

PRODUCER ( ) FAX ( )

Insurance Company  
123 North Agent Street  
City, State 90000

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVER AFFORDED BY THE POLICE BELOW.

COMPANIES AFFORDING COVERAGE

INSURANCE COMPANY OF AMERICA  
COMPAN  
Y  
C  
COMPAN  
Y  
D

Ext.

Deleted:

INSURED

Tenant Name  
1234 Service Street, Suite #  
City, State 90000

Deleted: PRODUCER ( ) FAX ( )  
Ext.



COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES, LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	<b>GENERAL LIABILITY</b>	<b>AB 1234567</b>	<b>01/01/08</b>	<b>12/31/08</b>	EACH OCCURRENCE \$ 3,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	* IF \$1MIL HERE, NEED \$2MIL EXCESS LIABILITY  + OPTIONAL ESPECIALLY IF PROFESSIONAL			FIRE DAMAGE (Any one fire) \$ 50,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/>				PERSONAL & ADV INJURY \$ 3,000,000
	<input checked="" type="checkbox"/> POLICY				GENERAL AGGREGATE \$ 3,000,000
					PRODUCTS -COMP/OP AGG \$ 3,000,000
					COMBINED SINGLE LIMIT (Each accident)
	BODILY INJURY (Per Person) \$				
	<b>AUTOMOBILE LIABILITY</b>				BODILY INJURY (Per Person) \$
	<input type="checkbox"/> ANY AUTO				PROPERTY DAMAGE \$
	<input type="checkbox"/> OWNERS & CONTRACTORS PROT. SCHEDULED AUTOS				AUTO ONLY - EA.ACCIDENT \$
	<input type="checkbox"/> HIRED AUTOS				OTHER THAN AUTO ONLY:
	<input type="checkbox"/> NON-OWNED AUTOS				EACH ACCIDENT \$
	<b>GARAGE LIABILITY</b>				AGGREGATE \$
	<input type="checkbox"/> ANY AUTO				EACH OCCURRENCE \$
					AGGREGATE \$
	<b>EXCESS LIABILITY</b>				\$
	<input type="checkbox"/> UMBRELLA FORM				\$
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM				\$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>	<b>ABC 123456-12</b>	<b>01/01/08</b>	<b>12/31/08</b>	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
					EL EACH ACCIDENT \$ 1,000,000
					EL DISEASE - POLICY LIMIT \$ 1,000,000
					EL DISEASE - EA EMPLOYEE \$ 1,000,000
	<b>OTHER PERSONAL PROPERTY</b>				Limit: \$ Deduct: \$ 50,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

(10 DAY NOTICE OF CANCELLATION FOR NON-PAYMENT OF PREMIUM)

\*Re: Work performed at 201, 225, 283 or 251 at South Lake Avenue, Pasadena, CA 91101 (Corporate Center Pasadena)

Deleted: ADDITIONAL INSURED:

\*See attached Endorsement Page for additional insured wording

<b>CERTIFICATE HOLDER</b> South Lake Ave Investors LLC & UBS Investors LLC & PM Realty Group, L.P. 251 S. LAKE AVE., #100 PASADENA, CA 91101-3057 P: 626-792-5161	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE <b>SIGNATURE REQUIRED</b>
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# Sample Endorsement Page

GENERAL LIABILITY

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **ADDITIONAL INSURED – MANAGERS OR LESSORS OF PREMISES**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

### **SCHEDULE**

1. Designation of Premises (Part Leased to You):
2. Name of Person or Organization (Additional Insured):  
**South Lake Avenue Investors LLC, a Delaware limited liability company**  
**UBS Realty Investors LLC, a Massachusetts limited liability company**  
**PM Realty Group, L.P.**

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

WHO IS 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 the ownership, maintenance or use of that part of the premises leased to you and shown in the Schedule and subject to the following additional exclusions:

This insurance does not apply to:

1. Any "occurrence" which takes place after you cease to be a tenant in that premises.
2. Structural alterations, new construction or demolition operations performed by or on behalf of the person or organization shown in the Schedule.