

FUNDING AGREEMENT BETWEEN THE CITY OF ALAMEDA AND THE ALAMEDA TRANSPORTATION MANAGEMENT ASSOCIATION (ALAMEDA TMA) ALLOWING PASS THROUGH OF TRANSPORTATION DEMAND MANAGEMENT FEES FROM EXISTING TENANTS IN ALAMEDA POINT TO THE ALAMEDA TMA FOR TDM PROGRAM IMPLEMENTATION

This funding agreement is entered into as of this ____ day of JUNE, 2018 by and between the City of Alameda, a municipal corporation (“City”) and the Alameda Transportation Management Association (Alameda TMA) (“Provider”) with reference to the following facts:

- A. By Resolution No. 14891 the City Council of the City of Alameda certified the Final Alameda Point Environmental Impact Report (“FEIR”) (State Clearinghouse No. 201312043) under the California Environmental Quality Act (“CEQA”), California Public Resources Code Section 21000 *et seq.* and adopted written findings and a Mitigation Monitoring and Reporting Program (“MMRP”) on February 4, 2014, for the Alameda Point Project;
- B. The City Council approved the Transportation Demand Management Plan for Alameda Point on May 20, 2014 (Alameda Point TDM Plan), a crucial component of the City’s approach to addressing the City’s transportation issues associated with the reuse and redevelopment of Alameda Point and to mitigate the transportation impacts identified in the FEIR;
- C. The intent of the Alameda Point TDM Plan is to provide strategies, measures and services that are combined into a comprehensive program to create the envisioned transit-oriented development at Alameda Point, to achieve the City of Alameda’s General Plan goals to reduce automobile trips, and in particular, targets the reduction of solo driving trips, and to mitigate potential traffic impacts from existing and new development;
- D. The adoption of the Alameda Point TDM Plan is required by the City’s General Plan and the FEIR;
- E. Since approval of the Alameda Point TDM Plan, the City has taken active steps to implement the Alameda Point TDM Plan including applying and receiving a grant from the Metropolitan Transportation Commission (MTC) to retain expert TDM consultants to help the City implement the TDM Plan at Alameda Point with developers, property owners and existing businesses;
- F. The City amended the Alameda Point TDM Plan to clarify that all Alameda Point property owners, tenants, developers and businesses are required to participate in complying with the Alameda Point TDM Plan;
- G. The Alameda TMA was established in 2017 as an independent California non-profit public benefit corporation that oversees the ongoing implementation of the Alameda Point TDM Plan and the Northern Waterfront transportation mitigation area requirements with potential for expansion citywide;
- H. The City is the landlord for many existing businesses in the Alameda Point Project Area and as such, collects rents and other associated fees and assessments, including those earmarked for TDM per the leasing agreements with the existing tenants;

I. In January 2018, the Alameda Point Project Area Committee, the Alameda TMA Board and the Transportation Commission approved a transportation program and corresponding TDM fees for existing Alameda Point businesses for the first three years, which is the culmination of significant outreach and input from tenants at multiple meetings in 2017;

J. On June 5, 2018, the City Council, (1) ratified the TDM fee amount, (2) provided that the fees paid by existing tenants beyond the first three years shall not increase more than five percent each year until the fee rates equal the special tax rates of the private property owners, and (3) allowed a pass through of the TDM fees from the existing tenants in Alameda Point to the Alameda TMA;

K. Based on current cost estimates developed by the City's TDM expert, the transportation programs are expected to cost approximately \$100,000 in 2018, \$177,000 in 2019 and \$261,000 in 2020; and

L. Funds from TDM fees paid by existing tenants in Alameda Point are expected to pay for the transportation programs that will be implemented by the Alameda TMA, and will be transferred from the City to the Alameda TMA and expended consistent with the Alameda Point TDM Plan per this funding agreement.

WITH REFERENCE TO THE FACTS RECITED ABOVE, the City and Provider agree as follows:

1. TERM:

The term of this Agreement shall commence on the ____ day of JUNE 2018, and shall terminate on the ____ day of JUNE 2021, unless terminated earlier as set forth herein.

This Agreement may be mutually extended, for up to seven (7) additional years, at the sole discretion of the City Manager, based, at a minimum, upon satisfactory performance of all aspects of this Agreement. The City Manager may submit written notice that the Agreement is to be extended at the same terms as the existing Agreement.

2. SERVICES TO BE PERFORMED:

Provider agrees to contract for management support for the Alameda TMA, and to do all necessary work included in Exhibit A-1 – Proposed Financial Plan for Transportation Programs. The services must not exceed the budget amount provided in Exhibit A-1, and may be altered – along with the budget – if consistent with the Alameda Point TDM Plan by vote of the Alameda TMA Board. Alameda TMA shall submit to the City by March 1 of each year, an Annual Report for the preceding calendar year, which includes a financial and operations report, the outcome of annual employee/resident surveys, traffic counts and programs.

3. PASS-THROUGH OF FUNDS TO PROVIDER:

By the 1st day of May and November of each year, the City shall provide the Alameda TMA with a biannual pass through of the TDM fees from existing tenants in Alameda Point with not more than five percent annual increase in the business fee charges or until the existing tenant TDM fees equal the rate

of the special taxes on private properties that are generated for transportation purposes. In the event that TDM fee collections are less than the amount provided for in the approved budget, the Alameda TMA may institute reductions in service subject to approval of the Alameda TMA Board.

4. TIME IS OF THE ESSENCE:

Provider and City agree that time is of the essence regarding the performance of this Agreement.

5. STANDARD OF CARE:

Provider agrees to perform all services hereunder in a manner commensurate with the prevailing standards of like professionals or service providers, as applicable, in the San Francisco Bay Area and agrees that all services shall be performed by qualified and experienced personnel who are not employed by the City.

6. IMMIGRATION REFORM AND CONTROL ACT (IRCA):

Provider assumes any and all responsibility for verifying the identity and employment authorization of all of its employees performing work hereunder, pursuant to all applicable IRCA or other federal, or state rules and regulations. Provider shall indemnify, defend, and hold City harmless from and against any loss, damage, liability, costs or expenses arising from any noncompliance of this provision by Provider.

7. NON-DISCRIMINATION:

Consistent with City's policy and state and federal law that harassment and discrimination are unacceptable conduct, Provider agrees that harassment or discrimination directed toward a job applicant, a City employee, or a citizen by Provider or Provider's employee on the basis of race, religious creed, color, national origin, ancestry, handicap, disability, marital status, pregnancy, sex, age, or sexual orientation will not be tolerated. Provider agrees that any and all violations of this provision shall constitute a material breach of this Agreement.

8. HOLD HARMLESS:

a. Provider shall indemnify, defend, and hold harmless the City, its City Council, boards, commissions, officials, employees, and volunteers ("**Indemnitees**") from and against any and all loss, damages, liability, claims, suits, costs and expenses whatsoever, including reasonable attorneys' fees ("**Claims**"), arising from or in any manner connected to Provider's negligent act or omission, whether alleged or actual, regarding performance of services or work conducted or performed pursuant to this Agreement. If Claims are filed against Indemnitees, which allege negligence on behalf of the Provider, Provider shall have no right of reimbursement against Indemnitees for the costs of defense even if negligence is not found on the part of Provider. However, Provider shall not be obligated to indemnify Indemnitees from Claims arising from the sole negligence or willful misconduct of Indemnitees.

Provider's obligation to indemnify, defend and hold harmless Indemnities shall expressly survive the expiration or early termination of this Agreement.

9. INSURANCE:

a. On or before the commencement of the terms of this Agreement, Provider shall furnish the City's Risk Manager with certificates showing the type, amount, class of operations covered, effective dates and dates of expiration of insurance coverage in compliance with subsections 9A, B, C and D. Such certificates, which do not limit Provider's indemnification, shall also contain substantially the following statement:

"Should any of the above insurance covered by this certificate be canceled or coverage reduced before the expiration date thereof, the insurer affording coverage shall provide ten (10) days' advance written notice to the City of Alameda. Attention: Risk Manager."

b. It is agreed that Provider shall maintain in force at all times during the performance of this Agreement all appropriate coverage of insurance required by this Agreement with an insurance company that is acceptable to City and licensed to do insurance business in the State of California. Endorsements naming the City, its City Council, boards, commissions, officials, employees, and volunteers as additional insured shall be submitted with the insurance certificates.

A. COVERAGE:

Provider shall maintain the following insurance coverage:

(1) Workers' Compensation:

Statutory coverage as required by the State of California.

(2) Liability:

Commercial general liability coverage in the following minimum limits:

Bodily Injury:	\$1,000,000 each occurrence
	\$2,000,000 aggregate - all other
Property Damage:	\$1,000,000 each occurrence
	\$2,000,000 aggregate

If submitted, combined single limit policy with aggregate limits in the amounts of \$2,000,000 will be considered equivalent to the required minimum limits shown above.

(3) Directors and Officers Liability:

Directors and Officers Liability insurance, which includes coverage for the professional acts, errors and omissions of Provider's Directors and Officers in the following minimum limits:

\$1,000,000 each occurrence

(4) Commercial Crime Insurance or Employee Dishonesty/Fraud:

Employee Dishonesty/Fraud insurance, which includes coverage for employee theft, forgery or alteration, and funds transfer fraud, in the following minimum limits:

\$250,000 each occurrence for the first three years; \$500,000 for years four and five and \$1,000,000 for subsequent years

B. SUBROGATION WAIVER:

Provider agrees that in the event of loss due to any of the perils for which it has agreed to provide comprehensive general and automotive liability insurance, Provider shall look solely to its

insurance for recovery. Provider hereby grants to City, on behalf of any insurer providing comprehensive general and automotive liability insurance to either Provider or City with respect to the services of Provider herein, a waiver of any right to subrogation which any such insurer of said Provider may acquire against City by virtue of the payment of any loss under such insurance.

C. FAILURE TO SECURE:

If Provider at any time during the term hereof should fail to secure or maintain the foregoing insurance, City shall be permitted to obtain such insurance in the Provider's name or as an agent of the Provider and shall be compensated by the Provider for the costs of the insurance premiums at the maximum rate permitted by law and computed from the date written notice is received that the premiums have not been paid.

D. ADDITIONAL INSURED:

City, its City Council, boards, commissions, officials, employees, and volunteers shall be named as an additional insured under all insurance coverages, except worker's compensation and professional liability insurance. The naming of an additional insured shall not affect any recovery to which such additional insured would be entitled under this policy if not named as such additional insured. An additional insured named herein shall not be held liable for any premium, deductible portion of any loss, or expense of any nature on this policy or any extension thereof. Any other insurance held by an additional insured shall not be required to contribute anything toward any loss or expense covered by the insurance provided by this policy.

E. SUFFICIENCY OF INSURANCE:

The insurance limits required by City are not represented as being sufficient to protect Provider. Provider is advised to consult Provider's insurance broker to determine adequate coverage for Provider.

10. CONFLICT OF INTEREST:

Provider warrants that it is not a conflict of interest for Provider to perform the services required by this Agreement. Provider may be required to fill out a conflict of interest form if the services provided under this Agreement requires Provider to make certain governmental decisions or serve in a staff capacity as defined in Title 2, Division 6, Section 18700 of the California Code of Regulations.

11. PROHIBITION AGAINST TRANSFERS:

a. Provider shall not assign, sublease, hypothecate, or transfer this Agreement, or any interest therein, directly or indirectly, by operation of law or otherwise, without prior written consent of the City Manager. Provider shall submit a written request for consent to transfer to the City Manager at least thirty (30) days in advance of the desired transfer. The City Manager may consent or reject such request in his/her sole and absolute discretion. Any attempt to do so without said consent shall be null and void, and any assignee, sublessee, hypothecate or transferee shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer. However, claims for money against the City under this Agreement may be assigned by Provider to a bank, trust company or other financial institution without prior written consent.

b. The sale, assignment, transfer or other disposition of any of the issued and outstanding capital stock of Provider, or of the interest of any general partner or joint venturer or syndicate member or cotenant, if Provider is a partnership or joint venture or syndicate or cotenancy, which shall result in changing the control of Provider, shall be construed as an assignment of this Agreement. Control means fifty percent or more of the voting power of the corporation.

12. PERMITS AND LICENSES:

Provider, at its sole expense, shall obtain and maintain during the term of this Agreement, all appropriate permits, certificates and licenses, including a City Business License that may be required in connection with the performance of the services and tasks hereunder.

13. RECORDS:

a. Provider shall maintain complete and accurate records with respect to the services, tasks, work, documents and data in sufficient detail to permit an evaluation of the Provider's performance under the Agreement, as well as maintain books and records related to sales, costs, expenses, receipts and other such information required by City that relate to the performance of the services and tasks under this Agreement (collectively the "Records").

b. All Records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Provider shall provide free access to the Records to the representatives of City or its designees during regular business hours upon reasonable prior notice. The City has the right to examine and audit the Records, and to make copies or transcripts therefrom as necessary, and to allow inspection of all proceedings and activities related to this Agreement. Such Records, together with supporting documents, shall be kept separate from other documents and records and shall be maintained by Provider for a period of three (3) years after receipt of final payment.

c. If supplemental examination or audit of the Records is necessary due to concerns raised by City's preliminary examination or audit of records, and the City's supplemental examination or audit of the records discloses a failure to adhere to appropriate internal financial controls, or other breach of this Agreement or failure to act in good faith, then Provider shall reimburse the City for all reasonable costs and expenses associated with the supplemental examination or audit.

14. NOTICES:

a. All notices shall be in writing and delivered: (i) by hand; or (ii) sent by registered, express, or certified mail, with return receipt requested or with delivery confirmation requested from the U.S. postal service; or (iii) sent by overnight or same day courier service at the party's respective address listed in this Section.

b. Each notice shall be deemed to have been received on the earlier to occur of: (x) actual delivery or the date on which delivery is refused; or (y) three (3) days after notice is deposited in the U.S. mail or with a courier service in the manner described above (Sundays and City holidays excepted).

c. Either party may, at any time, change its notice address (other than to a post office box address) by giving the other party three (3) days prior written notice of the new address.

d. All notices, demands, requests, or approvals from Provider to City shall be addressed to City at:

City of Alameda
Base Reuse, and Transportation Planning
2263 Santa Clara Avenue, Room 130
Alameda, CA 94501
ATTENTION: Jennifer Ott, Director of Base Reuse and Transportation Planning
Ph: 510.747.4747 / Fax: 510.522.7538

e. All notices, demands, requests, or approvals from City to Provider shall be addressed to Provider at:

Alameda Transportation Management Association (Alameda TMA)
City Hall West
950 West Mall Square, Room 239
Alameda, CA 94501
ATTENTION: Michael O'Hara, Chairman
Ph: (925) 380-1223 / Fax: (925) 380-1214

15. SAFETY:

a. The Provider will be solely and completely responsible for conditions of all vehicles owned or operated by Provider, including the safety of all persons and property during performance of the services and tasks under this Agreement. This requirement will apply continuously and not be limited to normal working hours. In addition, Provider will comply with all safety provisions in conformance with U.S. Department of Labor Occupational Safety and Health Act, any equivalent state law, and all other applicable federal, state, county and local laws, ordinances, codes, and any regulations that may be detailed in other parts of the Agreement. Where any of these are in conflict, the more stringent requirements will be followed. The Provider's failure to thoroughly familiarize itself with the aforementioned safety provisions will not relieve it from compliance with the obligations and penalties set forth herein.

b. The Provider will immediately notify the City within 24 hours of any incident of death, serious personal injury or substantial property damage that occurs in connection with the performance of this Agreement. The Provider will promptly submit to the City a written report of all incidents that occur in connection with this Agreement. This report must include the following information: (i) name and address of injured or deceased person(s); (ii) name and address of Provider's employee(s) involved in the incident; (iii) name and address of Provider's liability insurance carrier; (iv) a detailed description of the incident; and (v) a police report.

16. TERMINATION:

a. In the event Provider fails or refuses to perform any of the provisions hereof at the time and in the manner required hereunder, Provider shall be deemed in default in the performance of this Agreement. If such default is not cured within thirty (30) business days after receipt by Provider from City of written notice of default, specifying the nature of such default and the steps necessary to cure such default; City may thereafter immediately terminate the Agreement forthwith by giving to the Provider written notice thereof. If such breach or failure cannot reasonably be cured within such thirty (30) day period and the Provider has commenced the cure within such thirty (30) day period and thereafter is

diligently working in good faith to complete such cure, the breach or failure must be cured within one hundred twenty (120) days.

b. The foregoing notwithstanding, City shall have the option, at its sole discretion and without cause, of terminating this Agreement by giving seven (7) days' prior written notice to Provider as provided herein.

c. Upon termination of this Agreement either for cause or for convenience, each party shall pay to the other party that portion of compensation specified in this Agreement that is earned and unpaid prior to the effective date of termination. In addition, the City shall be entitled to a refund of any TDM fees provided to the Alameda TMA but not expended as of the date of the notice of termination. The obligation of the parties under this Section 19.c. shall survive the expiration or early termination of this Agreement.

17. ATTORNEY'S FEES:

In the event of the bringing of any action or suit by a party hereto against the other party by reason of any breach of any covenants, conditions, obligation or provision arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party all of its costs and expenses of the action or suit, including reasonable attorneys' fees, experts' fees, all court costs and other costs of action incurred by the prevailing party in connection with the prosecution or defense of such action and enforcing or establishing its rights hereunder (whether or not such action is prosecuted to a judgment). For the purposes of this Agreement, reasonable fees of attorneys of the Alameda City Attorney shall be based on the fees regularly charged by private attorneys with the equivalent number of years of experience in the subject matter area of the law for which the Alameda City Attorney's services were rendered who practice in Alameda County in law firms with approximately the same number of attorneys as employed by the Alameda City Attorney's Office.

18. COMPLIANCE WITH ALL APPLICABLE LAWS:

During the Term of this Agreement, Provider shall keep fully informed of all existing and future state and federal laws and all municipal ordinances and regulations of the City of Alameda which affect the manner in which the services or tasks are to be performed by the Provider, as well as all such orders and decrees of bodies or tribunals having any jurisdiction or authority over the same. Provider shall comply with all applicable laws, state and federal and all ordinances, rules and regulations enacted or issued by City.

19. CONFLICT OF LAW:

This Agreement shall be interpreted under, and enforced by the laws of the State of California without regard to any choice of law rules which may direct the application of laws of another jurisdiction. The Agreement and obligations of the parties are subject to all valid laws, orders, rules, and regulations of the authorities having jurisdiction over this Agreement (or the successors of those authorities.) Any suits brought pursuant to this Agreement shall be filed with the courts of the County of Alameda, State of California.

20. WAIVER:

A waiver by City of any breach of any term, covenant, or condition contained herein shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition contained herein, whether of the same or a different character.

21. INTEGRATED CONTRACT:

The Recitals and Exhibits are a material part of this Agreement and are expressly incorporated herein. This Agreement represents the full and complete understanding of every kind or nature whatsoever between the parties hereto, and all preliminary negotiations and agreements of whatsoever kind or nature are merged herein. No verbal agreement or implied covenant shall be held to vary the provisions hereof. Any modification of this Agreement will be effective only by written execution signed by both City and Provider.

22. CAPTIONS:

The captions in this Agreement are for convenience only, are not a part of the Agreement and in no way affect, limit or amplify the terms or provisions of this Agreement.

Signatures on next page

IN WITNESS WHEREOF, the City and Alameda TMA Executive Director have executed this funding agreement on the dates below and agree that this funding agreement is effective as of the date referenced in the funding agreement's first paragraph.

CITY OF ALAMEDA

By: _____
Elizabeth D. Warmerdam
Acting City Manager

Date: _____

Recommended for Approval:



Jennifer Ott
Acting Assistant City Manager

Approved as to Form:



Celena Chen
Assistant City Attorney

ALAMEDA TRANSPORTATION MANAGEMENT ASSOCIATION

By: 

Michael O'Hara
Chairman, Alameda Transportation Demand Management (Alameda TMA)

Date: 5-17-18

**Alameda Point
3-Year Budget Planning**

Revised Jan 10, 2018

2018 Expenses	
Management	\$ 30,500 <i>(detail below)</i>
Carpools	\$ 10,000
RideReport	\$ 12,000
1000 EZ Passes	\$ 45,000 <i>(Aug. start)</i>
Total	\$ 97,500

2019 Expenses	
Management	\$ 61,700
Carpools	\$ 10,000
RideReport	\$ 10,000
1000 EZ Passes	\$ 90,000
Total	\$ 171,700
3% increase	\$ 5,151
Total Expense	\$ 176,851

2020 Expenses	
Management	\$ 92,900
Carpools	\$ 15,000
RideReport	\$ 10,000
1500 EZ Passes (1)	\$ 135,000
Total	\$ 252,900
3% increase	\$ 7,587
Total Expense	\$ 260,487

Assessments & Revenues:	
90% storage	\$0.02
Industrial	\$0.04
Mixed Use	\$0.07
Office/Retail	\$0.09

Assessments & Revenues:	
90% storage	\$0.05
Industrial	\$0.08
Mixed Use	\$0.12
Office/Retail	\$0.15
Sub-total	\$ 182,653
Est. Property Sales*	\$ 86,473
Total Est. Revenues	\$ 269,126

Assessments & Revenues:	
90% storage	\$0.06
Industrial	\$0.12
Mixed Use	\$0.18
Office/Retail	\$0.22
Sub-total	\$ 265,821
Est Property Sales*	\$ 279,472
Total Est. Revenues	\$ 545,293

Total Revenues \$ 98,123

Excludes property sales for 2018.

*Includes Bladium, Blg 91, Blg 9

*Includes Blg 8, Bladium, Blg 91, Blg 9

TMA Management Detail	Total Cost
ED Contract	(grant funded)
Insurance	\$ 5,000
Office & meeting exp.	\$ 3,000
Accounting	\$ 12,000
website and marketing	\$ 5,000
misc.	\$ 1,000
annual surveys, counts	\$ 35,000
Total	\$ 61,000
50% Share*	\$ 30,500

2019	
ED Contract	\$ 31,200
Other Expenses	\$ 30,500
Total Alameda Pt	\$ 61,700

2020	
ED Contract*	\$ 62,400
Other Expenses	\$ 30,500
Total Alameda Pt	\$ 92,900

ED may be full time \$ 104,000

(1) assumes 500 more AC Transit passes

*Alameda Pt pays 50% of common expenses

Alameda Point 3 Year Assessment Plan

revised Dec 19,2017

Name	SF	SF	Blg #	Address	Use	2018 Rate	Monthly	Annual	Annual	2019 Rate	Monthly	Annual	2020 Rate	Monthly	Annual
707 West Tower Ave LLC	80,907		9	707/9 W. Tower Ave.	Special	\$0.55			\$0	\$0.55	12	\$44,499	\$0.55	12	\$44,499
Advanced Roofing Services	4,000		612	1450 Viking St.	Industrial	\$0.04	\$13	\$160		\$0.08	\$26.67	\$320	\$0.12	\$40	\$480
Aircraft Carrier Hornet Foundation*	100,000		Pier 3	1399 Ferry Point Pier 3	Industrial	\$0.04	\$333	\$4,000		\$0.08	\$666.67	\$8,000	\$0.12	\$1,000	\$12,000
Alameda Development Corporation	314		1	950 W. Mall Sq.	Business/Office	\$0.09	\$2	\$28		\$0.15	\$3.93	\$47	\$0.22	\$6	\$69
Alameda Naval Air Museum	21,136		77	2151 Ferry Pt	Industrial	\$0.04	\$70	\$845		\$0.08	\$140.91	\$1,691	\$0.12	\$211	\$2,536
Alameda Point Collaborative	9,795	89,018	607	677 and 650 W. Ranger Av	Business/Office	\$0.09	\$741	\$8,893		\$0.15	\$1,235.16	\$14,822	\$0.22	\$1,812	\$21,739
Alameda Point Redeveloper	270,000		8	2350 Saratoga St	Special	\$0.55			\$0	\$0.55	\$0.00	\$0	\$0.55	\$12,375	\$148,500
Alameda Point Storage Inc.	229,420		50 & 51 Oriskany	50 & 51 Oriskany Ave	90% Storage	\$0.02	\$382	\$4,588		\$0.05	\$955.92	\$11,471	\$0.06	\$1,147	\$13,765
Antiques By The Bay	25,747		18 & NWT	2700 Saratoga St.	Retail	\$0.09	\$193	\$2,317		\$0.15	\$321.84	\$3,862	\$0.22	\$472	\$5,664
Astra Space	17,335		397	1690 Orion St.	Industrial	\$0.04	\$58	\$693		\$0.08	\$115.57	\$1,387	\$0.12	\$173	\$2,080
Auctions By the Bay	63,972		20	2701 Monarch St	Mixed Use	\$0.07	\$373	\$4,478		\$0.12	\$639.72	\$7,677	\$0.18	\$960	\$11,515
Auctions By the Bay	23,208		525	2751 Todd St	Mixed Use	\$0.07	\$135	\$1,625		\$0.12	\$232.08	\$2,785	\$0.18	\$348	\$4,177
Bay Ship & Yacht	2,700		292	1450 Ferry Pt	Industrial	\$0.04	\$9	\$108		\$0.08	\$18.00	\$216	\$0.12	\$27	\$324
Bladium Inc.	104,000		40	800 W. Tower Ave.	Special	\$0.55			\$0	\$0.55	\$4,766.67	\$57,200	\$0.55	\$4,767	\$57,200
Complete Coach Works	14,997		24	2301 Monarch St. Suite 100	Industrial	\$0.04	\$50	\$600		\$0.08	\$99.98	\$1,200	\$0.12	\$150	\$1,800
Container Storage	53,200	17,789	338 & 608	51 W. Hornet Ave & 50 W.	90% Storage	\$0.02	\$118	\$1,420		\$0.05	\$295.79	\$3,549	\$0.06	\$355	\$4,259
Delphi Productions	106,000		39	950 W. Tower Ave.	Industrial	\$0.04	\$353	\$4,240		\$0.08	\$706.67	\$8,480	\$0.12	\$1,060	\$12,720
Dreyfuss Capital	8,107		29	1701 Monarch St	90% Storage	\$0.02	\$14	\$162		\$0.05	\$33.78	\$405	\$0.06	\$41	\$486
Faction Brewing LLC	32,500		22	2501 Monarch St.	Mixed Use	\$0.07	\$190	\$2,275		\$0.12	\$325.00	\$3,900	\$0.18	\$488	\$5,850
Ferrous Investment							\$0	\$0			\$0.00	\$0		\$0	\$0
Google	16,888		19	2175 Monarch St	Business/Office	\$0.09	\$127	\$1,520		\$0.15	\$211.10	\$2,533	\$0.22	\$310	\$3,715
Google	110,561		11	1190 W. Tower Ave	Business/Office	\$0.09	\$829	\$9,950		\$0.15	\$1,382.01	\$16,584	\$0.22	\$2,027	\$24,323
Google	65,400		400A	1150 West Tower Avenue	Industrial	\$0.04	\$218	\$2,616		\$0.08	\$436.00	\$5,232	\$0.12	\$654	\$7,848
Kai Concepts	28,636		168	1651 Viking St.	Business/Office	\$0.09	\$215	\$2,577		\$0.15	\$357.95	\$4,295	\$0.22	\$525	\$6,300
La Costa Pacifica Inc	18,160		25	1951 Monarch St Suite 300	Industrial	\$0.04	\$61	\$726		\$0.08	\$121.07	\$1,453	\$0.12	\$182	\$2,179
Maritime Administration	88,783		168	1651 Viking St.	Business/Office	\$0.09	\$666	\$7,990		\$0.15	\$1,109.79	\$13,317	\$0.22	\$1,628	\$19,532
Matson	53,785		167	1500 Ferry Pt	Industrial	\$0.04	\$179	\$2,151		\$0.08	\$358.57	\$4,303	\$0.12	\$538	\$6,454
Natel Energy	65,000		23	2401 Monarch St	Industrial	\$0.04	\$217	\$2,600		\$0.08	\$433.33	\$5,200	\$0.12	\$650	\$7,800
Navigator Systems	31,394		14	1800 Ferry Point	90% Storage	\$0.02	\$52	\$628		\$0.05	\$130.81	\$1,570	\$0.06	\$157	\$1,884
North Waterfront Cove LLC							\$0	\$0			\$0.00	\$0		\$0	\$0
NRC Environmental Services	16,603		15	1605 Ferry Pt	Business/Office	\$0.09	\$125	\$1,494		\$0.15	\$207.54	\$2,490	\$0.22	\$304	\$3,653
NRC Environmental Services	1,800		68	1610 Ferry Pt.	Business/Office	\$0.09	\$14	\$162		\$0.15	\$22.50	\$270	\$0.22	\$33	\$396
Pacific Automated	37,234		25	1951 Monarch St. #200	Industrial	\$0.04	\$124	\$1,489		\$0.08	\$248.23	\$2,979	\$0.12	\$372	\$4,468
Pacific Fine Foods	2,965		42	2480 Monarch St	Industrial	\$0.04	\$10	\$119		\$0.08	\$19.77	\$237	\$0.12	\$30	\$356
Pacific Pinball Museum	43,355		169	1680 Viking St	Storage/Assembly	\$0.02	\$72	\$867		\$0.05	\$180.65	\$2,168	\$0.06	\$217	\$2,601
Power Engineering	55,471		166	1501 Viking St. Suite 200	Industrial	\$0.04	\$185	\$2,219		\$0.08	\$369.81	\$4,438	\$0.12	\$555	\$6,657
Proximo/Hangar 1	32,444		22	2505 Monarch St.	Mixed Use	\$0.07	\$189	\$2,271		\$0.12	\$324.44	\$3,893	\$0.18	\$487	\$5,840
Rain Defense	25,000		Lot	2451 Hancock St.	Industrial	\$0.04	\$83	\$1,000		\$0.08	\$166.67	\$2,000	\$0.12	\$250	\$3,000
Rock Wall Wine Company, Inc.	40,868		24	2301 Monarch St, Suite 100	Mixed Use	\$0.07	\$238	\$2,861		\$0.12	\$408.68	\$4,904	\$0.18	\$613	\$7,356
Saildrone	110,561		12 & 400	1050 W. Tower Ave & 1150	Industrial	\$0.04	\$369	\$4,422		\$0.08	\$737.07	\$8,845	\$0.12	\$1,106	\$13,267
St. George Spirits Inc.	65,000		21	2601 Monarch St	Mixed Use	\$0.07	\$379	\$4,550		\$0.12	\$650.00	\$7,800	\$0.18	\$975	\$11,700
Steeltown Winery LLC	5,220		43	2440 Monarch St.	Industrial	\$0.04	\$17	\$209		\$0.08	\$34.80	\$418	\$0.12	\$52	\$626
Sustainable Technologies	12,156	1,640	163 & 414	1800 Orion St Ste. 101 & 115	90% Storage	\$0.02	\$23	\$276		\$0.05	\$57.48	\$690	\$0.06	\$69	\$828
Turn Key Show Productions	8,080		459	101 W. Tower Ave	90% Storage	\$0.02	\$13	\$162		\$0.05	\$33.67	\$404	\$0.06	\$40	\$485
WETA	28,000			Pier 3	Business/Office	\$0.09	\$210	\$2,520		\$0.15	\$350.00	\$4,200	\$0.22	\$513	\$6,160
Williams Sonoma	43,355		169	1680 Viking St	Industrial	\$0.04	\$145	\$1,734		\$0.08	\$289.03	\$3,468	\$0.12	\$434	\$5,203
Wonky & Wonky Kitchen LLC	5,073		44	2400 Monarch St.	Industrial	\$0.04	\$17	\$203		\$0.08	\$33.82	\$406	\$0.12	\$51	\$609
Wrightspeed Powertrains Inc.	109,293		41	650 W. Tower Ave	Industrial	\$0.04	\$64	\$4,372		\$0.08	\$728.62	\$8,743	\$0.12	\$1,093	\$13,115
AP Building 91, LLC	53,223		91	651 W Tower Ave	Special	\$0.55	\$2,439		\$0	\$0.55	\$2,439.39	\$29,273	\$0.55	2439.388	\$29,273
TOTAL	2,341,646						\$8,177	\$98,123	\$0			\$269,125			\$545,293

No special assessments in 2018



CERTIFICATE OF LIABILITY INSURANCE

KAA
R054DATE (MM/DD/YYYY)
12/14/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME:	
CRIST FRITSCHI & PATERSON INS/PHS		PHONE (A/C, No, Ext): (866) 467-8730	FAX (A/C, No): (888) 443-6112
101197 P: (866) 467-8730 F: (888) 443-6112		E-MAIL ADDRESS:	
PO BOX 33015		INSURER(S) AFFORDING COVERAGE	
SAN ANTONIO TX 78265		INSURER A: Sentinel Ins Co LTD	
INSURED		NAIC# 11000	
ALAMEDA TRANSPORTATION MANAGEMENT ASSOCIATION		INSURER B:	
791 MANDANA BLVD		INSURER C:	
OAKLAND CA 94610		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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 OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WTD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY			57 SBM BK1088	12/12/2017	12/12/2018	EACH OCCURRENCE \$1,000,000
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000
	General Liab		X				MED EXP (Any one person) \$10,000
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:						PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
A	AUTOMOBILE LIABILITY			57 SBM BK1088	12/12/2017	12/12/2018	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000
	ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY						BODILY INJURY (Per person) \$
	SCHEDULED AUTOS NON-OWNED AUTOS ONLY		X				BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE- EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

CITY OF ALAMEDA
Risk Management

[Signature]
Date 5-22-18
Lucretia Akil, City Risk Manager

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations. The city of Alameda, it's city council, boards, commissions, officials, employees and volunteers are additional insured per the Business Liability Coverage Form SS0008 attached to this policy.

CERTIFICATE HOLDER**CANCELLATION**

The City of Alameda 2263 SANTA CLARA AVE RM 130 ALAMEDA, CA 94501	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Susan S. Castaneda</i>



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/18/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER CF&P Insurance Brokers 101 Ygnacio Valley Rd, Ste 200 Walnut Creek, CA 94596 Jeffrey A. Fritschi	925-956-7700	CONTACT NAME: Jeffrey A. Fritschi	PHONE (A/C, No, Ext): 925-956-7700	FAX (A/C, No): 925-956-7777
	INSURED Alameda Transportation Mgmt As 950 West Mall Square #239 Alameda, CA 94501		E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Travelers Insurance NAIC # 19046 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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 OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$
A	Crime			106924301	05/16/2018	05/16/2019	Emp Theft 250,000 Erisa Fid 250,000

CITY OF ALAMEDA
 Risk Management
[Signature] Date **5-22-18**
 Lucretia Akl, City Risk Manager

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER ALAMECI The City of Alameda 2263 Santa Clara Ave Rm 130 Alameda, CA 94501	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Justine Smith</i>
---	--

(b) Rented to, in the care, custody or control of, or over which physical control is being exercised for any purpose by you, any of your "employees", "volunteer workers", any partner or member (if you are a partnership or joint venture), or any member (if you are a limited liability company).

b. Real Estate Manager

Any person (other than your "employee" or "volunteer worker"), or any organization while acting as your real estate manager.

c. Temporary Custodians Of Your Property

Any person or organization having proper temporary custody of your property if you die, but only:

- (1) With respect to liability arising out of the maintenance or use of that property; and
(2) Until your legal representative has been appointed.

d. Legal Representative If You Die

Your legal representative if you die, but only with respect to duties as such. That representative will have all your rights and duties under this insurance.

e. Unnamed Subsidiary

Any subsidiary and subsidiary thereof, of yours which is a legally incorporated entity of which you own a financial interest of more than 50% of the voting stock on the effective date of this Coverage Part.

The insurance afforded herein for any subsidiary not shown in the Declarations as a named insured does not apply to injury or damage with respect to which an insured under this insurance is also an insured under another policy or would be an insured under such policy but for its termination or upon the exhaustion of its limits of insurance.

3. Newly Acquired Or Formed Organization

Any organization you newly acquire or form, other than a partnership, joint venture or limited liability company, and over which you maintain financial interest of more than 50% of the voting stock, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

- a. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier, and

b. Coverage under this provision does not apply to:

- (1) "Bodily injury" or "property damage" that occurred; or
(2) "Personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.

4. Operator Of Mobile Equipment

With respect to "mobile equipment" registered in your name under any motor vehicle registration law, any person is an insured while driving such equipment along a public highway with your permission. Any other person or organization responsible for the conduct of such person is also an insured, but only with respect to liability arising out of the operation of the equipment, and only if no other insurance of any kind is available to that person or organization for this liability. However, no person or organization is an insured with respect to:

- a. "Bodily injury" to a co-"employee" of the person driving the equipment; or
b. "Property damage" to property owned by, rented to, in the charge of or occupied by you or the employer of any person who is an insured under this provision.

5. Operator of Nonowned Watercraft

With respect to watercraft you do not own that is less than 51 feet long and is not being used to carry persons for a charge, any person is an insured while operating such watercraft with your permission. Any other person or organization responsible for the conduct of such person is also an insured, but only with respect to liability arising out of the operation of the watercraft, and only if no other insurance of any kind is available to that person or organization for this liability.

However, no person or organization is an insured with respect to:

- a. "Bodily injury" to a co-"employee" of the person operating the watercraft; or
b. "Property damage" to property owned by, rented to, in the charge of or occupied by you or the employer of any person who is an insured under this provision.

6. Additional Insureds When Required By Written Contract, Written Agreement Or Permit

The person(s) or organization(s) identified in Paragraphs a. through f. below are additional insureds when you have agreed, in a written

[Handwritten signature]

CITY OF ALAMEDA

Risk Management

[Handwritten signature]

Date 5-22-18

Lucretia Akil, City Risk Manager

BUSINESS LIABILITY COVERAGE FORM

contract, written agreement or because of a permit issued by a state or political subdivision, that such person or organization be added as an additional insured on your policy, provided the injury or damage occurs subsequent to the execution of the contract or agreement, or the issuance of the permit.

A person or organization is an additional insured under this provision only for that period of time required by the contract, agreement or permit.

However, no such person or organization is an additional insured under this provision if such person or organization is included as an additional insured by an endorsement issued by us and made a part of this Coverage Part, including all persons or organizations added as additional insureds under the specific additional insured coverage grants in Section F. – Optional Additional Insured Coverages.

a. Vendors

Any person(s) or organization(s) (referred to below as vendor), but only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business and only if this Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".

- (1) The insurance afforded to the vendor is subject to the following additional exclusions:

This insurance does not apply to:

- (a) "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
- (b) Any express warranty unauthorized by you;
- (c) Any physical or chemical change in the product made intentionally by the vendor;
- (d) Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;

(e) Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;

(f) Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;

(g) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or

(h) "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:

(i) The exceptions contained in Subparagraphs (d) or (f); or

(ii) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.

- (2) This insurance does not apply to any insured person or organization from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.

b. Lessors Of Equipment

- (1) Any person or organization from whom you lease equipment; but only with respect to their liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person or organization.

- (2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after you cease to lease that equipment.

c. Lessors Of Land Or Premises

- (1) Any person or organization from whom you lease land or premises, but only with respect to liability arising out of the ownership, maintenance or use of that part of the land or premises leased to you.
- (2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to:
 - (a) Any "occurrence" which takes place after you cease to lease that land or be a tenant in that premises; or
 - (b) Structural alterations, new construction or demolition operations performed by or on behalf of such person or organization.

d. Architects, Engineers Or Surveyors

- (1) Any architect, engineer, or surveyor, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:
 - (a) In connection with your premises; or
 - (b) In the performance of your ongoing operations performed by you or on your behalf.
- (2) With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or the failure to render any professional services by or for you, including:

 - (a) The preparing, approving, or failure to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders, designs or drawings and specifications; or
 - (b) Supervisory, inspection, architectural or engineering activities.

e. Permits Issued By State Or Political Subdivisions

- (1) Any state or political subdivision, but only with respect to operations performed by you or on your behalf for which the state or political subdivision has issued a permit.
- (2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to:
 - (a) "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the state or municipality; or
 - (b) "Bodily injury" or "property damage" included within the "products-completed operations hazard".

f. Any Other Party

- (1) Any other person or organization who is not an insured under Paragraphs a. through e. above, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:
 - (a) In the performance of your ongoing operations;
 - (b) In connection with your premises owned by or rented to you; or
 - (c) In connection with "your work" and included within the "products-completed operations hazard", but only if
 - (i) The written contract or written agreement requires you to provide such coverage to such additional insured; and
 - (ii) This Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".
- (2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to:

"Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

BUSINESS LIABILITY COVERAGE FORM

- (a) The preparing, approving, or failure to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders, designs or drawings and specifications; or
- (b) Supervisory, inspection, architectural or engineering activities.

The limits of insurance that apply to additional insureds are described in Section D. – Limits Of Insurance.

How this insurance applies when other insurance is available to an additional insured is described in the Other Insurance Condition in Section E. – Liability And Medical Expenses General Conditions.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations.

D. LIABILITY AND MEDICAL EXPENSES LIMITS OF INSURANCE

1. The Most We Will Pay

The Limits of Insurance shown in the Declarations and the rules below fix the most we will pay regardless of the number of:

- a. Insureds;
- b. Claims made or "suits" brought; or
- c. Persons or organizations making claims or bringing "suits".

2. Aggregate Limits

The most we will pay for:

- a. Damages because of "bodily injury" and "property damage" included in the "products-completed operations hazard" is the Products-Completed Operations Aggregate Limit shown in the Declarations.
- b. Damages because of all other "bodily injury", "property damage" or "personal and advertising injury", including medical expenses, is the General Aggregate Limit shown in the Declarations.

This General Aggregate Limit applies separately to each of your "locations" owned by or rented to you.

"Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway or right-of-way of a railroad.

This General Aggregate limit does not apply to "property damage" to premises while rented to you or temporarily occupied by you with permission of the owner, arising out of fire, lightning or explosion.

3. Each Occurrence Limit

Subject to 2.a. or 2.b. above, whichever applies, the most we will pay for the sum of all damages because of all "bodily injury", "property damage" and medical expenses arising out of any one "occurrence" is the Liability and Medical Expenses Limit shown in the Declarations.

The most we will pay for all medical expenses because of "bodily injury" sustained by any one person is the Medical Expenses Limit shown in the Declarations.

4. Personal And Advertising Injury Limit

Subject to 2.b. above, the most we will pay for the sum of all damages because of all "personal and advertising injury" sustained by any one person or organization is the Personal and Advertising Injury Limit shown in the Declarations.

5. Damage To Premises Rented To You Limit

The Damage To Premises Rented To You Limit is the most we will pay under Business Liability Coverage for damages because of "property damage" to any one premises, while rented to you, or in the case of damage by fire, lightning or explosion, while rented to you or temporarily occupied by you with permission of the owner.

In the case of damage by fire, lightning or explosion, the Damage to Premises Rented To You Limit applies to all damage proximately caused by the same event, whether such damage results from fire, lightning or explosion or any combination of these.

6. How Limits Apply To Additional Insureds

The most we will pay on behalf of a person or organization who is an additional insured under this Coverage Part is the lesser of:

- a. The limits of insurance specified in a written contract, written agreement or permit issued by a state or political subdivision; or
- b. The Limits of Insurance shown in the Declarations.

Such amount shall be a part of and not in addition to the Limits of Insurance shown in the Declarations and described in this Section.

BUSINESS LIABILITY COVERAGE FORM

This Paragraph f. applies separately to you and any additional insured.

3. Financial Responsibility Laws

- a. When this policy is certified as proof of financial responsibility for the future under the provisions of any motor vehicle financial responsibility law, the insurance provided by the policy for "bodily injury" liability and "property damage" liability will comply with the provisions of the law to the extent of the coverage and limits of insurance required by that law.
- b. With respect to "mobile equipment" to which this insurance applies, we will provide any liability, uninsured motorists, underinsured motorists, no-fault or other coverage required by any motor vehicle law. We will provide the required limits for those coverages.

4. Legal Action Against Us

No person or organization has a right under this Coverage Form:

- a. To join us as a party or otherwise bring us into a "suit" asking for damages from an insured; or
- b. To sue us on this Coverage Form unless all of its terms have been fully complied with.

A person or organization may sue us to recover on an agreed settlement or on a final judgment against an insured; but we will not be liable for damages that are not payable under the terms of this insurance or that are in excess of the applicable limit of insurance. An agreed settlement means a settlement and release of liability signed by us, the insured and the claimant or the claimant's legal representative.

5. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this policy to the first Named Insured, this insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- b. Separately to each insured against whom a claim is made or "suit" is brought.

6. Representations

a. When You Accept This Policy

By accepting this policy, you agree:

- (1) The statements in the Declarations are accurate and complete;
- (2) Those statements are based upon representations you made to us; and

- (3) We have issued this policy in reliance upon your representations.

b. Unintentional Failure To Disclose Hazards

If unintentionally you should fail to disclose all hazards relating to the conduct of your business at the inception date of this Coverage Part, we shall not deny any coverage under this Coverage Part because of such failure.

7. Other Insurance

If other valid and collectible insurance is available for a loss we cover under this Coverage Part, our obligations are limited as follows:

a. Primary Insurance

This insurance is primary except when b. below applies. If other insurance is also primary, we will share with all that other insurance by the method described in c. below.

b. Excess Insurance

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis:

(1) Your Work

That is Fire, Extended Coverage, Builder's Risk, Installation Risk or similar coverage for "your work";

(2) Premises Rented To You

That is fire, lightning or explosion insurance for premises rented to you or temporarily occupied by you with permission of the owner;

(3) Tenant Liability

That is insurance purchased by you to cover your liability as a tenant for "property damage" to premises rented to you or temporarily occupied by you with permission of the owner;

(4) Aircraft, Auto Or Watercraft

If the loss arises out of the maintenance or use of aircraft, "autos" or watercraft to the extent not subject to Exclusion g. of Section A. – Coverages.

(5) Property Damage To Borrowed Equipment Or Use Of Elevators

If the loss arises out of "property damage" to borrowed equipment or the use of elevators to the extent not subject to Exclusion k. of Section A. – Coverages.

(6) When You Are Added As An Additional Insured To Other Insurance

That is other insurance available to you covering liability for damages arising out of the premises or operations, or products and completed operations, for which you have been added as an additional insured by that insurance; or

(7) When You Add Others As An Additional Insured To This Insurance

That is other insurance available to an additional insured.

However, the following provisions apply to other insurance available to any person or organization who is an additional insured under this Coverage Part:

(a) Primary Insurance When Required By Contract

This insurance is primary if you have agreed in a written contract, written agreement or permit that this insurance be primary. If other insurance is also primary, we will share with all that other insurance by the method described in c. below.



(b) Primary And Non-Contributory To Other Insurance When Required By Contract

If you have agreed in a written contract, written agreement or permit that this insurance is primary and non-contributory with the additional insured's own insurance, this insurance is primary and we will not seek contribution from that other insurance.

Paragraphs (a) and (b) do not apply to other insurance to which the additional insured has been added as an additional insured.

When this insurance is excess, we will have no duty under this Coverage Part to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.

When this insurance is excess over other insurance, we will pay only our share of the amount of the loss, if any, that exceeds the sum of:

- (1) The total amount that all such other insurance would pay for the loss in the absence of this insurance; and
- (2) The total of all deductible and self-insured amounts under all that other insurance.

We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not bought specifically to apply in excess of the Limits of Insurance shown in the Declarations of this Coverage Part.

c. Method Of Sharing

If all the other insurance permits contribution by equal shares, we will follow this method also. Under this approach, each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.



8. Transfer Of Rights Of Recovery Against Others To Us

a. Transfer Of Rights Of Recovery

If the insured has rights to recover all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them. This condition does not apply to Medical Expenses Coverage.



b. Waiver Of Rights Of Recovery (Waiver Of Subrogation)

If the insured has waived any rights of recovery against any person or organization for all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, we also waive that right, provided the insured waived their rights of recovery against such person or organization in a contract, agreement or permit that was executed prior to the injury or damage.