

BOARDWALK

PROPERTY MANAGEMENT

THE ESTATE, YOUNTVILLE

SERVICE VENDOR INSURANCE REQUIREMENTS

1) Commercial General Liability Insurance on a primary and non-contributory basis and not excess or secondary to any other insurance as may be available to additional insureds (with broad form commercial liability endorsement, including contractual liability insurance and bodily injury liability) insurance Service Contractor, covering, without limitation, any liability for bodily injury, personal injury, including death, and property damage arising out of Service Contractor's operations, accts, omissions, assumed liability or presence at the Property for limits of liability not less than \$1,000,000 each occurrence and \$2,000,000 in the general aggregate and naming the following as additional insureds:

Landlord and Additional Insureds:

- Boardwalk IG Investments III, LLC, 1945 Placentia Ave Bldg D, Costa Mesa, CA 92627
- Boardwalk Investments Yountville, LLC, 1945 Placentia Ave Bldg D, Costa Mesa, CA 92627

Certificate Holder:

- Boardwalk Property Management, Inc - 1945 Placentia Ave Bldg D, Costa Mesa, CA 92627

2) Worker's Compensation Insurance covering all employees, agents and contractors of Service Provider performing work in, on, or with respect to the Property, in amounts not less than those required by law.

3) Employers' liability insurance covering all employees, agents and contractors of Service Provider performing work in, on, or with respect to the Property, in amounts not less than \$1,000,000 for each accident and \$1,000,000 for disease of each employee, agent and contractor.

4) Umbrella, Excess Liability or General Aggregate in the amounts not less than \$2,000,000.

5) Commercial Automobile Liability coverage in amounts not less than \$1,000,000 combined single limit per accident.