



Worthe Real Estate Group

INSURANCE REQUIREMENTS

All companies performing work at The Reserve or using the loading area, at any time, must have a current Certificate of Insurance on file with Worthe Real Estate Group in accordance with the following insurance requirements:

- Employer's Liability \$500,000 each employee – bodily injury by disease, \$500,000 policy limit – bodily injury by disease, \$500,000 each accident – bodily injury by accident
- Comprehensive General Liability (“CGL”), Bodily Injury and Property Damage including Premises–Operations and Products- Completed Operations, Products, Blanket Contractual, Independent Contractors, Personal and Advertising Injury, XCU Hazards Coverage (Underground work only), No Insured vs. Insured Exclusion or Limitation \$1,000,000 Per occurrence, \$1,000,000 personal and advertising injury, \$2,000,000 general aggregate (with a per location endorsement specifying the Property), \$2,000,000 products-completed operations aggregate
- Commercial or Business Automobile Liability, Bodily Injury and Property Damage (including owned, non-owned, leased, and hired vehicles). \$1,000,000 Each accident
- Workers Compensation In compliance with requirements of the State where the Property is located
- Umbrella or Follow Form Excess Liability At Least as broad as Primary CGL \$1,000,000 per occurrence, \$1,000,000 annual aggregate
- Garage Keepers Legal Liability (when applicable) \$1,000,000, Subject to a Deductible provision not to exceed \$250 per occurrence
- Garage Liability Insurance (when applicable) \$1,000,000 Combined Single Limit
- Non-occupational and Disability Insurance, if required by the State where the Property is located
- Fidelity Bond coverage on a blanket basis covering Contractor and all those of its employees who have access to or are responsible for the handling of Agent's or Owner's funds, in an amount as Agent or Owner shall reasonably request, having such deductible as shall be determined from time to time by Agent or Owner, and naming Owner as a loss payee
- Any vendor who remediates, performs waste removal of toxic items or uses chemicals must evidence a minimum of \$1,000,000 Contractor's Pollution Liability

- Any vendor who performs professional services must evidence a minimum of \$1,000,000 Professional Liability (Errors and Omissions)
- Commercial Property: Insuring all contractor supplied property, tools and equipment

NOTE:

1. With respect to CGL and Umbrella/Excess Liability coverage, **M. David Paul and Associates, Krismar Construction Company, INC., M. David Paul, M. David Paul Ventures, LLC, M. David Paul Development, LLC, The Reserve Investors, LLC, Worthe Real Estate Group, Inc., Invesco Advisers, LLC and their respective Members, Partners, Executive Officers, Directors, Stockholders, and all Other Related Interests** must be named as an additional insured to policy by *signed endorsement*, and on the Certificate of Insurance.
2. With respect to CGL, Auto, Umbrella/Excess Liability, Workers Comp, Commercial Property and Contractor's Pollution Liability coverage, a waiver of subrogation should be provided in favor of Worthe Real Estate Group, The Reserve Investors, LLC and Invesco Advisers, Inc.
3. Certificate of Insurance is to be furnished evidencing compliance with all insurance requirements. Each policy shall be endorsed to provide Worth with not less than thirty (30) days prior written notification in the event of cancellation or non-renewal. Tenant or Vendor/Contractor, as applicable, shall provide complete copies of its insurance policies to Worthe upon request.
4. Certificate shall state, and each policy shall be endorsed to provide that, "Such policies are primary and non-contributory and any insurance carried by Worthe Real Estate Group is excess."
5. **Please note on the certificate the name of the project and/or client that this certificate is being requested for.**
6. The following should be listed as Certificate Holder:

The Reserve Investors, LLC
C/O Worthe Real Estate Group, Inc.
13031 W Jefferson Blvd
Los Angeles, CA 90094
Attn: Betsy Correa

7. **IMPORTANT NOTICE:** DIFFERENT AND/OR ADDITIONAL COVERAGES MAY BE REQUIRED IN THE SOLE DISCRETION OF WORTHE DEPENDING UPON THE NATURE, SCOPE, AND RISKS OF THE OCCUPANCY, WORK, OR SERVICES
8. Contractor shall carry the above indicated at his/her own expense.
9. If you have any questions about our requirements, please call Betsy Correa at (310) 591-3200. All incomplete Certificates of Insurance will be returned to the vendor for correction and reissuing.