

FOURFortyFOUR



SOUTH FLOWER

Defining the Art of Workplace

Vendor Certificate of Insurance Requirements

All companies performing work at FourFortyFour South Flower Street must have a Certificate of Insurance underwritten by a solvent insurance company ("A.M. Best" rating of not less than A VIII) qualified to do business in the State of California on file with the Office of the Building. Please ensure the certificate is completed in accordance with the information and limits of liability stated below.

Certificate Holder: CVFI-444 S Flower, LP
c/o CBRE, Inc.
444 South Flower Street
Suite 2360
Los Angeles, California 90071

Additional Insureds: CVFI-444 S Flower, LP, 444 South Flower Gap Property LLC, CBRE, Inc.

Additional Insured Wording:

General Liability and Excess Liability policies must include the following additional insured parties:

CVFI-444 S Flower, LP, 444 South Flower Gap Property LLC, CBRE, Inc

Waiver of Subrogation:

Certificate must show that all insurance policies contain a waiver of subrogation in favor of the above parties, and their subsidiary and affiliate companies.

Coverage:

General Liability:	\$1,000,000 each occurrence limit \$2,000,000 general aggregate limit
Auto Liability:	Combined Single Limit: \$1,000,000 Coverage required to include all owned, hired and/or non-owned vehicles
Workers' Compensation: Liability:	Statutory Limits Employer's Each Accident: \$1,000,000 Disease – Each Employee: \$1,000,000 Disease – Policy Limit: \$1,000,000
Excess Liability (Umbrella):	\$5,000,000 Limit of liability

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Deductible and Self-Insured Retention:

Maximum deductible is \$25,000.

Self-insured retention will be considered on a case-by-case basis.

Please note the coverage provided by the certificate must state that the insurance shall be primary, and any insurance carried by the above parties is excess and non-contributory insurance. With the exception of 10-day notice of cancellation for non-payment of premium, the Certificate shall state the insurance provided will not be changed, terminated or permitted to lapse without thirty (30) days written notice to the above parties and delivered to the Property Management Office.