



## VENDOR INSURANCE REQUIREMENTS

Before commencing the work and until completion and final acceptance thereof by Owner, Vendor/Contractor shall obtain and maintain, at its expense, no less than the following types and amounts of insurance and in form and substance, acceptable to Owner from insurers with an A.M. Best rating of A- VII or higher:

**(i) Commercial General Liability insurance** for bodily injury and property damage (including coverages for product liability, completed operations, contractual liability and personal injury liability) The policy shall have a limit of not less than \$1,000,000 bodily injury and property damage, \$2,000,000 general aggregate, \$2,000,000 completed operations aggregate and \$1,000,000 personal injury/advertising injury.

**(ii) Auto Liability insurance** covering any owned, hired or leased vehicle with a limit of not less than \$1,000,000 per accident covering losses due to the insurer's liability for bodily injury or property damage

**(iii) Worker's Compensation insurance** – Statutory amount with employer's liability coverage with a limit of not less than \$1,000,000 per occurrence. The policy shall include a waiver of subrogation in favor of Owner.

**(iv) Umbrella Excess Liability** whenever Owner deems necessary, umbrella coverage of up to \$5,000,000 per occurrence / \$5,000,000 aggregate and/or a Fidelity coverage on any employees working on Owner's premises. Please inquire with Property Management on umbrella coverage requirements. To the extent that Primary Employers Liability, Automobile and Commercial General Liability limits do not meet the minimum requirements stated above, the Vendor/Contractor shall increase its respective "Umbrella Excess Liability" limit to the extent necessary to comply with the required total limits specified.

**(v)(If applicable) Design Build Error & Omissions Professional Liability** obtained from the professional consultants:

- i. Per Occurrence: \$2,000,000
- ii. Aggregate: \$2,000,000
- iii. Deductible: No more than \$100,000 per occurrence

**(vi) Certificate Holder**

San Diego Centerpark 1, LLC  
c/o Longfellow Property Management Services CA, Inc.  
9330 Scranton Road  
Suite 120  
San Diego, CA 92121

# LONGFELLOW

**ADDITIONAL INSUREDS:**

San Diego Centerpark 1, LLC, San Diego Centerpark Holdings, LLC, San Diego Centerpark REIT, LLC, Longfellow Real Estate Partners, LLC, Longfellow Property Management, LLC, Longfellow Property Management Services CA, Inc., and their respective members, managers, partners, officers, directors, affiliates, agents, representatives, employees, successors and assignees are added as additional insured on the above captioned policies with respect to your Work at 6815, 6825, 6835, 6865, 6885 Flanders Drive, 6730, 6620, 6696 Mesa Ridge Road, 10125 Mesa Rim Road, San Diego, CA 92121

All Vendor's/Contractor's policies of insurance shall provide for coverage on an occurrence basis. Vendor/Contractor shall furnish Owner with insurance certificates as evidence of its coverage prior to commencing Work and at from time to time upon Owner's request.

Please send to Andrea Crankshaw at [acrankshaw@lfrep.com](mailto:acrankshaw@lfrep.com).