



MINIMUM INSURANCE REQUIREMENTS FOR MINOR TRADES

All insurance certificates must be submitted to the building management office as indicated below prior to commencement of any work.

1. **Worker's Compensation:** Statutory Limits.
2. **Employer's Liability:** \$1,000,000 per Accident per Employee; \$1,000,000 per Disease per Employee; \$500,000 per Disease Policy Limit.
3. **Comprehensive Commercial General Liability:** Bodily Injury and Property Damage, Broad Form Property Damage (Include: Completed Operations, Products, Blanket Contractual, Independent Contractor, Products Injury, Fire Legal Liability, and Personal Injury): \$2,000,000— Combined Single Limit Bodily Injury and Property Injury and Property Damage Liability.
4. **Comprehensive Automobile Liability:** Bodily Injury and Property Damage, including Owned, Non-Owned and Hired Vehicles: \$1,000,000 – Combined Single Limit Bodily Injury and Property Damage Liability.
5. **Professional Liability (Errors & Omissions):** If applicable, \$1,000,000 with maximum \$50,000 deductible.
6. **Umbrella Liability:** In excess of the underlying coverage listed in 1, 2, 3, 4 and 5: \$2,000,000 per occurrence, \$2,000,000 aggregate. (\$5,000,000 if doing asbestos work).
7. The Certificates or policies shall show that CBRE, Inc. is to receive thirty (30) days notice prior to cancellation of a policy or adverse material change.
8. Accord forms must have the words “... endeavor to...” and “...but failure to mail such notice shall impose no obligation or liability upon the company...” deleted or crossed out in the section entitled “CANCELLATION”.
9. Certificate shall state: “Such policies are primary and any insurance carried by CBRE, Inc. is secondary and noncontributing with such policies.”

10. All liability insurance shall be written on an occurrence basis.
11. The Certificate shall include and name the following parties as **Additional Insureds, with the supporting Endorsement Forms GC 2010 0704 and CG 2037 0407 or equivalent:**
 - a) **CBRE, Inc.**
 - b) **Entertainment Center, LLC, a Delaware limited liability company**
 - c) **One Hundred Towers, LLC**
12. **CBRE, Inc. and all related interests, 2049 Century Park East, Suite 1950, Los Angeles, CA 90067, shall be the Certificate Holder.**
13. Contractor shall carry the above indicated at his own expense.
14. Except where prohibited by law, all insurance policies shall contain provisions that the insurance companies waive the rights of recovery or subrogation against CBRE, Inc., Entertainment Center, LLC, a Delaware limited liability company, One Hundred Towers, LLC, and their agents, servants, invitees, employees, co-leases, co-venturers, affiliated companies, contractors, subcontractors and their insurers.
15. All insurance shall be provided by reasonable insurance companies qualified to do business in the State of California.
16. Original Certificates of Insurance must be provided to CBRE, Inc. at the above address before Contractor commences Work or Work will not be allowed to commence.