

LLOYD'S LONDON
ARCHITECTS/ENGINEERS PROFESSIONAL LIABILITY
CLAIMS MADE AND REPORTED INSURANCE POLICY

NOTICE

This is a claims made and reported Policy. Unless stated otherwise coverage afforded under this insurance is limited to claims that:

- (a) are first made against the ASSURED during the POLICY PERIOD and reported in writing to the Underwriters either during the POLICY PERIOD, or within sixty (60) days after the expiration of the POLICY PERIOD and;
- (b) arise from PROFESSIONAL SERVICES rendered subsequent to the retroactive date stated in item 6 of the Declarations.

The limit of liability available to pay DAMAGES shall be reduced and may be completely exhausted by the payment of CLAIMS EXPENSES. DAMAGES and CLAIMS EXPENSES shall be applied against the Self-Insured Retention.

Please review this Policy carefully with your insurance agent, broker or representative.

INSURING AGREEMENTS

The Underwriters, in consideration of the payment of the premium, and the Assured undertaking to promptly pay the Self-Insured Retention as described in Item 4 of the Declarations, and in reliance upon the statements and representations in the application and any supplemental materials submitted therewith, which are made a part hereof, and attached hereto and subject to all the terms and conditions of this Policy, agree with the ASSURED as follows:

I. COVERAGE - PROFESSIONAL LIABILITY

To pay on behalf of the ASSURED those sums which the ASSURED shall become legally obligated to pay as "DAMAGES" by reason of a CLAIM first made against the ASSURED during the POLICY PERIOD and reported in writing to the Underwriters either during the POLICY PERIOD, or within sixty (60) days after the expiration of the POLICY PERIOD arising out of any negligent act, error or omission in rendering or failure to render PROFESSIONAL SERVICES by the ASSURED or by any person for whose negligent act, error or omission the ASSURED is legally responsible.

II. DEFENCE AND SETTLEMENT

- (a) The Underwriters shall have the right and duty to defend, subject to the limit of liability, a CLAIM against the ASSURED seeking DAMAGES which are payable under the terms of this insurance, even if any of the allegations of the CLAIM are groundless, false or fraudulent.
- (b) It is agreed that the limit of liability available to pay DAMAGES shall be reduced and may be completely exhausted by payment of CLAIMS EXPENSES. DAMAGES and CLAIMS EXPENSES shall be applied against the Self-Insured Retention.
- (c) The Underwriters shall have the right to make any investigation they deem necessary with respect to coverage, including, without limitation, any investigation with respect to the application, statements made in the application and any supplemental materials submitted therewith. The ASSURED shall submit for examination by a representative of the Underwriters, under oath if requested, in connection with all matters relating to this Policy.
- (d) If the NAMED ASSURED shall refuse to consent to any settlement or compromise recommended by the Underwriters and acceptable to the claimant and elects to contest the CLAIM, Underwriters' liability for any DAMAGES and CLAIMS EXPENSES shall not exceed the amount for which the CLAIM could have been settled including the CLAIMS EXPENSES incurred up to the time of such refusal, or the applicable limit of liability, whichever is less and the Underwriters shall have the right to withdraw from the further defence thereof by tendering control of said defence to the NAMED ASSURED.

- (e) It is further provided that the Underwriters shall not be obligated to pay any DAMAGES OR CLAIMS EXPENSES or to undertake or continue defence of a CLAIM after the applicable limit of liability has been exhausted by payment of DAMAGES or CLAIMS EXPENSES, and that upon such payment, the Underwriters shall have the right to withdraw from the further defence thereof by tendering control of said defence to the NAMED ASSURED.

III. LIMIT OF LIABILITY

The Limit of Liability of the Underwriters for all CLAIMS covered under the terms of the Policy, regardless of the number of CLAIMS, shall not exceed the amount of the Limit of Liability stated in Item 3 of the Declarations. Neither the inclusion herein of more than one ASSURED, nor the making of CLAIMS by more than one person or entity, shall increase the Limit of Liability.

IV. SELF-INSURED RETENTION

The Self-Insured Retention amount stated in Item 4 of the Declarations shall apply separately to each and every CLAIM and shall apply to DAMAGES and CLAIMS EXPENSES, separately or in combination. Subject to the Limit of Liability stated in Item 3 of the Declarations, the obligation of the Underwriters to pay on behalf of the ASSURED for DAMAGES and CLAIMS EXPENSES, separately or in combination, shall only be in excess of the Self-Insured Retention amount, and only after the Assured has fully paid the Self - Insured Retention.

V. TERRITORY

The insurance afforded herein applies worldwide.

EXCLUSIONS

This Policy shall not apply to CLAIMS or CLAIMS EXPENSES arising out of:-

- I. Any facts or circumstances in respect of which the ASSURED, prior to the commencement of this policy, has given notice to any insurer on any other policy.
- II. Any facts or circumstances known to the ASSURED prior to commencement of this Policy which a reasonably prudent person, if aware of said facts or circumstances, might expect to give rise to a CLAIM against the ASSURED;
- III. Any fraudulent, criminal, malicious or knowingly or intentionally wrongful or dishonest acts, errors or omissions of any ASSURED. However, nothing contained in the foregoing shall exclude coverage to the NAMED ASSURED or to any other ASSURED who neither committed nor had knowledge of such acts, errors or omissions as described above except that this Policy shall then only pay in excess of the full extent of the assets in the NAMED ASSURED of any ASSURED who committed such acts, errors or omissions as described above, and any other personal assets of such ASSURED recovered by the NAMED ASSURED shall inure, to the extent of the amount paid by this Policy, to the benefit of Underwriters;
- IV. Any liability of one or more ASSUREDS under this Policy to any other one or more ASSUREDS under this Policy;
- V. Any projects where project specific professional liability insurance has been purchased and is in force, unless specifically endorsed hereon;
- VI. The advising or requiring of, or failure to advise or require, or failure to maintain any form of insurance, suretyship or bond, either with respect to the ASSURED or any other person;
- VII. Personal injury, bodily injury, sickness, disease or death to any employee of the ASSURED arising out of and in the course of employment by the Assured; or any obligation which the Assured or any carrier as insurer may be liable under any worker's compensation, unemployment compensation, employers liability, disability benefits law or under any similar law;
- VIII. Express warranties and guarantees: Hold harmless agreements except for the negligence of the Assured arising out of the performance of Professional Services;

SPECIMEN

- IX. The design or manufacture of any goods or products which are sold or supplied by the ASSURED or by others under license from the ASSURED;
- X Professional Services performed for any entity which:
- a. is operated, managed or controlled by the ASSURED or in which the ASSURED has an ownership interest in excess of 15%; or in which the ASSURED is an officer or director; or
 - b. wholly or partly owns, operates, controls or manages the ASSURED.
- This exclusion does not apply to legal liability that arises out of a negligent act, error or omission in the performance of the ASSURED'S PROFESSIONAL SERVICES in a joint venture.
- XI Any Claim which arises out of, relates to, or is based upon, the dispersal, discharge, escape, release or saturation of smoke, vapours, soot, fumes, acids, alkalis, toxic chemicals, liquids, gases or any other material irritant, contaminant or pollutant in or into the atmosphere, or on, onto, upon, in or into the surface or the subsurface of: soils, water or watercourses, objects; any tangible or intangible matter, whether sudden or not.
- XII Any Claim directly or indirectly, arising from, based upon or related to:
- a. asbestos or any asbestos-related injury or Damage; or
 - b. any alleged act, error, omission or duty involving asbestos, its use, exposure, presence, existence, detection, removal, elimination or avoidance; or
 - c. the use, exposure, presence, detection, removal, elimination or avoidance of asbestos in any environment building or structure
- XIII Any claim, of any kind, directly or indirectly relating to the actual, potential, alleged or threatened presence of mold, mildew or fungi of any kind whatsoever.

DEFINITIONS

As used throughout this Policy, whether expressed in singular or plural:

- I. ASSURED shall mean:
- (a) the NAMED ASSURED designated in Item 1 of the Declarations;
 - (b) a present principal, partner, director or officer of the NAMED ASSURED but only while acting in his capacity as such on behalf of the NAMED ASSURED;
 - (c) a present employee of the NAMED ASSURED but only while acting in his capacity as such on behalf of the NAMED ASSURED;
 - (d) a former principal, partner, director, officer or employee (and estate of any such former principal, partner, director, officer or employee) of the NAMED ASSURED, but only while acting in his capacity as such on behalf of the NAMED ASSURED during the period of such service with the NAMED ASSURED; provided always that any such ASSURED must have been performing those PROFESSIONAL SERVICES.
 - (e) the legal heir, executor, administrator or legal representative of the ASSURED in the event of the ASSURED's death, incapacity or bankruptcy, but only with respect to the performance of PROFESSIONAL SERVICES;
- II. CLAIM shall mean: (a) the ASSURED'S receipt of a written demand for money or services or a request for arbitration; or, (b) the ASSURED'S receipt of a suit seeking relief against it, which is covered under the terms of the policy. Two or more CLAIMS arising from a single or related series of negligent acts, errors or omissions shall be considered as a single CLAIM if such claims arise out of the performance of Professional Services for a single project and entered under a single contract, excepting a single project does not include projects constructed in phases. Each phase, for the purpose of this policy, shall be considered a single project. For the purposes of this policy, irrespective of the number

of claimants and/or negligent acts, errors omissions all CLAIMS shall be deemed to have been made at the time of the first CLAIM.

- III. CLAIMS EXPENSES shall mean those fees, costs and expenses incurred by an attorney consented to by the Underwriters to represent the ASSURED and all other costs, charges and expenses incurred for the investigation, adjustment, settlement, arbitration, defence or appeal of a CLAIM which is covered under the terms of the policy.
- CLAIMS EXPENSES do not include salaries of Underwriters' employees, representatives or officials, or fees and expenses of independent adjusters or supervisory counsel.
- IV. DAMAGES shall mean a judgment, award or settlement, including any interest thereon. The term DAMAGES shall not include sanctions, fines, penalties, taxes, return of fees, multiple damages, exemplary damages, punitive damages and any matters uninsurable under the law under which this policy shall be construed.
- V. NAMED ASSURED shall mean only those persons, partnerships, corporations or entities specified in Item 1 of the Declarations. The term NAMED ASSURED shall not include any partnerships, corporations or entities formed or acquired by the NAMED ASSURED subsequent to the inception date of this policy unless specifically endorsed hereon.
- VI. POLICY PERIOD shall mean that period between the inception and expiration dates specified in Item 2 of the Declarations subject to any earlier termination date.
- VII. PROFESSIONAL SERVICES shall mean only those services provided by the ASSURED acting in the capacity of an architect, engineer, construction manager, landscape architect, land surveyor, planner or as specifically endorsed hereon.

CONDITIONS

I. A. NOTICE OF CLAIMS

If any CLAIM is made against the ASSURED, whether or not the alleged DAMAGES fall within or in excess of the Self-Insured Retention, the ASSURED shall have the duty to immediately give written notice to the Underwriters' representatives.

Such written notice must contain complete details of the CLAIM, the exact date the CLAIM was first made, the location, the circumstances giving rise to such CLAIM, the identity of all claimants and a full description of the nature and scope of the alleged DAMAGES. The ASSURED must immediately forward every demand, notice, summons or other process received by it or its representative, upon receipt thereof, to Underwriters' representatives, as per item 9 of the Declarations.

B. NOTICE OF CIRCUMSTANCES

If the ASSURED becomes aware of any specific negligent act, error or omission which may reasonably be expected to give rise to a CLAIM, the ASSURED shall, during the POLICY PERIOD, give written notice to Underwriters of:

- (i) the specific act, error or omission;
- (ii) the injury or damage which has or may result from such act, error or omission; and
- (iii) the circumstance by which the ASSURED first became aware of such act, error or omission.

Then if the ASSURED complies with the foregoing notice requirements (i), (ii) and (iii), any CLAIM subsequently made against the ASSURED arising out of such act, error or omission shall be treated as a CLAIM first made on the date on which such written notice was received by Underwriters.

For purposes of providing notice to Underwriters under CONDITIONS I B, such notice shall be given to the Underwriters representatives as per item 9 of the Declarations.

II. PURCHASE OF EXTENDED REPORTING PERIOD

SPECIMEN

If the Underwriters cancel or refuse to renew this Policy, the ASSURED shall then have the right, in consideration of an additional premium equal to two hundred percent (200%) of the full annual Premium charged hereunder, to an extension of the cover granted by this Policy, subject to its terms, conditions, exclusions, definitions and limitations, in respect of any CLAIM first made against the ASSURED and reported in writing to the Underwriters during the period of twelve (12) months after the cancellation or expiry date of this Policy but only when such CLAIM arises as a result of PROFESSIONAL SERVICES rendered subsequent to the retroactive date and prior to the cancellation date of this Policy, or the Expiration date stated in Item 2 of the Declarations.

To exercise this right, the ASSURED must give notice in writing within thirty(30) days of the cancellation or expiry date of this policy, to the Underwriters' representatives named in Item 8 of the Declarations and remit full payment of the premium for this Extended Reporting Period to Underwriters within thirty (30) days of the cancellation or expiry date of this Policy. In the event of failure by the ASSURED to give such notice and remit such premium prior to such date, it shall not at a later date be able to invoke this extension. The mailing by the ASSURED by registered mail of notice to the persons designated in Item 8 of the Declarations shall be sufficient proof of notice. In the event of the purchase of the Extended Reporting Period, the entire premium therefor shall be deemed earned at its commencement and in the event the ASSURED terminates the Extended Reporting Period before its term for any reason, Underwriters shall not be liable to return any portion of the premium paid for the Extended Reporting Period.

The quotation by Underwriters of a different premium or Self-Insured Retention or Limit of Liability or changes in policy language for the purpose of renewal shall not constitute a refusal to renew by the Underwriters.

This Condition II does not apply if the ASSURED has failed to pay the full premium for this Policy or if the Underwriters have given notice of cancellation for a lack of such full payment of Premium.

The purchase of the Extended Reporting Period shall not reinstate or increase the Limit of Liability as stated in item 3 of the Declarations.

III. COOPERATION AND ASSISTANCE OF THE ASSURED

The ASSURED shall have the duty to cooperate fully with and assist the Underwriters and their representatives with respect to the investigation, settlement or defence of any CLAIM or potential CLAIM.

It is expressly understood however that in no event shall the ASSURED be reimbursed for loss of earnings or fees, or for internal expenses or costs incurred in cooperating with or assisting the Underwriters in investigating or settling any CLAIM at the direction of the Underwriters or in the ASSURED'S defence of any CLAIM, nor shall any such loss of earnings or fees or costs or expenses apply to the ASSURED'S responsibility to pay the Self-Insured Retention.

However, the above condition does not apply to reasonable costs incurred in securing the co-operation of former principals, officers or employees in the defence of a CLAIM otherwise covered herein.

IV. ADMISSION OF LIABILITY

The ASSURED shall not, without the prior written consent of the Underwriters, incur any expenses, including but not limited to forgoing or reducing any compensation due or alleged to be due, or make any other payment, assume any obligation, make any settlement, attempt any remedial measure or in any way admit or acknowledge liability in connection with any CLAIM or potential CLAIM.

V. NO ACTION AGAINST UNDERWRITERS

No action shall lie against the Underwriters or their representatives unless, as a condition precedent thereto, the ASSURED shall have fully complied with all the terms and conditions of this Policy, or until the amount of any DAMAGES has been finally determined either by operation of law or by written agreement of the ASSURED, the claimant and the Underwriters.

Nothing contained in this Policy shall give any person or organisation any right to join Underwriters as a defendant or co-defendant or other party in any action against the ASSURED to determine the ASSURED'S liability.

VI. OTHER INSURANCE

The coverage afforded by this Policy shall be excess of all other applicable professional liability insurance, whether or not valid or collectible, including any Self-Insured Retention portion thereof.

VII. CHANGES

None of the Insuring Agreements, Exclusions, Definitions or Conditions or other terms of this Policy shall be amended, waived or otherwise changed except by endorsement hereto signed by the Underwriters.

VIII. NAMED ASSURED AS AGENT

The NAMED ASSURED specified in Item 1 of the Declarations shall be considered the agent of all ASSUREDS with respect to the giving of or receipt of all notices pertaining to this Policy and shall be responsible for the payment to the Underwriters of all premiums and for payment of the Self-Insured Retention.

IX. PREMIUM

The premium for this Policy shall be the amount specified in Item 5 of the Declarations.

X. SUBROGATION

In the event of any CLAIM under this Policy, the Underwriters shall be subrogated to all of the ASSURED'S rights of recovery against any person or entity, and the ASSURED shall execute and deliver to the Underwriters any and all necessary documentation, instruments and records and do whatever else is necessary to secure and enforce such rights. The ASSURED shall take no action after such CLAIM is made against it which prejudices such rights of Underwriters.

XI. ASSIGNMENT

No assignment or transfer of any ASSURED'S rights under this Policy shall bind the Underwriters.

XII. APPLICATION

By acceptance of this Policy, all ASSUREDS agree that the statements contained in the application and any supplemental materials submitted therewith are their agreements and representations, that this Policy is issued in reliance upon the truth thereof, and that this Policy embodies all agreements existing between themselves and the Underwriters. The application and any supplemental materials submitted therewith or a copy thereof is attached to and is specifically made a part of this Policy and is the basis upon which this Policy is issued.

XIII. CANCELLATION

The NAMED ASSURED may cancel this Policy by mailing, registered mail, to the person named in Item 8 of the Declarations written notice stating when thereafter such cancellation shall be effective.

The Underwriters may cancel this Policy by mailing to the NAMED ASSURED, at the mailing address specified in Item 1 of the Declarations, written notice stating when not less than thirty (30) days thereafter such cancellation shall be effective except that for nonpayment of premium, not less than ten (10) days advance notice of cancellation shall be given.

The mailing of notice as aforesaid shall be sufficient proof of the intent to cancel. The date and hour of cancellation specified in such notice shall represent the time of termination of this Policy. Delivery of such notice shall be equivalent to mailing.

If the NAMED ASSURED cancels, the earned premium shall be computed in accordance with the customary short rate. If the Underwriters cancel, the earned premium shall be computed pro rata. Premium adjustment may be made either at the time cancellation is effective or as soon as practicable thereafter, but payment or tender of unearned premium or the return of this Policy shall not be a condition of cancellation.

If the Limit of Liability stated in Item 3 of the Declarations has been exhausted by payment of CLAIMS, the policy shall be deemed earned and Underwriters shall not be liable for return of any premium paid.

XIV. FORFEITURE

Any (a) action or failure to act by the ASSURED with the intent to defraud the Underwriters or (b) material misrepresentation or non-disclosure of any material fact by the ASSURED in the application or in any supplemental materials submitted therewith shall render this Policy null and void, and all coverage hereunder shall be forfeited.

XV. SERVICE OF SUIT

It is agreed that in the event of the failure of Underwriters hereon to pay any amount claimed to be due under this Policy, Underwriters hereon, at the request of the ASSURED, will submit to the jurisdiction of a court of competent jurisdiction within the United States. This Condition does not constitute and should not be understood to constitute an agreement by Underwriters that an action is properly maintained in a specific forum, nor may it be construed as a waiver of Underwriters' rights to commence an action in a court of competent jurisdiction in the United States, to remove 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 of the United States, all of which rights Underwriters expressly reserve. It is further agreed that service of process in such suit may be made upon the Underwriters' representatives specified for that purpose in Item 7 of the Declarations.

The Underwriters' representatives are authorised and directed to accept service of process on behalf of Underwriters in any such suit and/or upon the request of the ASSURED to give written undertaking to the ASSURED that they will enter a general appearance upon Underwriters' behalf in the event such a suit shall be instituted. Further, pursuant to any statute of any state, territory or district of the United States which makes provision thereof, Underwriters hereon hereby designate the Superintendent, Commissioner or Director of Insurance or other officer specified for that purpose in the statute or his successor or successors in office, as their true and lawful attorney upon whom may be served any lawful process in any action, suit or proceedings instituted by or on behalf of the ASSURED or any legal representative of the ASSURED arising out of this contract of insurance, and hereby designate the Underwriters' representatives as the persons to whom the said officer is authorised to mail such process or a true copy thereof.

NOW KNOW YE THAT WE, the Underwriters, members of the syndicates whose definitive numbers in the after-mentioned List of Underwriting Members of Lloyd's are set out in the attached table, hereby bind ourselves each for his own part and not one for another, our heirs, executors and administrators, and in respect of his due proportion only, to pay on behalf of the ASSURED or the ASSURED'S executors or administrators, in respect of CLAIM (S) as aforesaid during the continuance of this Policy, not exceeding the total Limit of Liability of the Underwriters hereunder, such payment to be made after such loss is proved, and the due proportion for which each of the Underwriters, is liable shall be ascertained by reference to his share, as shown in the said List, of the amount, percentage or proportion of the total Limit of Liability hereunder which is in the table set opposite the definitive number of the syndicate of which such Underwriter is a member and further that the List of Underwriting Members of Lloyd's referred to above shows their respective syndicates and shares therein, is deemed to be incorporated in and to form part of this Policy, bears the number specified in the attached table and is available for inspection at Lloyd's Policy Signing Office by the ASSURED or its representatives and a true copy of the material parts of the said List certified by the General Manager of Lloyd's Policy Signing Office will be furnished to the ASSURED on application.

IN WITNESS WHEREOF, the General Manager of Lloyd's Policy Signing Office has subscribed his name on behalf of each of us.

Lloyd's Policy Signing Office

General Manager

DECLARATION PAGE FOR LLOYD'S LONDON ARCHITECTS/ENGINEERS PROFESSIONAL LIABILITY CLAIMS MADE AND REPORTED INSURANCE POLICY

POLICY NO. _____

Item 1. Named Assured and Mailing Address:

Item 2. Policy Period: From Inception: _____
To Expiration: _____
(12:01 a.m. standard time at the Mailing Address)

Item 3. Limit of Liability
The total Limit of Liability of the Underwriters, including Damages and Claims Expenses, for all Claims first made against the Assured and reported in writing to the Underwriters during the Policy Period shall not exceed in the Aggregate
..... \$

Item 4. Self-Insured Retention:
The Self-Insured Retention amount shall be separately applicable to each Claim first made during the Policy Period and shall apply to Damages and Claims Expenses
..... \$

Item 5. Premium:\$

Item 6. Retroactive Date:
Coverage shall apply only to those Claims or those matters reported pursuant to the terms and conditions of the Policy arising out of Professional Services described in Definitions VII above and performed subsequent to:

Item 7. Service of Suit upon the Underwriters pursuant to Condition XV may be made upon

Item 8. Recipient of Notice of Assured's Cancellation
Recipient of Notice of Assured's intention to purchase Extended Reporting Period Coverage and premium for Extended Reporting Period Coverage: _____

Item 9. Recipient of Notice of Assured's claims or potential claims as per condition I of the policy

