

A B

C

**INSURANCE AGENTS AND BROKERS
SINCE 1923**

LICENSE #0517777
www.supple-merrill.com

TEL (626) 795-9921
FAX (626) 577-6656
550 EL DORADO STREET
PASADENA CA, 91101



**FOR CUSTOMERS & CLIENTS WITH
POLLUTION LIABILITY ISSUES... POP
CALL DAVID MERRILL (626) 795-9921**

Excluded Property Types:

- Superfund Sites
- RCRA-listed TSD Facilities
- Dry cleaners conducting dry cleaning on the premises
- Active gasoline service stations
- Waste reclamation/recycling centers
- Commercial oil and/or chemical storage or distribution facilities
- Tank farms
- Chemical storage or warehouse facilities
- Industrial facilities

PROGRAM HIGHLIGHTS:

- ⇒ The Property Owner's Program (POP) is designed to provide environmental liability coverage for properties exhibiting low to moderate environmental risk. Such properties will normally include unimproved or vacant land, multi-family housing, retail, office/commercial and hospitality occupancies. In some cases, warehouse and light industrial facilities can be included under the program.
- ⇒ POP provides real property buyers and lenders with an environmental insurance alternative or supplement to standard due diligence that is priced so it can become an integral part of virtually every commercial real estate transaction, in a way analogous to title insurance. Base premiums under POP are substantially less than those of competitive programs.
- ⇒ The following table summarizes the pollution liability insurance products currently available and compares them to the POP. In each case, a \$1 million limit of liability, a term of one year and a claims-made form is contemplated. All underwriters normally exclude asbestos and lead-based paint liability but coverage for 3rd party liability and defense can be bought back. All underwriters use forms providing first party coverage (clean up costs) and third party coverage including on- and off-site BI/PD.



**PROPERTY OWNER'S PROGRAM
(BEST RATING A+ IX)**

MARKET SURVEY

Company	Minimum Premium	Minimum Deductible	Indoor Air	Time to Quote
Chubb (A++ XV)	\$5,000	\$5,000	Not Excluded	1 week
ECS, Inc. (XL Capital) (A+ X)	10,000	15,000	Not Excluded	1-2 days
Kemper Environmental (A XIV)	5,000	10,000	Not Excluded	3 days
AIG Environmental (A++ XV)	5,000	10,000	Excluded. Can buy back.	2 days
United Capital (C+)	5,000	10,000	Not Excluded	1 day
American Safety	2,500	2,500	Excluded. Can buy back.	1-2 days
POP (A+ IX)	1,700	10,000	Excluded. Can buy back.	6 hours