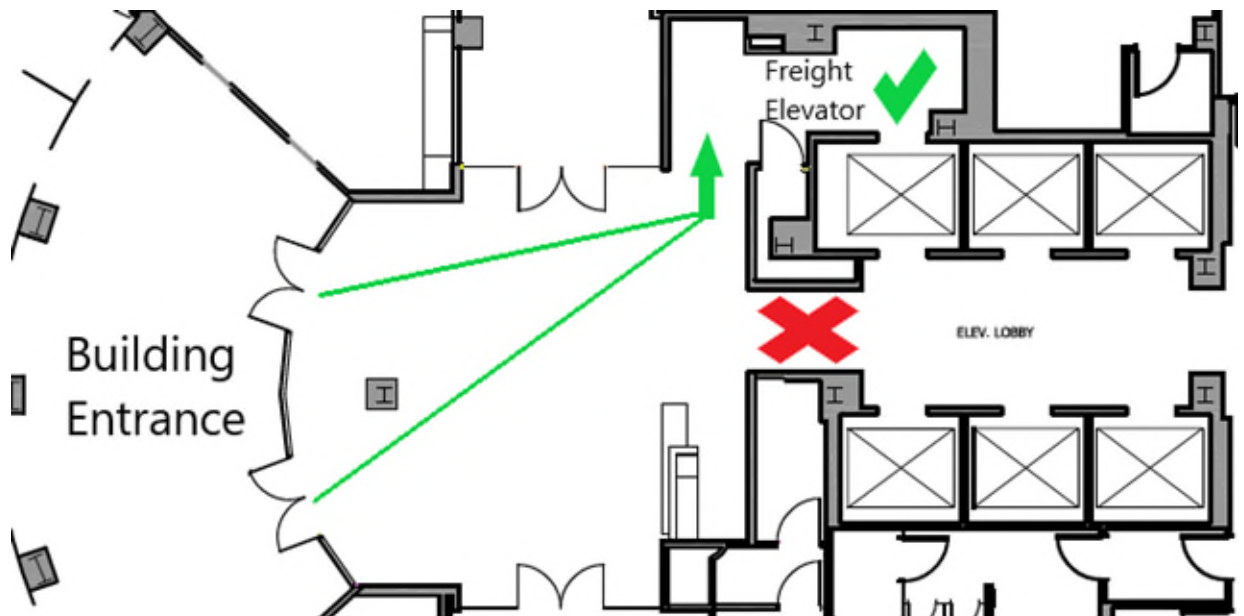


AIRPORT TOWER

MOVING AND FREIGHT ELEVATOR OPERATIONS

- Moves and large deliveries/pickups can occur Monday through Friday prior to 8:00 am and after 6:00 pm and anytime on Saturday and Sunday.
 - Moves and large deliveries/pickups are NOT permitted during business hours.
 - **DO NOT prop open** the front building entry doors under any circumstances!
- All moves and large deliveries/pickups are done through the freight elevator.
 - When using the freight elevator **DO NOT prop** the doors open as this will damage the elevator and put it out of operation.
 - Simply hold the door open button and once the buzzing alarm goes off you will need to release the elevator so that no damage occurs.
 - The maximum weight limit for the freight elevator is 4,000 pounds.
- The freight elevator dimensions are as follows:
 - 7ft 3inches x 5ft 4inches with a height of 8ft 10inches
 - Freight Elevator Door width is 3ft 6inches x 7ft
- When moving in larger items such as furniture, please use masonite to protect the tile/floor.



- **Prior to your move or large delivery/pickup:**
 - Insurance documents from the moving/delivery company and tenant are to be provided to the management office at least 48 hours before move is scheduled.
 - Once insurance information is received, the move can then be scheduled with the management office at (949) 476-9800.
 - Security will then be alerted of the time and date of the move. Security will not allow any moves without preauthorization from the management office.
- The tenant is responsible for providing building and suite entry to their vendor(s). At no time will The Muller Company provide building access and/or suite access to a tenant's vendor.
- In partnership with our LEED efforts, proper disposal of furniture is required, meaning any furniture that is to be recycled, re-used, or sold. If you have a need to dispose of old furniture, please arrange a pickup to remove the items from the building, as we cannot have any furniture placed in or near the trash enclosure.

Feel free to contact our office with any questions you may have @ 949-476-9800.

VENDOR INSURANCE REQUIREMENTS

RE: 18881 Von Karman Avenue, Irvine, CA 92612 (Airport Tower)

c/o The Muller Company, LLC, a California Limited Liability Company

All insurance companies must have at least an "A-VIII" A.M.Best rating.

General Liability:

Commercial General Liability Policy Form* - ISO Occurrence Form

- General Aggregate \$2,000,000.00
- Products Comp/Ops Aggregate \$2,000,000.00
- Each Occurrence \$1,000,000.00

Umbrella/Excess Liability:

- General Aggregate \$5,000,000.00
- Each Occurrence \$5,000,000.00

* 5 million total limits required. Total limits can be obtained in conjunction with General Liability limits above

Coverage to include:

Coverage for independent contractors, No exclusion for XCU

(Explosion, Collapse, Underground) hazards (or no exclusions cited)

Additional Insured Endorsement: A separate endorsement must accompany the certificate naming The Muller Company, LLC (property management entity) and OC AIRPORT OWNER, LLC and any other entities required by Owner **as respects all operations for entities.** The endorsement must be the Acord form CG 20 10 11 85 (Form B) or equivalent. Any form that alters the intent of the original wording in form CG 20 10 11 85 is unacceptable.

Waiver of Subrogation: Endorsement must be attached to the certificate of insurance which confirms that the carrier is providing a waiver of subrogation in favor of The Muller Company, LLC (property management entity) and OC AIRPORT OWNER, LLC and any other entities required by Owner

Severability of Interest: An endorsement which clarifies the intent of the word "insured" as it appears in a policy. The coverage applies severally and not collectively, as if a separate policy were issued to each insured, however the policy limits are not cumulative, but apply to all insureds collectively. Please provide confirmation of Severability of Interest in the DESCRIPTION OF OPERATIONS section of the Certificate.

Primary & Non-Contributory Language: Endorsement must be attached which confirms that the vendor's policy shall pay first for any loss or liabilities arising from their operations. The insurance maintained by the certificate holder will not contribute or participate.

30-Day Notice of Cancellation: 30-day cancellation.

Workers Compensation:

Workers Compensation limit stated as Statutory.

Employer Liability limits:

\$1,000,000 Each Accident plus \$4,000,000 Umbrella = \$5,000,000 Limit

\$1,000,000 Policy Limit plus \$4,000,000 Umbrella = \$5,000,000 Limit

\$1,000,000 Each Employee plus \$4,000,000 Umbrella = \$5,000,000 Limit

Waiver of Subrogation - a separate endorsement must be issued by the carrier providing Wavier of Subrogation in favor of The Muller Company, LLC (property management entity) and OC AIRPORT OWNER, LLC and any other entities required by Owner as respects all operations and included with the certificate of insurance (this is also called "waiver of right to recovery from others endorsement").

This insurance is not required if the owner, partners or husband/wife do all work and there are no employees. We will, however, need a letter to that fact. If you are a Qualified Self-Insurer, please provide State Certificate.

Automobile Liability:

All owned, non-owned and hired vehicles must be covered. Any one of the following three types of auto policies are acceptable and the appropriate boxes must be checked on the insurance certificate:

- Any Auto - includes owned, non-owned & hired vehicles
- All Owned Autos - owned vehicles only (non-owned or hired are not used)
- Non-Owned & Hired - no vehicles are owned by subcontractor (must check both boxes)

\$1,000,000.00 combined single limit plus \$4,000,000 Umbrella = \$5,000,000 Limit

Additional Insured Endorsement: A separate endorsement must accompany the certificate naming The Muller Company, LLC (property management entity) and OC AIRPORT OWNER, LLC and any other entities required by Owner as respects all operations performed for entity. If your policy is the equivalent of ISO CA 00 01 0797 in which "Who is Insured" includes "c. Anyone liable for the conduct of an insured described above, but only to the extent of that liability", please so state and provide a copy of the portion of the policy form confirming the wording.

- Bodily injury, property damage, and uninsured motorist

30-Day Notice of Cancellation: 30-day cancellation.

Additional Coverages/Limits:

At the discretion of Owner. Possible additional coverages may include POLLUTION
LEGAL LIABILITY COVERAGE for those trades that may be involved in Hazardous
Materials at the jobsite.

Certificate Holder's Address

OC Airport Owner, LLC
The Muller Company, LLC
18881 Von Karman Avenue, Suite 400
Irvine, CA 92612