

Z Choice® Pollution Liability

For commercial real estate

If you are contemplating a real estate transaction or are an owner, operator or developer of commercial real estate property, you face the potential for known and unknown environmental exposures.

In today's financial climate it doesn't take much to ruin a real estate transaction. Even if the location is ideal, the price is right, and no significant issues are revealed in the due diligence process, the merest rumblings of an environmental exposure can quickly destroy a deal. Often real estate transactions can fail or become complicated because the property is impacted by actual or suspected pollution due to its past or current use or its location.

Meanwhile, commercial real estate owners, operators and developers face environmental risks from a wide array of exposures, including tenant operations, neighboring properties, historical property use and/or inadequate housekeeping or building maintenance practices.

Zurich's Z Choice can be an effective risk management tool in regard to both facilitating real estate transactions and managing the environmental exposures associated with the ownership, operation and development of commercial real estate properties by transferring specified environmental liability(ies) to an A rated insurer.

Typical buyers include property sellers, buyers, developers, managers, tenants, real estate investment trusts, financial institutions, investment vehicles, redevelopment organizations and potentially responsible party (prp) groups.

So whether you are contemplating a commercial real estate transaction or currently are a property owner, operator or developer, Z Choice can provide the solution you need.

Z Choice offers the following key features:

- A customizable format - environmental coverages tailored to individual risk selection profiles: no one size fits every approach - you buy the coverages you need:
- On-site or off-site coverage for cleanup costs (includes citizen suits and governmental orders) from existing unknown pollution or new pollution including coverage for discovery of pollution
- On-site or off-site coverage for third party bodily injury and property damage claims from existing unknown pollution or new pollution
- Re-opener coverage for scheduled known pollution events with no further action (NFA) or equivalent determination can be provided
- Natural resource damage coverage from existing unknown pollution or new pollution
- Bodily injury and property damage includes costs for medical monitoring, diminution in property value and third party loss of use
- Cleanup costs include restoration costs
- Coverage for participation in state brownfield and voluntary cleanup programs is included

For more information,
please visit our Web site at
www.zurichna.com/environmental

- Licensed Site Professional and Licensed Environmental Professional acting on behalf of governmental authority is included
- Business interruption/tenant suspension/delay in construction coverage
- Scheduled non-owned or operated treatment, storage, recycling or disposal site coverage
- Transportation of materials coverage
- Fungus/spore event coverage
- Asbestos and Lead in place liability coverage
- Insured Contract coverage
- Automatic coverage for newly acquired properties
- Coverage for divested properties
- Additional Insured coverage (including lenders)
- Assignment of policy with our consent
- Can be designed to apply in conjunction with or following remedy completion covered via a Fixed Price Remediation Insurance policy.
- Coverage can be designed to apply in the absence of or to supplement or replace a contractual indemnification
- Limits up to \$50M
- Policy terms up to 10 years

Zurich

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