

ACORD CERTIFICATE OF INSURANCE

PROCUCER: Insurance Broker Name and Address	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 COVERAGE AFFORDED BY THE POLICIES BELOW	
	COMPANIES AFFORDING COVERAGE	
	COMPANY	MUST BE AN A RATED COMPANY
INSURED Vendor Name and Address	COMPANY	MUST BE AN A RATED COMPANY
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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 OR 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 & CONT PROT				GENERAL AGGREGATE	\$2 MIL
					PRODUCTS COMP/OP AG	
					PERSONAL & ADV INJURY	
					EACH OCCURRENCE	\$1 MIL
					FIRE DAMAGE (Any one fire)	\$ -
					MED EXP (Any one person)	\$ -
	A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALLOWED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT
					BODILY INJURY (Per Person)	\$ -
					BODILY INJURY (Per Accident)	\$ -
					PROPERTY DAMAGE	\$ -
					AUTO ONLY-EA ACCIDENT	\$ -
A	GENERAL LIABILITY <input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY	\$ -
					EACH ACCIDENT	
					AGGREGATE	
					EACH OCCURANCE	\$9 MIL
A	EXCESS LIABILITY <input checked="" type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				AGGREGATE	
					RETAINED LIMIT AMOUNT	\$ -
					STATURY LIMITS	\$1 MIL
					EACH ACCIDENT	
A	WORKERS COMPENSATION AND EMPLOYEES LIABILITY <input type="checkbox"/> THE PROPRIETOR <input type="checkbox"/> PARTNERS/EXECUTIVE <input type="checkbox"/> INCL <input type="checkbox"/> OFFICERS ARE: <input type="checkbox"/> EXCL				DISEASE - POLICY LIMIT	
					DISEASE - EACH EMPLOYEE	
						\$ -
	OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

Teachers Insurance and Annuity Association of America and Jones Lang LaSalle Americas, Inc. are additional insured.

Waiver of Subrogation for general liability and worker's compensation policies are in favor of Teachers Insurance and Annuity Association of America.

(Please provide endorsements for waiver of subrogation and additional Insureds**)**

CERTIFICATE HOLDER Jones Lang LaSalle Americas, Inc. 801 Brickell 801 Brickell Avenue Suite 560 Miami, FL 33131	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 name 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 ACCORD CORPORATION 1993
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Contractors or Vendors performing the following work require a minimum of \$10 million dollars per occurrence in total coverage by way of a combination between Commercial General Liability and Excess Liability.

High Risk service types include the following:

- All contracts over \$5 million dollars (National contracts excluded)
- Armed security services
- Asbestos abatement and removal
- Blasting Concrete – Structural repairs related to building foundations or projects over \$50,000
- Crane operations
- Curtain wall – installation
- High Risk Electrical – installation and repair
- Elevators, escalators – design and installation
- Fire system/sprinklers installation
- Roofing/ sheet metal - installation and repair
- Scaffolding, stages, bosun chair
- Site work – demolition, excavation
- Structural steel installation and repair
- * Pollution Liability insurance - \$1 million
- ** Professional Liability insurance required - \$2 million
- *** Liquor Liability insurance required - \$1 million

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COMPANIES AFFORDING COVERAGE

COMPANY **MUST BE AN A RATED COMPANY**

INSURED Vendor Name and Address

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A	GENERAL LIABILITY						GENERAL AGGREGATE	\$2 MIL
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						PRODUCTS COMP/OP AG	
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				PERSONAL & ADV INJURY	
	<input type="checkbox"/> OWNERS & CONT PROT						EACH OCCURRENCE	\$1 MIL
							FIRE DAMAGE (Any one fire)	\$ -
A	AUTOMOBILE LIABILITY						MED EXP (Any one person)	\$ -
	<input type="checkbox"/> ANY AUTO						COMBINED SINGLE LIMIT	\$1 MIL
	<input checked="" type="checkbox"/> ALLOWED AUTOS						BODILY INJURY (Per Person)	\$ -
	<input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per Accident)	\$ -
	<input checked="" type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE	\$ -
A	<input checked="" type="checkbox"/> NON-OWNED AUTOS						AUTO ONLY-EA ACCIDENT	\$ -
	GENERAL LIABILITY						OTHER THAN AUTO ONLY	\$ -
	<input type="checkbox"/> ANY AUTO						EACH ACCIDENT	
							AGGREGATE	
							EACH OCCURRENCE	\$1 MIL
A	EXCESS LIABILITY						AGGREGATE	
	<input checked="" type="checkbox"/> UMBRELLA FORM						RETAINED LIMIT AMOUNT	\$ -
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM						STATURY LIMITS	\$500k
A	WORKERS COMPENSATION AND EMPLOYEES LIABILITY						EACH ACCIDENT	
	<input type="checkbox"/> THE PROPRIETOR						DISEASE - POLICY LIMIT	
	<input type="checkbox"/> PARTNERS/EXECUTIVE <input type="checkbox"/> INCL						DISEASE - EACH EMPLOYEE	
	<input type="checkbox"/> OFFICERS ARE: <input type="checkbox"/> EXCL							\$ -
	OTHER							

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

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CERTIFICATE HOLDER

Jones Lang LaSalle Americas, Inc.
801 Brickell
801 Brickell Avenue
Suite 560
Miami, FL 33131

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 name 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

ACCORD CORPORATION 1993

Contractors or Vendors performing the following work require a minimum of \$2 million dollars per occurrence in total coverage by way of a combination between Commercial General Liability and Excess Liability:

Intermediate Risk Vendors include the following service types:

Window and glass installation and repair for buildings of 3 or less stories
Masonry repair (tuck-point, grout replacement and minor brick restoration)
Plumbing and Electrical repair and maintenance under \$50,000
Burglar Alarm System
Carpentry and cabinetry work
Carpet and upholstery cleaners
Carpet and upholstery installers
Commercial Moving Companies
Fireplace repair and maintenance
Garbage removal and disposal Installation of finishes – acoustic, ceramic, lathe, plaster & drywall, resilient floor, paint and vinyl wall
Lawn care services
Locksmiths Millwork – wood & plastic
Office equipment service/delivery
Modular office installation

Pest control
Sheet metal fabrication
Snow removal – residential properties
Tile and marble – installation and repair
Waterproofing
Wooden door installation

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A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR OWNERS & CONT PROT				GENERAL AGGREGATE \$2 MIL PRODUCTS COMP/OP AG \$2 MIL PERSONAL & ADV INJURY \$1 MIL EACH OCCURRENCE \$1 MIL FIRE DAMAGE (Any one fire) \$ - MED EXP (Any one person) \$ -
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALLOWED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT \$1 MIL BODILY INJURY (Per Person) \$ - BODILY INJURY (Per Accident) \$ - PROPERTY DAMAGE \$ -
	GENERAL LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY-EA ACCIDENT \$ - OTHER THAN AUTO ONLY \$ - EACH ACCIDENT AGGREGATE
	EXCESS LIABILITY <input checked="" type="checkbox"/> UMBRELLA FORM OTHER THAN UMBRELLA FORM				EACH OCCURANCE AGGREGATE RETAINED LIMIT AMOUNT \$ -
	WORKERS COMPENSATION AND EMPLOYEES LIABILITY <input type="checkbox"/> THE PROPRIETOR <input type="checkbox"/> PARTNERS/EXECUTIVE <input type="checkbox"/> INCL <input type="checkbox"/> OFFICERS ARE: <input type="checkbox"/> EXCL				STATURY LIMITS \$500k EACH ACCIDENT DISEASE - POLICY LIMIT DISEASE - EACH EMPLOYEE \$ -
	OTHER				

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Contractors or Vendors performing the following work require a minimum of \$1 million dollars per occurrence in total coverage by way of a combination between Commercial General Liability and Excess Liability.

Low Risk Vendors include the following service types:

Drop-off drycleaners
Shoeshine
"Feet on the ground" window washing
Food service with liquor *** Liquor liability of \$1M is required.
Food service without liquor
General janitorial services
Interior painting
Interior design services and similar
Parking surface maintenance
Temporary office – valets, parking attendants

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A	GENERAL LIABILITY						GENERAL AGGREGATE	\$2 MIL
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						PRODUCTS COMP/OP AG	
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	X	X				PERSONAL & ADV INJURY	
	<input type="checkbox"/> OWNERS & CONT PROT						EACH OCCURRENCE	\$1 MIL
							FIRE DAMAGE (Any one fire)	\$ -
							MED EXP (Any one person)	\$ -
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT	\$1 MIL
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per Person)	\$ -
	<input checked="" type="checkbox"/> ALLOWED AUTOS						BODILY INJURY (Per Accident)	\$ -
	<input type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE	\$ -
	<input checked="" type="checkbox"/> HIRED AUTOS						AUTO ONLY-EA ACCIDENT	\$ -
	<input checked="" type="checkbox"/> NON-OWNED AUTOS						OTHER THAN AUTO ONLY	\$ -
	GENERAL LIABILITY						EACH ACCIDENT	
	<input type="checkbox"/> ANY AUTO						AGGREGATE	
							EACH OCCURANCE	\$3 MIL
							AGGREGATE	
A	EXCESS LIABILITY						RETAINED LIMIT AMOUNT	\$ -
	<input checked="" type="checkbox"/> UMBRELLA FORM						STATURY LIMITS	\$500k
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM						EACH ACCIDENT	
A	WORKERS COMPENSATION AND EMPLOYEES LIABILITY						DISEASE - POLICY LIMIT	
	<input type="checkbox"/> THE PROPRIETOR						DISEASE - EACH EMPLOYEE	\$ -
	<input type="checkbox"/> PARTNERS/EXECUTIVE <input type="checkbox"/> INCL							
	<input type="checkbox"/> OFFICERS ARE: <input type="checkbox"/> EXCL							
	OTHER							

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Contractors or Vendors performing the following work require a minimum of \$4 million dollars per occurrence in total coverage by way of a combination between Commercial General Liability and Excess Liability.

Medium Risk service types include the following:

Any service not specifically listed in the Low, Intermediate or High Risk categories
Design services, except for those related to High Risk activities
Door, window and glass installation and repair for buildings greater than 3 stories
Elevator service and maintenance
Electrical and Mechanical Sub-contractors
Electrical – Repair and maintenance over \$50,000
Fire system inspection, including monitoring and testing
HVAC – commercial properties - installation or repair and maintenance over \$50,000
Installation of insulation Septic tank
Site work – grading, paving, earthwork and landscaping other than lawn care services
Site work – minor repairs costing less than \$50,000
Storage tank installation/repair
Tree trimming
Unarmed security services
Window washing (greater than 3 stories and no scaffolding)
General contractors for tenant improvements
Pool care services
Snow removal