



WATER GARDEN
EVENT VENUES



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WHERE LIFESTYLE WORKS

Elevate your routine without ever leaving. With an abundance of outdoor spaces, rotating pop up retail, weekly food trucks, fitness options, and restaurants, it's a perfectly curated workplace for your entire team.



7000

Tenants on property a day pre-covid

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

4000

Spaces Subterranean Parking

Brentwood Hills Adjacent

5000

People Park capacity

Outdoor Firepits and Outdoor Speaker System throughout the outdoor property





CENTRAL PLAZA

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

DIMENSIONS

Approx. 66' x 66'

AREA

Approx. 4,500 RSF

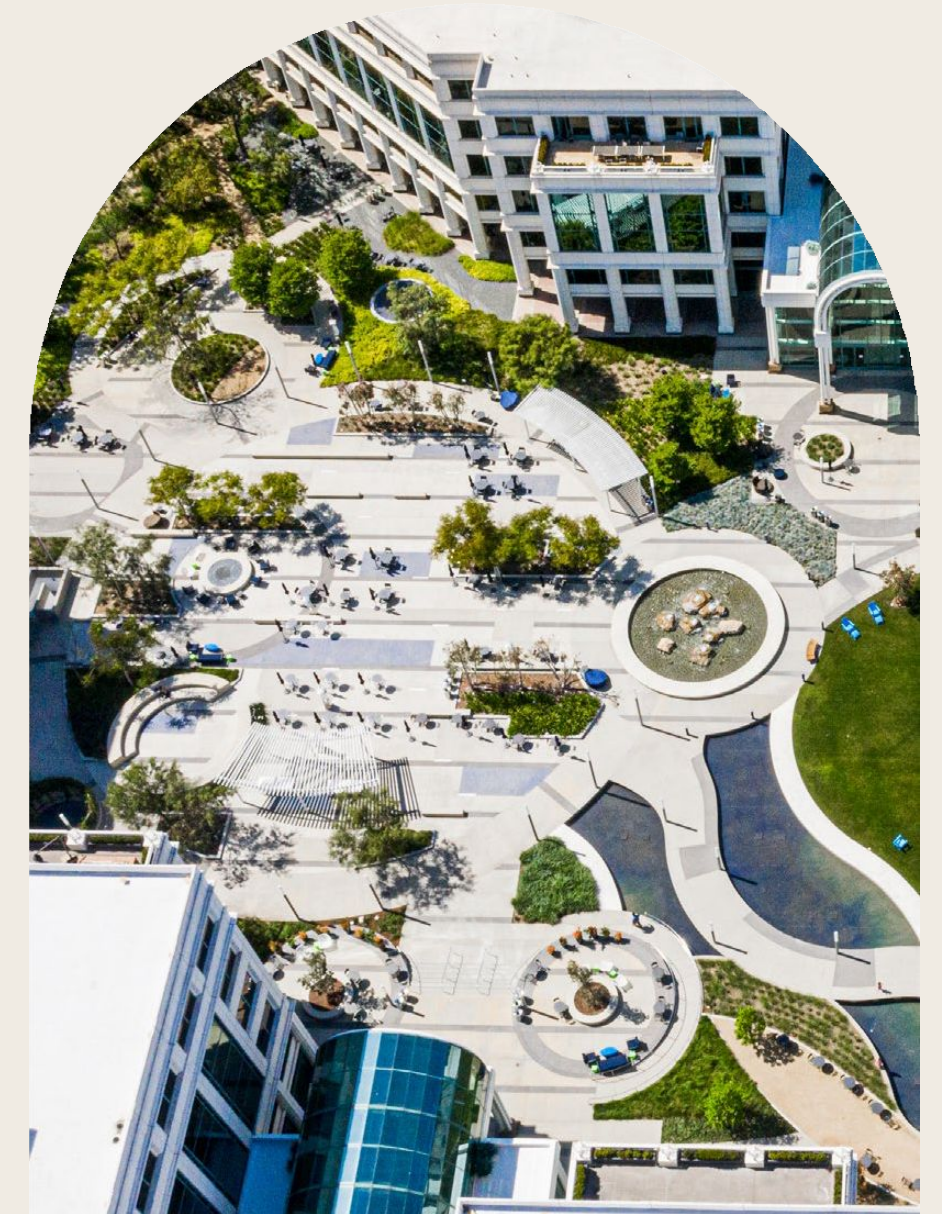
3RD PARTY EVENTS

\$15,000 per day

\$5,000 per production day

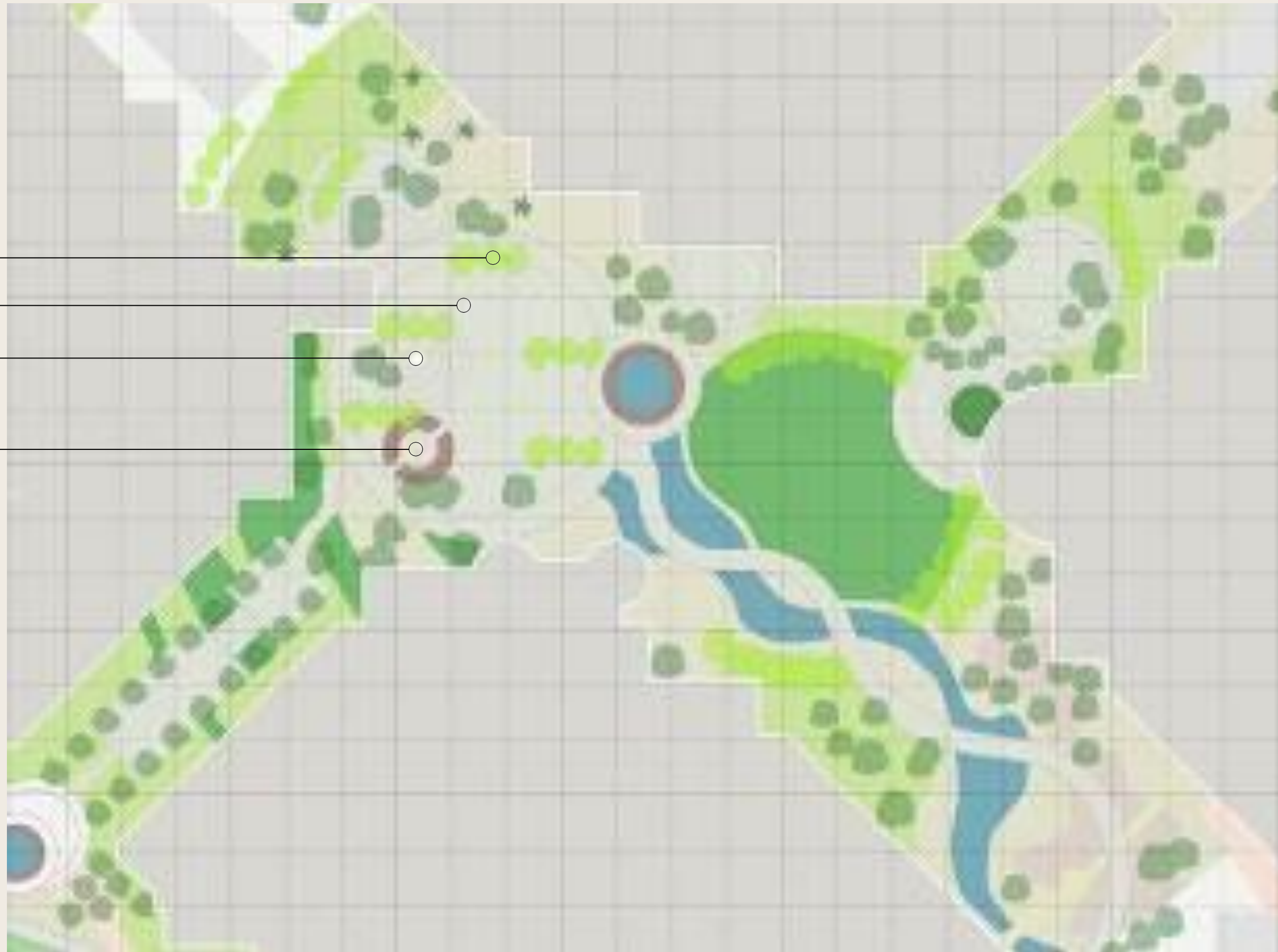
ADDITIONAL FEES

Security, Parking, Janitorial
based on contract



CENTRAL PLAZA DIMENSIONS

- AWNING
- GAME ZONE
- FIRE PIT
- MUSIC PIT





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GREAT LAWN

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.

DIMENSIONS

Approx. 55.5'L x 45.5'W

AREA

Approx. 2,525 RSF

3RD PARTY EVENTS

\$15,000 per day

\$5,000 per production day

ADDITIONAL FEES

Security, Parking, Janitorial
based on contract



GREAT LAWN DIMENSIONS







JACARANDA ALLEY

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.

DIMENSIONS

145'L x 45'W

AREA

Approx. 6,525 RSF

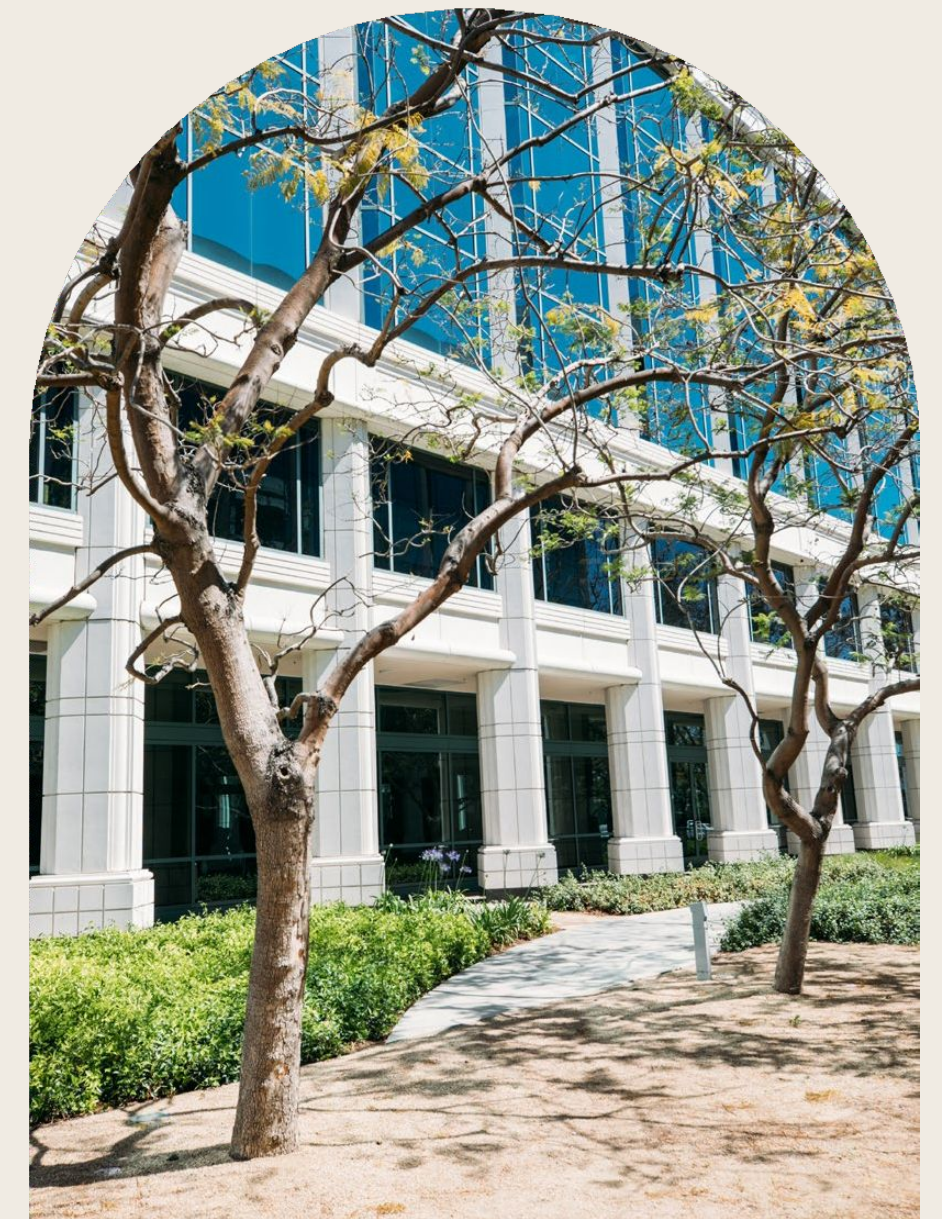
3RD PARTY EVENTS

\$15,000 per day

\$5,000 per production day

ADDITIONAL FEES

Security, Parking, Janitorial based on contract



JACARANDA ALLEY DIMENSIONS







SENSORY GARDEN

Nestled between our buildings and adjacent to the grand fountain this space is great for breakout groups and events with food trucks.

DIMENSIONS

93'L x 45.5'W

AREA

Approx. 4,230 RSF

3RD PARTY EVENTS:

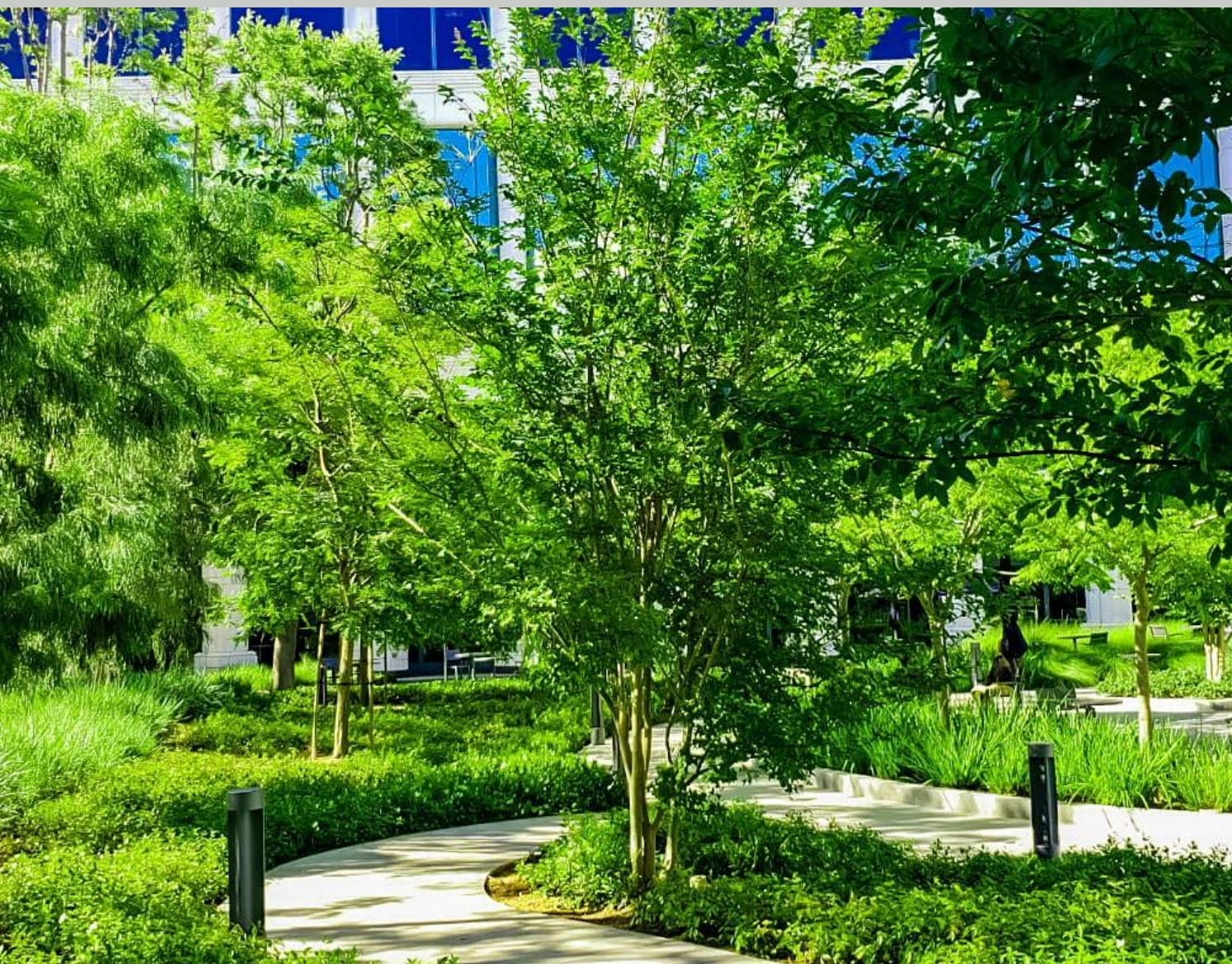
\$15,000 per day

\$5,000 per production day

ADDITIONAL FEES

Security, Parking, Janitorial

based on contract



SENSORY GARDEN DIMENSIONS







MOVIE SCREENING SETUP

Please see below for the breakdown breakdown of management and engineering costs. For further questions please contact Bess.Wyrick@cbre.com.

SET UP

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

BREAK DOWN

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

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)



LOADING / UNLOADING

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

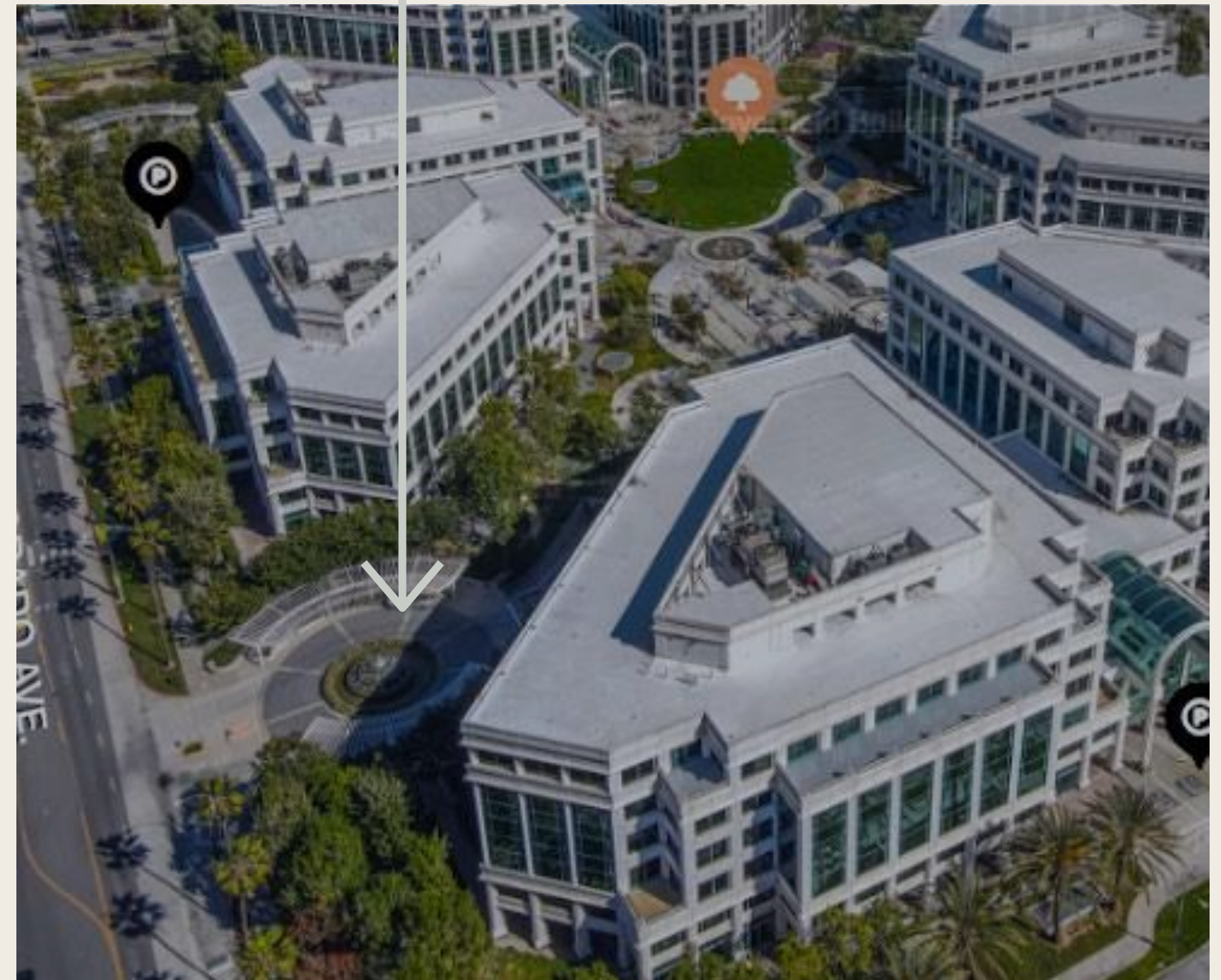
6:00 AM - 8:00 AM

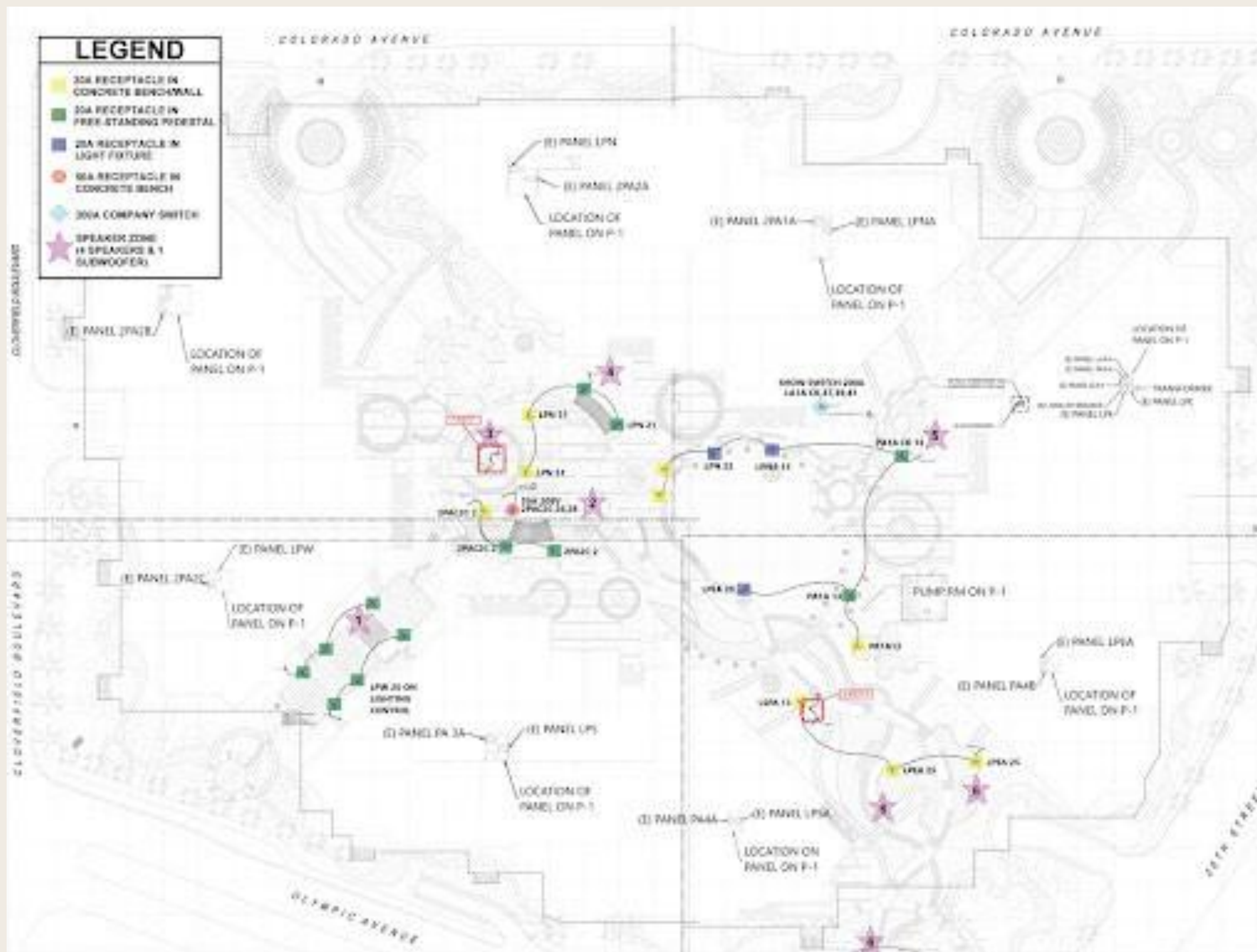
10:00 AM - 4:00 PM

LOAD-OUT SCHEDULE FOR COLORADO CIRCLE

8:00 PM - 1:00 AM

- COLORADO VALET CIRCLE LOAD IN AREA
- ONE TRUCK AT A TIME
- ALL EQUIPMENT NEEDS TO BE ROLLED ON CARTS WITH RUBBER WHEELS







QUIET ENJOYMENT HOURS

LOAD-IN

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.

SOUND CHECKS

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.

NOISE ORDINANCE

Santa Monica noise ordinance is 11:00 PM. Please inform CBRE if you plan to pull permits for amplified music.



INSURANCE

We require the client to use some of our in house vendors for building facilities: AV/Lighting, Valet. Janitorial and Security services are skeptical and only used to keep an out for the property and not meant to be used for event staff. You must hire event security and event janitorial.

Exhibit "A"
Insurance Document Requirement Samples

CERTIFICATE OF INSURANCE		ISSUE DATE (MM/DD/YY)			
ACORD.					
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 PERIOD 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)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR. <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT <input type="checkbox"/> INCLUDES PRODUCTS	[Policy Number]	[xx/xx/xx]	[xx/xx/xx]	GENERAL AGGREGATE \$ 3,000,000 PRODUCTS-COMP/OP AGG \$ 1,000,000 PERSONAL & ADV. INJURY \$ 3,000,000 EACH OCCURRENCE \$ 1,000,000 FIRE DAMAGE (Any one fire) \$ 50,000 MED. EXPENSE (Any one person) \$ 5,000
	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]	[xx/xx/xx]	[xx/xx/xx]	COMBINED SINGLE LIMIT \$ 1,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE \$ 1,000,000
	EXCESS LIABILITY <input checked="" type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ 1,000,000 AGGREGATE
	WORKERS COMPENSATION AND EMPLOYER'S LIABILITY	[Policy Number]	[xx/xx/xx]	[xx/xx/xx]	<input checked="" type="checkbox"/> STATUTORY LIMITS EACH ACCIDENT \$ 1,000,000 DISEASE-POLICY LIMIT \$ 1,000,000 DISEASE-EACH EMPLOYEE \$ 1,000,000
	OTHER PERSONAL PROPERTY				REPLACEMENT VALUE 100%
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS CBRE, Inc., J.P. Morgan Investment Management Inc, Water Garden Company L.L.C.(Phase I) and Water Garden Realty Holding, L.L.C.(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

1. 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.
2. 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 Holdings, L.L.C.
J.P. Morgan Investment Management Inc
CBRE, Inc.

 Two Additional Insured Endorsements are required.

1. 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-
2. CG2037074 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.

1. CBRE, Inc., and all related interests, 1620 26th Street, Suite 1015 North, Santa Monica, California 90404 shall be the **Certificate Holder.**
2. 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.
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.

PREFERRED VENDOR LIST

GRAPHICS + PR

Press Release/Media Coverage

Heather Irvine, heather@mdrconsulting.co

Event Graphics

María Claudia Narváez Arango, maclanara@gmail.com

CATERING + EVENT PLANNING

Event Planner + Music

Montague & Sons, Kate Casas kate@montagueandsons.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

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

THANK YOU

WATER
GARDEN