

***Airport Tower***  
**VENDOR INSURANCE CERTIFICATE REQUIREMENTS**

RE: 18881 Von Karman Avenue (Airport Tower)  
c/o The Muller Company  
18881 Von Karman Avenue, Suite 400  
Irvine, CA. 92612

All vendors in the above referenced property shall provide a Certificate of Insurance evidencing the following insurance. Insurance coverage must be in the following minimum amounts:

- A. **Commercial General Liability:** The limits of liability shall not be less than:
  - \$1,000,000 each occurrence, bodily injury, personal injury, and property injury;
  - \$2,000,000 annual aggregate for the products and completed operations hazard;
  - \$2,000,000 general aggregate for this location or job, if a general aggregate applies
- B. **Comprehensive Auto Liability Insurance**  
Covering the use of all owned, non-owned, and hired automobiles with bodily injury and property damage limits of \$1,000,000.
- C. **Excess/Umbrella Liability:**
  - \$5,000,000 each occurrence
  - \$5,000,000 aggregate
- D. **Workers' Compensation:** As required by applicable law in the state in which the work is performed
- E. **Employer's Liability Insurance:** With limits not less than \$1,000,000 per employee per accident
- F. In addition to the above mentioned requirements, the notice date for cancellation must not be less than the period of time covering any and all deliveries/activities, and the above referenced location must be stated on the certificate.

**The following entities must be named as both "certificate holder" and the "additional insured" on the Certificate of Insurance provided to OC AIRPORT OWNER, LLC**

- A. OC AIRPORT OWNER, LLC *and*  
THE MULLER COMPANY

- G. The name and address of the insured shall appear on the Certificate of Insurance, as well as reference to the tenant's name. The insurance agent's address and telephone number would be appreciated. **Please include ALL pages/endorsements in your certificate.**

Please fax all Certificates of Insurance to our office at 949-476-9808 and mail a copy to:

The Muller Company  
18881 Von Karman Ave, Suite 400  
Irvine, CA. 92612  
Attn: Property Manager