
VENDOR AND CONTRACTOR INSURANCE REQUIREMENTS AND INDEMNIFICATION

Please review the requirements below. We require that all vendors and contractors return this document initialed and signed along with their Certificate of Liability Insurance, prior to commencement of any work at Old Town Plaza. If you have any questions after reviewing the requirements, please contact our office by email at manager@leaseoldtown.com or by phone at (619) 299-5835.

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| I. WORKER'S COMPENSATION | Statutory Limits |
| ◊ Employer's Liability | \$1,000,000/\$1,000,000/\$1,000,000 |
| II. COMMERCIAL GENERAL LIABILITY (Occurrence Form): | |
| ◊ General Aggregate (Per Job Site) | \$ 2,000,000 |
| ◊ Products/Completed Ops. Agg. | \$ 2,000,000 |
| ◊ Personal & Advertising Injury | \$ 1,000,000 |
| ◊ Each Occurrence | \$ 1,000,000 |
| ◊ Fire Damage | \$ 100,000 |
| ◊ Med Exp (any one person) | \$ 10,000 |

Coverage to include Contractual Liability, Contractor's Protective Liability, and, if applicable, Explosion, Collapse, or Underground Damage (XCU) exclusions deleted.

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| III. COMMERCIAL AUTOMOTIVE LIABILITY | |
| ◊ Automotive Liability | \$ 1,000,000 |
| All Owned, Non-Owned and Hired Vehicles are to be insured. | |
| IV. UMBRELLA LIABILITY | |
| ◊ Each Occurrence | \$ 1,000,000 |
| ◊ Aggregate | \$ 1,000,000 |

The vendor/contractor shall purchase and maintain the above insurance with insurance companies acceptable to the owner. The companies must maintain a minimum A.M. Best Insurance Rating of B++VII.

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| V. ADDITIONAL INSURED | |
| ◊ Old Town Plaza Investors, L.P. and Peregrine Realty Partners, Inc. are to be listed as additional insured on the Commercial General Liability Policy and Umbrella Liability Policies. Additional insured endorsement must be provided. | |
| ◊ Policies must indicate that coverage is primary and non-contributory to any insurance of the Additional | |
| VI. CERTIFICATE HOLDER | |
| Old Town Plaza Investors, L.P. | |
| Peregrine Realty Partners, Inc. | |
| 591 Camino de la Reina, Suite 150 | |
| San Diego, CA 92108 | |

Additionally, an Additional Insured Endorsement page must be attached to the certificate and proof of Workmen's Compensation must be provided.

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