

**444 SOUTH FLOWER STREET
LOS ANGELES, CA 90071
Phone: 213.624.3229**

Contractor Certificate of Insurance Requirements

All companies performing work at 444 South Flower Street 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-444 S Flower, LP
444 South Flower Street
Suite 610
Los Angeles, California 90071

Additional Insureds: CVFI-444 S Flower, LP, CVFI-444 S Flower Mezz, LP, Coretrust Value Fund I LP, Coretrust Management, LP, Coretrust Management, Inc. (collectively, the "Coretrust Parties"); Hines GS Properties, Inc. ("Hines").

Additional Insured Wording:

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

Coverage:

General Liability:	\$1,000,000 each occurrence limit \$2,000,000 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

Please note the coverage provided by the certificate must state that the insurance shall be primary and any insurance carried by the Coretrust Parties and Hines 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 and Hines delivered to the Office of the Building.