

## Vendor Insurance Requirements for Corp Ridge II

1. Worker's Compensation KS Statutory requirements

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 CBRE and Owner must be attached to the certificate

2. Commercial General Liability

\$3,000,000 each occurrence  
\$3,000,000 general aggregate

Any general aggregate shall apply on a "per project" basis for contractors. Coverage is to be provided on an "occurrence" rather than a "claims made" basis.

3. Business Automobile Liability \$1,000,000 each accident  
(any auto/owned/non-owned/hired)
4. Employer's Liability \$1,000,000 each accident
- Professional Liability \$1,000,000 each accident  
(professional design or engineering)

\*Vendors may fulfill their insurance obligations through the use of any combination of primary and umbrella coverage. This coverage shall be primary to Owner's and Manager's insurance and will cover Owner and Manager as Additional Insureds for claims arising out of the Vendor's ongoing and completed operations for or on behalf of Owner or Manager. Owner and Manager shall be named as Additional Insureds by endorsement to Vendor's Commercial General Liability and Auto Liability insurance policies.

**5. ADDITIONAL INSURED ENDORSEMENTS –THIS IS REQUIRED:**

Form "B" CG 20 10 07 04 or equivalent (ongoing operations)  
**AND** CG 20 37 07 04 or equivalent (completed operations).

The terms of your Service Contract require you to name CBRE and Owner (*see #8 for names*) as an **Additional Insured** on the endorsements to your policy (attached to the certificate).

6. Cancellation period must state "30" days

7. Certificate Holder: Opus RP, LLC  
c/o CBRE, Inc.  
4520 Main Street, Ste 600  
Kansas City, MO 64111
8. Description of Operations/Additional Insured: (all names MUST be listed on COI)  
  
CBRE, Inc / CBRE Real Estate Services Inc. (manager)  
Opus RP, LLC dba Corporate Ridge II, LLC
9. Error & Omissions (for Consultants Only) \$1,000,000 annual aggregate  
  
The Architect/Engineer must provide certificates of insurance evidencing the above errors & omissions coverage for a period of two years after final payment for the contract.
10. Pollution Liability (if applicable) \$1,000,000  
Hazardous or Toxic substances/materials

**Your Insurers Affording Coverage must have a rating according to Best's Insurance Key Rating Guide of no less than A- Class VII rating.**