

Lincoln

TRPF 80 SOUTH LAKE AVENUE LP Vendor Certificate of Liability Insurance Requirements

All vendors providing service at 80 S. Lake Avenue, Pasadena, CA 91101, commonly known as 80 South Lake is required to submit an endorsed Certificate of Liability Insurance listing the ownership and management company as additionally insured on their policy.

The following amounts are required limits of coverage:

Commercial General Liability	Minimum combined single limit liability of \$1,000,000 per each occurrence Combined Single Limit. \$1,000,000 General Aggregate. \$1,000,000 Products/Completed Operations Aggregate.
Automobile Liability Insurance	Coverage on all owned, non-owned and hired vehicles, and equipment with a minimum combined single limit of liability of \$1,000,000 for injury and/or death and/or property damage.
Worker's Compensation	\$1,000,000 per accident for bodily injury. \$1,000,000 per employee/aggregate for disease. \$1,000,000 Statutory Limit – California
Umbrella/Excess Liability	\$3,000,000 per occurrence \$3,000,000 General Aggregate. Any coverage deficiencies in General Liability, Automobile Liability, Worker's Compensation, can be accounted for under Umbrella/Excess if your policy allows it. The delta of any limits must be added on top of the required Umbrella/Excess amount.
Additional Insured Endorsement	AI Endorsement required for Commercial General Liability and Automobile Insurance.
Property Insurance	Contractor/Vendor shall be responsible for insuring their equipment, tools, and/or business personal property brought onto and/or that is being used to perform its work. Contractor/vendor's election not to insure such property does not constitute a waiver of such obligation.

The Certificate of Insurance Endorsements should list the following names and addresses exactly how they appear below:

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY
ENDORSEMENT/SPECIAL PROVISIONS:

Additional insured must include: TRPF 80 South Lake Avenue LP, Teachers Insurance and Annuity Association of America, Lincoln Property Company Commercial, LLC, and LPC West, LP

If an endorsement includes description of locations section, please list **80 South Lake Avenue, Pasadena, CA 91101.**

Certificate Holder should read as follows:

TRPF 80 South Lake Avenue LP
c/o LPC West, LP
74 N. Pasadena Avenue, Suite B111
Pasadena, CA 91103

Policy Acords: General Coverage is required to be on an ACORD 25 form and Property Insurance must be on an ACORD 28.

Coverage Deficiencies: General Liability, Automobile Liability, and Worker's Compensation can be accounted for under Umbrella/Excess if your policy allows it. The delta of any limits must be added on top of the required Umbrella/Excess amount.

Please contact your insurance agent and request that they email the Certificate of Insurance to BWilson@lpc.com, CNewman@lpc.com and alice@getjones.com.

Thank you and should you have any questions, please do not hesitate to contact our office at (310) 432-0651.