



**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 employers' liability coverage with a limit of not less than \$100,000 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. 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) **Contractor's Pollution Liability** insurance with limits of \$2,000,000 per occurrence and aggregate, covering bodily injury, property damage, environmental damage, and cleanup costs, including completed operations for a period of at least six (6) years following the completion of the Work or the greater time under which a claim may be properly brought under the applicable statute of limitations or repose.
- (vi) **Design Build Error & Omissions Professional Liability** obtained from the professional consultants: (if applicable)
  - i. Per Occurrence: \$2,000,000
  - ii. Aggregate: \$2,000,000
  - iii. Deductible: No more than \$100,000 per occurrence
- (vii) **Certificate Holder**
  - San Diego Creekside, LLC
  - c/o Longfellow Property Management, LLC
  - 9330 Scranton Road
  - Suite 120
  - 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.

All policies of liability insurance shall be inclusive of ongoing and completed operations coverage and the policies shall have a severability of interests provision, and name the following entities as Additional Insureds as exactly shown below:

**San Diego Creekside, LLC, San Diego Creekside Holdings, LLC, San Diego Creekside 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 10220, 10240 and 10260 Sorrento Valley Road.

Certificates shall provide that such policies may not be changed, canceled or non-renewed until after thirty (30) days' prior written notice to Owner. In addition, Contractor's insurance shall be primary and non-contributing as to any insurance policies carried by Owner. Contractor shall ensure that any sub-contractors used in conjunction with work done under this agreement maintain insurance that meets the requirements set forth in this paragraph.

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@ifrep.com](mailto:acrankshaw@ifrep.com), Karen Yoshizumi at [kyoshizumi@ifrep.com](mailto:kyoshizumi@ifrep.com), and Accounts Payable San Diego at [apsd@ifrep.com](mailto:apsd@ifrep.com).**