

SCHEDULE 1

**SANCTUARY ACQUISITIONS WEST, LLC
SANCTUARY ACQUISITIONS EAST, LLC
SANCTUARY PARK OWNER’S ASSOCIATION, INC.**

VENDOR INSURANCE REQUIREMENTS

The **minimum** insurance requirements are as follows:

Commercial General Liability Coverage:

Provided on ISO form CG 00 01 04 13 or an equivalent form including Premises - Operations, Independent Contractors, Products/Completed Operations, Broad Form Property Damage, Contractual Liability, and Personal Injury and Advertising Injury. Occurrence Form with the following limits:

<p><u>\$1,000,000 for the following services:</u> Office Equipment Service, Small or low risk repair or service jobs and other services (< 30 days’ duration and < \$500)</p>	<p><u>\$2,000,000 for the following services:</u> Tenants, Mover, Carpets/Floor Finishing, Fire Extinguishing, Garbage Removal & Disposal, Heating Ventilation & Air Conditioning Service, Cleaning & Janitorial, Landscaping & Lawn Maintenance, Overhead & Revolving Door Service, Plumbing Service, Painters, Parking Surface Maintenance & Striping, Snow Removal Service</p>
<p><u>\$3,000,000 for the following services:</u> Alarm Systems Service & Repair, Metal Cleaners & Refinishers, Sprinkler System Service & Repair, Roofing, Security & Guard Service</p>	<p><u>\$10,000,000 for the following services:</u> Asbestos Abatement & Hazardous Material, Electrical Maintenance, Elevator/Escalator Service & Maintenance, Telecommunications & TV Equipment Master Wiring & Antennas, Window Washing & Swing Station Equipment Services, Construction, Sensitive Equipment, Sewer Contractor</p>

Note: Above limits can be satisfied either through primary coverage or a combination of primary and umbrella coverage. Products/Completed Operations Coverage must be maintained for a period of at least three (3) years after final payment/completion of work (including coverage for the Additional Insureds as set forth herein). The General Aggregate Limit must apply on a **Per Project (or Per Location) basis**. Coverage for “Resulting Damage”.

Automobile Liability:

Coverage to include All Owned, Hired and Non-Owned Vehicles (or “Any Auto”); if you do not have any Owned Vehicles you are still required to maintain coverage for Hired and Non-Owned Vehicles as either a stand-alone policy or endorsed onto the Commercial General Liability policy above.

Per Accident Combined Single Limit \$2,000,000

Note: This can be satisfied through primary coverage or a combination of primary and umbrella coverage.

Commercial Umbrella Liability:

Policy(ies) to apply on a Following Form Basis of the following:

- (1) Commercial General Liability,
- (2) Automobile Liability, and
- (3) Employers Liability Coverage.

Each Occurrence \$10,000,000

Aggregate \$10,000,000

Worker's Compensation & Employers' Liability:

State Statutory
Applicable Federal Statutory
Employers Liability \$1,000,000*

* \$1,000,000 per accident, \$1,000,000 per employee by disease and \$1,000,000 by disease policy limit.

Environmental/Pollution Liability (If Applicable):

Covering losses caused by pollution incidents that arise from the operations of the contractors and/or their subcontractors of any tier. Insurance to be maintained for the duration of the work and for a period of three (3) years after completion of work/final payment.

Per Claim & in the Aggregate \$2,000,000

Crime Insurance:

Include the Employee Theft and Theft, Disappearance and Destruction coverage parts. The Employee Theft Coverage part shall include the Property Endorsement (ISO Form CR 04 01, or its equivalent).

Per Loss \$1,000,000**
** Including 3rd Party Fidelity coverage and adding the Owner as Loss Payee

Owned, Leased, Rented or Borrowed Equipment:

Contractor shall maintain Property Coverage for: (a) their owned, leased, rented or borrowed equipment, tools, trailers, etc.; and (b) include a Waiver of Subrogation in favor of all Additional Insureds.

Additional Coverage: Any other insurance commonly used by contractors for services of the type to be performed.

All insurance required herein, with the exception of the Pollution Legal Liability (if applicable), shall be written on an "occurrence" basis. Claims-Made coverage must include the following:

- The retroactive date must be on or prior to the start of work under this Contract; and
- The Contractor must purchase "tail coverage/an extended reporting period" or maintain coverage for a period of three (3) years subsequent to the completion of their work/final payment.

Certificate Holder: Sanctuary Acquisitions West, LLC, Sanctuary Acquisitions East, LLC, and
Sanctuary Park Owner's Association, Inc.
c/o Rubenstein Partners
1150 Sanctuary Parkway
Suite 145
Alpharetta, GA 30009
Attn: General Manager

All Vendor contracts must require that the following be named as Additional Insureds:

Sanctuary Acquisitions West, LLC [Owner of the West Portfolio Property]
Sanctuary Acquisitions East, LLC [Owner of the East Portfolio Property]
Sanctuary Investors, LLC [Sole Member & Manager of each Owner (“Owners’ Manager”)]
RPO Property Management, LLC [Property Manager of the Property]
RP III Sanctuary Member, LLC (“RP Member”) [Managing Member of Owners’ Manager]
Rubenstein Properties REIT III, LLC [Sole Member & Manager of RP Member]
Rubenstein Properties Fund III, L.P. (the “Fund”) [Indirect Parent of the Owners]
Rubenstein Partners, L.P. [Fund Manager of the Fund]
Metropolitan Life Insurance Company [Lender secured by the Property]
New York Life Insurance Company [Lender secured by the Property]
Sanctuary Park Owners Association, Inc. [Owners Association for the Property]
Each entity controlled by, under the control of, under common control with and/or majority owned by, any of the foregoing.

Property Location: WEST PORTFOLIO:

Lake View I, 1105 Lakewood Parkway, Alpharetta, GA 30004
Lake View II, 1145 Lakewood Parkway, Alpharetta, GA 30004
The Falls, 1125 Sanctuary Parkway, Alpharetta, GA 30004
Oak View I, 1165 Sanctuary Parkway, Alpharetta, GA 30004
Oak View II, 1185 Sanctuary Parkway, Alpharetta, GA 30004

EAST PORTFOLIO:

Stonebridge I, 1110 Sanctuary Parkway, Alpharetta, GA 30004
Stonebridge II, 1120 Sanctuary Parkway, Alpharetta, GA 30004
Stonebridge III, 1130 Sanctuary Parkway, Alpharetta, GA 30004
Hillside, 1150 Sanctuary Parkway, Alpharetta, GA 30004

Insurance Carrier Rating: A-VIII or better.

Notice of Cancellation: No cancellation (or material change or reduction of coverage in noncompliance with the minimum insurance requirements) without at least 30 days’ prior written notice to Certificate Holder.

A current copy of the COI and a copy of the additional insured endorsement (and such other evidence of insurance as the Certificate Holder may request) must be on file in the listed property management office before work can begin. The COI must identify by name those entities specifically listed above as additional insureds, and shall reference those entities identified by category (e.g., entity under common control) by adding the following language immediately after the list of named entities: “and any other entities where required by written contract.”

Copies of the certificate(s) should be emailed to RPO Property Management, LLC at sanctuary.park@rpoperations.com and COI@RPOperations.com, and the original document sent in the mail to the Certificate Holder’s address.