

THE TOWERS

EMERYVILLE

VENDOR INSURANCE REQUIREMENTS

All vendors/contractors performing work at 1900, 2000, and 2200 Powell must have a valid Certificate of Insurance on file with the Property Management Office.

The Certificate must be completed with the information and limits of liability stated below and include an ISO Additional Insured Endorsement CG 20 11 11 85:

Certificate Holder:

Prime US - Towers at Emeryville, LLC
 2000 Powell Street, Suite 100
 Emeryville, California 94608

Additional Insured:

- Prime US - Towers At Emeryville, LLC
- KBS Capital Advisors, LLC
- Cushman & Wakefield of California, Inc. and affiliates

Required Insurance Limits:

- a. Commercial General Liability \$1,000,000
- b. Automobile Liability \$1,000,000
- c. Excess/Umbrella Liability \$5,000,000 (or as noted below)
- d. Workers' Compensation [In kind and amount as prescribed by statute]
- e. Employer's Liability \$ 1,000,000

Please note that this policy may not be cancelled or changed so as to affect insurance described by the certificate until thirty (30) days after written notice of such cancellation or change has been delivered to the Property Management Office.

Vendor Certificate of Insurance Limit Guidelines (by Trade)

Access Control / Alarm Monitoring	\$3,000,000	Alarm Systems	\$3,000,000
Carpeting	\$2,000,000	HVAC & Ductwork installation, maintenance, cleaning, repair	\$5,000,000
Electrical Repairs	\$4,000,000	Food Deliveries / Catering (No sternos allowed)	\$1,000,000
Flooring / Carpet Installation	\$2,000,000	Office Supply Deliveries	\$1,000,000
Plumbing	\$3,000,000	Furniture Deliveries	\$3,000,000
Signage Installation / Repairs	\$1,000,000	Construction	\$5,000,000
Painting / Wallcovering Installation	\$1,000,000	Interior Landscaping	\$1,000,000
Telephone / Riser Closet Installations	\$5,000,000	Music / Artwork Installations	\$1,000,000