

PRODUCER () FAX ()

Insurance Company
123 North Agent Street
City, State 90000

Ext.

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

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INSURED

Contractor/Vendor Name
1234 Service Street
City, State 90000

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	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNERS & CONTRACTORS PROT. <input checked="" type="checkbox"/> DEDUCTIBLE \$1,000	AB 1234567	06/01/05	05/31/11	GENERAL AGGREGATE \$ 2,000,000
	PRODUCTS-COMP/OP AGG \$ 1,000,000				
	PERSONAL & ADV INJURY \$ 1,000,000				
	EACH OCCURRENCE \$ 2,000,000				
	FIRE DAMAGE (Any one fire) \$ 50,000				
	MED EXP (Any one person) \$ 1,000				
	COMBINED SINGLE LIMIT (Each accident) \$ 1,000,000				
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNERS & CONTRACTORS PROT. <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	AB 1234567	06/01/05	05/31/11	BODILY INJURY (Per Person) \$
	BODILY INJURY (Per Person) \$				
	PROPERTY DAMAGE \$				
	AUTO ONLY – EA. ACCIDENT \$				
	OTHER THAN AUTO ONLY:				
E	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				EACH ACCIDENT \$
	AGGREGATE \$				
	EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$
	AGGREGATE \$				
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICER ARE: <input checked="" type="checkbox"/> INCL <input type="checkbox"/> EXCL	ABC 123456-12	06/01/05	05/31/11	WC STATU-TORY LIMITS OTHER
	EL EACH ACCIDENT \$ 1,000,000				
	EL DISEASE – POLICY LIMIT \$				
	EL DISEASE – EA EMPLOYEE \$				
OTHER					Limit: \$ Deduct: \$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

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

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

* See attached Endorsement Page for additional insured

CERTIFICATE HOLDER

* **South Lake Avenue Investors LLC & UBS Realty Investors LLC & PM Realty Group, L.P. & RiverRock Real Estate Group**
251 S. LAKE AVE., #100
PASADENA, CA 91101-3057
P: 626-792-5161
F: 626-792-9542

CANCELLATION

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

JOHN DOE

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY

Sample Endorsement Page

Policy#

Named Insured: Contractor / Vendor Name

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:

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. and RiverRock Real Estate Group.**

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations 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 our for you.

Agent (INK SIGNATURE)