

#### **GENERAL CASUALTY REPORT**

1	Date of Survey:	1/13/14	Risk #:	2001234				
	Policy #:	CPP005555	Application #:	06079				
	Name of Insured:	Catering Systems	-					
	Address:	2301-2307 East 24 <sup>th</sup> Street, Seattle, WA 98111						
	Years in Business:	Owned this building for 10 years	At this location: Owned for 10 years					
	Est. Gross Annual Sales:	none Employee Count: non	e Es	t. Payroll: none				
	Insured is:	Owner x Tenant Lessee Corporation	on x Partnership	Sole Proprietor LLC				
	Updates:	Roof Not known HVAC	Plumbing	Electrical				

#### **Additional Comments:**

The insured requested that all questions be directed to George Karl, the property manager. The property manager did not return several phone calls and messages. I was able to obtain access to both tenant spaces. The building is in good condition and has updated roof, hvac, plumbing, and electrical but it is not known when these updates were made. The building was built in the 1920's. Per the tenants, the insured requires that the tenants carry their own insurance and name the insured as A.I. on their policy. Both units are in good condition and good housekeeping. Café Lego occupies 3,000 sq ft with an address of 2301. The other tenant, Traveler Montview, is not open yet. They will occupy 3,570 sq ft with an address of 2307. Tenant improvements are being made to this space. They do not know when they will open but it appears that they are several weeks or months away from being ready to open. This is a new risk # as the old risk # has been split up into 2 new risk #'s to better reflect current conditions. Per the county records the insured has owned this building for 10 years.

#### 2 Are there any unusual, hazardous or unsatisfactory conditions related to:





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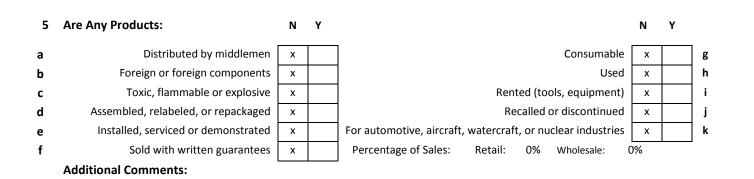
On street parking only. All lighting is good for both interior and exterior. Wiring is in conduit. The heat is roof mounted hvac units.

There are no public restrooms. The roof is in good condition and appears to be newer.

Q. The sidewalk is crumbling in areas.

3	Alarm System: None			Fire <sub>x</sub> Burglar Local Ce	Central Station x					
4	Any of the following:	N	Y		N	Y				
а	Parking, valet			Evidence of vandalism, graffiti	х		f			
b	Entertainment, dancing	х		Vacant building, suites	х		g			
с	Alcoholic beverages served		х	Target, high-value merchandise	х		h			
d	Child, adult day care	х		Money, securities stored	х		i			
е	Vending, gaming machines	х		Is property monitored with 24/7 video surveillance	х		j			
Additional Comments:										

Both tenants currently serve or will serve alcohol. The tenant that has not opened yet is still waiting for the alcohol licensing. All of their employees have received or will receive the State alcohol training and check for identification per the State requirements.



No exposures in this category.

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#### 6 Additional Risk-Specific Comments:

The cooking equipment in Café Lego is protected by a UL300 suppression system. It is maintained every 6 months, last maintained 8/13. The hood and vent is cleaned every 4 months and was last cleaned 12/13. There is a wood fired pizza oven, a gas range, and oven. The wood for the pizza oven is kept in nice organized piles. There is seating for 98 people in this space. The tenant that has not opened yet will reportedly also have a UL 300 suppression system and will be regularly maintained every 6 months. The hood and vent will be regularly cleaned every 6 months.



**Cooking in Café Lego** 



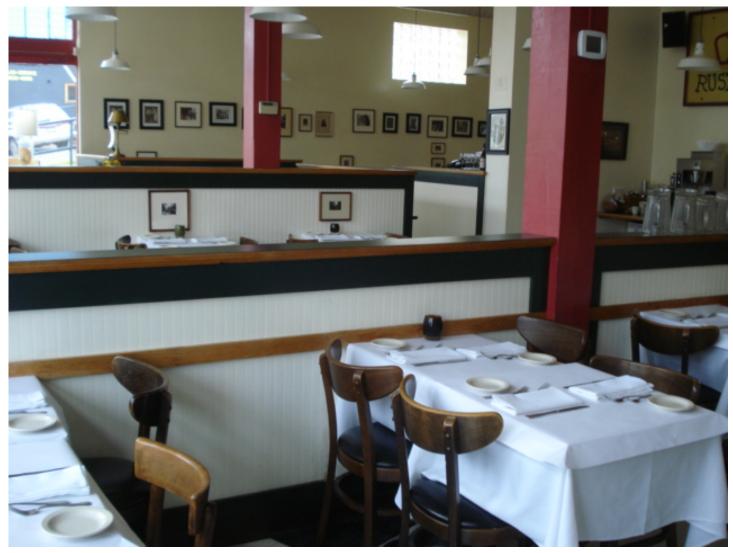
## GENERAL CASUALTY REPORT



Front

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Interior of Café Lego

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## **GENERAL CASUALTY REPORT**



Side



### **GENERAL CASUALTY REPORT**



Sidewalk crumbling