

INSURANCE REQUIREMENTS FOR SULLIVAN PROPERTIES, LP

1. The Contractor/Lessee cannot commence the work or occupy the premises until it has obtained all required insurance and such insurance has been approved.
2. Insurance coverage shall be provided by an insurance company licenses as an "admitted carrier" by the N.Y. State Insurance Department with no less than AM Best's A-VIII rating.
3. The cancellation clause must read as follows:
"Should any of the above described policies be cancelled, non-renewed or materially modified before the expiration date thereof, the issuing company will mail 30 days written notice, via certified mail, to the named certificate holder."

The following minimum coverage limits must be maintained throughout the life of the contract.

Liability Coverage:

Contractor / Vendor Services (Deliveries / Moves) –

Form: Commercial CGL (00 01 Form), or its equivalent, including but not limited to the following coverage for which the limits should apply:

Premises and operations, and Products and Completed Operations.

Minimum Limits: \$1,000,000 per occurrence; \$2,000,000 aggregate.

Note: The limits of liability can be provided in a combination of a Commercial General Liability and an Umbrella Liability Policy. If both are to apply, the Umbrella Liability form should be written on a follow form basis. Additionally, it is required that the limit rendered by the General Liability form be provided on a "per project" basis. Coverage for both policies must always include the following as additional insureds: The entity, the property owner(s), and the Owner's real estate manager.

Contractor / Vendor Services (Contractors Renovations) –

Form: Commercial General Liability (00 01 Form), or its equivalent, including but not limited to the following coverage for which the limits should apply:

Premises and operations, and Products and Completed Operations.

Minimum Limits: \$5,000,000 per occurrence; \$5,000,000 aggregate.

Note: The limits of liability can be provided in a combination of a Commercial General Liability and an Umbrella Liability Policy. If both are to apply, the Umbrella Liability form should be written on a follow form basis. Additionally, it is required that the limit rendered by the General Liability form be provided on a "per project" basis. Coverage for both policies must always include the following as additional insureds: The entity, the property owner(s), and the Owner's real estate manager.

Manhattan Skyline Mgmt. (212) 977-4813 – Fax Certificate of Insurance to (212) 586-9867.

Contractor / Vendor Services (Window washing / Scaffold / Roofers – or any contractor working at a height beyond ladder).

Form: Commercial CGL (00 01 Form), or its equivalent, including but not limited to the following coverage for which the limits should apply:

Premises and operations, and Products and Completed Operations.

Minimum Limits: \$10,000,000 per occurrence; \$10,000,000 aggregate.

Note: The limits of liability can be provided in a combination of a Commercial General Liability and an Umbrella Liability and an Umbrella Liability Policy. If both are to apply, the Umbrella Liability form should be written on a follow form basis. Additionally, it is required that the limit rendered by the General Liability form be provided on a “per project” basis. Coverage for both policies must always include the following as additional insureds: The entity, the property owner(s), and the Owner’s real estate manager.

In addition to the above ALL must present the following:

Automobile Liability:

Form: Comprehensive Automobile Liability, including all owned, non-owned and hired autos.

Limits: \$1,000,000 per occurrence; Bodily Injury & Property Damage combined single limit.

Workers’ Compensation:

Form: Providing statutory benefits for all employees of the contractor, and any of the subcontractor’s employees, where operations will be performed.

Minimum Limits: An amount that is no less than \$1,000,000 and satisfies all laws required by the Workers’ Compensation Law of the State of New York or any State or Federal body having jurisdiction over the location of operations being performed for that matter

Employers Liability:

Minimum Limits: \$100,000 Each Accident;
\$500,000 Disease policy limit;
\$100,000 Disease each employee

Disability:

Form: Providing coverage for all employees of the contractor, and any of the subcontractor’s employees, where operations will be performed.

Minimum Limits: Satisfies all laws required by the Disability Law of the State of New York or any State or Federal body having jurisdiction over the location of operations being performed for that matter.

Manhattan Skyline Mgmt. (212) 977-4813 – Fax Certificate of Insurance to (212) 586-9867.

Certificate Holder:

Sullivan Properties, LP
c/o Manhattan Skyline Mgmt., Corp.
103 West 55th Street
New York, NY 10019

Additional Insured:

Sullivan Properties, LP and Manhattan Skyline Mgmt., Corp.

“IMPORTANT: IF YOUR INSURANCE BROKER UTILIZES AN ACORD CERTIFICATE THAT STIPULATES THAT THE POLICY NEEDS TO BE ENDORSED IF YOU ARE INCLUDED AS ADDITIONAL INSURED, YOU MUST SUBMIT A COPY OF THE ENDORSEMENT OR BINDER TO THE POLICY SHOWING THAT CERTIFICATE HOLDER IS INCLUDED AS ADDITIONAL INSURED ALONG WITH THE CERTIFICATE.”

PLEASE FAX CERTIFICATE OF INSURANCE TO (212) 586-9867.

Manhattan Skyline Mgmt. (212) 977-4813 – Fax Certificate of insurance to (212) 586-9867.