

BIOILAB-01

CERTIFICATE OF LIABILITY INSURANCE

BMOUNSEY

DATE (MM/DD/YYYY) 9/19/2022

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 License # 1780862	CONTACT NAME:					
HUB International New England 300 Ballardvale Street	PHONE (A/C, No, Ext): (978) 657-5100	988-0038				
Wilmington, MA 01887	E-MAIL ADDRESS:					
	INSURER(S) AFFORDING COVERAGE	NAIC #				
	INSURER A: Great Northern Insurance Comp	20303				
INSURED	INSURER B: Federal Insurance Company	20281				
Biolabs San Diego LLC	INSURER C: Underwriters at Lloyd's London					
10210 Campus Point Dr Ste 150	INSURER D:					
San Diego, CA 92121	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	TYPE OF INSURANCE		ADD	L SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	s	
A	Х	COMMERCIAL GENERAL LIABILITY				(11111/25)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	EACH OCCURRENCE	\$	2,000,000
		CLAIMS-MADE X OCCUR			3607-22-33	12/11/2021	12/11/2022	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	2,000,000
								MED EXP (Any one person)	\$	10,000
								PERSONAL & ADV INJURY	\$	2,000,000
	_	N'L AGGREGATE LIMIT APPLIES PER						GENERAL AGGREGATE	\$	2,000,000
	Х	POLICY PRO- JECT LOC						PRODUCTS - COMP/OP AGG	\$	0
		OTHER:							\$	
В	AUT	OMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$	1,000,000
		ANY AUTO			7362-53-34	12/11/2021	12/11/2022	BODILY INJURY (Per person)	\$	
		OWNED SCHEDULE AUTOS						BODILY INJURY (Per accident)	\$	
	Х	HIRED AUTOS ONLY X NON-OWNE	D Y					PROPERTY DAMAGE (Per accident)	\$	
									\$	
В	Х	UMBRELLA LIAB X OCCUR					EACH OCCURRENCE	\$	10,000,000	
		EXCESS LIAB CLAIMS	-MADE		7819-53-78	12/11/2021	12/11/2022	AGGREGATE	\$	10,000,000
		DED RETENTION \$							\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							PER OTH- STATUTE ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE			\				E.L. EACH ACCIDENT	\$	
	OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYEE	\$	
								E.L. DISEASE - POLICY LIMIT	\$	
С	C Includes Earthquak				VT532200290	7/21/2022	7/21/2023	Ded.\$25,000 / 10%		3,560,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
San Diego Foundry Holdings, LLC, San Diego Foundry 1, LLC, San Diego Foundry REIT, LLC, Longfellow Strategic Value Fund II, LLC, Longfellow Strategic Value Master Fund, LLC, LSVF Americas, LP, LSVF Pacific, LP, Longfellow Capital Partners II, LP, Longfellow Real Estate Partners, LLC, Longfellow Property Management, LLC, Longfellow Property Management Services CA, Inc., LFREP Services, LLC, Invesco CMI Investments, L.P., and their respective members, managers, partners, officers, directors, affiliates, agents, representatives, employees, successors and assignees are added as additional insured on the above captioned policies with respect Libaility where required by written contract pertainging to your Lease at 9276 Scranton Road, Suite 200/500/600, San Diego, CA 92121.

CERTIFICATE HOLDER	CANCELLATION
	CANCELLATION

San Diego Foundry 1, LLC c/o Longfellow Property Management Services CA, Inc. 9330 Scranton Road, Suite 120 San Diego, CA 92121

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