

# **INSURANCE REQUIREMENTS for:** **801 Jefferson Ave, Redwood City, CA 94063**

**ALL coverage must be place with BEST's "A-" rated carrier; any lower rating will not be accepted.**

1. Workers Compensation – Statutory amount.
2. Employer's Liability - \$500,000 each accident; \$500,000 disease policy limit; \$500,000 disease – each employee.
3. Broad Form Commercial General Liability (naming Owner and Manager as additional insured) – \$1,000,000 per occurrence Combined Single Limit; \$2,000,000 aggregate (i.e., such insurance shall be broad form and shall include contractual liability, personal injury protection and completed operations coverage);
4. Auto Liability (if deemed appropriate by Manager) - \$1,000,000 minimum; and
5. Property Insurance coverage for tools and equipment brought onto and/or used on any Property by the contractor- an amount equal to the replacement costs of all such tools and equipment.

## **SPECIFIC ENDORSEMENTS REQUIRED**

- **SEPARATE ATTACHED ADDITIONAL INSURED ENDORSEMENT** – “Hard Copy” must be attached to certificate naming the following Additional Insurers *as respects to General Liability* for the *specific premises*.

\* **Description:** 801 Jefferson Ave, Redwood City, CA 94063 (property location)

\* **Certificate Holder:** Lane-Broadway, LLC (legal entity) c/o  
Riverrock Real Estate Group  
1999 S. Bascom Avenue, STE  
900 Campbell, CA 95008

\* **Additional Insured(s):** Lane-Broadway, LLC  
RiverRock Real Estate Group

- **PRIMARY WORDING ENDORSEMENT** – Stating **Additional Insured insurance is non-contributing with any other insurance** OR the following statement may be provided on the Additional Insured endorsement:

*It is further agreed that such insurance as is afforded by this policy, for the benefit of the additional insureds shown above shall be **primary** insurance, but only as respects to any claims, loss or liability arising out of the named insureds operations, and any insurance maintained by the additional insureds shall be **non-contributing**.*

\*\*If primary and non-contributing is included within the policy, we will need a copy of that clause.

- **30 DAY NOTICE OF CANCELLATION** - Remove or cross out the “*endeavor to but failure to mail*” wording from certificate.

- **WAIVER OF SUBROGATION ENDORSEMENT** – on **General Liability**

***Please note: Listing the Primary Wording Clause and the Waiver of Subrogation on the Certificate of Insurance under Description of operations / Locations / Vehicles / Special Items is not acceptable to our requirements because the Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. Therefore, we will need actual endorsements to validate coverage.***

\*General Liability policy number should be referenced on the primary wording, additional insured, and waiver of subrogation. The endorsements should also be referenced under the description of operations.