

NW Flex Space Insurance Requirements

1887 SE Milport Road Milwaukie, OR 97222

Below are NW Flex Space's insurance requirements for this property. To be in compliance with the license terms, users must provide a Certificate of Insurance (or equivalent document) that demonstrates coverage to meet the following requirements:

1) Property Insurance:

- a. All risk or causes of loss-special form property insurance
- b. Includes vandalism and malicious mischief, theft, water damage of any type, including sprinkler leakage, bursting of pipes or explosion, earthquake in an amount not less than the replacement cost

2) General Liability Insurance

- a. Broad form endorsement
- b. Per Occurrence limit not less than One Million Dollars (\$1,000,000)
- c. General Aggregate limit of not less than One Million Dollars (\$1,000,000)

3) Auto Liability Insurance including Owned, Non-owned, and hired vehicles with a combined single limit of not less than One Million Dollars (\$1,000,000) per accident. *(if applicable)*

4) Workers' Compensation of no less than One Million Dollars (\$1,000,000) *(If applicable)*

5) The Description Area Needs to Include the Following Wording:

Grunbaum Family Trust & NW FLEX SPACE, LLC.

6) NW Flex Space and Grunbaum Family Trust Must Be Listed as Certificate Holders:

NW Flex Space LLC
3901 SE Naef Rd.
Portland, Or 97267

&

Grunbaum Family Trust
C/O 809 N. Russell St., Suite 201
Portland, OR 97227

Building Information:

Year Built: 1978
Wiring: 2019
Roofing: 2021
Plumbing: 2020
Heating: 2020

Source of Primary Heat: Natural Gas
Source of Secondary Heat: Electricity
Construction: Concrete Tilt-Up
Total SQ FT: 87,044