

ENERGY CENTER II

INSURANCE INFORMATION

NOTICE OF INSURANCE CERTIFICATE REQUIRED -- IMPORTANT --

THE COVERAGE INDICATED BELOW MUST be provided through an insurance company which carries an A.M. Best rating of no less than "B+" "VIII". A certificate indicating this coverage with separate Additional Insured Endorsement shall be on file in our office **PRIOR TO COMMENCEMENT OF THE WORK**, and shall provide for thirty (30) days prior written notice of cancellation or reduction of coverage.

PAYMENT WILL BE WITHHELD for work performed under your Service Contract until evidence of **ALL** insurance coverages required is received by CBRE.

The **MINIMUM REQUIREMENTS ACCEPTABLE** are:

1	COMMERCIAL GENERAL LIABILITY Bodily Injury and Property Damage	\$1,000,000 each occurrence \$2,000,000 aggregate with endorsement CG 2037 10 01 attached covering products/completed operations of the contractor. No Deductible of in excess of \$1000 will be acceptable
----------	--	---

2	AUTOMOBILE LIABILITY COVERAGE Bodily Injury and Property Damage	\$1,000,000 combined single limit each occurrence
----------	---	--

This coverage must include coverage for Owned, Hired and Non-Owned Vehicles. If no owned vehicles, hired and Non-Owned coverage is required.

3	WORKERS' COMPENSATION EMPLOYER'S LIABILITY LIMIT	STATUTORY REQUIREMENTS \$1,000,000
----------	--	---

Statutory coverage as required by state in which the work is to be performed. If you are self-employed with no other employees, a qualified self-insured, or not required to carry Workers' Compensation, you must submit a letter stating this, or a copy of your certificate of self-insurance. A Waiver of Subrogation endorsement issued in favor of C B Richard Ellis and Owner must be attached to the certificate.

4	UMBRELLA / EXCESS LIABILITY	\$2,000,000 each occurrence \$2,000,000 Annual Aggregate
----------	------------------------------------	---

5	ADDITIONAL INSURED ENDORSEMENT - (Form "B" CG 2010 11/85 or equivalent). The terms of your Service Contract require you to name Property Manager: CBRE, Inc., Owner: American Realty Advisors LP, and I-10 EC Corridor #2 LP as an Additional Insured in an endorsement to your policy (attached to the certificate) . The endorsement may include the following clause, or a separate endorsement may be issued. <u>This endorsement must be attached to the certificate:</u>	
----------	---	--

PRIMARY COVERAGE

"The insurance afforded by this policy for the additional insured(s) is primary insurance and any other insurance maintained by or available to the additional insured(s) is non-contributory"



Note: We ask the additional insured endorsement provide coverage for "all operations" or "all operations performed for CBRE, Inc., I-10 EC Corridor #2, LP and Owner: American Realty Advisors LP, in order to minimize paper work for you and us.

LOCATION/DESCRIPTION

Real Property Located At: 575 N Dairy Ashford, Houston, TX 77079

POLICY NUMBER: _____
LIABILITY

COMMERCIAL GENERAL

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY

**ADDITIONAL INSURED --- OWNERS, LESSEES OR
CONTRACTORS (FORM B)**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

SCHEDULE

Name of Person or Organization:

I-10 EC Corridor #2, LP and its shareholders, members, parents, subsidiaries, managers, partners, officers, directors, affiliates, representatives, employees, successors, assigns and agents; American Realty Advisors LP and its shareholders, members, parents, subsidiaries, managers, partners, officers, directors, affiliates, representatives, employees, successors, assigns and agents ; and CBRE, Inc.

(If no entry appears above, information required to complete this endorsement will be shown in the Declaration as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" for that insured by or for you.

