

# **SUPPLEMENTAL DOCUMENT 13**

**LACDA INSURANCE REQUIREMENTS**



**EXHIBIT A  
INSURANCE REQUIREMENTS  
NOFA 29**

**1.0 INSURANCE**

Without limiting the Borrower’s indemnification of LACDA Indemnitees, and in the performance of this Agreement and until all its obligations pursuant to this Agreement have been met, Borrower shall provide and maintain at its own expense insurance coverage satisfying the requirements specified herein. These minimum insurance coverage terms, types and limits (the “Required Insurance”) also are in addition to and separate from any other contractual obligation imposed upon the Borrower pursuant to this Agreement. The LACDA in no way warrants that the Required Insurance is sufficient to protect the Borrower for liabilities which may arise from or relate to this Agreement.

**SUB-CONTRACTOR INSURANCE COVERAGE REQUIREMENTS**

The Borrower shall include their Contractors and all their Sub-Contractors as insureds under the Contractor’s own policies or shall provide the LACDA with each Sub-Contractor’s separate evidence of insurance coverage upon request. The Borrower shall be responsible for verifying each Sub-Contractor complies with the Required Insurance provisions herein and shall require that each Sub-Contractor name the LACDA, the County of Los Angeles and the Borrower as additional insureds on a primary and non-contributory basis and include a waiver of subrogation on the Sub-Contractor’s General Liability policy. Borrower shall obtain the LACDA’s prior review and approval of any Sub-Contractor request for modification of the Required Insurance.

**1.1 Insurance Coverage**

All Insurance Coverage requirements listed below are to be provided upon the execution of the Agreement between the Borrower and the LACDA, unless specified to be provided during the pre-development period where indicated below.

**BORROWER INSURANCE REQUIREMENTS:**

- A** **GENERAL LIABILITY:** (providing scope of coverage equivalent to ISO policy form CG 00 01), naming the LACDA, its Special Districts, Elected Officials, Officers, Agents, Employees and Volunteers (collectively "LACDA and its Agents"). Additional Insured Endorsement with primary and non-contributory coverage and a waiver of subrogation naming the LACDA and the County is required.

**Note:** If applicable, insurance provided by the Developer on behalf of the Borrower, the Developer shall add Borrower as a named insured on the insurance policy. The Developer entity providing insurance must be the one that formed the Borrower.

**COMMERCIAL PROPERTY:** For receipt of an LACDA loan, the Borrower shall be required to insure the property for replacement cost under the Special Form Coverage. The LACDA shall be named on a Lenders Loss Payable Endorsement. Evidence of this shall be provided to the LACDA, prior to execution of this Agreement. Coverage shall be maintained for the duration of this Agreement.

Borrower shall at all times during the term of the loan, maintain property/casualty insurance on all business assets and collateral in an amount at least equal to the borrower's outstanding loans, and name the LACDA as a lender loss payee, additional insured and include coverage for all items purchased with the loan. Borrower shall keep collateral properly housed and insured for the full insurable value thereof against loss or damage by fire, theft, explosion, sprinklers, collision (in the case of motor vehicles) and such other risks satisfactory to the LACDA.

"Basic Form" or "Special Form" property insurance as follows:

**B**

- A. "Special Form" perils property insurance coverage shall be provided for both Builders Risk (course of construction) and completed operational property. All builders risk insurance shall provide coverage against theft, vandalism, malicious mischief, collapse, false work, temporary buildings on site, theft and vandalism to construction materials, building materials in transit and debris removal including demolition occasioned by enforcement of any applicable building codes. The amount of the property coverage shall at all times meet or exceed the full replacement value of materials supplied or installed by others and all existing structures, improvements and fixtures on the Mortgaged Property. There shall not be a "co-insurance" clause and Borrower agrees to waive any co-insurance clause **to the full extent described in the insurance policy form**. If a co-insurance waiver is not commercially available at reasonable rates, the LACDA may waive this requirement. Said insurance shall be maintained for the duration of this Agreement. The LACDA shall be named as loss payees on such policy.
- B. If "Special Form" is not available from Borrower' underwriters due to market conditions or unreasonable costs, or the LACDA determine "Basic Form" is preferred, "Basic Form" may be obtained in lieu of "Special Form." "Basic Form" insurance coverage shall include, without limitation, insurance against the perils of fire and physical loss of damage including, without duplication of coverage, vandalism, malicious mischief and extended coverage. The amount of the property coverage shall at all times meet or exceed the actual cash value ("ACV") of all existing structures, improvements and fixtures on the Property. Said insurance shall be maintained for the duration of this Agreement. The LACDA shall be named as loss payees on such policy.

Borrower shall deliver satisfactory evidence of Property insurance at such time that such exposures are at risk, but in no event later than the Close of Construction Escrow.

**BUILDERS RISK INSURANCE:** For receipt of an LACDA loan, the Borrower shall be required to insure the property for replacement cost under the Special Form Coverage. The LACDA shall be named on a Lenders Loss Payable Endorsement.

**C** (All Risk with Replacement Cost Coverage Form) shall be maintained by the Borrower upon the entire part of the structure on which the work of the contract is to be done in one hundred (100%) percent of the insurable value of the Agreement amount thereof, including items of labor and materials connected therewith. This insurance shall include the interests of the LACDA, Borrower, subcontractors, and sub-subcontractors, and shall insure against the perils of fire and extended coverage, and shall include "all risk" insurance for physical damage, including, but not limited to, windstorm, hailstorm, tornado, theft, vandalism, and malicious mischief and course of construction coverage. The property insurance shall include the fees of an architect necessary to be incurred in repairs or reconstruction of the Work. The LACDA shall be named as Loss Payee.

**D** **FLOOD INSURANCE (If Applicable, Borrower to provide evidence property is not located in a flood zone):** Flood Insurance shall be maintained for any project located in a Special Flood Hazard Area. The flood insurance shall provide coverage in an amount that at all times meets or exceeds the full replacement value of materials supplied or installed by others and all existing structures, improvements and fixtures on the Property, or the maximum limit available through the National Flood Insurance Program ("NFIP"), whichever is greater.

#### **DEVELOPER, GENERAL PARTNER INSURANCE REQUIREMENTS:**

**A** **GENERAL LIABILITY:** (providing scope of coverage equivalent to ISO policy form CG 00 01), naming the LACDA, its Special Districts, Elected Officials, Officers, Agents, Employees and Volunteers (collectively "LACDA and its Agents"). Additional Insured Endorsement with primary and non-contributory coverage and a waiver of subrogation naming the LACDA and the County is required.

**Note:** If applicable, insurance provided by the Borrower on behalf of the Developer, the Borrower shall add Developer as a named insured on the insurance policy. The Borrower must have been the one formed by the Developer.

**B** **WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY:** as required by the Labor Code of the State of California. Must include a waiver of subrogation in favor of the LACDA. In all cases, insurance shall include Employer's Liability coverage with limits of not less than indicated.

**DESIGN PROFESSIONALS:** Including but not limited to architects, CASp consultants, structural, civil & geotechnical engineers hired directly by the Borrower or Developer.

In addition to the above, if any work is also performed during the pre-development period where LACDA owns the property, the following insurances will be applicable to the consultant performing the work.

**A** **GENERAL LIABILITY:** (providing scope of coverage equivalent to ISO policy form CG 00 01), naming the LACDA, its Special Districts, Elected Officials, Officers, Agents, Employees and Volunteers (collectively "LACDA and its Agents"). Additional Insured Endorsement with primary and non-contributory coverage and a waiver of subrogation naming the LACDA and the County is required.

**B** **COMMERCIAL AUTOMOBILE INSURANCE:** Shall include coverage of all "owned", "hired" and "non-owned" vehicles, or coverage for "any auto". Shall include a waiver of subrogation in favor of the LACDA.

**C** **WORKERS' COMPENSATION:** as required by the Labor Code of the State of California. Must include a waiver of subrogation in favor of the LACDA. In all cases, insurance shall include Employer's Liability coverage with limits of not less than indicated.

**D** **PROFESSIONAL LIABILITY INSURANCE:** Appropriate to the professional's profession in an amount not less than LACDA requirements. Said insurance shall be maintained for a period of not less than three (3) years following this Agreement's expiration, termination or cancellation.

**POLLUTION LIABILITY INSURANCE (APPLICABLE TO PROFESSIONALS PERFORMING WORK AT THE SITE):** And/or Asbestos Pollution Liability and/or Errors & Omissions applicable to the work being performed including coverage for bodily injury, personal injury, death, property damages, and environmental damage. The LACDA and the County shall be covered as additional insureds on the pollution liability insurance policy. (See Exhibit A-1 for Additional Information)

**E** Said policy shall also include, but not be limited to coverage for any and all remediation costs, including, but not limited to, brownfield restoration and clean-up costs, and coverage for the removal, repair, handling, and disposal of asbestos and/or lead containing materials where applicable. The LACDA and the County shall be covered as additional insureds on the pollution liability insurance policy. If the general liability insurance policy and/or the pollution liability insurance policy is written on a claims-made form, then said policy or policies shall also comply with all the following requirements:

- a. The retroactive date must be shown on the policy and must be before the date of this Agreement or the beginning of the work or services that are the subject of this Agreement;

- b. Insurance must be maintained, and evidence of insurance must be provided for the duration of this Agreement or for five (5) years after completion of the work or services that are the subject of this Agreement, whichever is greater;
- c. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the effective date of this Agreement, then the Borrower must purchase an extended period coverage for a minimum of five (5) years after completion of work or services that are the subject of this Agreement;
- d. A copy of the claims reporting requirements must be submitted to the LACDA for review; and
- e. If the work or services that are the subject of this Agreement involve lead based paint or asbestos identification/remediation, then the Borrower's Pollution Liability shall not contain any lead-based paint or asbestos exclusions.
- f. If the services involve mold identification/remediation, the Borrower's Pollution Liability shall not contain a mold exclusion and definition of "Pollution" shall include microbial matter including mold.

**ENVIRONMENTAL TESTING:** Applicable to any consultants performing environmental work or testing at the site.

In addition to the above, if any work is also performed during the pre-development period where LACDA owns the property the following insurances will be applicable to the consultant performing the work.

**A** **GENERAL LIABILITY:** (providing scope of coverage equivalent to ISO policy form CG 00 01), naming the LACDA, its Special Districts, Elected Officials, Officers, Agents, Employees and Volunteers (collectively "LACDA and its Agents"). Additional Insured Endorsement with primary and non-contributory coverage and a waiver of subrogation naming the LACDA and the County is required. When digging or trenching shall occur, coverage shall include an XCU Endorsement for explosion, collapse, and underground ("XCU") hazards, property damage liability.

**B** **COMMERCIAL AUTOMOBILE INSURANCE:** Shall include coverage of all "owned", "hired" and "non-owned" vehicles, or coverage for "any auto". Shall include a waiver of subrogation in favor of the LACDA.

**B** The Automobile Liability policy shall be endorsed to include Transportation Pollution Liability insurance covering materials to be transported by Contractor pursuant to the Agreement. This coverage may also be provided on the Contractor's Pollution Liability policy. If automobiles are to be used for transporting hazardous materials, the Contractor shall provide pollution liability broadened coverage for covered autos as well as proof of MCS 90.

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**WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY:** as required by the Labor Code of the State of California. Must include a waiver of subrogation in favor of the LACDA. In all cases, insurance shall include Employer's Liability coverage with limits of not less than indicated.

D

**PROFESSIONAL LIABILITY INSURANCE:** Appropriate to the professional's profession in an amount not less than LACDA requirements. Said insurance shall be maintained for a period of not less than three (3) years following this Agreement's expiration, termination or cancellation.

**POLLUTION LIABILITY INSURANCE:** And/or Asbestos Pollution Liability and/or Errors & Omissions applicable to the work being performed including coverage for bodily injury, personal injury, death, property damages, and environmental damage. The LACDA and the County shall be covered as additional insureds on the pollution liability insurance policy. (See Exhibit A-1 for Additional Information)

Said policy shall also include, but not be limited to coverage for any and all remediation costs, including, but not limited to, brownfield restoration and clean-up costs, and coverage for the removal, repair, handling, and disposal of asbestos and/or lead containing materials where applicable. The LACDA and the County shall be covered as additional insureds on the pollution liability insurance policy. If the general liability insurance policy and/or the pollution liability insurance policy is written on a claims-made form, then said policy or policies shall also comply with all the following requirements:

E

- a. The retroactive date must be shown on the policy and must be before the date of this Agreement or the beginning of the work or services that are the subject of this Agreement;
- b. Insurance must be maintained, and evidence of insurance must be provided for the duration of this Agreement or for five (5) years after completion of the work or services that are the subject of this Agreement, whichever is greater;
- c. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the effective date of this Agreement, then the Borrower must purchase an extended period coverage for a minimum of five (5) years after completion of work or services that are the subject of this Agreement;
- d. A copy of the claims reporting requirements must be submitted to the LACDA for review; and
- e. If the work or services that are the subject of this Agreement involve lead based paint or asbestos identification/remediation, then the Borrower's Pollution Liability shall not contain any lead-based paint or asbestos exclusions.

- f. If the services involve mold identification/remediation, the Borrower's Pollution Liability shall not contain a mold exclusion and definition of "Pollution" shall include microbial matter including mold.

#### **CONSTRUCTION CONTRACTOR(S):**

**A** **GENERAL LIABILITY:** (providing scope of coverage equivalent to ISO policy form CG 00 01), naming the LACDA, its Special Districts, Elected Officials, Officers, Agents, Employees and Volunteers (collectively "LACDA and its Agents"). Additional Insured Endorsement with primary and non-contributory coverage and a waiver of subrogation naming the LACDA and the County is required. Coverage shall include an XCU Endorsement for explosion, collapse, and underground ("XCU") hazards, property damage liability.

**B** **COMMERCIAL AUTOMOBILE INSURANCE:** Shall include coverage of all "owned", "hired" and "non-owned" vehicles, or coverage for "any auto", pollution liability broadened coverage for covered autos and a waiver of subrogation.

**B** The Automobile Liability policy shall be endorsed to include Transportation Pollution Liability insurance covering materials to be transported by Contractor pursuant to the Agreement. This coverage may also be provided on the Contractor's Pollution Liability policy. If automobiles are to be used for transporting hazardous materials, the Contractor shall provide pollution liability broadened coverage for covered autos as well as proof of MCS 90.

**C** **WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY:** as required by the Labor Code of the State of California. Must include a waiver of subrogation in favor of the LACDA. In all cases, insurance shall include Employer's Liability coverage with limits of not less than indicated.

**D** **POLLUTION LIABILITY INSURANCE:** And/or Asbestos Pollution Liability and/or Errors & Omissions applicable to the work being performed including coverage for bodily injury, personal injury, death, property damages, and environmental damage. The LACDA and the County shall be covered as additional insureds on the pollution liability insurance policy. (See Exhibit A-1 for Additional Information)

**D** Said policy shall also include, but not be limited to coverage for any and all remediation costs, including, but not limited to, brownfield restoration and clean-up costs, and coverage for the removal, repair, handling, and disposal of asbestos and/or lead containing materials where applicable. The LACDA and the County shall be covered as additional insureds on the pollution liability insurance policy. If the general liability insurance policy and/or the pollution liability insurance policy is written on a claims-made form, then said policy or policies shall also comply with all of the following requirements:



- a. The retroactive date must be shown on the policy and must be before the date of this Agreement or the beginning of the work or services that are the subject of this Agreement;
- b. Insurance must be maintained and evidence of insurance must be provided for the duration of this Agreement or for five (5) years after completion of the work or services that are the subject of this Agreement, whichever is greater;
- c. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the effective date of this Agreement, then the Borrower must purchase an extended period coverage for a minimum of five (5) years after completion of work or services that are the subject of this Agreement;
- d. A copy of the claims reporting requirements must be submitted to the LACDA for review; and
- e. If the work or services that are the subject of this Agreement involve lead based paint or asbestos identification/remediation, then the Borrower's Pollution Liability shall not contain any lead-based paint or asbestos exclusions.
- f. If the services involve mold identification/remediation, the Borrower's Pollution Liability shall not contain a mold exclusion and definition of "Pollution" shall include microbial matter including mold.

**BONDING:** Insurance and bonding procedures shall be conducted in full compliance with Federal standards as stated in 24 CFR 85.36, all state and county laws and procedures, other Governmental Restrictions. The bonding coverage shall include a Performance Bond and Payment Bond, for construction or facility improvement contracts exceeding \$100,000. Payment and Performance Bonds should name the LACDA as additional obligee.

**E** Construction Contractor shall provide two surety bonds with goods and sufficient sureties as follows: (1) a Payment Bond in the sum of not less than 100% of the Construction Contract price to assure payment of claims; (2) a Performance Bond in the sum of not less than 100% of the Construction Contract price to assure faithful performance of the Construction Contract.

All bonds required under this provision shall include as obligees the LACDA, the Borrower, any lenders, and any additional obligee(s) that may be identified in a rider to the bond documents (individually referred to as "**Obligee**" and collectively, the "**Obligees**").

#### ALTA SURVEY:

**A** **ALTA SURVEY:** Should be certified to the Los Angeles County Development Authority and its successors and/or assigns.

**If Applicable**

**PRE-DEVELOPMENT INSURANCE REQUIREMENTS:** If Borrower obtains a right of entry from the LACDA for a LACDA owned property.

**A** **GENERAL LIABILITY:** (providing scope of coverage equivalent to ISO policy form CG 00 01), naming the LACDA, its Special Districts, Elected Officials, Officers, Agents, Employees and Volunteers (collectively "LACDA and its Agents"). Additional Insured Endorsement with primary and non-contributory coverage and a waiver of subrogation naming the LACDA and the County is required.

**B** **WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY:** as required by the Labor Code of the State of California. Must include a waiver of subrogation in favor of the LACDA. In all cases, insurance shall include Employer's Liability coverage with limits of not less than indicated.

**EVIDENCE OF COMMERCIAL PROPERTY (obtain if Borrower or Developer owns adjacent parcels to the LACDA owned parcels that will be part of the total project site):** For receipt of an LACDA loan, the Borrower shall be required to insure the property for replacement cost under the Special Form Coverage. The LACDA shall be named on a Lenders Loss Payable Endorsement. Evidence of this shall be provided to the LACDA, prior to execution of this Agreement. Coverage shall be maintained for the duration of this Agreement.

**C** Borrower shall at all times during the term of the loan, maintain property/casualty insurance on all business assets and collateral in an amount at least equal to the borrower's outstanding loans, and name the LACDA as a lender loss payee, additional insured and include coverage for all items purchased with the loan. Borrower shall keep collateral properly housed and insured for the full insurable value thereof against loss or damage by fire, theft, explosion, sprinklers, collision (in the case of motor vehicles) and such other risks satisfactory to the LACDA.

"Basic Form" or "Special Form" property insurance as follows:

A. "Special Form" perils property insurance coverage shall be provided for both Builders Risk (course of construction) and completed operational property. All builders risk insurance shall provide coverage against theft, vandalism, malicious mischief, collapse, false work, temporary buildings on site, theft and vandalism to construction materials, building materials in transit and debris removal including demolition occasioned by enforcement of any applicable building codes. The amount of the property coverage shall at all times meet or exceed the full replacement value of materials supplied or installed by others and all existing structures, improvements and fixtures on the Mortgaged Property. There shall not be a "co-insurance" clause and Borrower

agrees to waive any co-insurance clause **to the full extent described in the insurance policy form**. If a co-insurance waiver is not commercially available at reasonable rates, the LACDA may waive this requirement. Said insurance shall be maintained for the duration of this Agreement. The LACDA shall be named as loss payees on such policy.

- B. If “Special Form” is not available from Borrower’ underwriters due to market conditions or unreasonable costs, or the LACDA determine “Basic Form” is preferred, “Basic Form” may be obtained in lieu of “Special Form.” “Basic Form” insurance coverage shall include, without limitation, insurance against the perils of fire and physical loss of damage including, without duplication of coverage, vandalism, malicious mischief and extended coverage. The amount of the property coverage shall at all times meet or exceed the actual cash value (“ACV”) of all existing structures, improvements and fixtures on the Property. Said insurance shall be maintained for the duration of this Agreement. The LACDA shall be named as loss payees on such policy.

Borrower shall deliver satisfactory evidence of Property insurance at such time that such exposures are at risk, but in no event later than the Close of Construction Escrow.

## **EXHIBIT A- 1 – ADDITIONAL INSURANCE INFORMATION**

### **1.2 Certificate of Insurance Coverage:**

- 1.2.1 Certificate(s) of Insurance Coverage ("Certificate") satisfactory to the LACDA, and a copy of an Additional Insured endorsement confirming the LACDA and the County has been given Insured status under the Borrower's General Liability policy, shall be delivered to the LACDA at the address shown below and provided prior to commencing services under this Agreement.
- 1.2.2 Renewal Certificates shall be provided to the LACDA not less than ten (10) days prior to Borrower's policy expiration dates. The LACDA reserves the right to obtain complete, certified copies of any required Borrower and/or Sub-Contractor insurance policies at any time.
- 1.2.3 Certificates shall identify all Required Insurance coverage types and limits specified herein, reference this Agreement by name or number, and be signed by an authorized representative of the insurer(s). The Insured party named on the Certificate shall match the name of the Borrower identified as the contracting party in this Agreement. All certificates of insurance and endorsements shall carry the following identifier:

**Project Name**  
**Project Address**

- 1.2.4 Certificates shall provide the full name of each insurer providing coverage, its National Association of Insurance Commissioners ("NAIC") identification number, its financial rating, the amounts of any policy deductibles or self-insured retentions exceeding fifty thousand (\$50,000.00) dollars and list any LACDA required endorsement forms.
- 1.2.5 Neither the LACDA's failure to obtain, nor the LACDA's receipt of, or failure to object to a non-complying Certificate or endorsement, or any other insurance documentation or information provided by the Borrower, its insurance broker(s) and/or insurer(s), shall be construed as a waiver of any of the Required Insurance provisions.
- 1.2.6 Certificates and copies of any required endorsements shall be sent to:

Los Angeles County Development Authority  
Attn: Housing Investment & Finance  
700 W. Main Street, Alhambra, CA 91801

### **1.3 Notices of Injury or Damage or Destruction**

Borrower also shall promptly report to the LACDA any injury or property damage accident or incident, including any injury to a Borrower employee occurring on the

LACDA property, and any loss, disappearance, destruction, misuse, or theft of the LACDA property, monies or securities entrusted to Borrower. Borrower also shall promptly notify the LACDA of any third-party claim or suit filed against Borrower or any of its sub-contractors which arises from or relates to this Agreement and could result in the filing of a claim or lawsuit against Borrower and/or the LACDA.

#### **1.4 Additional Insured Status and Scope of Coverage**

The LACDA and the County of Los Angeles shall be provided additional insured status under Borrower's General Liability policy with respect to liability arising out of Borrower's ongoing and completed operations performed on behalf of the LACDA. The LACDA and the County additional insured status shall apply with respect to liability and defense of suits arising out of the Borrower's acts or omissions, whether such liability is attributable to the Borrower or to the LACDA. The full policy limits and scope of protection also shall apply to the LACDA and the County as an additional insured, even if they exceed the LACDA's minimum Required Insurance specifications herein. Use of an automatic additional insured endorsement form is acceptable provided it satisfies the Required Insurance provisions herein.

#### **1.5 Cancellation of or Change to Maintain Insurance**

Borrower shall provide the LACDA with, or Borrower's insurance policies shall contain a provision that the LACDA shall receive, written notice of cancellation or any change in Required Insurance, including insurer, limits of coverage, term of coverage or policy period. The written notice shall be provided to the LACDA at least ten (10) days in advance of cancellation for non-payment of premium and thirty (30) days in advance for any other cancellation or policy change. Failure to provide written notice of cancellation or any change in Required Insurance may constitute a material breach of the Agreement, in the sole discretion of the LACDA, upon which the LACDA may suspend or terminate this Agreement.

#### **1.6 Failure to Maintain Insurance**

Borrower's failure to maintain or to provide acceptable evidence that it maintains the Required Insurance shall constitute a material breach of the Agreement, upon which the LACDA immediately may withhold payments due to Borrower, and/or suspend or terminate this Agreement. The LACDA, at its sole discretion, may obtain damages from Borrower resulting from said breach. Alternatively, the LACDA may purchase the Required Insurance, and without further notice to Borrower, deduct the premium cost from sums due to Borrower or pursue Borrower reimbursement.

#### **1.7 Borrowers' Insurance Shall Be Primary**

Borrower's General Liability, Pollution Liability and/or Asbestos Pollution Liability and Auto Liability insurance policies, with respect to any claims related to this Agreement, shall be primary with respect to all other sources of coverage available to Borrower. Any LACDA maintained insurance or self-insurance coverage shall be in excess of and not contribute to any Borrower coverage.

## **1.8 Insurance Specifics**

### **1.8.1 Waivers of Subrogation**

To the fullest extent permitted by law, the Borrower hereby waives its rights and its insurer(s)' rights of recovery against the LACDA under all the Required Insurance for any loss arising from or relating to this Agreement. The Borrower shall require its insurers to execute any waiver of subrogation endorsements which may be necessary to effect such waiver.

### **1.8.2 Sub-Contractor Insurance Coverage Requirements**

Borrower shall include all Sub-Contractors as insureds under Borrower's own policies, or shall provide the LACDA with each Sub-Contractor's separate evidence of insurance coverage upon request. Borrower shall be responsible for verifying each Sub-Borrower complies with the Required Insurance provisions herein and shall require that each Sub-Contractor name the LACDA and Borrower as additional insureds on the Sub-Contractor's General Liability policy. Borrower shall obtain the LACDA's prior review and approval of any Sub-Contractor request for modification of the Required Insurance.

### **1.8.3 Deductibles and Self-Insured Retentions (SIRs)**

Borrower's policies shall not obligate the LACDA to pay any portion of any Borrower deductible or SIR. The LACDA retains the right to require Borrower to reduce or eliminate policy deductibles and SIRs as respects the LACDA, or to provide a bond guaranteeing Borrower's payment of all deductibles and SIRs, including all related claims investigation, administration and defense expenses. Such bond shall be executed by a corporate surety licensed to transact business in the State of California.

### **1.8.4 Claims Made Coverage**

If any part of the Required Insurance is written on a claims made basis, any policy retroactive date shall precede the effective date of this Agreement. Borrower understands and agrees it shall maintain such coverage for a period of not less than three (3) years following Agreement expiration, termination or cancellation.

### **1.8.5 Application of Excess Liability Coverage**

Borrower may use a combination of primary, and excess insurance policies which provide coverage as broad as ("follow form" over) the underlying primary policies, to satisfy the Required Insurance provisions.

### **1.8.6 Separation of Insureds**

All liability policies shall provide cross-liability coverage as would be afforded by the standard ISO (Insurance Services Office, Inc.) separation of insureds provision with no insured versus insured exclusions or limitations.

#### **1.8.7 Alternative Risk Financing Programs**

The LACDA reserves the right to review, and then approve, Borrower use of self-insurance, risk retention groups, risk purchasing groups, pooling arrangements and captive insurance to satisfy the Required Insurance provisions. The LACDA shall be designated as an Additional Covered Party under any approved program.

#### **1.9 LACDA Review and Approval of Insurance Requirements**

The LACDA reserves the right to review and adjust the Required Insurance provisions, conditioned upon the LACDA's determination of changes in risk exposures.

**EXHIBIT A-2 - INSURANCE MATRIX NOFA LOAN PROGRAM**

Category	Workers Compensation	Commercial General Liability in Combination with Excess (Umbrella Liability)				Professional Liability	Property Insurance	Builders' Risk & Course of Construction Coverage	Flood Insurance	Commercial Auto Liability	Pollution / Environmental Liability	Bonding
		General Aggregate	Products/ Completed/ OnGoing Operations Agg	Personal & Adv Injury	Each Occurrence	Each Occurrence				Combined Single Limit		
<b>Pre-Development</b>	Coverage required in every contract, with limits as specified by law					Does Not Apply	Total Value of Property	Does Not Apply	Does Not Apply	Does Not Apply	Does Not Apply	Does Not Apply
• LP, LLC, Corporation		\$2,000,000	\$2,000,000	\$1,000,000	\$1,000,000							
<b>Borrower</b>	Does Not Apply (if no employees)					Does Not Apply	Total Value of Property/ Project	Total Value of Property/ Project	Greater of Total Value of Property/Project or NFIP (if Property is Located in Flood Zone)	Does Not Apply	Does Not Apply	Does Not Apply
• LP, LLC		\$2,000,000	\$2,000,000	\$1,000,000	\$1,000,000							
<b>Developer and General Partner Entities</b>	Coverage required in every contract, with limits as specified by law					Does Not Apply	Does Not Apply	Does Not Apply	Does Not Apply	Does Not Apply	Does Not Apply	Does Not Apply
<i>Contract/Project Value</i>												
< \$10M		\$2,000,000	\$2,000,000	\$1,000,000	\$1,000,000							
> \$10M - \$50M		\$5,000,000	\$5,000,000	\$2,000,000	\$2,000,000							
> \$50M		\$10,000,000	\$10,000,000	\$5,000,000	\$5,000,000							
<b>Design Professional</b>					< \$25M = \$2,000,000 > \$25M = \$5,000,000	Does Not Apply	Does Not Apply	Does Not Apply	\$1,000,000	\$2,000,000 (if work is performed at the site)	Does Not Apply	
• Architectural	\$2,000,000	\$2,000,000	\$1,000,000	\$1,000,000								
• Engineering												
<b>CASP Professional</b>					\$2,000,000	Does Not Apply	Does Not Apply	Does Not Apply	\$1,000,000	Does Not Apply	Does Not Apply	
• CASp												
<b>Testing/Reporting &amp; General Services</b>					\$2,000,000	Does Not Apply	Does Not Apply	Does Not Apply	\$1,000,000	< \$10M - \$5M = \$2,000,000 \$10M - \$50M = \$5,000,000 > \$50M = \$10,000,000	Does Not Apply	
• Environmental, Air, Surveys, Materials	< \$5M - \$10M = \$2,000,000	< \$5M - \$10M = \$2,000,000	< \$5M - \$10M = \$2,000,000	< \$5M - \$10M = \$2,000,000								
• Hazardous Waste Removal	\$10M - \$50M = \$5,000,000	\$10M - \$50M = \$5,000,000	\$10M - \$50M = \$5,000,000	\$10M - \$50M = \$5,000,000								
• Rubbish/Garbage Removal												
• Landscape/Lawn Care												
• Tree Removal												
<b>General Contractors (including demolition)</b>	Coverage required in every contract, with limits as specified by law					Does Not Apply	Does Not Apply	Does Not Apply	Does Not Apply	\$1,000,000		Total Value of Contract (if project value > \$100K)
<i>Contract/Project Value</i>												
< \$10M		\$2,000,000	\$2,000,000	\$1,000,000	\$1,000,000							
> \$10M - \$50M		\$5,000,000	\$5,000,000	\$2,000,000	\$2,000,000							
> \$50M	\$10,000,000	\$10,000,000	\$5,000,000	\$5,000,000								