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.