

## **DUAL ASSET UNDERWRITING ASSET OWNERSHIP INSURANCE**

**Commercial Real Estate – England and Wales  
Specific Risk Policy  
Endorsement**

## Endorsement

### Endorsement (1)

Policy Number:	00-38004318J0 (00-32935818J0)
Policy Commencement Date:	06/01/2018
Endorsement Commencement Date:	25/07/2018

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This Endorsement amends the Policy as follows:

1. The Policy Amount is increased to £10,000,000.00
2. The following Insured Event(s) are added to the Policy:

#### **Access (Pedestrian)**

You need access to and egress from your Property across land that doesn't belong to you and the land coloured yellow on the plan for title number IW85763 has no legal rights to cross over. The owner of that access way hatched blue on the title plan for title number IW85763 prevents you from using it for pedestrian access to and from that part of the Property coloured yellow on the plan as you have no legal right to do so"

#### **Reserved Rights**

A third party seeks to enforce the benefit of rights which burden the Property as reserved by the following Conveyance dated 24 July 1947 made between The Parklands Company (1) and Dennis Joseph Stacey and Kathleen Daisy Muriel Stacey (2).

#### **Breach of Section 106 Condition**

The local authority takes enforcement action because your Property is being used in breach of clause 2 of a Section 106 Agreement dated 8<sup>th</sup> May 2005 made between (1) Isle of Wight Council and (2) David Alan Caldicott.

3. The following Additional Uninsured Matter(s) are added to the Policy:

#### **Access (Pedestrian)**

The cost of maintaining or repairing the access way.

Any Claim resulting from you refusing to contribute to the cost of maintaining or repairing the access way.

Any Claim resulting from you obstructing the access way and/or preventing use of the access way by others, where they have a legal right to do so.

#### **Reserved Rights**

This Policy excludes any Claims in respect of any existing rights, reservations or easements that are already being exercised on, over or under the Property as at Policy Commencement Date including but not limited to rights of light and air.

This Policy excludes any Claims in respect of mines and mineral rights, unless Mineral Reservation has also been selected as an Insured Event.

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### **Breach of Section 106 Condition**

Loss or Damage resulting from physical or structural defects to the Property

Any Claim relating to change of use of the Property after the Policy Commencement Date or resulting from any application for change of use and/or inspection of works carried out or intended to be carried out to the Property after the Policy Commencement Date.

#### **4. The following Additional Condition(s) are added to the Policy:**

### **Access (Pedestrian)**

You cannot make an application to register a right of way over the access way without the Insurer's prior written consent.

### **Reserved Rights**

None.

### **Breach of Section 106 Condition**

You cannot make an application to the local authority for retrospective consent or for a certificate of lawful use without the Insurer's prior written consent.

<b>Premium:</b>	<b>£4,200.00</b>
<b>Insurance Premium Tax:</b>	<b>£ 504.00</b>
<b>Total:</b>	<b>£4,704.00</b>

In the event of a claim, general enquiry or to cancel this Policy please call DUAL Asset Underwriting on telephone number: +44 (0)20 7337 9888 or by email at [realestate@dualgroup.com](mailto:realestate@dualgroup.com); or write to 1<sup>st</sup> Floor, Bankside House, 107 Leadenhall Street, London, EC3A 4AF United Kingdom.

I hereby certify that the Policy to which this Endorsement relates satisfies the requirements of the relevant law applicable to the United Kingdom of Great Britain and Northern Ireland.



Ian Keith  
Managing Director  
DUAL Asset Underwriting Limited

for and on behalf of **XL Catlin Insurance Company (UK) Ltd, Royal & Sun Alliance Insurance Plc and Fidelis Underwriting Limited** (the "Insurers").

Please note that this Endorsement attaches to and forms an integral part of the Asset Ownership Insurance Policy Document and must be read in conjunction with the said document.