



Real Estate Assets Department

SDC003

SDCC North Block LLC
SH10GM-001-A00

Document Type

LEGAL DOCUMENTS



Sub - Category

AGREEMENTS



10

9

AR Master Data Request Form

Purpose: To request the creation or modification of customer accounts in the FI-CA module.

Instructions: Existing Business Partner, Contact or Contract Account number must be provided when a request to modify info is submitted. When establishing a new Contact or Contract Account, please provide the related Business Partner number. E-mail the completed form to accounting@sandiego.gov.

☒ Add
 ☐ Modify
 ☐ Delete
☒ Business Partner (ORG)
 ☐ Business Partner (Person)
 ☐ Contact (ORG)
 ☐ Contact (Person)
 ☒ Contract Acct

Business Partner (BP)

Existing Business Partner #

*Name1 *Name2

Care Of *House #/Street

*City *State *Zip

*Phone Tel Ext Fax Fax Ext

Mobile Email

Contact (alternate billing address)

Existing Contact # Related Business Partner #

*Name1 *Name2

Care Of *House #/Street

*City *State *Zip

*Phone Tel Ext Fax Fax Ext

Mobile Email

Contract Account

Contract Account Name (Dept specific info to identify contract acct)

Related BP # *Existing Contract Acct #

*Dunning Procedure *Account Category

Requestor Information

Department Requestor Name Date

Office of City Treasurer Use Only

Contract Acct Notes
 Business Partner CA #400000055101
 Contact

Agreement Attached.

Redman, Shelley

Agreement

From: Redman, Shelley
Sent: Friday, May 19, 2023 2:11 PM
To: TRS Accounting; Larkins, Jamila
Cc: Redman, Shelley
Subject: Need BP & CA# - SDCC North Block LLC
Attachments: SDCC North Block LLC.pdf

Please see attached.

Please create a business partner and contract account for SDCC NORTH BLOCK LLC.

Thanks!! 😊

Shelley Redman

Lease Billing Supervisor

Department of Real Estate and Airport Management

City of San Diego

1200 Third Ave. Suite 1700 (MS 51A)

San Diego, CA 92101

Office (619) 236-6988

 Department of Real Estate
and Airport Management

AR Master Data Request Form

Purpose: To request the creation or modification of customer accounts in the FI-CA module.

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Business Partner (BP)

Existing Business Partner #

*Name1

*Name2

Care Of

*House #/Street

*City

*State

*Zip

*Phone

Tel Ext

Fax

Fax Ext

Mobile

Email

Contact (alternate billing address)

Existing Contact #

Related Business Partner #

*Name1

*Name2

Care Of

*House #/Street

*City

*State

*Zip

*Phone

Tel Ext

Fax

Fax Ext

Mobile

Email

Contract Account

Contract Account Name (Dept specific info to identify contract acct)

Related BP #

*Existing Contract Acct #

*Dunning Procedure

RePortfolio

*Account Category

Re-Portfolio

Requestor

Information

Department Requestor Name

Date

Office of City Treasurer Use Only

Business Partner

Contract Acct

Contact

Notes

Business Partner 9000052602 NASH-HOLLAND SDCC INVESTORS / VANCOUVER CA 9...
Display in BP role Contract Partner

Address Address Overview Identification Control Payment Transactions Status

Name

Name NASH-HOLLAND SDCC INVESTORS

Search Terms

Search Term 1/2 NASHHOLLANDSDCCINV...

Standard Address

Print Preview

Street Address

House Number/Street 1111 MAIN ST STE 700

City/State/ZIP Code VANCOUVER CA 98660

Country US USA California

Jurisdiction CACSDCOSD01

Communication

Language

Other Communication...

Telephone Extension

Mobile Phone Extension

Fax Extension

E-Mail

Standard Method

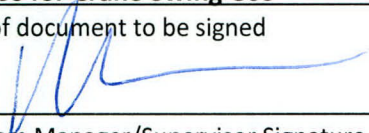
Comments

Address Valid From 05/13/2020 Address Valid To 12/31/9999

Document Routing Form

License for Crane Swing Use

Title of document to be signed


Program Manager/Supervisor Signature

Print name of City Attorney: **Brian Byun**

Date City Attorney approval: **4/3/23**

Mary Carlson

Your Name/Property Agent's Name

May 8, 2023

Date

NORA: ☒ Yes Date: **4/27/23**

☐ No, see explanation below

Appeal: ☐ Yes ☒ No ☐ N/A

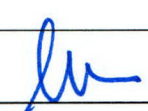
Explanation/Notes:

SDCC North Block, LLC/Holland Partner Group (Holland), is the owner of property located between A & B Streets, and between Union & Front Streets (Site), which is adjacent to the City Operations Building at 1222 First Ave. Holland will be constructing a 34-story residential apartment tower on the Site and has requested an air space license agreement from the City, as well as from adjacent property owners, to operate a crane above the City Operations Building.

The crane will *not* carry any loads over City property, and the end of the crane arm will be the only part of the equipment to go over the City's property during use.

Environmental Determination Notes (if applicable):

N/A

Deputy Signature: 

Date: **5/11/23**

Attachments:

- CAO email dated 4/3/23
- License Agreement
- NORA

Carlson, Mary

From: Byun, Brian
Sent: Monday, April 3, 2023 1:54 PM
To: Carlson, Mary
Subject: RE: ATTY/CLIENT PRIV COMM: LSR - Air Space License Agreement

Hi Mary – If you could please delete the last sentence re: what is negotiable in your comment for para. 8, it will be good to go from my end. Thanks!

Brian

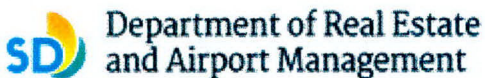
From: Carlson, Mary <MMCarlson@sandiego.gov>
Sent: Monday, April 3, 2023 1:48 PM
To: Byun, Brian <BByun@sandiego.gov>
Subject: RE: ATTY/CLIENT PRIV COMM: LSR - Air Space License Agreement

Brian – Is the attached ok to send to Holland? Risk rejected Holland's edits to sections 22.2.1, 22.3, 22.8.

Mary Carlson

Program Manager, Dispositions
Department of Real Estate and Airport Management
City of San Diego
1200 Third Ave, Suite 1700
San Diego, CA 92101

Office: (619) 236-6079
Mobile: (619) 932-2518
sandiego.gov



From: Byun, Brian <BByun@sandiego.gov>
Sent: Wednesday, March 8, 2023 2:47 PM
To: Moreno, Steven <SMMoreno@sandiego.gov>
Cc: Carlson, Mary <MMCarlson@sandiego.gov>
Subject: RE: ATTY/CLIENT PRIV COMM: LSR - Air Space License Agreement

Hi Steven –

Attached is my revised version with margin comments and a redline comparison against what you sent me yesterday. Please also see my comments below in **red**. This revision is not yet ready to go to Holland. Please loop in Risk on Holland's proposed changes to the insurance section.

Thanks,

Brian Byun



CERTIFICATE OF LIABILITY INSURANCE

9/1/2023

DATE (MM/DD/YYYY)

5/15/2023

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 Lockton Companies 8110 E Union Avenue Suite 100 Denver CO 80237 (303) 414-6000	CONTACT NAME:	
	PHONE (A/C, No, Ext): FAX (A/C, No):	
INSURED 1518452 Holland Construction, Inc. 808 Washington Street, Ste. 500 Vancouver, WA 98660	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Sompo America Insurance Company	NAIC # 11126
	INSURER B: Endurance Assurance Corporation	11551
	INSURER C: Federal Insurance Company	20281
	INSURER D: The Ohio Casualty Insurance Company	24074
	INSURER E: Travelers Property Casualty Company of America	25674
	INSURER F:	

COVERAGES**CERTIFICATE NUMBER:** 19574678**REVISION NUMBER:** XXXXXXXX

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 WYO	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER:			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX DAMAGE TO RENTED PREMISES (Ea occurrence) \$ XXXXXXXX MED EXP (Any one person) \$ XXXXXXXX PERSONAL & ADV INJURY \$ XXXXXXXX GENERAL AGGREGATE \$ XXXXXXXX PRODUCTS - COMP/OP AGG \$ XXXXXXXX \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y	N	GAR30010712901	9/1/2022	9/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$ \$0	Y	N	GUR30000445505	9/1/2022	9/1/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	WCNS1291N0	1/1/2023	9/1/2023	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	XS Liability	Y	N	79884651	9/1/2022	9/1/2023	\$15M xs \$10M occ/agg
D	XS Liability			ECO(23)56889925	9/1/2022	9/1/2023	\$15M xs \$25 occ/agg
E	XS Liability			EX-6S222005-22-NF	9/1/2022	9/1/2023	\$10M xs \$40 occ/agg

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

RE: Holland - COCO North Block project located at 1200 Front Street, San Diego, CA 92101. The City of San Diego and its respective elected officials, officers, employees, agents, and representatives are included as Additional Insureds if required by written contract or agreement with respect to Auto Liability. A Waiver of Subrogation applies in favor of The City of San Diego and its respective elected officials, officers, employees, agents, and representatives if required by written contract or agreement with respect to Workers Compensation.

CERTIFICATE HOLDER**CANCELLATION****19574678**

The City of San Diego
Department of Real Estate and Airport Management
1200 Third Avenue, Suite 1700
San Diego CA 92101

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

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CERTIFICATE OF LIABILITY INSURANCE

11/16/2026

DATE (MM/DD/YYYY)

5/15/2023

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 Lockton Companies 8110 E Union Avenue Suite 100 Denver CO 80237 (303) 414-6000	CONTACT NAME:	
	PHONE (A/C No. Ext.): FAX (A/C No.):	
INSURED 1521522 SDCC North Block, LLC 808 Washington Street, Suite 500 Vancouver, WA 98660	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Texas Insurance Company	16543
	INSURER B: --- SEE ATTACHMENT ---	
	INSURER C: Navigators Specialty Insurance Company	36056
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES**CERTIFICATE NUMBER:** 19574458**REVISION NUMBER:** XXXXXXXX

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
A	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Owner Controlled ☒ Insurance Program GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y	N	TI22XRWU-02059-01	2/16/2023	11/16/2026	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMPI/OP AGG \$ 5,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	UMBRELLA LIAB ☐ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTIONS	N	N	See Attached	2/16/2023	11/16/2026	EACH OCCURRENCE \$ 145,000,000 AGGREGATE \$ 145,000,000 \$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		NOT APPLICABLE			PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX
C	Contractor's Pollution Liability	N	N	MP22ECPZ08U7NIC	2/16/2023	11/16/2026	\$5,000,000 per occurrence \$35,000,000 aggregate

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

THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.

RE: Holland - COCO North Block project located at 1200 Front Street, San Diego, CA 92101. SDCC North Block, LLC; Holland Construction, Inc.; and all contractors and subcontractors of every tier enrolled in the Owner Controlled Insurance Program are included as Named Insured. The City of San Diego and its respective elected officials, officers, employees, agents and representatives are included as Additional Insured as required by written contract per policy terms and conditions. Coverage is primary and noncontributory.

CERTIFICATE HOLDER**CANCELLATION** See Attachment**19574458**

The City of San Diego
Department of Real Estate and Airport Mangement
1200 Third Avenue, Suite 1700
San Diego, CA 92101

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

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Carrier:

Policy Number:

Allied World National Assurance Co. (10xP)

0313-5796

Quota Share (10x15)

Texas Insurance Company

TI22XRWU-02059-01

Arch Specialty Insurance Company (10x15)

UXP1049316-00

Quota Share (15x25)

Capitol Specialty Insurance Corporation

CX20220369-01

Fair American Select Insurance Company

CSX-8000114-00

Quota Share (15x40)

Westfield Specialty Insurance Company

XSL-00015M7-00

Crum and Forster Specialty Insurance Company

SEO120867

Navigators Specialty Insurance Company (10x55)

CH22EXCZ0AR6WIC

Starr Indemnity & Liability Company (25x65)

1000588236231

Westchester Surplus Lines Insurance Co. (25x90)

G47390710001

Quota Share (30x115)

Endurance American Specialty Insurance Co.

ELD30032580400

Everest Indemnity Insurance Co.

XC8EX00672-231