

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 24th 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:** none **Est. Payroll:** none

Insured is: Owner Tenant Lessee Corporation 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:

| | | N | Y |
|----------|-----------------------------------|---|---|
| a | Storage areas, racks, shelving | x | |
| b | Stairs, handrails | x | |
| c | Housekeeping | x | |
| d | Interior lighting | x | |
| e | Exterior lighting | x | |
| f | Emergency exit lighting | x | |
| g | Emergency egress routes | x | |
| h | Obstructed exits, fire escapes | x | |
| i | Obstructed stairways | x | |
| j | Obstructed aisles, hallways | x | |
| k | Elevators, escalators inspections | x | |
| l | Floors, floor coverings | x | |
| m | Accessible hazardous areas | x | |

| | N | Y | |
|----------------------------------|---|---|----------|
| Heating, electrical, plumbing | x | | n |
| Fire protection, smoke detectors | x | | o |
| Public restrooms | x | | p |
| Sidewalks, grates, entryways | | x | q |
| Parking areas, drives, curbs | x | | r |
| Antennas, chimneys, gutters | x | | s |
| Awnings, balconies, signs | x | | t |
| Fences, yards, landscapes | x | | u |
| Entries, exits, fire doors | x | | v |
| Attractive nuisances | x | | w |
| Snow, ice removal | x | | x |
| Chipped, peeling paint | x | | y |
| Certificates of Insurance | x | | z |

Additional Comments:

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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 x Burglar _____ Local _____ Central Station x

| | | | | | | | |
|--------------------------------|----------------------------|-------------------------------------|-------------------------------------|--|-------------------------------------|--------------------------|----------|
| 4 Any of the following: | N | Y | | N | Y | | |
| a | Parking, valet | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Evidence of vandalism, graffiti | <input checked="" type="checkbox"/> | <input type="checkbox"/> | f |
| b | Entertainment, dancing | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Vacant building, suites | <input checked="" type="checkbox"/> | <input type="checkbox"/> | g |
| c | Alcoholic beverages served | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Target, high-value merchandise | <input checked="" type="checkbox"/> | <input type="checkbox"/> | h |
| d | Child, adult day care | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Money, securities stored | <input checked="" type="checkbox"/> | <input type="checkbox"/> | i |
| e | Vending, gaming machines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is property monitored with 24/7 video surveillance | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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.

| | | | | | | | |
|----------------------------|-------------------------------------|-------------------------------------|--------------------------|---|-------------------------------------|--------------------------|----------|
| 5 Are Any Products: | N | Y | | N | Y | | |
| a | Distributed by middlemen | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Consumable | <input checked="" type="checkbox"/> | <input type="checkbox"/> | g |
| b | Foreign or foreign components | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Used | <input checked="" type="checkbox"/> | <input type="checkbox"/> | h |
| c | Toxic, flammable or explosive | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rented (tools, equipment) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | i |
| d | Assembled, relabeled, or repackaged | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Recalled or discontinued | <input checked="" type="checkbox"/> | <input type="checkbox"/> | j |
| e | Installed, serviced or demonstrated | <input checked="" type="checkbox"/> | <input type="checkbox"/> | For automotive, aircraft, watercraft, or nuclear industries | <input checked="" type="checkbox"/> | <input type="checkbox"/> | k |
| f | Sold with written guarantees | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Percentage of Sales: Retail: 0% Wholesale: 0% | | | |

Additional Comments:

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

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Front

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Interior of Café Lego

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Side

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Sidewalk crumbling