Insurance, or other official specified for that purpose under the laws of the state or commonwealth wherein the policy is issued, is hereby authorized and directed to accept service of process on our behalf in any such "claim" or "suit".

16. **Headings**

The headings sub-headings and titles of this policy are for descriptive and reference purposes only and are not to be deemed in any way to limit, modify or affect the terms and conditions of this policy.

17. **Assignment of Interest**

This policy and any and all rights hereunder are not assignable without our express written consent.

18. **Anti-Stacking**

The Limits of Liability set forth in the Declarations are the most that the Company will pay for any and all "occurrences", "claim(s)" and/or "suits" to which this insurance applies, regardless of the number of insureds involved, occurrences, claims made, or policy(ies) issued to any insured(s) by us or any of our affiliated companies. If a "claim" or "suit" involves more than one "occurrence", or Coverage Part hereunder, we will pay no more than the highest applicable Limit of Liability less than one Coverage Part applicable to one "occurrence". In the event that we issue more than one policy to you or any insured hereunder, the only policy that will apply is the policy in effect on the date on which the "occurrence" causing the "bodily injury" or "property damage" alleged commences or first takes place, or the date on which the "occurrence" or offense alleged is committed (or is alleged to have first been

committed) that causes the "personal or advertising injury", whichever is earlier.

Consistent with the Prior Work and Prior Products exclusion (x):

- a. If the injury or "damages" claimed in any "claim", "suit" or proceeding are alleged to have resulted in whole or in part from "your work" or "your product" that was first performed or provided during the "policy period" of this policy, then subject to the provisions of this policy the only potentially applicable policy issued by us will be this policy, even if "your work" continued thereafter or "your product" was provided, in part following this policy.
- b. If "your work" was performed, or "your products" provided, in part during this policy and in part prior to this policy, any injuries or damages claimed or asserted to result therefrom shall be deemed to have taken place prior to the policy period of this policy.
- c. If this policy is a renewal of an immediately preceding policy or policies, then any injuries or damages claimed to arise from "your work" or "your product" performed or provided in part during this policy and during a preceding policy will be deemed for the purposes of coverage to have taken place entirely in the earliest policy period during which "your work" first commenced or is alleged to have first commenced, or "your product" was first provided or is alleged to have first been provided. No more than one policy issued by us will ever apply to any single "occurrence", offense, "claim", "suit", or legal proceeding.

19. **Right of Reimbursement of Defense Costs and Indemnity Payments**

We have the right of reimbursement of all "defense costs" we incur in defending any insured and any indemnity payments we make in connection with a "suit" or in connection with any "claim(s)" for which there is no coverage under this policy, regardless of whether the "claim(s)" or "suit" included allegations or damages that may have been potentially covered at the time of tender to us or not. This right of reimbursement extends to all "defense costs" paid by us for defense of causes of action and/or "damages" for which there is no coverage under this policy, and any related indemnity payments. Our right of reimbursement of such sums shall include prejudgment interest incurred by us from the date the payment(s) were made by us.

20. **Cancellation**

- a. The first Named Insured shown in the Declarations may cancel this policy by mailing or

delivering to us advance written notice of cancellation.

- b. We may cancel this policy by mailing or delivering to the first Named Insured written notice of cancellation at least:
 - (1) Ten (10) calendar days before the effective date of cancellation if we cancel for non-payment of premium; or
 - (2) Thirty (30) calendar days before the effective date of cancellation if we cancel for any other reason.
- c. We will mail or deliver our notice to the first Named Insured's address shown in the declarations.
- d. Notice of cancellation will state the effective date of cancellation. The policy period will end on that date.
- e. If this policy is cancelled, we will send the first Named Insured any premium refund due as follows:
 - (1) if we cancel, the refund will be pro rata; or
 - (2) if the first Named Insured cancels, the refund may be less than pro rata and will be computed by the Company's customary short-rate procedure.
- f. The cancellation will be effective even if we have not made or offered a refund. Notwithstanding the foregoing, if we have elected to audit the policy rate basis under the provisions of Section V (including paragraphs 10 and 11 respecting examination of your books and records), the first Named Insured agrees to pay the higher of:
 - (1) the earned premium as computed by such audit; or
 - (2) the earned premium as computed by such customary short-rate procedure of the minimum and deposit premium. If the first Named Insured cancels, or as computed pro rata if we cancel.
- g. If notice is mailed, proof of mailing will be sufficient proof of notice.
- h. Compliance with State Laws.
Notwithstanding the foregoing, we shall comply with any applicable state laws or regulations respecting the cancellation, non-renewal, or renewal of this policy, and related notice requirements, to the extent that they may be inconsistent with the foregoing provisions of this Paragraph 20.

VI. DEFINITIONS

- 1. "Advertisement" means any commercial communication, including but not limited to commercial communication in print, broadcast, electronic or digital media, or the Internet, that is disseminated to the public about the products, services or operations of the insured for the purpose of promoting the sale of such products, services or operations. Regarding web sites, only that part of a web site that is about your goods, products or services for the purpose of attracting customers or supporters is considered an advertisement.
- 2. "Assault" means the apprehension of harmful or offensive contact between or among two or more persons by threat through words or deeds.
- 3. "Auto" means:
 - a. a land motor vehicle, trailer or semi trailer, designed for travel on public roads, including any attached machinery or equipment; or
 - b. any other land vehicle that is subject to a compulsory or financial responsibility law or other motor vehicle insurance law in the state where it is licensed or principally garaged.

However, "auto" does not include "mobile equipment".

- 4. "Battery" means the harmful or offensive contact between or among two or more persons by personal contact or by instrumentality.
- 5. "Bodily injury" means physical injury, sickness, disease or death sustained by a person that first happens or begins during the policy period. "Bodily injury" does not include mental anguish, emotional distress or emotional damages or injury(ies) of any kind.
- 6. "Claim(s)" means any facts that combine to give rise to a demand for something as a right or as due, a legally enforceable right or judicial action for payment of money, property, or enforcement of any right or relief provided by law, including but not limited to the following against the insured: any threat of legal action, settlement demand, service of suit, institution of arbitration proceeding, any written tender or demand for civil damages or other relief commenced by the insured's receipt of such demand or tender, or any civil proceeding commenced by the service of a complaint or similar pleading.
- 7. "Claim expenses" means:
 - a. fees charged by any lawyer designated by us;

- b. all other reasonable fees, costs and expenses resulting from the investigation, adjustment, defense and appeal of a claim if incurred by us;
- c. “reasonable fees” charged and reasonable expenses incurred by any lawyer designated by the insured with our prior express written consent.

However, “claim expenses” does not include salary charges of regular “employees” or officials of the insured or us.

- 8. “Coverage territory” means the states or other territories in which you do business listed in the application for this policy that is within the United States of America (including its territories and possessions), Puerto Rico and Canada.
- 9. “Damages” means the monetary portion of any judgment, award or settlement approved by us; provided, however, that “damages” shall not include:
 - a. Taxes;
 - b. any fines, including but not limited to civil, administrative or criminal fines, penalties, assessments, punitive damages, exemplary damages, multiplied damages, liquidated damages or damages for delay;
 - c. sanctions;
 - d. matters which are uninsurable under the law pursuant to which this policy shall be construed;
 - e. costs to comply with any injunction or other directive or order issued by a court or any federal, state, municipal or local duly constituted governmental, quasi-governmental or administrative authority or agency; or
 - f. the return of or restitution of fees, profits, or charges for services rendered.
- 10. “Defense costs” means the reasonable expenses directly incurred by an insured in the defense of a tendered “suit” and shall include only reasonable and necessary court costs and expenses, reasonable attorney and paralegal fees commensurate with panel counsel rates in the area; or costs and reasonable expenses for experts, depositions, alternative dispute resolution, or costs reasonably chargeable to discovery, defense or settlement of a “suit” to which coverage under this policy applies.
- 11. “Employee” includes a “leased worker”, a “volunteer worker”, and any person who is or may be deemed to be an employee of any insured or any person for whom an insured may be held liable as an employer. “Employee” does not include a “temporary worker”.

- 12. “Executive officer” means a person holding any of the officer positions created by your charter, constitution, by-laws, or any other similar governing document.
- 13. “Impaired property” means tangible property, other than “your product” or “your work”, that cannot be used or is less useful because:
 - a. it incorporates “your product” or “your work” that is known, alleged to be, or thought to be defective, deficient, inadequate or dangerous; or
 - b. you have failed to fulfill the terms of a contract or agreement; if such property can be restored to use by:
 - (1) the repair, replacement, adjustment or removal of “your product” or “your work”; or
 - (2) your fulfilling the terms of the contract or agreement.
- 14. “Insured Contract” means:
 - a. A contract for lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire or premises while rented to you or temporarily occupied by you with permission of the owner is not an “insured contract”;
 - b. A sidetrack agreement;
 - c. Any easement or license agreement, except in connection with construction or demolition operations on or within fifty (50) feet of a railroad or subway property;
 - d. An obligation, as required by ordinance, to indemnify a municipality, except in connection with work for a municipality;
 - e. An elevator maintenance agreement;
 - f. That part of any other contract or agreement pertaining to your business (including an indemnification of a municipality in connection with work performed for a municipality) under which you assume the tort liability of another party to pay for “bodily injury” or “property damage” to a third person or organization caused by your negligence. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.
 - g. An “Insured Contract” **does not include** that part of any contract or agreement:
 - (1) That indemnifies any party for “bodily injury” or “property damage” arising out of any operations performed within fifty (50) feet of any railroad or subway property and/or affecting any railroad or subway

- bridge or trestle, tracks, road-beds, tunnel, underpass or crossing;
- (2) That indemnifies an architect, engineer or surveyor for injury or damage arising out of:
 - (i) Preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders, drawings, or specifications; or
 - (ii) Giving directions or instructions, or failing to give them, if that is the primary cause of the injury or damage; or
 - (3) Under which any insured (whether or not an architect, engineer or surveyor) assumes liability for any injury or damage arising out of any insured's rendering or failure to render professional services, or for liability for claims or "suits" arising out of, caused by resulting from, or in any way related to the rendering of or failing to render professional services, including but not limited to those listed in g(2) above, and any supervisory, inspection, architectural, or engineering activities;
 - (4) Under which any insured agrees to indemnify, defend, share or contribute to damages with another party for claims or "suits" for "bodily injury" or "property damage" directly or indirectly arising out of, caused by, resulting from or in any way related to the indemnified party's actual or alleged negligence, actions, inactions or status on any basis (including but not limited to vicarious liability, derivative liability, or strict liability) except for liability arising from the sole negligence of the Named Insured;
 - (5) Under which any insured agrees to assume the tort liability of another party to pay damages not otherwise excluded under the policy because of "property damage" or "bodily injury" to a third person or organization caused by your negligence, actions, inactions or status (including but not limited to vicarious liability, derivative liability or strict liability) except for the sole negligence of the Named Insured. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement;
 - (6) Under which any insured assumes liability for injury or damage which arises out of the Products-Completed operations Hazard; or
 - (7) That indemnifies or agrees to make contribution to, share damages with, another party for damage by fire to premises rented or loaned to, or occupied by, the insured.
15. "Leased worker" means a person leased to you by a labor leasing firm under an agreement between you and the labor leasing firm, to perform duties related to the conduct of your business. "Leased worker" does not include a "temporary worker".
 16. "Loading or unloading" means the handling of property:
 - a. After it is moved from the place where it is accepted for movement into or onto an aircraft, watercraft or "auto";
 - b. While it is in or on an aircraft, watercraft or "auto"; or
 - c. While it is being moved from an aircraft, watercraft or "auto" to the place where it is finally delivered;

but "loading or unloading" does not include the movement of property by means of a mechanical device, other than a hand truck, that is not attached to the aircraft, watercraft or "auto".
 17. "Material Misrepresentation" means any statement as to past or present fact, made to the insurer, by or by the authority of, the applicant for insurance or the prospective insured, at or before making of the insurance contract as an inducement to the making thereof.
 18. "Mobile equipment" means any of the following types of land vehicles, including any attached machinery or equipment:
 - a. Bulldozers, farm machinery, forklift, and other vehicles designed for use principally off public roads;
 - b. Vehicles maintained for use solely on or next to premises you own or rent;
 - c. Vehicles that travel on crawler tread;
 - d. Vehicles, whether self-propelled or not, maintained primarily to provide mobility to permanently mounted:
 - (1) Power cranes, shovels, loaders, diggers or drills; or
 - (2) Road construction or resurfacing equipment such as graders, scrapers or rollers;
 - e. Vehicles not described in a., b., c., or d. above that are not self-propelled and are maintained primarily to provide mobility to permanently attached equipment of the following types:
 - (1) Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting and well servicing equipment; or

- (2) Cherry pickers and similar devices used to raise or lower workers;

- f. Vehicles not described in a., b., c., or d. above maintained primarily for purposes other than the transportation of persons or cargo.

Self-propelled vehicles with the following types of permanently attached equipment are not “mobile equipment” but will be considered “autos”;

- (1) Equipment designed primarily for:
 - (i) Snow removal;
 - (ii) Road maintenance, but not construction or resurfacing; or
 - (iii) Street cleaning;
- (2) Cherry pickers and similar devices mounted on automobile or truck chassis and used to raise or lower workers; and
- (3) Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting and well servicing equipment.

In addition to the foregoing, “Mobile equipment” does not include any land vehicles that are subject to a compulsory or financial responsibility law or other motor vehicle insurance law in the state where it is licensed or principally garaged. Land vehicles subject to a compulsory or financial responsibility law or other motor vehicle insurance law are considered “autos”.

19. “Occurrence” means an accident, including continuous or repeated exposure to substantially the same general harmful conditions. “Occurrence” as used herein refers to the earliest act, omission, or creation of conditions or circumstances that give rise to any “property damage”, “bodily injury” or “personal or advertising injury”.
20. “Personal and advertising injury” means injury arising out of one or more of the following offenses resulting from an “occurrence”:
- a. oral or written publication of material in your “advertisement” that libels or slanders a person or organization or a person’s or organization’s products, services or operations or other defamatory or disparaging material;
 - b. false arrest, detention or imprisonment; or
 - c. oral or written publication of material that violates a person’s right of privacy.
21. “Policy period” means the period beginning with inception date and ending with the expiration date shown in the Declarations or earlier date of termination or cancellation.

22. “Pollutants” mean any solid, liquid, gaseous or thermal irritant or contaminant, including but not limited to acids, alkalis, animal/bird droppings, chemicals, fumes, medical waste, refractory ceramic fibers, fiberglass, smoke, soot, vapor, dust, waste or other hazardous or toxic substances listed as such by any state or federal agency or department, and the by-product of any chemical, mechanical or thermal process or reaction. Waste includes any regulated waste, or materials to be recycled, reconditioned, or reclaimed.

23. “Products-completed operations hazard”
- a. includes all “bodily injury” and “property damage” occurring away from premises you own or rent and arising out of “your product” or “your work” except:
 - (1) products that are still in your physical possession; or
 - (2) work that has not yet been completed or abandoned. However, “your work” will be deemed completed at the earliest of the following times:
 - (i) when all of the work called for in your contract has been completed;
 - (ii) when all of the work to be done at the job site has been completed if your contract calls for work at more than one job site;
 - (iii) when that part of the work done at a job site has been put to its intended use by any person or organization other than another contractor or subcontractor working on the same project.

Work that may need service, maintenance, correction, repair or replacement, but which is otherwise complete, will be treated as completed.

- b. Does not include “bodily injury” or “property damage” arising out of:
 - (1) the transportation of property, unless the injury or damage arises out of a condition in or on a vehicle not owned or operated by you, and that condition was created by the “loading or unloading” of that vehicle by any insured; or
 - (2) the existence of tools, uninstalled equipment or abandoned or used materials; or
 - (3) products or operations for which the classification, listed in the Declarations or in a policy schedule, states that products-completed operations are subject to the General Aggregate Limit.
24. “Property damage” means:
- a. physical injury to tangible property caused by an “occurrence” that first takes place or begins during the “policy period”; or

- b. loss of use of tangible property that is not physically injured. All such loss of use shall be deemed to occur at the time of the “occurrence” that caused it. Loss of use of tangible property alone, without any physical damage to any tangible property, does not constitute “property damage”.

For the purposes of this insurance, electronic data is not tangible property. As used in this definition, “electronic data” means information, facts or programs stored as or on, created or used on, or transmitted to or from computer software, including systems and applications software, hard or floppy disks, CD-ROMS, tapes, drives, cells, data processing devices or any other media which are used or stored utilizing electronically controlled equipment.

- 25. “Suit” means a civil proceeding in which “damages” because of “bodily injury”, “property damage” or “personal and advertising injury” to which this insurance applies are alleged. “Suit” includes:
 - a. an arbitration proceeding in which such “damages” are claimed and to which the insured must submit or does submit with our consent; or
 - b. any other alternative dispute resolution proceeding in which such “damages” are claimed and to which the insured submits with our express written consent.
- 26. “Temporary worker” means a person who is furnished to you to substitute for a permanent “employee” on leave or to meet seasonal or short-term workload conditions.
- 27. “Volunteer worker” means a person who is not your “employee”, and who donates his or her work and acts at the direction of and within the scope of duties determined by you, and is not paid a fee, salary or other compensation by you or anyone else for their work performed for you.

- 28. “Your product”:
 - a. means:
 - (1) any goods or products, other than real property, manufactured, sold, handled, distributed or disposed of by:
 - (i) you;
 - (ii) others trading under your name; or
 - (iii) a person or organization whose business or assets you have acquired; and
 - (iv) containers (other than vehicles), materials, parts or equipment furnished in connection with such goods or products.

- b. “Your Product” includes:
 - (1) warranties or representations made at any time with respect to the fitness, quality, durability, performance or use of “your product”; and
 - (2) the providing of or failure to provide warnings or instructions.

- c. “Your Product” does not include vending machines or other property rented to or located for the use of others but not sold.

- 29. “Your work”:
 - a. means:
 - (1) work or operations performed by you or on your behalf; and
 - (2) materials, parts or equipment furnished in connection with such work or operations.
 - b. “Your Work” includes:
 - (1) warranties or representations made at any time with respect to the fitness, quality, durability, performance or use of “your work”, and
 - (2) the providing of or failure to provide warnings or instructions.
- 30. “Water” means water in any form, whether solid, liquid, or gaseous, or a combination of the foregoing.

Obsidian Specialty Insurance Company

1330 Avenue of the Americas, Suite 23A • New York, NY 10019

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY

OBSIDIAN SPECIALTY INSURANCE COMPANY

COMMERCIAL GENERAL LIABILITY POLICY

CLAIMS-MADE AND REPORTED LIMITATION

THIS ENDORSEMENT PROVIDES THAT THE POLICY PROVIDES COVERAGE ONLY ON A CLAIMS-MADE AND REPORTED BASIS. READ THE POLICY AND THIS ENDORSEMENT CAREFULLY TO DETERMINE RIGHTS, DUTIES AND WHAT IS AND IS NOT COVERED.

To the extent that any provision of the policy conflicts or varies from this Endorsement, the terms, conditions, and provisions set forth in this Endorsement shall control, govern, and supersede the conflicting or varying provision(s) of the policy.

This policy does not provide continuous coverage for any insured. A renewal policy may be issued, but each policy will be deemed to stand alone as a single policy, affording no continuous coverage.

The INSURING AGREEMENT of this policy is hereby amended as follows:

The following Paragraph "d" is added to the Insuring Agreement, **SECTION I – COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY:**

- d. In addition to the foregoing, this policy shall apply only to "claims" first made against any insured and reported to us in writing during the policy period. Coverage under this policy will only apply to "claims" made against any insured and reported to us on or after the policy inception date and prior to the policy expiration date as shown on the Declarations page(s), subject to the extended reporting period provided below. If prior to the effective date of this policy, any insured had a reasonable basis to believe a claim may arise, then this policy shall not apply to such "claim" or any related "claim".

As a condition precedent to any coverage (defense or indemnity) under this Policy, You must give written notice to the Company of any "claim" as soon as practicable, but in all events no later than:

- (a) the end of the Policy Period; or
- (b) 60 days after the end of the Policy Period so long as such "claim" is made within the last 60 days of such Policy Period.

The following Paragraph "d" is added to the Insuring Agreement, **SECTION I – COVERAGES, COVERAGE B - PERSONAL AND ADVERTISING INJURY:**

- d. In addition to the foregoing, this policy shall apply only to "claims" first made against any insured and reported to us in writing during the policy period. Coverage under this policy will only apply to "claims" made against any insured and reported to us on or after the policy inception date and prior to the policy expiration date as shown on the Declarations page(s), subject to the extended reporting period provided below. If prior to the effective date of this policy, any insured had a reasonable basis to believe a claim may arise, then this policy shall not apply to such "claim" or any related "claim".

As a condition precedent to any coverage (defense or indemnity) under this Policy, You must give written notice to the Company of any "claim" as soon as practicable, but in all events no later than:

- (a) the end of the Policy Period; or
- (b) 60 days after the end of the Policy Period so long as such "claim" is made within the last 60 days of such Policy Period.

Except as set forth above, all of the terms, conditions and exclusions of this policy apply and remain in effect, including but not limited to any applicable sublimit as provided in the policy.

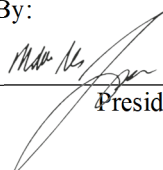
Policy No.: SCB-GL-000100540

Obsidian Specialty Insurance Company

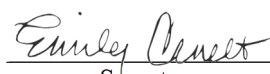
Date: 09/24/2025

By:

Time: **12:01 a.m.**



President



Secretary

Obsidian Specialty Insurance Company

1330 Avenue of the Americas, Suite 23A • New York, NY 10019

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY

OBSIDIAN SPECIALTY INSURANCE COMPANY

COMMERCIAL GENERAL LIABILITY POLICY

EXCLUSION – LOUISIANA OPERATIONS

In addition to the exclusions set forth in other sections and endorsements in this **Policy**, the Company will not pay, is not liable for, and the **Policy** will not provide coverage for any claim related to, arising out of, or in any way involving the following:

Any operations performed by the Named Insured or on behalf of the Named Insured, in or for the State of Louisiana, or arising out of operations performed by or on behalf of the Named Insured that subject any insured to the laws of the State of Louisiana, even if such operations are performed within the Coverage Territory.

Accordingly, the term “Coverage Territory”, as defined in the Policy, shall be amended and defined as follows:

“Coverage territory” means the United State of America (including its territories and possessions), Puerto Rico and Canada. “Coverage territory” shall not include the State of Louisiana.

Except as set forth above, all of the terms, conditions and exclusions of this policy apply and remain in effect.

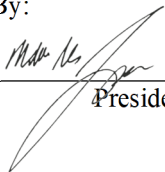
Policy No.: SCB-GL-000100540

Obsidian Specialty Insurance Company

Date: 09/24/2025

By:

Time: **12:01 a.m.**



President



Secretary

Obsidian Specialty Insurance Company

1330 Avenue of the Americas, Suite 23A • New York, NY 10019

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY

OBSIDIAN SPECIALTY INSURANCE COMPANY

COMMERCIAL GENERAL LIABILITY POLICY

MECHANIC'S LIEN – CONDITION PRECEDENT

The following is a condition precedent to coverage set forth in the policy.

This policy shall not apply to “bodily injury”, “property damage”, “personal injury”, or “advertising injury” arising out of work performed by any insured or on any insured’s behalf, when alleged following the insured's filing of a mechanic’s lien in connection with said work, unless the following **conditions precedent** are fully satisfied by the insured:

1. The insured must notify the Company in writing, within thirty (30) calendar days of filing a Mechanic’s Lien for work performed during the policy period; and
2. The insured must notify the Company in writing, within thirty (30) calendar days of any correspondence it sends or receives relating to the filing, resolution, or dispute of a Mechanic’s Lien for work performed during the policy period.

For purposes of this endorsement, the phrase “alleged following the insured's filing a mechanic’s lien” shall refer to a subsequent lawsuit filed by the property owner, or any developer or contractor for which the insured performed any work, against the insured for faulty or defective work.

Except as set forth above, all of the terms, conditions and exclusions of this policy apply and remain in effect.

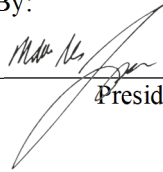
Policy No.: SCB-GL-000100540

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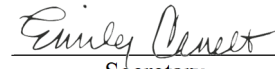
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OBSIDIAN SPECIALTY INSURANCE COMPANY

COMMERCIAL GENERAL LIABILITY POLICY

EXCLUSION – POOL POP UP AND POOL OVERFLOW

The following exclusion is added to Section II, Common Policy Exclusions:

This insurance does not apply to:

“Bodily injury” or “property damage” arising out of, resulting from, caused by, contributed to by, or in any way related, in whole or in part, to any actual or alleged “pool pop ups” or “pool overflows”.

For purposes of this endorsement, the following definitions shall apply:

1. “Pool pop ups” means any actual or alleged “bodily injury” or “property damage” caused by an “occurrence” where a constructed or installed swimming pool rises up out of the ground, regardless of the magnitude, scope, nature, cause or causes, of the movement.
2. “Pool overflows” means any water discharge or overflow from within any constructed or installed swimming pool for any reason.

This exclusion shall apply whether or not any such “pool pop up” or “pool overflow” as so defined is alleged to be intentional, willful, reckless, negligent, or on any other basis.

Except as set forth above, all of the terms, conditions and exclusions of this policy apply and remain in effect.

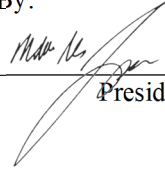
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COMMERCIAL GENERAL LIABILITY POLICY

INDEPENDENT CONTRACTOR/SUBCONTRACTOR CONDITIONS PRECEDENT

This endorsement modifies coverage provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

As a condition precedent to any coverage or defense obligations under this policy for any liability arising, in whole or in part, from any work performed by, or products provided by, any of your independent contractors or subcontractors (including material suppliers), and always subject to all provisions, exclusions, and sublimit(s) contained in the policy, all of the following conditions must be satisfied:

- (1) All of your independent contractors or subcontractors (including material suppliers) that perform work, and/or provide materials or products, on or in connection with any project must be “adequately insured” as defined below;
- (2) All of your independent contractors or subcontractors (including material suppliers) must, prior to the commencement of their work and/or provision of materials or products, whichever the case may be, in connection with any project, provide legally enforceable written agreements holding you harmless and indemnifying you against all losses and liability arising from the work performed by or on behalf of the independent contractors or subcontractors, or products they provide, in connection with such project, and (2) expressly requiring that you be named as an “additional insured” under the subcontractors and/or independent contractor’s general liability insurance for ongoing and completed operations with such coverage being expressly primary to any other coverage available to you;
- (3) Each of your independent contractors or subcontractors (including material suppliers) must, prior to the commencement of their work and/or provision of materials or products in connection with any project, name you as an Additional Insured on their respective Commercial General Liability policies, and provide you with Certificates of Insurance and authorized Additional Insured Endorsements reflecting such coverage;
- (4) The Additional Insured coverage provided to you and reflected in the Certificates and Endorsements specified in Item No. 3, above, must be in effect from the time the independent contractor or subcontractor (including a material supplier) commences work and/or provides materials or products in connection with any project, to the time the work is completed; must be expressly primary to any other insurance available to you (including this policy); and must expressly extend additional insured coverage to you for completed operations.
- (5) All of your independent contractors or subcontractors (including material suppliers) must maintain, for the duration of their work or services in connection with any project, general liability insurance coverage that is equal to or greater than provided by this Policy, with limits of at least \$1,000,000.00 (One Million Dollars) per-occurrence; and
- (6) You must obtain and maintain the written indemnity agreements, Certificates of Insurance, and authorized Additional Insured Endorsements from all independent contractors or subcontractors (including material suppliers) that you hire providing evidence of insurance, including Commercial General Liability (as noted above), as well as Workers’ Compensation insurance coverage and, as a **condition precedent** to any defense or indemnity obligation under this policy, you must:
 - (a) maintain copies of these documents for a period of no less than ten (10) years following the completion of all work performed by You or on Your behalf, and;
 - (b) provide these documents to us in connection with any “occurrence”, “claim”, or “suit” that arises in whole or in part from the work of any independent contractors or subcontractors (including material suppliers) you hire.

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As used herein, "Adequately insured" means that the independent contractors or subcontractors (including material suppliers) that perform operations for you maintain Commercial General Liability insurance in force with limits of insurance for their operations that are equal to or greater than the limits of insurance shown in the Declarations of this policy, including operations performed for them by others, and that policies of such independent contractors or subcontractors do not exclude liability arising from the work being performed, or products being provided, for you. If your independent contractors or subcontractors have a policy that does not cover them for liability arising from the work they are doing for you, or products that they provide to you or on your behalf, then this policy (your policy) does not cover you for any such liability.

Except as set forth above, all of the terms, conditions and exclusions of this policy apply and remain in effect, including but not limited to any applicable **sublimit** as provided in the policy.

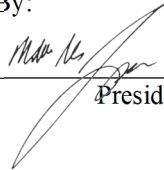
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OBSIDIAN SPECIALTY INSURANCE COMPANY

COMMERCIAL GENERAL LIABILITY POLICY

PREMIUM PRO RATA CANCELLATION TABLE

Notwithstanding anything to the contrary contained herein and in consideration of the premium for which this Insurance is written it is agreed that in the event of cancellation thereof by the Named Insured the Earned PREMIUM shall be computed as follows:

PREMIUM PRO RATA CANCELLATION TABLE					
Days in Force		% Earned	Days in Force		% Earned
1-57	(3 months)	15	210-213	(7 months)	58
58-60		16	214-217		59
61-63		17	218-220		60
64-67		18	221-224		61
68-71		19	225-228		62
72-74		20	229-231		63
75-78		21	232-235		64
79-81		22	236-239		65
82-85		23	240-242	(8 months)	66
86-89		24	243-246		67
90-93		25	247-250		68
94-96		26	251-253		69
97-100		27	254-257		70
101-104		28	258-260		71
105-107		29	261-264		72
108-111		30	265-268		73
112-114		31	269-271	(9 months)	74
115-118		32	272-275		75
119-122	(4 months)	33	276-279		76
123-125		34	280-282		77
126-129		35	283-286		78
130-133		36	287-290		79
134-136		37	291-293		80
137-140		38	294-297		81
141-144		39	298-301	(10 months)	82
145-147		40	302-304		83
148-151	(5 months)	41	305-308		84
152-155		42	309-312		85
156-158		43	313-316		86
159-162		44	317-319		87
163-166		45	320-323		88
167-169		46	324-326		89
170-173		47	327-330	(11 months)	90
174-177		48	331-333		91
178-180	(6 months)	49	334-337		92
181-184		50	338-341		93
185-187		51	342-344		94
188-191		52	345-348		95
192-195		53	349-352		96
196-198		54	353-355		97
199-202		55	356-359	(12 months)	98
203-206		56	360-364		99
207-209		57	365		100

Except as set forth above, all of the terms, conditions and exclusions of this policy apply and remain in effect.

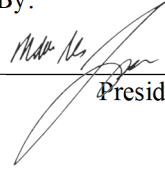
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Obsidian Specialty Insurance Company

Date: 09/24/2025

By:

Time: 12:01 a.m.



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OBSIDIAN SPECIALTY INSURANCE COMPANY

COMMERCIAL GENERAL LIABILITY POLICY

OIL BASED PAINT AND FLAMMABLE PRODUCTS LIMITATION
\$25,000 SUBLIMIT

Notwithstanding any other terms and conditions of this policy, the maximum amount we will pay for damages and "claim expenses" for any "claim" or "suit" for "bodily injury" or "property damage" arising out of, resulting from, caused by, contributed to, or in any way related, in whole or in part, to any actual or alleged handling of, storage of, use of or disposal of oil base paints, lacquers, or other flammable liquids or solids or related items, whether oil based or non-oil based, that may lead to, promote, or contribute to combustion, is **\$25,000** for all sums paid for indemnity and "claim expenses" (including defense fees and costs).

Except as set forth above, all of the terms, conditions and exclusions of this policy apply and remain in effect.

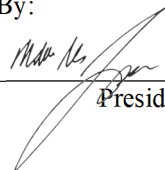
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Obsidian Specialty Insurance Company

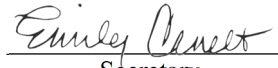
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OBSIDIAN SPECIALTY INSURANCE COMPANY

COMMERCIAL GENERAL LIABILITY POLICY

SUBLIMIT FOR CLAIMS ARISING FROM OR RELATED TO "MOBILE EQUIPMENT"

\$50,000 SUBLIMIT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE

As of the date and time listed below, in consideration of the premium charged, the Insured and the **Company** agree as follows:

Notwithstanding any other terms and conditions of this policy, the maximum amount we will pay for damages and "claim expenses" for any "claim" or "suit" for "bodily injury", "property damage", or "personal or advertising injury" arising in any manner from the use, transportation, movement, operation, storage, and/or maintenance of any "Mobile equipment" (as that term is defined in the policy), whether or not used, operated, stored, transported, maintained, owned, rented, lent, borrowed, or leased to or by the Named Insured, shall be **Fifty Thousand Dollars (\$50,000)**.

The **\$50,000 maximum** limit identified above includes any and all "claim expenses" (including defense fees and costs) associated with the claim or suit, as well as any sums paid for indemnity.

Except as set forth above, all of the terms, conditions and exclusions of this policy apply and remain in effect.

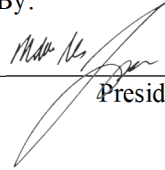
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OBSIDIAN SPECIALTY INSURANCE COMPANY

COMMERCIAL GENERAL LIABILITY POLICY

CYBER EXCLUSION

This policy does not apply to “bodily injury”, “property damage”, or “personal and advertising injury” arising out of, resulting from, caused by, contributed to, or in any way related, in whole or in part, to any actual or alleged:

1. “Cyber loss”, regardless of any other cause or event contributing concurrently or in any other sequence thereto, whether or not wilful or intentional; or
2. Loss of use, reduction in functionality, repair, replacement, restoration, or reproduction of any “data”, including any amount pertaining to the value of such “data”.

For purposes of this endorsement:

1. “Cyber loss” means any loss, damage, liability, claim, cost, or expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of, or in connection with any “cyber act” or “cyber incident” including, but not limited to, any action taken in controlling, preventing, suppressing, or remediating any “cyber act” or “cyber incident”.
2. “Cyber act” means an unauthorized, malicious, or criminal act or series of related unauthorized, malicious, or criminal acts, regardless of time and place, or the threat or hoax thereof involving access to, processing of, use of, or operation of any “computer system”.
3. “Cyber incident” means:
 - a. any error or omission or series of related errors or omissions involving access to, processing of, use of, or operation of any “computer system”; or
 - b. any partial or total unavailability or failure to access, process, use, or operate any “computer system”, or series of related partial or total unavailability or failures to access, process, use, or operate any “computer system”.
4. “Computer system” means any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller, including any similar system or any configuration of the aforementioned and including any associated input, output, “data” storage device, networking equipment, or back-up facility.
5. “Data” means information, facts, concepts, code, or any other information of any kind that is recorded or transmitted in a form to be used, accessed, processed, transmitted, or stored by a “computer system”.

Except as set forth above, all of the terms, conditions and exclusions of this policy apply and remain in effect.

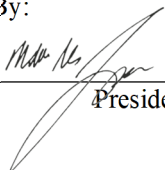
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COMMERCIAL GENERAL LIABILITY POLICY

EXCLUSION – UNDERGROUND HORIZONTAL DRILLING OPERATIONS

In addition to the exclusions set forth in other sections and endorsements in this **Policy**, the Company will not pay, is not liable for, and the **Policy** will not provide coverage for any claim related to, arising out of, or in any way involving “directional drilling.” For purposes of this endorsement, “directional drilling” means drilling, trenching, digging, or boring at a non-vertical angle, and includes but is not limited to slant drilling, horizontal directional drilling, or any other practice of drilling at a non-vertical angle.

The foregoing exclusion applies regardless of the type or nature of the damage caused by such underground or subsurface operations, applies regardless of whether such damage was caused by liquid or solid materials, and applies regardless of any other cause or event (natural or man-caused) contributing or concurring, in any sequence, to the loss, liability, or damages.

To the extent this endorsement conflicts with any other policy provisions, exclusions, or endorsements, the provisions of this endorsement will govern.

Except as set forth above, all the terms, conditions and exclusions of this policy apply and remain in effect, including but not limited to any applicable **sublimit** as provided in the policy

Except as set forth above, all of the terms, conditions and exclusions of this policy apply and remain in effect, including but not limited to any applicable sublimit as provided in the policy.

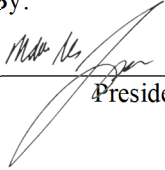
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OBSIDIAN SPECIALTY INSURANCE COMPANY

COMMERCIAL GENERAL LIABILITY POLICY

CLAIM REPORTING

In the event of an incident which may result in a claim, an actual claim or your receipt of suit papers please review your policy for the procedures and information required. Notice and the required information and documents should be immediately reported and provided as set forth below:

Claim Reporting

Golden State Claims Adjusters

<http://www.gstateca.com/contact-us> (Preferred Method)

claims@gstateca.com

(866) 531-1064 – Fax

(866) 472-7662 – Phone

To expedite handling of your claim, please include the following:

1. Named Insured
2. Policy Number

Please also consult your policy for additional information and documents required.

Except as set forth above, all of the terms, conditions and exclusions of this policy apply and remain in effect.

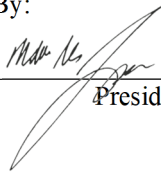
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OBSIDIAN SPECIALTY INSURANCE COMPANY

COMMERCIAL GENERAL LIABILITY POLICY

GENERAL CONTRACTOR LIMITATION OF ROOFING OPERATIONS EXCLUSION

FOR REMODELING WORK AND SUBLIMIT (\$25,000)

This endorsement modifies insurance provided under the **Policy**:

As of the date and time listed below, in consideration of additional premium it is acknowledged and agreed that the **“Roofing Operations” Exclusion (Section II - Common Policy Exclusions - Exclusion “ah”)** which reads as follows:

ah. Roofing Operations

“Bodily injury”, “property damage” or “personal and advertising injury” caused by, arising out of, or resulting from, in whole or in part, any roofing operations performed by or on behalf of any insured. As used in this exclusion, “roofing operations” includes all work and services performed on or in connection with any roof or covering of any structure or structures, and/or products provided in connection with any roof or covering of any structure.

Is hereby amended by adding the following provision thereto:

Notwithstanding the foregoing, this policy will extend coverage for liability for “bodily injury” or “property damage” within the above-cited exclusion for “Roofing Operations” provided that (1) the Named Insured is classified as and acted as the general contractor, and (2) the subject project was limited to the remodel of an existing residence or a room addition. Satisfaction of these conditions is a condition precedent to the coverage extended by this endorsement.

Such coverage as may be provided hereunder (including indemnity and defense fees and costs) shall be subject to a maximum per-occurrence and maximum aggregate limit of **\$25,000**.

To be clear, the \$25,000 maximum limit identified above includes any and all “claim expenses” as that term is defined in the policy.

Except as set forth above, all of the terms, conditions and exclusions of this policy apply and remain in effect, including but not limited to the **“Open Structure ‘water’ Damage”** and **“Urethane or Spray Roofing”** exclusions.

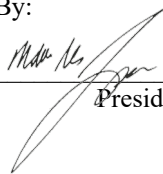
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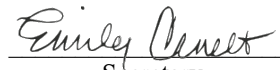
Date: 09/24/2025

By:

Time: **12:01 a.m.**



President



Secretary

Insurance Application

Sunde Ngoh Nyah
Derrick Laday
2175 Hillsdale Ave St. Paul , MN 55119
(951) 228-2254
[email: umm2u.snn@gmail.com](mailto:umm2u.snn@gmail.com)

General Liability Application ID: 3648382

Date	Insured Information	Quote Information
09/15/2025	Donabauer Enterprises, Inc. Michael Donabauer 2180 Waterview Drive, Unit 814, North Myrtle Beach, SC 29582 (616) 446-7196 email: mdonabauer@yahoo.com	General Liability Obsidian Specialty Insurance Company Manuscript Claims Made Desired Coverage Dates: 09/24/2025 - 09/24/2026

APPLICANT INFORMATION

Mailing Address: 2180 Waterview Drive, Unit 814, North Myrtle Beach, SC 29582
FEIN: N/A
Entity of Company: Corporation
Contractor's License Number: RBB 48263
Contractor's License Type: Residential Builders License
Years in Business: 16
Years of experience in the Trades for which you are applying for insurance: 26
States in which you do business that for which you are currently applying for insurance: South Carolina
Will any of your work be performed in the 5 boroughs: No
Are there any other business names which you have used in the past or are currently using in addition to that for which you're currently applying for insurance?No
Payment Option Details: Imperial PFS
Mobile Phone: (616) 446-7196
Billing Email: mdonabauer@yahoo.com

GENERAL LIABILITY COVERAGES

Aggregate:	\$2,000,000
Occurrence:	\$1,000,000
Products/Completed Operations:	\$2,000,000
Personal/Advertising Injury:	\$1,000,000
Fire Legal:	\$50,000
Med Pay:	\$5,000
Self-Insured Retention:	\$2,500

CLASS CODE	GROSS RECEIPTS
General Contractor (New Residential)	\$560,000
General Contractor (Remodel Residential)	\$140,000

3648382



0029328932P1



Applicant

Initial

Insurance Application

CURRENT EXPOSURES

Estimated Total Gross Receipts: **\$700,000**
Estimated Sub Contracting Costs: **\$520,000**
Estimated Material Costs: **\$0**
Estimated Total Payroll: **0**
Number of Field Employees*: Owner + **0**
* For purposes of this application, "Employee" is defined as an individual working for you (the applicant), which receives a W-2 tax form or you withhold & pay employment related taxes for that individual.

WORK PERFORMED

Complete Descriptions of operations that for which you are currently applying for insurance:
Construction of new homes. Repair/remodel/additions to residential structures.
Percentage of Residential work performed: **100%**
Percentage of Commercial work performed: **0%**
Percentage of New (Ground Up) work performed: **80%**
Percentage of Remodel/Service/Repair work performed: **20%**
Maximum # of Interior Stories: **2**
Maximum # of Exterior Stories: **2**
Maximum Exterior Depth Below Grade in Feet: **2**
Will you perform OCIP (Wrap-up) work: Yes **No**
If "Yes", what are the estimated receipts for work covered separately under OCIP/Wrap-up:
Estimated Receipts for non-Wrap/OCIP:
Number of losses in the last 5 years: **0**

WORK EXPERIENCE

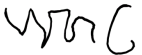
Will you or do you perform or subcontract any work involving the following: blasting operations, hazardous waste, asbestos, mold, PCBs, oil fields, dams/levees, bridges, quarries, railroads, earthquake retrofitting, fuel tanks, pipelines, or foundation repair?	Yes	<u>No</u>
If "Yes", please explain:		
Will you or do you perform or subcontract any work involving the following: medical facilities (including new construction), hospitals (including new construction), churches or other house of worship, museums, historic buildings, airports, schools/playgrounds/recreational facilities (including new construction)?	Yes	<u>No</u>
If "Yes", please explain:		
Will you perform structural work?	<u>Yes</u>	No
Will you perform work in new tract home developments of 25 or more units?	Yes	<u>No</u>
If "Yes", please explain:		
Will any of your work involve the construction of or be for new condominiums/townhouses/multi-unit residences?:	Yes	<u>No</u>
Will you perform repair only for individual unit owners of condominiums/townhouses/multi-unit residences?:	Yes	<u>No</u>

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Insurance Application

WORK EXPERIENCE - CONT.

Will you perform or subcontract any roofing operations, work on the roof or deck work on roofs?	Yes	<u>No</u>
If "Yes", please explain:		
Does your company perform any waterproofing?	Yes	<u>No</u>
If "Yes", please explain:		
Do you use motorized or heavy equipment in any of your operations?	Yes	<u>No</u>
If "Yes", please explain:		
Will you perform work (new/remodel) on single family residences, in which the dwelling exceeds 5,000 square feet?	Yes	<u>No</u>
If "Yes", please explain:		
What percentage of your work will be on homes over 5,000 square feet:		
Will you perform work on commercial buildings over 20,000 square feet?	Yes	<u>No</u>
If "Yes", please explain:		
What percentage of your work will be on commercial buildings over 20,000 square feet:		
Has any licensing authority taken any action against you, your company or any affiliates?	Yes	<u>No</u>
If "Yes", please explain:		
Have you allowed or will you allow your license to be used by any other contractor?	Yes	<u>No</u>
If "Yes", please explain:		
Has the applicant or business owner ever had any judgements or liens filed against them or filed for bankruptcy?	Yes	<u>No</u>
If "Yes", please explain:		
Has any lawsuit ever been filed or any claim otherwise been made against your company (including any partnership or any joint venture of which you have been a member of, any of your company's predecessors, or any person, company or entities on whose behalf your company has assumed liability)? (For the purposes of this application, a claim means a receipt of a demand for money, services or arbitration.)	Yes	<u>No</u>
If "Yes", please explain:		
Is your company aware of any facts, circumstances, incidents, situations, damages or accidents (including but not limited to: faulty or defective workmanship, product failure, construction dispute, property damage or construction worker injury) that a reasonably prudent person might expect to give rise to a claim or lawsuit, whether valid or not, which might directly or indirectly involve the company? (For the purposes of this application, a claim means a receipt of a demand for money, services or arbitration.)	Yes	<u>No</u>
If "Yes", please explain:		

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Insurance Application

WRITTEN CONTRACT

Do you have a written contract for all work you perform?	<u>Yes</u>	No
If "Yes", answer the following questions:		
Does the contract identify a start date for the work?	<u>Yes</u>	No
If "No", please explain:		
Does the contract identify a precise scope of work?	<u>Yes</u>	No
If "No", please explain:		
Does the contract identify all subcontracted trades (if any)?	<u>Yes</u>	No
If "No", please explain:		
Does the contract provide a set price?	<u>Yes</u>	No
If "No", please explain:		
Is the contract signed by all parties to the contract?	<u>Yes</u>	No
If "No", please explain:		
Do you subcontract work?	<u>Yes</u>	No
If "Yes", answer the following questions:		
Do you always collect certificates of insurance from subcontractors?	<u>Yes</u>	No
If "No", please explain:		
Do you require subcontractors to have insurance limits equal to your own?	<u>Yes</u>	No
If "No", please explain:		
Do you always require subcontractors to name you as additional insured?	<u>Yes</u>	No
If "No", please explain:		
Do you have a standard formal agreement with subcontractors?	<u>Yes</u>	No
If "No", please explain:		
If "Yes", does it have a hold harmless/indemnification agreement in your favor?	<u>Yes</u>	No
If "No", please explain:		
Do you require subcontractors to carry Worker's Compensation?	<u>Yes</u>	No
If "No", please explain:		

POLICY ENDORSEMENTS

General Contractor Limitation of Roofing Operations Exclusion For Remodeling Work

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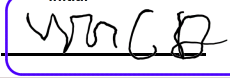
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Insurance Application

NOTICE

This is a quotation only. No coverage is in effect until an application is approved and policy binder is received. This policy is issued by your insurance company. Nothing is bound until final underwriting approval. Your insurance company may not be subject to all of the insurance laws and regulations of your state. State insurance insolvency guaranty funds may not be available. Therefore please consult with your insurance agent for further information.

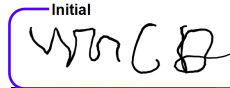
Please note that your policy is subject to audit. Audits are routinely performed and specifically provided for in the policy. The initial premium is regarded as a deposit premium only since the underwriters are relying on the accuracy of the information provided by the insured. This includes the estimated gross receipts. Thus, the audit is necessary to verify the financial information provided since the premium is based upon these representations. Obsidian Specialty Insurance Company policies are audited by Zoom Professional Services. Zoom is the authorized representative in regard to your policy audit. We appreciate your anticipated cooperation.

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POLICY EXCLUSIONS

Section I – Coverages, Coverage A – Bodily Injury and Property Damage Liability. Expected or Intended Injury; Action Over; Worker's Compensation and Similar Laws; Aircraft, Auto or Watercraft; Mobile Equipment; Drywall Manufactured in China; Exterior Insulation and Finish Systems ("EIFS"); Assault and Battery; Professional Services; Damage to Property; Damage to Your Product; Damage to Your Work; Damage to Impaired Property or Property Not Physically Injured; Recall of Products; Work or Impaired Property; Personal and Advertising Injury; Subsidence, Movement, or Vibration of Land; School or Recreational Facility; Deleterious Substances; Open Structure "Water" Damage; Heating Devices; Explosives; Communicable Disease; Abuse or Molestation; Prior Work and Prior Products; Wrap Up. Common Policy Exclusions: Past Work or Construction Projects; Buildings and Structures Exceeding Three Stories; Water or Fire Damage Liability; Hospital, Medical or Care Facilities; Physical or Mental Disability or Impairment; Material Misrepresentation; Overspray; House/Structure Raising; Fall from Heights; Animals; Independent Contractors/Subcontractors Sublimit; Airports; House of Worship; Underground Utility Location; Fire Suppression Systems; Collapse; Injury or Damage to Day Laborers; Undisclosed Waterproofing Operations; Abandoned Work; Urethane or Spray Roofing; Museums and Historic Buildings and Structures; Tract Home Project. **Coverage B – Personal and Advertising Injury:** Knowing Violation of Rights of Another; Material Published with Knowledge of Falsity; Material Published Prior to Policy Period; Insureds in Media and Internet Type Business; Electronic Chat Rooms, Bulletin Boards, or Social Media; Unauthorized Use of Another's Name or Product; "Bodily Injury" and "Property Damage" ; Quality or Performance of Goods – Failure to Conform to Statements; Wrong Description of Prices; Infringement of Copyright, Patent, Trademark or Trade Secret; Expected or Intended Injury or Damage; Common Policy Exclusions. **Coverage C – Medical Payments:** Any Insured; Hired Person; Injury on Normally Occupied Premises; Workers Compensation and Similar Laws; Athletic Activities; Products-Completed Operations Hazard, Coverage A and B Exclusions. **Section II. Common Policy Exclusions** Breach of Contract/Contractual Liability; Employer's Liability; Pollution; Residential Project/Structure Size Restriction Exclusion; Commercial or Mixed Use Building/Project Size Restriction Exclusion; Multi-Unit Structures; War or Terrorism; Employment Practices; Cross Suits; Fraudulent, Intentional, or Criminal Acts; Unlicensed Contractors; Non-Compliance with Safety Regulations; Prior Litigation; Prior Knowledge; Ongoing Operations; Unsolicited Communications; Punitive Damages, Fines or Penalties; Attorney, Expert, and Vendor Fees and Costs of Others; Classification Limitation Exclusion; Social and Entertainment Activities and Events; Force Majeure or Acts of God; Liquor Liability; State Specific Operations; Electronic Data; Mental Injury; Roofing Operations; Louisiana Operations; Slip and Fall, Underground Horizontal Drilling, Cyber.

Please refer to the policy for a complete list of exclusions. This list is subject to change and may differ from prior policy years.

* I have read and understand the policy exclusions identified above. Initial 

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APPLICATION AGREEMENT

The purpose of this application is to assist in the underwriting process information contained herein is specifically relied upon in determination of insurability. The no loss letter shall be the basis of any insurance that may be issued and will be a part of such policy. The undersigned, therefore, warrants that the information contained herein is true and accurate to the best of his/her knowledge, information and belief.

The undersigned Applicant warrants that the above statements and particulars, together with any attached or appended documents or materials ("this Application"), are true and complete and do not misrepresent, misstate or omit any material facts. The undersigned Applicant warrants that the representations and information supplied in each of the above sections entitled Applicant Information, Entity of Company, Additional Business Names, Description of Operations, Estimated Exposures, Previous Exposures, Work Experience and related information are specifically relied upon in the determination of insurability, are material to the risk to be insured, and will be a part of any policy issued. The undersigned Applicant understands that any misrepresentation or omission of any information in any part of this Application shall constitute grounds for immediate cancellation of coverage and denial of claims, if any. It is further understood that the applicant and or affiliated company is under a continuing obligation to immediately notify his/her underwriter through his/her broker of any material alteration of the information given. The Applicant agrees to notify the Company of any material changes in the answers to the questions on this Application which may arise prior to the effective date of any policy issued pursuant to this Application. The Applicant understands that any outstanding quotations may be modified or withdrawn based upon such changes at the sole discretion of the Company.

Notwithstanding any of the foregoing, the Applicant understands the Company is not obligated nor under any duty to issue a policy of insurance based upon this Application. The Applicant further understands that, if a policy is issued, this Application will be incorporated into and form a part of such policy and any false information provided on this application will result in the nullification of such policy. Furthermore, the Applicant authorizes the Company, as administrative and servicing manager, to make any investigation and inquiry in connection with the Application as it may deem necessary.

For your protection, this information is provided as required by applicable State and Federal law. Any person who knowingly presents false, fraudulent, misleading, incomplete or misleading facts or information or aids, abets, solicits, or conspires with any person to do so, for the purpose of obtaining insurance coverage, amending insurance coverage, seeking insurance benefits or to make a claim for the payment of a loss, is unlawful and is guilty of a crime and may be subject to fines and confinement in state or federal prison.

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The applicant acknowledges that explanation of the terms, conditions and provisions of the policy of insurance, including but not limited to coverage being afforded, amendments, endorsements, exclusions and any other such information effecting the policy of insurance are provided solely by the applicant's agent, broker or producer and NOT the Company. The coverage type, nature, amounts and insurance needs of the applicant are the sole responsibility of the applicant and its agent/ broker or producer. The applicant understands the agent/ broker or producer has no authority to act on behalf of the insurance company.

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Applicant acknowledges that this policy is subject to a self-insured retention. The total limit of liability as stated in the policy declarations shall apply in excess of the self-insured retention. The limits of insurance applicable to such coverages will not be reduced by the amount of such self-insured retention. This policy applies only to the amount excess of the self-insured retention. Complete satisfaction of the SIR by the applicant is a "condition precedent" to Company's duty to defend and/or indemnity. Please note that Company is not obligated to defend and/or indemnify the applicant until the SIR is paid in full. The self-insured retention shall remain applicable even if you file for bankruptcy, discontinues business or otherwise becomes unable to unwilling to pay the self-insured retention. The risk of insolvency is retained by you and is not transferrable. Please consult your policy for the full terms and conditions of the SIR.

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If you are applying for a "claims made" policy then please note that policy provides coverage only for "claims made" and reported to the company in writing during the policy period. Thus there is NO retroactive coverage. Please consult your policy and or agent/broker for further information.

Initial

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The coverage provided by your policy may also be subject to other limitations including, but not limited to, sublimits of liability and/or, per- project shared aggregate limits of liability. In addition, defense costs and claim expenses are included within the applicable limits of liability. This means that the limits of liability available to pay indemnity, settlements, judgments and "claim expenses" will be reduced, and may be exhausted, by payment of "claim expenses" including payment of any defense fees and costs. Please consult your policy and or agent/broker for further information.

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Applicants must strictly comply with all applicable state and/or other governmental licensing requirements and regulations. Should an applicant's license become suspended, revoked or inactive at any time during the policy period, then NO coverage will be afforded under the policy.

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*** Deposit Premium & Fees are fully earned.**

We will compute all premiums for this policy in accordance with our rules and rates. Premium shown in this policy as advance premium is a deposit premium only and is based upon the information provided by the applicant and or its agent. This information is subject to audit.

Please note that issuance of the policy includes membership in Preferred Contractors Association (PCA). For a complete list of benefits and information, visit the website at www.pcamembers.com

Signed by:

Michael Donabauer

3095CE7949B2410

Signature of Applicant

9/15/2025

Date

Signed by:

Sunde Nyah

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Signature of Producer (Agent or Broker)

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