Berkley Specialty Excess
| a Berkley Company

# SITE POLLUTION ENVIRONMENTAL AND REMEDIATION LIABILITY

**Site Pollution Environmental and Remediation Liability (SPEAR℠)** is a type of insurance designed to protect property owners, operators, and developers from potential environmental risks and liabilities arising from site conditions, including historical, ongoing, and newly discovered pollution conditions associated with a specific location.

This product is available as a stand-alone product or can be combined with other lines as part of a package policy.

## COVERAGE

**Designed for Two Core Risk Profiles:**
SPEAR can be structured to cover both operational pollution events arising from ongoing activities and legacy environmental conditions associated with historical site use, making it suitable for active operations as well as transactional and redevelopment risks.

*Actual coverage will be based on risk selection. For detailed review of coverage forms, specimen forms are available upon request.*

## COVERAGE FRAMEWORK

Coverage is provided on a claims-made, location-specific basis and may respond to on-site and off-site pollution conditions, subject to policy terms and underwriting approval. The policy is intended to address environmental liabilities arising from site conditions, including remediation obligations, third-party claims, and related defense costs, where triggered by covered pollution conditions.

## TARGET CLASSES

### Operational & Ongoing Exposures (New Conditions)

- Manufacturing and industrial facilities
- Commercial real estate operations
- Energy, utility, and infrastructure assets
- Active facilities seeking protection against day-to-day environmental risk

*This list does not reflect full comprehensive list of eligible classes.*

### Transactional, Acquisition & Redevelopment Risk (Legacy Conditions)

- Property acquisitions and dispositions
- Redevelopment and brownfield projects
- Assets with historical industrial use
- Sites with existing environmental data, remediation plans, or regulatory oversight

## AVAILABLE POLICY STRUCTURES

- Annual up to ten years (subject to underwriting)
- New and/or pre-existing conditions
- Can be packaged with our suite of products

Products and services described above are provided through various surplus lines insurance company subsidiaries of W. R. Berkley Corporation and offered through licensed surplus lines brokers. Not all products and services may be available in all jurisdictions, and the coverage provided by any insurer is subject to the actual terms and conditions of the policies issued. Surplus lines insurance carriers do not generally participate in state guaranty funds and insureds are therefore not protected by such funds.

*CAPACITY: Capacity available up to $25M occurrence/aggregate limit*

*CARRIER: Admiral Insurance Company is a member of W. R. Berkley Corporation, whose insurance company subsidiaries are rated A+ (Superior) by A.M. Best Company.*

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