

PASARROYO
225 S. LAKE AVENUE, SUITE 110
PASADENA, CA 91101
Phone: 626.792.5161

Vendor Certificate of Insurance Requirements

All companies performing work at 201, 225, 251 or 283 South Lake Avenue must have a Certificate of Insurance underwritten by a solvent insurance company (“A.M. Best” rating of not less than A VIII) qualified to do business in the State of California on file with the Office of the Building. Please ensure the certificate is completed in accordance with the information and limits of liability stated below.

Certificate Holder: CVFI-S Lake Avenue, LP
225 South Lake Avenue
Suite 110
Pasadena, California 91101

Additional Insureds: CVFI-S Lake Avenue GP, LLC, Coretrust Value Fund I LP, Coretrust Management, LP, Coretrust Management, Inc. (collectively, the “Coretrust Parties”)

Additional Insured Wording:
General Liability and Excess Liability policies must include the following additional insured parties: The Coretrust Parties and their subsidiary and affiliate companies.

Waiver of Subrogation:
Certificate must show that all insurance policies contain a waiver of subrogation in favor of the Coretrust Parties and their subsidiary and affiliate companies.

Coverage:

General Liability:	\$1,000,000 each occurrence limit \$2,000,000 general aggregate limit
Auto Liability:	Combined Single Limit: \$1,000,000 Coverage required to include all owned, hired and/or non-owned vehicles
Workers’ Compensation:	Statutory Limits
Employer’s Liability:	Each Accident: \$1,000,000 Disease – Each Employee: \$1,000,000 Disease – Policy Limit: \$1,000,000
Excess Liability (Umbrella):	\$5,000,000 Limit of liability

Deductible and Self-Insured Retention:
Maximum deductible is \$25,000 unless written approval received from Coretrust Management, LP to exceed this amount. Self-insured retention will be considered on a case-by-case basis by Coretrust Management, LP.

Please note the coverage provided by the certificate must state that the insurance shall be primary, and any insurance carried by the Coretrust Parties is excess and non-contributory insurance. With the exception of 10-day notice of cancellation for non-payment of premium, the Certificate shall state the insurance provided will not be changed, terminated or permitted to lapse without thirty (30) days written notice to the Coretrust Parties delivered to the Office of the Building.