

## WALNUT CREEK CENTER - CGL Insurance for Contractors

All vendors, contractors and subcontractors shall carry commercial general liability, workers comp, business auto and umbrella insurance coverage with the following limits:

**Commercial General Liability** - \$1,000,000 per occurrence / \$2,000,000 general aggregate with a \$2,000,000 Products Completed Operations limit and including Manager, Owner, and Indemnified Parties as additional insureds on a primary non-contributory basis for ongoing and completed operations.

**Statutory Worker's Compensation** - \$500,000/\$500,000/\$500,000 employers' liability including a waiver of subrogation in favor of the Manager, Owner, and Indemnified Parties.

**Business Automobile Liability** - \$1,000,000 per occurrence to include owned, non-owned and hired coverage.

**Umbrella (Products Completed Operations inclusive)** - \$5,000,000 in the aggregate to include following form policy language naming Owner, Manager, and any Indemnified parties as additional insureds on the Commercial General liability policy or Business Auto policy.

**Professional E&O** not less than \$1,000,000 each claim, with coverage continuing for two years after completion of contractors work or services but only if such work includes the provision of any one or more of the following kinds of service; professional engineering advice or services, any form of architectural advice or services, security or alarm services, any form of accounting advice or services, legal advice, insurance brokerage services or any other professional consulting.

**Contractors Pollution Liability** not less than \$1,000,000 per loss and \$2,000,000 annual aggregate.

**ALL INSURANCE SHALL NAME THE FOLLOWING AS ADDITIONAL INSURED AS RESPECTS TO THE GENERAL LIABILITY COVERAGE. **\*\*IMPORTANT: THE ADDITIONAL INSURED MUST BE IN THE FORM OF AN ATTACHED ENDORSEMENT.****

1. WALNUT CREEK CENTER OWNER, LLC
2. WALNUT CREEK CENTER INVESTOR HOLDINGS, LLC
3. PCCP CS VI WALNUT CREEK CENTER, LLC
4. PACIFICCAL VI, LLC
5. PCCP, LLC
6. ALIGN REAL ESTATE SERVICES, LP
7. G&E REAL ESTATE MANAGEMENT SERVICES, INC dba NEWMARK KNIGHT FRANK

THE GENERAL LIABILITY COVERAGE IS PRIMARY AND ANY INSURANCE CARRIED BY THE "ADDITIONAL INSURED" SHALL BE EXCESS AND NOT CONTRIBUTORY.

All policies of insurance required shall be primary and non-contributory with any insurance maintained by the Manager, Owner, and/or any indemnified parties and shall name Owner as additional insured and loss payee and shall include a waiver of subrogation in favor of Owner and shall be subject to approval by Owner, such approval not to be unreasonably withheld.

The insurance companies issuing such insurance shall have an AM Best Rating of A-VIII or better.

No policy shall be cancelable or subject to reduction of coverage except after thirty (30) days' prior written notice to Owner and G&E Real Estate Management Services, Inc., dba Newmark Knight Frank.

Please forward the Certificate of Insurance to the Certificate Holder:

**G&E Real Estate Management Services, Inc.**  
**dba NEWMARK KNIGHT FRANK**  
**100 Pringle Avenue, Suite 235**  
**Walnut Creek, CA 94596**

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