

**WATER
GARDEN**

2022

Event Venues

CBRE

wg-la.com

Preferred Vendor List

Graphics + PR

Press Release/Media Coverage: Heather Irvine, heather@mdrconsulting.co

Event Graphics: María Claudia Narváez Arango, maclanara@gmail.com

Photography + Decor

Flowers / Décor: Emma Hampton, emma@roobarbstu.com

Flowers: Sherene Hulugalle, info@wisterialaneflowers.com

Photographer: Matt Petit, mpetitphoto@gmail.com

Videographer: Tom Bender, Tom Bender tom@localla.com

Catering + Event Planning

Event Planner + Music : Montague & Sons, Kate Casas kate@montagueandsons.com

Choice Catering: Kaycie Fellows, Critics Choice events@criticschoicecatering.com

Sweet Pea Catering: Robert, chefrobert@sweetpeala.com

Pacific Event Services (Lighting/AV/Power): Marc Weinstock,
Marc@PacificEventServices.com, (800) 757-7216

Rentals

Town & Country Event Rentals: Clare Waddington, cwaddington@tacer.biz

Bright Event Rental: Sandy Stubbs, sstubbs@bright.com



1.0

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1.1

Overview

Moments from Santa Monica and The Pier, Water Garden brings the fresh ocean air to you, weaving it's curated collective of amenities, restaurants and office space with lush gardens that seamlessly connect it to the water.





7,000 tenants on
property a day
pre-covid

4,000 spaces
Subterranean Parking

5,000 people
Park capacity

Indoor/Outdoor space
available. Raw space
on ground floor retail /
restaurant / gallery

Brentwood Hills
Adjacent

Outdoor Firepits and
Outdoor Speaker System
throughout the outdoor
property

1.2

Pricing

Moments from Santa Monica and The Pier, Water Garden brings the fresh ocean air to you, weaving it's curated collective of amenities, restaurants and office space with lush gardens that seamlessly connect it to the water.





Please email [Bess Wyrick](#)

Tenant Overall Costs

Venue

Venue Fee per day

\$1,000 per site

Loading Day Rates

\$500 per site

Operational Labor / Service Fee

Security Deposit \$1,000

Engineering \$185/hr 4 hr minimum - Elevator or Escalator needs will require a tech.

Janitorial \$70/hr - 1 day porter for 16 hrs \$1,040 (small crew under 15)

Security \$70/hr - 4 hr minimum all costs are based on crew size and hours.

Venue Representative \$800/day up to 16hrs

1.3

Locations

Moments from Santa Monica and The Pier, Water Garden brings the fresh ocean air to you, weaving it's curated collective of amenities, restaurants and office space with lush gardens that seamlessly connect it to the water.



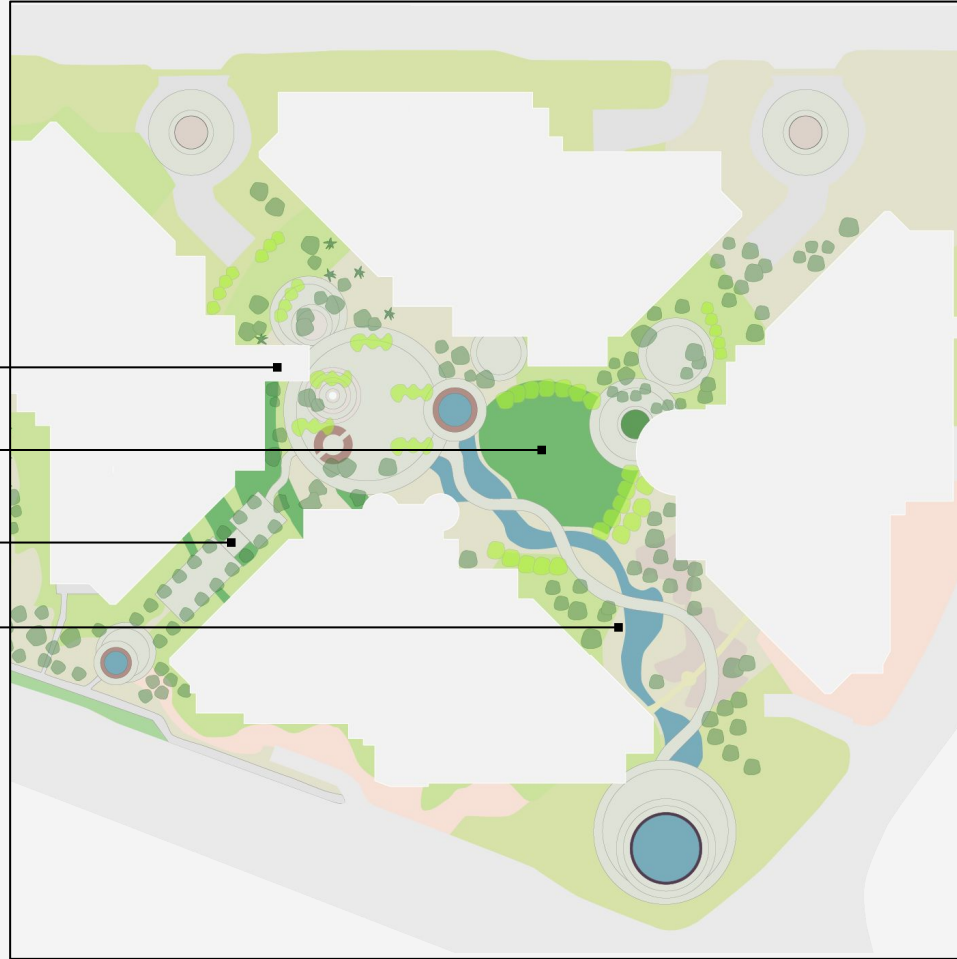
1.3

1.3.1 Central Plaza

1.3.2 Great Lawn

1.3.3 Jacaranda Alley

1.3.4 Sensory Garden



An aerial photograph of a modern, multi-story white building with large glass windows. The building is surrounded by a central plaza with trees, walkways, and outdoor seating. The plaza features several circular garden beds with trees and a central fountain area. There are also outdoor seating areas with tables and chairs, some with umbrellas. The background shows a cityscape and mountains under a clear sky.

1.3.1 Central Plaza

Dimensions: Approx. 66' x 66'

Area: Approx. 132'

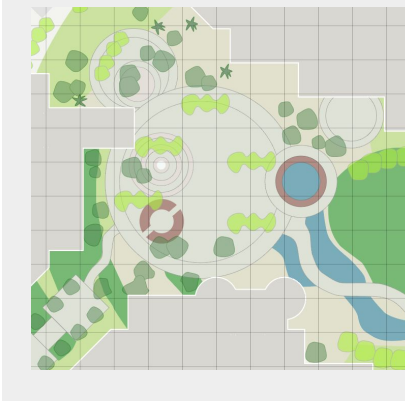
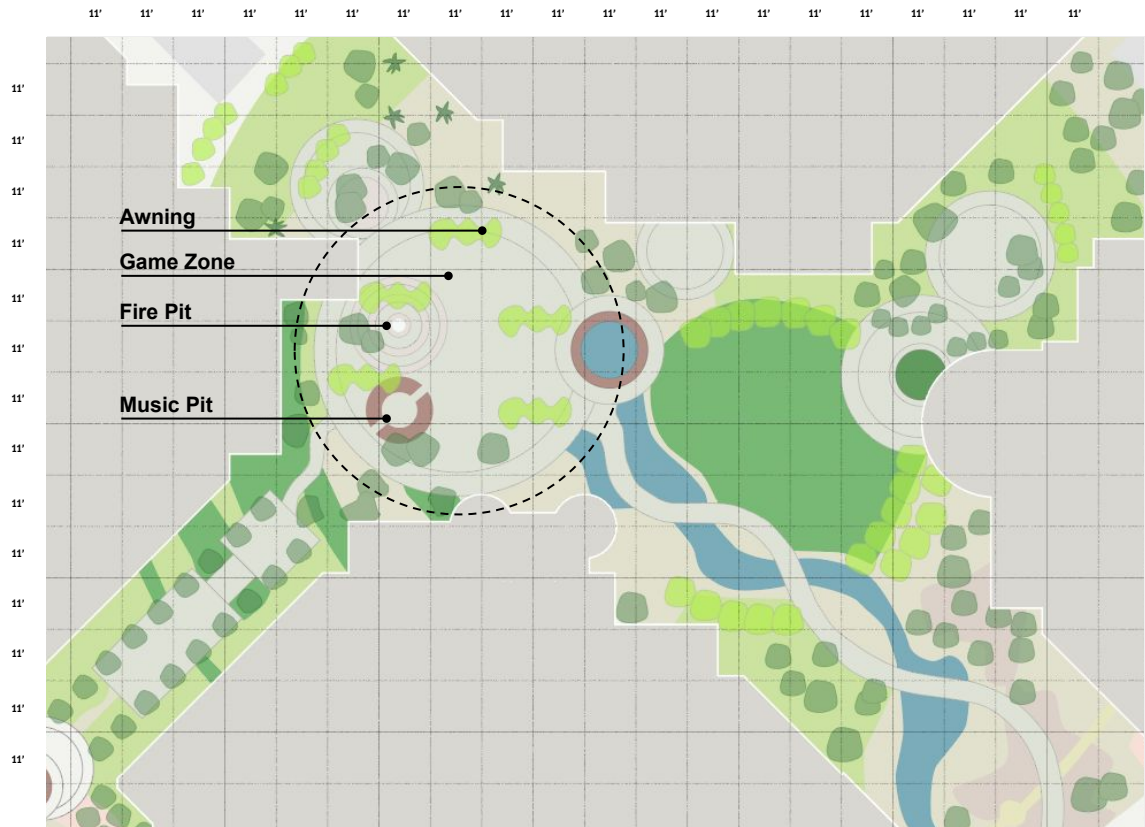
Description

**Easy access loading from Cloverfield Circle, Access to back of house kitchen,
Fire pit, Cocktail Umbrellas, 2 Shaded Awning Structures with tables, Assorted
seating and lounge configurations**



1.3.1

Central Plaza Dimensions



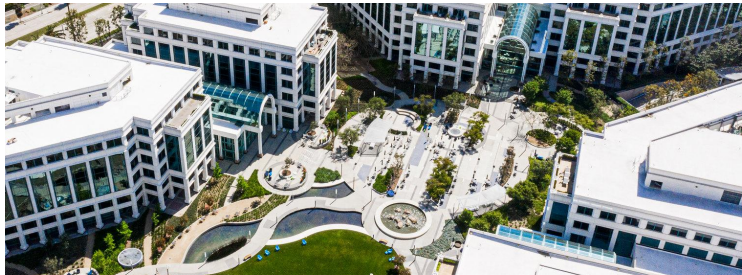
Location

1.3.1

Central Plaza



Adjacent to the Great Lawn, our central plaza is the perfect location for events.



Location

Additional info







1.3.2

Great Lawn

Dimensions: 55.5'L x 45.5'W

Area: Approx. 2,525 sqft

Description

Easy access loading from Cloverfield Circle, Access to back of house kitchen, Fire pit, Cocktail Umbrellas, 2 Shaded Awning Structures with tables, Assorted seating and lounge configurations



1.3.2

Great Lawn Dimensions



Location

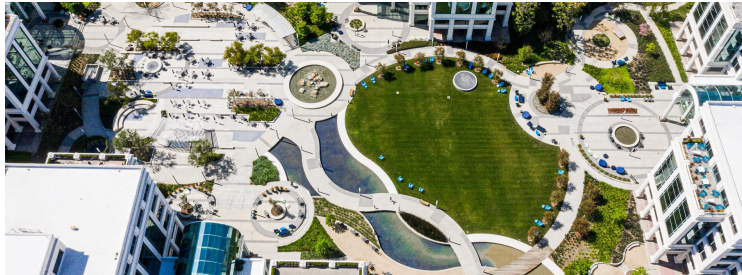


1.3.2

Great Lawn



Guests will be directed into the lounge where they will be given an introduction to the space and an Ipad before their walk-through.



Location

Adjacent to the Great Lawn, our central plaza is the perfect location for events.





1.3.3

Jacaranda Alley

Dimensions: 145'L x 45'W

Area: Approx. 6,525 sqft

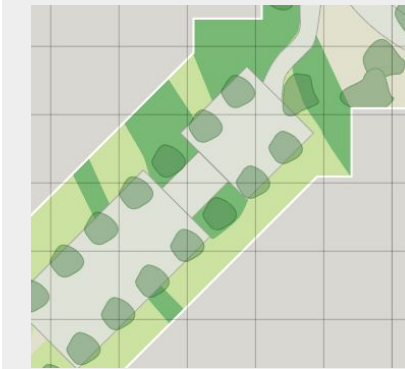
Description

This alleyway is in between 2 buildings, Olympic & Cloverfield. This stunning garden area is covered in a canopy of trees lining the pathway. Fragrant jasmine blooms along the buildings. This area has access to the courtyard, fire pits, and awning area.



1.3.3

Jacaranda Alley Dimensions

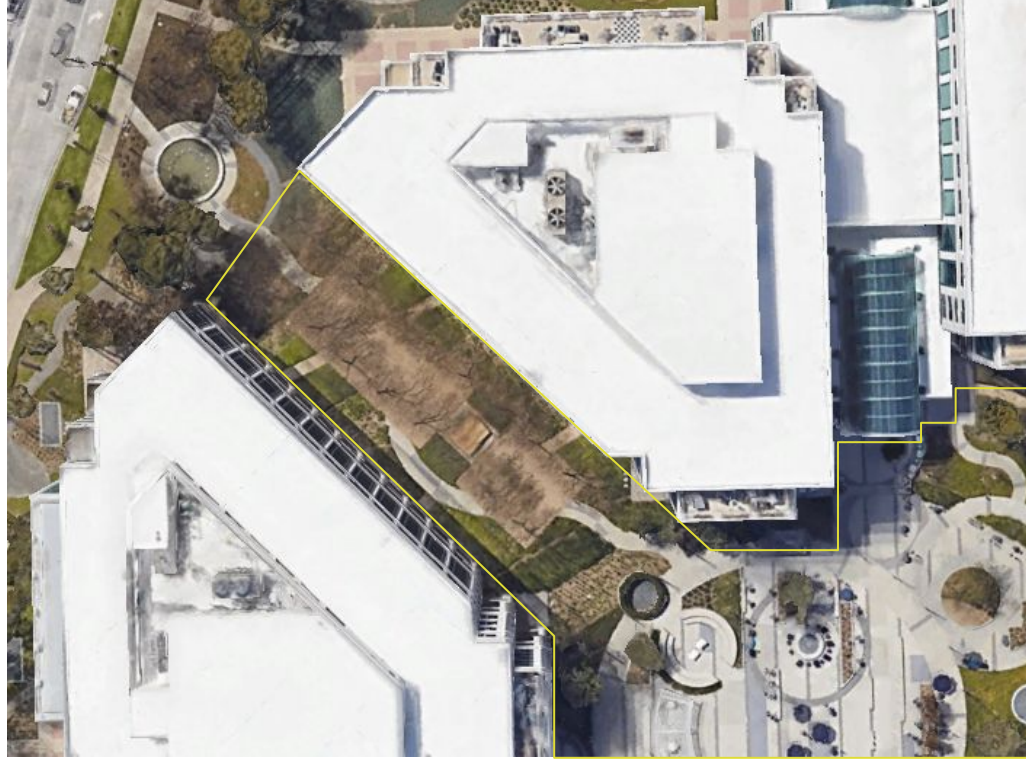


Location



1.3.3

Jacaranda Alley Location







1.3.4 Sensory Garden

Dimensions: 93'L x 45.5'W

Area: Approx. 4,230 sqft

1.3.4

Sensory Garden Dimensions



Location



1.3.4

Sensory Garden



Guests will be directed into the lounge where they will be given an introduction to the space and an Ipad before their walk-through.



Location

Access to metro, great location for Food Trucks, small activations, and craft events.



**WATER
GARDEN**

R01

Event Specs

CBRE

wg-la.com

2.0

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2.1

Loading / Offloading

Colorado valet circle load in area

One Truck at a time

All equipment needs to be rolled on carts with rubber wheels

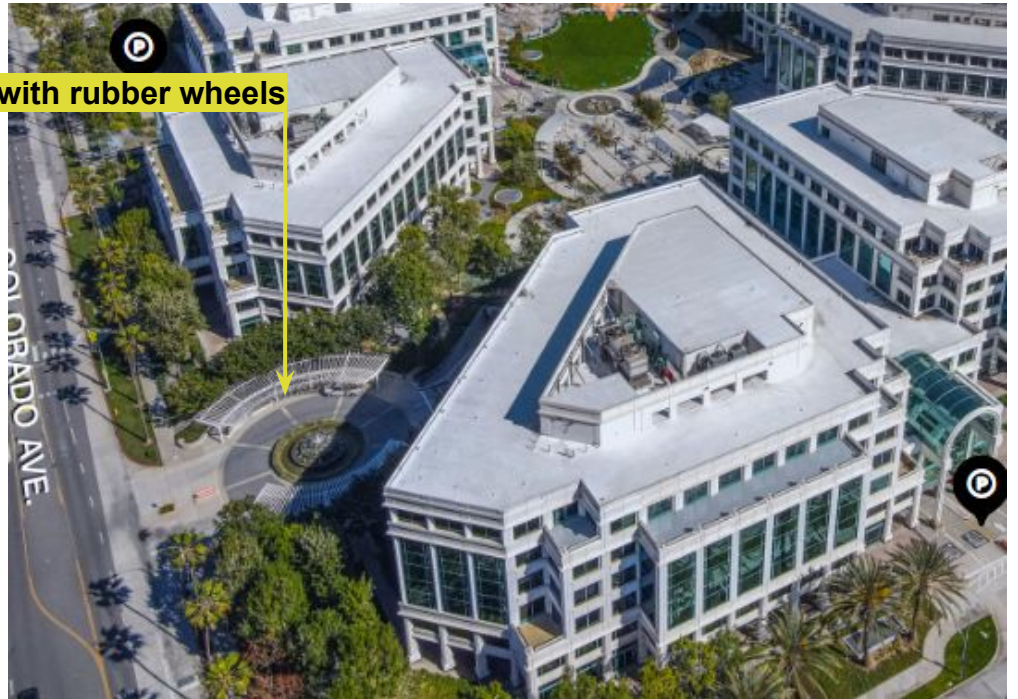
NO Pallet Jacks are allowed on the property anywhere or in the valet area. All equipment must be rolled on carts with rubber wheels and pushed over a layer of $\frac{1}{4}$ ' plywood to protect the lithocrete. OR we recommend building a pathway bridge or creating a plywood pathway to roll equipment over. We have a dedicated event guard for all load in and breakdowns to ensure property protocols are met.

Load In Schedule for Colorado Circle

6:00 AM - 8:00 AM, 10:00 AM - 4:00 PM

Load Out Schedule for Colorado Circle

8:00 PM - 1:00 AM



Insurance

Exhibit "A"
Insurance Document Requirement Samples

ACORD: CERTIFICATE OF INSURANCE		ISSUE DATE (MM/DD/YY)	
PRODUCER [Insurance broker Name and Address]		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED [Vendor's Name and Address]		COMPANIES AFFORDING COVERAGE COMPANY LETTER A COMPANY LETTER B COMPANY LETTER C COMPANY LETTER D COMPANY LETTER E	
COVERAGES			
THIS IS TO CERTIFY THAT THE POLICIES OF THE INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIODS INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EXCLUSIONS AND CONDITIONS OF SUCH POLICIES, LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.			
CO. LTR.	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)
GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OWNERS & CONTRACTOR'S PROT <input type="checkbox"/> INCLUDES PRODUCTS		[Policy Number]	[0000/00]
AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> GARAGE LIABILITY		[Policy Number]	[0000/00]
EXCESS LIABILITY <input checked="" type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM		[Policy Number]	[0000/00]
WORKERS COMPENSATION AND EMPLOYER'S LIABILITY <input checked="" type="checkbox"/> STATUTORY LIMITS <input type="checkbox"/> EACH ACCIDENT <input type="checkbox"/> DISEASE-POLICY LIMIT <input type="checkbox"/> DISEASE-EACH EMPLOYEE <input type="checkbox"/> REPLACEMENT VALUE		[Policy Number]	[0000/00]
OTHER		PERSONAL PROPERTY	
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS			
CBRE, Inc., Water Garden Company L.L.C. (Phase I) and Water Garden Realty Holding LLC (Phase II) are named as additional insureds per form CG2010 11/85 Form B or equivalent. (See endorsement attached)			
CERTIFICATE HOLDER		CANCELLATION	
CBRE, Inc. and all related interests 1620 26th St., Suite 1015 North Santa Monica, Ca. 90404		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.	
		AUTHORIZED REPRESENTATIVE	

Service Contract - CB Richard Ellis, Inc.
Revised 3/30/07

EXHIBIT "C"
INSURANCE REQUIREMENTS - PHASE I & PHASE II

Insurance Amounts:

- ☒ Workers' Compensations - Statutory Limits.
- ☒ Employer's Liability - \$1,000,000. Each block (i.e., "Each Accident", "Disease-Policy Limit", "Disease-Each Employee") shall contain the \$1,000,000 coverage amount.
- ☒ Broad Form Comprehensive General Liability - \$3,000,000 - combined single limit
- ☒ All employees of Contractor at the property(s) are to be bonded for \$1,000,000.
- ☒ Automotive Liability for all owned, non-owned, or hired vehicles - \$1,000,000.
- ☒ Professional Liability and Errors and Omissions coverage - \$3,000,000. Coverage will be continuous during the project and for 3 years following completion of the project. Certificates must be sent for the full term of the requirement.

Details of Certificate

- ☒ The Certificate shall include the requirement for thirty (30) days notice of cancellation to the Certificate Holder by the Contractor's insurance company in case the coverage is cancelled or materially changed. The words "endeavor to" in the standard language found in the "Cancellation" block of a standard certificate of insurance MUST BE CROSSED OUT/DELETED AND INITIALED by the insurance company.
- ☒ The certificate shall include and name the following parties as Additional Insureds to the extent of the Contractor's indemnity under this Agreement. Please note that the spelling of these parties must be exactly correct or the insurance is not valid to CBRE, Inc. and will not be allowed to commence.

Water Garden Company L.L.C.
Water Garden Realty Holding LLC
J.P. Morgan Investment Management Inc.
CBRE, Inc.

Two Additional Insured Endorsements are required.

- ☒ Owner Indemnified Parties shall to the extent permitted by law be named as additional insureds on ISO form CG20101185 or CG20100704 for ("ongoing operations")
-and-
- ☒ CG20370704 or equivalent for loss arising from Contractor's operations and completed operations for as long as the additional insureds may be exposed to liability arising from Contractor's work ("your work" or "completed operations").

See attached sample.

- ☒ CBRE, Inc., and all related interests, 1620 26th Street, Suite 1015 North, Santa Monica, California 90404 shall be the **Certificate Holder**.
- ☒ The Contractor must sign and return the attached standard form Indemnification/Hold Harmless and Subrogation Letter if no CBRE, Inc. contract has been signed.

NOTE: Original Certificates of Insurance must be provided to CBRE, Inc. before Contractor commences work or work will not be allowed to commence.

Rules

1. Conditions of Premises and Surrounding Area. Lessee shall continually keep the Premises and any booths, tables or other items which Lessee may have at the Premises, in a neat, clean and attractive manner. No boxes, trash, back-up stock or personal items shall be visible to customers at any time. Lessee shall continually keep the area around the Premises free of any refuse or other items originating from the Premises or arising out of Lessee's activities thereat. Without limitation, Lessee shall not allow any substance on the floor area at or around the Premises which may cause the floor to be slippery or otherwise hazardous to persons walking on the floor. Lessee shall promptly repair any damage to the Premises or the surrounding area caused by Lessee or arising out of Lessee's activities.

2. Objects at or around Premises. Lessee shall obtain Owner's prior approval with respect to any objects Lessee intends to place on the Premises. Lessee shall not place any item outside the Premises. Lessee shall not place any type of tape on the floor or on any fixture in or around the Premises. No item shall be placed on any fixture at the Property including, without limitation, on fountains, cans, planters, walls, columns, banisters or railings.

3. Contact with Floor. Except where otherwise specifically permitted by Owner, Lessee shall not permit any item lacking a rubber or soft vinyl base at its point of contact with the floor to be placed upon the floor unless the item is set on a clean, neat vinyl or rubber mat or carpet. All heavy equipment, to include but not limited to, forklifts, scissor lifts, vehicles, etc. must be situated on or travel on top of plywood and/or UltraDeck/DuraDeck material.

4. Transport of Objects. Lessee shall transport items to the Premises by such route and at such times as are approved in advance by Owner. No items shall be brought to the Premises during ordinary business hours without Owner's prior consent. No item Lessee brings to the Premises shall be dragged across any floor or other surface. Lessee shall hand carry or use carts or dollies to transport items to the Premises and any such cart or dolly shall have rubber wheels that are at least two inches wide.

5. Work at Premises. Any type of work Lessee shall wish to perform at the Premises, including setting up or taking down of any display, and also including any type of construction work or painting, shall be subject to Owner's advance approval and shall be performed only at such times as permitted by Owner. No setting up or taking down of displays or other items shall be performed during ordinary business hours.

6. Personal Appearance: Conduct. Lessee and each member and employee of Lessee shall maintain a personal appearance, including attire and grooming, consistent with the highest possible standards. Lessee and its members and employees shall conduct activities in a quality manner and shall not carry on any activity that may be considered offensive or which may injure the reputation of the Property in any way. No soliciting or badgering of other occupants or visitors of the Property shall be allowed. Other occupants of the Property and visitors to the Property may not be stopped as they pass by a display. Lessee shall have someone at the Premises to man Lessee's display at all times during ordinary business hours for the Property.

7. Signs. All signs Lessee may wish to install at the Premises shall be subject to Owner's advance approval in all respects, including but not limited to, their location, and any such signs shall be of professional design and quality.

8. Utilities. Any utilities needed by Lessee may be supplied to Lessee by Owner for a usage fee to be assessed by Owner. A maximum of 500 watts connected electrical load (or such lesser amount as may be safely and lawfully provided by the existing electrical circuit(s) and facilities serving the Premises) shall be allowed. Lessee shall cover any exposed electrical cords with a strip of carpet which shall be taped down with silver or gray duct tape.

Rules Continued

9. Power. Electrical outlets in the park are ground fault interrupted (GFI). They are not available for use unless permitted by Owner. The GFI outlets will shut off automatically if it detects any safety hazard or in the case of a power overload. For guaranteed power lessee should secure its own contained power source (i.e. a generator).

10. Interest. Any sums due from Lessee to Owner, and not paid when due, shall bear interest at the rate of eighteen percent (18%) per annum, or the highest rate allowed by law, whichever is less.

11. Approvals. Whenever Owner's approval is required hereunder, such approval shall not be effective unless granted in writing by an authorized representative of Owner. Any approval granted shall apply only to the specific matter for which approval is sought. Any such approvals may be granted or withheld in Owner's sole discretion.

12. Noises, Odors and Other Matters. Lessee shall not permit any noises, music, odors, or other matters to occur at or about the Premises so as to bother or annoy other occupants of the Property or visitors thereto.

13. Alcoholic Beverages. If any sale of alcoholic beverages shall occur at the Premises (which is permitted only if expressly specified in Section 6 of the Agreement), then Lessee shall comply with all laws and other governmental requirements, and shall carry "dram shop" or liquor insurance coverage (if consumption, but not sales, shall occur, only "host liquor liability insurance" is required) in the amount of at least \$2,000,000 per occurrence, with Owner and such other parties as Owner may designate as additional insureds. If Lessee's caterer is not licensed to serve alcohol, Lessee must obtain a banquet permit or other applicable permit. All necessary liquor permits must be submitted to Owner in advance, and posted during the Term, as required by applicable law.



Quiet Enjoyment Hours

- Events may load in during the day for setup but we ask that we keep sound checks until after working hours which is 6:00 PM.
- We prefer to have our events set up after lunch hours if possible, 2:00 PM, so our tenants can still enjoy the property. However if you are only using 1 of our venue spaces you may begin setup as early as 10:00 AM on event day.
- Santa Monica noise ordinance is 11:00 PM, please inform CBRE if you plan to pull permits for amplified music.



Tenant Events Options

Please email [Bess Wyrick](#)

Movie Screening Setup and Breakdown Engineering Costs

Breakdown

Regular Time \$75.06/hour (during normal shift hours)

Overtime \$112.59/hour (after normal 8 hour shift)

Double Time \$150.12/hour (after 4 hours overtime)

Set up – 4 hours X 2 engineers, starting at 2 pm – 6 pm: \$600.48 (Regular)

Break down – 4 hours X 2 engineers, 9 pm – 1 am: \$900.72 (OT)

TOTAL Engineering Cost: \$xx (estimated)



**WATER
GARDEN**

2022

Thank You

CBRE

wg-la.com