

### Utilities Property

Term: October 1, 2021 to October 1, 2022

Company: ACE American Insurance Company  
(Rated A++ XV by A.M. Best)

Starr Tech Participation: 100%

Form: Anniversary renewal endorsement to the inforce Starr Tech Benchmark Manuscript Policy form plus endorsements listed under Additional Terms and Conditions

Coverage: All Risk of direct physical loss or damage, covering Property Damage, Boiler & Machinery and including Business Interruption and Extra Expense

Values (per schedule on file)	
\$89,254,432	Property Damage
\$500,000	Business Interruption
Included	Extra Expense
<b>\$89,754,432</b>	<b>Total Insured Value</b>

Policy Limit of Liability	
\$10,000,000	Any One Occurrence

### Valuation

This company's liability for loss under this policy for real and personal property (excluding stock) shall not exceed the smallest of the following amounts:

1. The amount of this policy.
2. The replacement cost of property or any part thereof, identical with property described herein, at the same location and intended for the same occupancy and use;
3. The amount actually and necessarily expended in repairing or replacing the property described herein, or any part thereof, at the same location, or another location, and intended for the same occupancy and use.
4. Actual Cash Value if the property is not repaired or replaced within 2 years.

Time Element Coverages: Actual Loss Sustained

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<b>Sublimits</b>	
Sub-limits are per occurrence unless shown otherwise. The sub-limits below are part of and not in addition to the Policy Limit of Liability. Sub-limits are 100% and are subject to Starr Tech percentage participation.	
\$2,000,000	Earthquake/Earth movement, Annual Aggregate
No Coverage	California Earthquake/Earth Movement
\$1,000,000	Flood (including Storm Surge) - Annual Aggregate
\$10,000,000	Named Windstorm
\$250,000	Accounts Receivable
\$1,000,000	Automatic Coverage-90 Days Reporting Period
\$500,000	Business Interruption/Extra Expense-Combined, Subject to 40/80/100% basis for Extra Expense
\$500,000	Contractor's Equipment
\$1,000,000	Course of Construction
\$1,000,000 or 25% of the loss, whichever is greater	Debris Removal
\$500,000	EDP Equipment & Media
\$250,000	Errors & Omissions
\$100,000	Expediting Expense
\$50,000	Fine Arts
\$50,000	Fire Department Charges
\$1,000,000	Increased Cost of Construction, Demolition
\$100,000	Lease/Rented Equipment
\$100,000	Off Premises Power
\$50,000	Pollution Real & Personal, Annual Aggregate
\$250,000	Preservation of Property
\$100,000	Professional Fees
\$250,000	Transit
\$100,000	Unnamed locations, Personal Property Only
\$100,000	Valuable papers

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<b>Boiler &amp; Machinery Endorsement</b>	
\$10,000,000	Sublimit of Liability (B&M), Any One Accident
\$500,000	Ammonia Contamination (B&M), Any One Accident
\$500,000	Consequential Damage (B&M), Any One Accident
\$100,000	Expediting Expenses (B&M), Any One Accident
\$500,000	Business Interruption/Extra Expense (B&M), Any One Accident
\$500,000	Hazardous Substances (B&M), Any One Accident
\$100,000	Off Premises Power (PD Only): Any One Accident
\$500,000	Water Damage (B&M), Any One Accident

Deductibles:

All deductibles listed below are per occurrence except with respect to coverage provided for Boiler & Machinery which shall be any One Accident.

**Property Damage:** \$50,000 except

**Earthquake/Earth Movement:** \$100,000

**Flood (including Storm Surge):** 5% of the Property Damage Total Insurable Value of the units of insurance damaged in the Occurrence, subject to a minimum of \$250,000

**Wind (Named Storms):** 5% of the Property Damage Total Insurable Value of the units of insurance damaged in the Occurrence, subject to a minimum of \$250,000

**Time Element (including but limited to):**

Business Interruption: 120 hours per occurrence

Off Premises Power: 120 hours per occurrence

As respects real and personal property, all claims for loss, damage or expense arising out of any one occurrence shall be adjusted as on claim and from the amount of each such adjusted claim there shall be deducted the sum stated on the Declaration Page. Deductibles for Property Damage and Time Element shall be applied separately.

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### Additional Terms and Conditions:

1. **This quotation is subject to change at any time prior to binding if any new losses not previously reported are incurred, whether from natural catastrophe or any other insured cause of loss and coverage cannot be bound prior to September 20, 2022.**
2. Coverages and/or Extensions of Coverage not specifically mentioned, even though they may be outlined in your submission, are not included.
3. Premium to be paid in full within 30 days of inception.
4. 72 Hour Occurrence Definition applies to Wind, Flood, Earthquake and Riot.
5. Transmission and Distribution Lines, line transformers, towers and poles, equipment or apparatus connected therewith located beyond 1,000 feet of any insured premises are excluded.
6. Concrete reservoirs and underground pipes and pipelines are covered at Locations covered by this policy.
7. Signed Statement of Property Values to be provided within 30 days of effective date.
8. **Engineering Property loss prevention inspections to be provided** at West Villages WWTP (8898 S. Tamiami Trail) WWTP (5355 Pan American Blvd.) and WTP (5755 North Port Blvd.) for an additional engineering fee of \$6,500.
9. The following endorsements/Additional Endorsements will attach to and form part of the form:
  - a. ACE Declarations
  - b. Common Policy Conditions
  - c. Commercial Property Conditions
  - d. OFAC Advisory Notice to Policyholders
  - e. ST AR 100 Declarations
  - f. ST AR 200 General Conditions
  - g. ST AR 300 Property
  - h. Accounts Receivable
  - i. Agreed Amount Endorsement – Property Damage (subject to signed SOV)
  - j. Automatic Coverage Endorsement
  - k. Biological or Nuclear Materials Exclusion
  - l. Boiler and Machinery Endorsement
  - m. Combined Business Interruption and Extra Expense Insurance Endorsement
  - n. Contractor’s Equipment Endorsement
  - o. Course of Construction Endorsement
  - p. Earthquake Endorsement
  - q. Earthquake Exclusion – California Only
  - r. Electronic Data/Media Exclusion
  - s. Electronic Data Processing Media Endorsement
  - t. Expediting Expense Endorsement
  - u. Exclusion of Loss Due to Virus, Bacteria or Microorganism That Induce Physical Distress, Illness or Disease
  - v. Fine Arts Endorsement
  - w. Flood Endorsement
  - x. Increased Cost of Construction and Demolition Endorsement
  - y. Millennium Endorsement (Combined Property/Boiler & Machinery)

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## Utilities Property

Additional Terms and Conditions, include but are not limited to:

9. The following endorsements/Additional Endorsements will attach to and form part of the form, continued:
  - z. Mold Exclusion
  - aa. Named Windstorm Definition
  - bb. Off Premises Foam & Fire Fighting Expense Endorsement
  - cc. Off Premises Power Endorsement – (PD Only)
  - dd. Political Risk Exclusion
  - ee. Professional Fees Endorsement
  - ff. Property Excluded Endorsement
  - gg. Property of Employees Coverage Endorsement
  - hh. Replacement Cost Endorsement
  - ii. Territorial Exclusion Endorsement – Belarus-Russia-Ukraine
  - jj. Terrorism Exclusion Endorsements (If Coverage Declined)
  - kk. Time Element Definition
  - ll. TRIA Endorsement (If Coverage is Accepted)
  - mm. Trade & Economic Sanctions Endorsement
  - nn. Transit Endorsement
  - oo. Unnamed Locations Endorsement
  - pp. Valuable Papers Endorsement
  - qq. Bridge Wording Endorsement
  - rr. Signatures Endorsement
  - ss. State Amendatory Notices
  - tt. Claims Notification