

Vendor/Contractor Insurance Requirements

Constellation Place, LLC
10250 Constellation Blvd
Los Angeles, CA 90067

Phone: 310/551-0077

Fax: 310/551-0088

Before any Vendor/Contractor may do any work at or prepares or delivers material to the project site, Vendor/Contractor shall provide Constellation Place, LLC with original certificates of insurance evidencing coverage in amounts either as required by the specifications or as follows, whichever is greater. Original certificates must be sent by the Insurance Carrier or Agent via U.S. Mail (**facsimiles will not be accepted**). Please ensure that all correspondence references the project or job.

CERTIFICATE HOLDER: Constellation Place, LLC
10250 Constellation Boulevard, Suite 1650
Los Angeles, CA 90067

- a. **Worker's Compensation:** As required by the state in which the work is being performed.
- b. **Employer's liability Insurance:** With limits not less than \$1,000,000 per employee per accident.
- c. **Comprehensive General Liability:** (Occurrence form) insuring bodily injury, personal injury, and property damage arising out of all operations of the named insured and including products and completed operations; independent contractors; explosion, collapse and underground hazards (X,C,U); contractual liability specifically covering the Hold Harmless Agreement as set forth in (f) below; broad form property damage, including completed operations; severability of interest wording insuring claims between insureds; added as an additional insured Constellation Place, LLC; and as an endorsement stating that coverage for Constellation Place, LLC under Vendor/Contractor's policy is primary and non-contributing with other insurance available to Constellation Place, LLC. The limits of liability shall not be less than:

\$2,000,000 each occurrence, bodily injury, personal injury and property damage;
\$2,000,000 annual aggregate for the products and completed operations hazard; and
\$2,000,000 general aggregate for this location or job, if a general aggregate applies.

*An Additional Insured Endorsement is required (Form CG 20 10) or equivalent and **Constellation Place, LLC and JMB Real Estate Services, Inc. and Wachovia Bank, National Association, as Master Servicer on behalf of, LaSalle Bank, NA as Trustee for the benefit of the Certificate Holders of, its Successors and/or Assigns, Commercial Mortgage Pass-Through Certificates Series LB/UBS 2004-C1** must be listed as an additional insured.*

- d. **Hazardous Operations:** In the sole discretion of Constellation Place, LLC, Constellation Place, LLC may require additional limits of liability and/or additional forms of insurance and/or surety.
- e. **Automobile Insurance:** Providing not less than \$2,000,000 bodily injury and property damage liability for each accident for all owned, non-owned, or hired autos and all other coverage's as required by the state of operation.
- f. **Hold Harmless Agreement:** To the fullest extent permitted by law, Vendor/Contractor shall assume all liability for and shall promptly defend and indemnify Constellation Place, LLC, and their respective agents, members, partners, employees, and mortgagees, from and against any and all losses, claims, liabilities, costs, damages, settlement payments, judgments, and expenses, including reasonable attorney's fees, on account of bodily injury, personal injury including death, sustained by any person or person's whomsoever, including employees of the Vendor/Contractor or employees of the Vendor/Contractor's sub-contractors, and for injury to or destruction, including loss of use, of property of any person or organization, arising out of or relating to the performance of this contract whether such performance be by the Vendor/Contractor, any of Vendor/Contractor's sub-contractors, or anyone either directly or indirectly employed or otherwise retained by either, except for such matters caused solely and exclusively by the gross negligence or willful misconduct of Constellation Place, LLC.
- g. **Insurance Rating:** All insurance must be placed with insurers having a Best's rating of "A 10" or better.
- h. **Waiver of Subrogation:** In favor of Constellation Place, LLC; JMB Real Estate Services, Inc. and Wachovia Bank, National Association, as Master Servicer on behalf of, LaSalle Bank, NA as Trustee for the benefit of the Certificate Holders of, its Successors and/or Assigns, Commercial Mortgage Pass-Through Certificates Series LB/UBS 2004-C1.
- i. **Notice of Cancellation:** Providing thirty (30) days Notice of Cancellation to Constellation Place, LLC.