



Chubb Environmental Solutions

The Risks Are Real

And the effects of pollution can be devastating. That's why commercial property owners and developers, schools and universities, municipalities, manufacturers, buyers and sellers of property, contractors and lenders rely on Chubb to meet their environmental insurance needs and protect them against a wide array of environmental exposures.

The risks are real. Chubb Environmental Solutions insurance is essential.

Environmental Site Liability Insurance

Commercial property owners and developers, schools and universities, municipalities and manufacturers and others choose this insurance to provide liability protection for bodily injury, property damage and remediation costs associated with owning or operating facilities.

Solvents spell liability

A semiconductor manufacturer contaminates adjacent property with chlorinated solvents. The manufacturer is sued, resulting in a \$10 million settlement. Chubb's Environmental Site Liability insurance helps protect the manufacturer against a potentially huge loss.

Legacy means cleanup

A large corporation purchases a former quarry site, and soil testing indicates high lead levels stemming from operations decades ago. Chubb's Environmental Site Liability insurance pays for remediation and follow-up testing that results in a "no further action required" status from the state environmental protection agency.

Release requires remediation

A tank failure causes the release of 1,000 gallons of #4 heating oil into the basement of a manufacturing operation. Contamination is widespread and results in the shutdown of all operations until cleanup is complete and the machinery is repaired. Chubb's Environmental Site Liability insurance pays for the business interruption and extra expenses, as well as the remediation costs to restore operations.

Fire causes evacuations

A manufacturing facility generates waste filter cake containing precious metals and ships the waste to a metal recycler. Before shipping, the filter cake needs to cool to an ambient temperature. The filter cake is accidentally shipped hot and catches fire at the waste facility, which results in the evacuation of several area businesses. Chubb's Environmental Site Liability insurance pays for bodily injury, property damage and remediation costs as a result of the waste at a nonowned facility.

Environmental Site Liability Insurance for buyers and sellers of property

Buyers count on this insurance to help reduce or eliminate the requirement for collateral to support environmental provisions contained in an underlying sales agreement. Sellers select this insurance to protect against loss as a result of a pollution discovery at a contracted property.

Concerns imperil sale

An international chemical corporation was selling a manufacturing facility. Because of concerns over possible soil and groundwater contamination, the buyer included in the purchase and sale agreement a requirement that the seller obtain an Environmental Site Liability policy. Chubb issued a policy with limits of \$10 million and a 10-year policy term, naming both buyer and seller as insureds and allowing the sale to proceed.



Property reveals past

A buyer wanted to purchase property with a flower shop located on it. Phase 1 assessment revealed that the site had once been a retail gas station. The seller was required to provide an indemnity agreement to pay for pollution that might be discovered. The purchase was in doubt until Chubb provided a five-year Environmental Site Liability policy insuring the buyer against future claims for on-site cleanup of historical but unknown contamination.

Contractors Pollution Liability Insurance

Contractors guard against pollution liability stemming from operations at their job sites with Chubb's Contractors Pollution Insurance.

Spill halts operations

A contractor is responsible for fueling airplanes at a major airport. A fueling tank hose ruptures, resulting in a 5,000-gallon jet fuel spill that covers the ground. Chubb's Contractors Pollution Liability insurance provides the needed remediation coverage, thereby avoiding a devastating loss for the contractor.

Runoff ruins wells

A paving contractor sprays an oil-based binding layer on crushed aggregate, planning to complete the asphalt roadway the following day. A heavy overnight rain causes the binding layer to run off into the groundwater supply, contaminating residential wells. Chubb's Contractors Pollution Liability insurance pays all property damage claims and cleanup costs.

Collateral Impairment and Environmental Site Liability Insurance

Lenders purchase this insurance to protect them from the financial loss that can result when a loan defaults and environmental damage is discovered at a collateral property.

Leak endangers value

A lender approves a mortgage loan for a commercial property. The borrower defaults, and the lender completes foreclosure proceedings, including a site visit that does not uncover contamination. But a previously unknown discharge from fuel tanks is later confirmed. Chubb's Collateral Impairment insurance reimburses the lender for site cleanup of the contaminated soil.

Chemical creates threat

A regional bank approves a loan for a shopping center. The borrower defaults, and, during the bank's pre-foreclosure, due diligence reveals the presence of significant chemical contamination of the soil beneath the floor of a film processing shop. Once foreclosure is complete, Chubb's Collateral Impairment insurance pays the bank for site cleanup and restoring the film shop floor.

For past, present and future protection, Chubb Environmental Solutions is your essential resource. To get more information, call your insurance agent or broker.

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Chubb Custom Market refers to Chubb Custom Market Inc., 55 Water Street, New York, NY 10041.

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