

THE WHALER ON KAAPALI BEACH, AOA
2020 INSURANCE SUMMARY

Type of Policy/Carrier	Coverage
COMMERCIAL PROPERTY DB Insurance Company Policy No.: DPP1100016-09 Effective: 01/31/2020 - 01/31/2021 AM Best Rated: A XV, Admitted	Special Peril Property Coverage incl. Terrorism/Replacement Cost Valuation Blanket Building & Business Personal Property \$154,003,376 Building Ordinance (B&C) \$5,000,000 Rental Income for unit 412 \$80,000 Deductibles: All Other Perils \$25,000 Hurricane 2% of TIV of Damaged Structures 7 Days for Rental Income Electrical Equipment/Air Conditioning/Fans/Motors/Pumps/EDP Equipment Breakdown \$154,003,376 Business Income \$80,000 Deductibles: All Other Perils \$25,000 Business Income 72 Hours
COMMERCIAL GENERAL LIABILITY DB Insurance Company Policy No.: DPP1100016-09 Effective: 01/31/2020 - 01/31/2021 AM Best Rated: A XV, Admitted	General Aggregate - Per Location \$2,000,000 Each Occurrence \$1,000,000 Products Completed Operations Not Included Personal Injury & Advertising Injury \$1,000,000 Fire Damage \$250,000 Medical Payments \$10,000 General Liability Enhancements Included
DIRECTORS' & OFFICERS' LIABILITY RSUI Indemnity Company Policy No.: NPP685548 Effective: 01/31/2020 - 01/31/2021 AM Best Rated: A+ XIV, Admitted	Limit of Liability (Annual Aggregate) \$2,000,000 Retention \$75,000 Prior Acts: 1/31/2018
COMMERCIAL AUTOMOBILE LIABILITY First Insurance Company of Hawaii Policy No.: CBA6355334 29 Effective: 01/31/2020 - 01/31/2021 AM Best Rated: A+ IX, Admitted	Bodily Injury Each Person/Each Accident \$1,000,000 Property Damage Each Accident \$1,000,000 Personal Injury Protection \$10,000 Uninsured/Underinsured Motorists \$1,000,000 Comprehensive/Collision Deductibles: \$500/\$500 Garagekeeper's Liability \$800,000
UMBRELLA LIABILITY Greenwich Insurance Company Policy No.: PPP7441465 Effective: 01/31/2020 - 01/31/2021 AM Best Rated: A+ XV, Admitted	Each Occurrence/ Aggregate-Per Location \$25,000,000 Retention \$10,000 for coverage B only
COMMERCIAL CRIME/FIDELITY Travelers Casualty & Surety Insurance Policy No.: 106210802 Effective: 12/04/2017 - 12/04/2020 AM Best Rated: A++, XV, Admitted	EMPLOYEE THEFT \$180,000 Deductible \$1,000 ERISA FIDELITY \$180,000 Deductible 0 COMPUTER CRIME AND FUNDS TRANSFER \$180,000 Deductible \$1,000 CLAIMS EXPENSE \$5,000 Deductible \$0
NATIONAL FLOOD INSURANCE PROGRAM First Insurance Company -Lobby and Tower I Policy No. 0002001409 & 0002001408 Effective 04/30/2020 - 04/30/2021 AM Best Rated: A+ IX, Admitted First Insurance Company - Tower II Policy No.: 0002001410 Effective: 08/15/2019 - 08/15/2020 AM Best Rated: A+ IX, Admitted	Lobby Bldg \$500,000 Building/\$500,000 Contents Deductibles \$10,000 Building/\$10,000 Contents Tower I \$45,000,000 Building/\$100,000 Contents Deductibles \$10,000 Building/\$10,000 Contents Tower II \$45,000,000 Building/\$100,000 Contents Deductibles \$10,000 Building/\$10,000 Contents

Atlas Insurance Agency
 201 Merchant Street, Suite 1100
 Honolulu, HI 96813

Della Nakamoto
 Tel # 808-244-5561
 Fax # 808-242-1853
 May 12, 2020

This summary of coverage is intended to facilitate your understanding of the insurance program we have proposed.
 However, it is not intended to replace or supersede any original insurance contracts.

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➤ **Buildings Covered**

Exterior and interior walls, floors, ceilings and common building elements, including elevators, **or** as defined by the Association's bylaws. Fixtures including, but not limited to built-in appliances (i.e., refrigerators, cooking ranges), cabinets, drapes, wall to wall carpeting in accordance with the as-built condominium plans and specifications (**of like, kind or quality of that originally installed**).

Note: If any of the original fixtures, cabinets, flooring, countertops, etc. were upgraded by the unit owner, the policy would only cover the replacement of the original fixture and not the upgraded fixture, cabinets, flooring, countertops, etc.

➤ **Personal Property Covered**

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

Note: Household and personal property owned by, used by, or in the care, custody or control of the owner of a condominium unit are **NOT Covered**.

Examples Include the following: unattached rugs, screen paneling, alterations, additions and upgrades to the condominium units, personal property, stocks of merchandise, furniture, watercraft, vehicles, jewelry, fine arts, furs, animals, money, securities, etc.

(It is the unit owner's responsibility to secure personal property coverage)

➤ **General Liability Covered**

Legal Liability for the Association, which results from Bodily Injury or Property Damage arising out of Premises and Operations, Products/Completed Operations or Personal Injury. Usually this involves common area injuries or losses

Note: Coverage is not provided for individual unit owners' personal liability. (It is the unit owner's responsibility to secure personal liability coverage)

Atlas Insurance Agency also has a personal lines department that helps unit owners purchase personal lines insurance policies that provide unit owners with the important additional coverage that most AOA's recommend. This coverage includes personal liability, loss assessment, building improvement and personal property coverage. Atlas' personal lines department will review your situation and recommend an insurance company and insurance policy that provides the best combination of coverage, customer service and price.

In addition, if your condominium is your primary residence, you could qualify for special discounts by purchasing your automobile insurance with your condominium insurance. Please call or email Irene Zilisch at 808-244-5561 ext 203 Maui office (izilisch@atlasinsurance.com) if you have any questions or need to purchase coverage.

For lender/mortgagee certificates or proof of insurance please email lender request to AOACert@atlasinsurance.com or fax to 808-550-1155.

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