

American Home Assurance Co.
(Name of issuing company)

Renewal

Effective: 07/15/2011

Homeowners Declarations Page

Your Declarations Page shows at a glance the coverage you have and your premium. Your Declarations Page is part of your policy. Please read your policy carefully, including your Declarations Page and any attached Endorsements, for a description of your coverage.

Policy Number:
PCG 0002406962

Policy Period: 07/15/2011 - 07/15/2012

At 12:01 A.M. standard time at your mailing address shown below

Name of Insured and Mailing Address:
Jeffrey E. Epstein
301 East 66th Street
Suite 10F
New York, NY 10065

Agency Name, Address, Phone # & Code:
Insurance Office Central Ohio
P.O. Box 780
New Albany, OH 43054

(614) 939-5471 0050519

YOU WILL BE BILLED BY YOUR BROKER FOR ANY PREMIUM DUE.

The kind of losses that are covered and any special limits or deductibles that apply, are explained in detail in your Policy. **Summary of Coverage by Location:**

358 El Brillo Way Palm Beach, FL 33480		
COVERAGE	PAYMENT BASIS	COVERAGE LIMIT
House	Extended Rebuilding Cost	\$4,909,785
Other Permanent Structures	Extended Rebuilding Cost	\$981,957
Contents	Replacement Cost	\$2,454,893
Loss of Use		\$1,472,936
Liability		\$300,000
Medical Payments		\$10,000
Rebuilding to Code (Law and Ordinance - 30%)		\$1,472,936
	Citizens Property Insurance Corporation Emergency Assessment:	\$349.24
	Florida Hurricane Catastrophe Fund Emergency Assessment:	\$349.00
	Emergency Management, Preparedness, and Assistance Trust Fund:	\$2.00

Location Premium: \$35,815.24

Deductible applied to this location:

Standard (All Other Perils): \$25,000

Hurricane Deductible: \$98,196 (2% of House coverage)

THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE OR WIND LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

Total Citizens Emergency Assessment: \$349.24
Total Florida Hurricane Catastrophe Fund Emergency Assessment: \$349.00

Location Extension Schedule Premium:

Total Premium: \$35,815.24

**INSURANCE ANALYSIS
JEFFREY EPSTEIN**

<u>Insured</u>	<u>Dwelling</u>	<u>Other Structures</u>	<u>Contents</u>	<u>Total</u>	<u>Deductible</u>	<u>Liability</u>	<u>Annual Premium</u>
Little St James Island No. 6B St Thomas, USVI 00801	2,815,000	7,032,000	1,135,260	10,982,260	2,500	500,000	182,093
				Per Insurance			
				<u>Company</u>	<u>Per LSJ</u>	<u>Difference</u>	
Main House				2,815,000	2,815,000	-	
Contents				1,135,260	1,135,260	-	
<i>Schedule of Other Permanent Structures better description</i>							
Master Suite				1,127,000	1,127,000	-	
Bedroom Cottage # 1 - Children's playroom		includes laundry		537,000	500,000	37,000	
Bedroom Cottage # 2 - Guest Suite		includes laundry		318,000	500,000	(182,000)	
Bedroom Cottage # 3 - Guest Suite				318,000	450,000	(132,000)	
Bedroom Cottage # 4 - Guest Suite				-	450,000	(450,000)	
Caretakers House				455,000	300,000	155,000	
Gym				677,000	479,000	198,000	
Large Workshop				600,000	350,000	250,000	
Cottage Pool				165,000	200,000	(35,000)	
Hardscape Throughout				1,500,000	1,250,000	250,000	
Flag Pole				12,000	12,000	-	
Courtyard Fountain				45,000	-	45,000	
Salt Pond Cabin				24,000	24,000	-	
Look-out House Cabin				15,000	15,000	-	
Blue St Johns Flagpole House		Kite House		80,000	150,000	(70,000)	
Small Beach Cabin		?		30,000	-	30,000	
Tiki House				61,000	100,000	(39,000)	
Flagpole # 2 with generator house				61,000	61,000	-	
Flagpole pool				-	200,000	(200,000)	
Flagpole cabana				-	650,000	(650,000)	
St Johns Massage Cabana				15,000	15,000	-	
Light Blue Beach Cabana				58,000	58,000	-	
Helicopter Pad Shelter		add new parking area		48,000	100,000	(52,000)	
Dive Beach Cabana				245,000	-	245,000	
Dock				608,000	608,000	-	
Captains Office				33,000	33,000	-	
Five Palms				-	400,000	(400,000)	
Total Other Permanent Structure				7,032,000	8,032,000	(1,000,000)	
<i>Mechanical Building</i>				3,234,000	2,500,000	734,000	46,893
<i>Office Pavilion</i>				2,732,000	3,466,000	(734,000)	39,614
<i>Generator Building</i>				3,760,000	3,760,000	-	56,400
TOTAL COVERAGES				20,708,260	21,708,260	(1,000,000)	325,000