



TORRANCE CIVIC PLAZA

VENDOR INSURANCE REQUIREMENTS

All insurance companies must have at least an "A-VIII" A.M. Best rating.

General Liability:

Commercial General Liability Policy Form* - ISO Occurrence Form

- General Aggregate \$2,000,000.00
- Products Comp/Ops Aggregate \$2,000,000.00
- Each Occurrence \$1,000,000.00

Umbrella/Excess Liability

- General Aggregate \$5,000,000.00
- Each Occurrence \$5,000,000.00

* 5 million total limits required. Total limits can be obtained in conjunction with General Liability limits above

Coverage to include:

Coverage for independent contractors, No exclusion for XCU

(Explosion, Collapse, Underground) hazards (or no exclusions cited)

Additional Insured Endorsement: A separate endorsement must accompany the certificate naming The Muller Company, LLC (property management entity) and MULLER SOUTHBAY EAST, LLC and any other entities required by Owner as respects all operations for entities. The endorsement must be the Acord form CG 20 10 11 85 (Form B) or equivalent. Any form that alters the intent of the original wording in form CG 20 10 11 85 is unacceptable.

Waiver of Subrogation: Endorsement must be attached to the certificate of insurance which confirms that the carrier is providing a waiver of subrogation in favor of The Muller Company, LLC (property management entity) and MULLER SOUTHBAY EAST, LLC and any other entities required by Owner

Severability of Interest: An endorsement which clarifies the intent of the word "insured" as it appears in a policy. The coverage applies severally and not collectively, as if a separate policy were issued to each insured, however the policy limits are not cumulative, but apply to all insureds collectively. Please provide confirmation of Severability of Interest in the DESCRIPTION OF OPERATIONS section of the Certificate.

Primary & Non-Contributory Language: Endorsement must be attached which confirms that the vendor's policy shall pay first for any loss or liabilities arising from their operations. The insurance maintained by the certificate holder will not

contribute or participate.

30-Day Notice of Cancellation: 30-day cancellation.

Workers Compensation:

Workers Compensation limit stated as Statutory.

Employer Liability limits:

\$1,000,000 Each Accident plus \$4,000,000 Umbrella = \$5,000,000 Limit

\$1,000,000 Policy Limit plus \$4,000,000 Umbrella = \$5,000,000 Limit

\$1,000,000 Each Employee plus \$4,000,000 Umbrella = \$5,000,000 Limit

Waiver of Subrogation - a separate endorsement must be issued by the carrier providing Waiver of Subrogation in favor of *The Muller Company, LLC (property management entity) and MULLER SOUTHBAY EAST, LLC and any other entities required by Owner as respects all operations* and included with the certificate of insurance (this is also called "waiver of right to recovery from others endorsement").

This insurance is not required if the owner, partners or husband/wife do all work and there are no employees. We will, however, need a letter to that fact. If you are a Qualified Self-Insurer, please provide State Certificate.

Automobile Liability:

All owned, non-owned and hired vehicles must be covered. Any one of the following three types of auto policies are acceptable and the appropriate boxes must be checked on the insurance certificate:

Any Auto - includes owned, non-owned & hired vehicles

All Owned Autos - owned vehicles only (non-owned or hired are not used)

Non-Owned & Hired - no vehicles are owned by subcontractor (must check both boxes)

\$1,000,000.00 combined single limit plus \$4,000,000 Umbrella = \$5,000,000 Limit

Additional Insured Endorsement: A separate endorsement must accompany the certificate naming *The Muller Company, LLC (property management entity) MULLER SOUTHBAY EAST, LLC and any other entities required by Owner as respects all operations performed for entity. If your policy is the equivalent of ISO CA 00 01 0797 in which "Who is Insured" includes "c. Anyone liable for the conduct of an insured described above, but only to the extent of that liability",* please so state and provide a copy of the portion of the policy form confirming the wording.

- Bodily injury, property damage, and uninsured motorist
- Thirty (30) days notice of cancellation

Additional Coverages/Limits:

At the discretion of Owner. Possible additional coverages may include POLLUTION LEGAL LIABILITY COVERAGE for those trades that may be involved in Hazardous Materials at the jobsite.

Certificate Holder's Address

Muller-South Bay East, LLC and
The Muller Company
3838 Carson Street, Suite 100 Torrance, CA 90503