



# MULTIPLE LINES SURVEY REPORT ©

(COMMON INFORMATION & COVER PAGE)

PROFESSIONAL FIELD SOLUTIONS FOR UNDERWRITERS SINCE 1979.  
E-Mail: [Info@ampacis.com](mailto:Info@ampacis.com)

Date Order Received: **28-APRIL-2003**

Order No.: **302202**

Prepared For: **GALAXY INSURANCE COMPANY - 23456**  
TRACKING No.: M-42803-7621

UNDERWRITER: **HARRY PATE**

PRODUCING AGENCY: **TRI-COUNTY FINANCIAL**

Insured: **GRANDVIEW PROFESSIONAL CENTER**

Policy Number: **5931022**

Mail Address: **P. O. Box 1234**

Survey Date: **15-MAY-2003**

City-State-Zip: **WHIPPLE JUNCTION, MN 54999**

Surveyed By: **DOUGLAS FURR**

Location Surveyed: **1701 WEST SLIPPERY ELM DRIVE**

Loc. 1 of 1

Contact: **BEN DOVER (& TENANTS)**

City-State-Zip: **WHIPPLE JUNCTION, MN 54999**

Title: **BUILDING ENGINEER**

Survey Keys:  = STANDARDS MET / "OK"

\* = NON-STANDARD CONDITIONS / COMMENTS REQUIRED

## OVERVIEW of RISK

No. of Visits Required: **ONE (1)**

VALUE SUBJECT	HAZARDS OF RISK	CONTROL OF HAZARDS	EXPOSURE HAZARDS	PREMISES REPAIR AND SUITABILITY	HOUSEKEEPING CONDITIONS	GRADING OF RISK
At Risk: 100 %	<input type="checkbox"/> Light	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Light	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Superior
Building: 60 %	<input checked="" type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Average	<input checked="" type="checkbox"/> Average
Contents: 75 %	<input type="checkbox"/> * SEVERE	<input type="checkbox"/> Sub-Standard	<input type="checkbox"/> * SEVERE	<input type="checkbox"/> Sub-Standard	<input type="checkbox"/> * Sub-Standard	<input type="checkbox"/> * Sub-Standard

Reports:  PROPERTY  LIABILITY  PLATE GLASS  CRIME  OTHER SUPPLEMENTS\*

## SPECIAL UNDERWRITING INFORMATION

No "SPECIAL INFORMATION" REQUESTED FOR THIS REPORT.  "SPECIAL INFORMATION" REQUESTED IS LOCATED AT END OF REPORT.

Location Surveyed Is:  PRIMARY LOCATION  Secondary / Branch Location  Investment Property  
 Other:

Business Entity Is:  CORPORATION  PARTNERSHIP  PROPRIETORSHIP  \* Other

Business Has Operated:  Yrs.  Mos. At This Location:  Yrs.  Mos.

Insured's Interest in Property Is:  Owner and/or Lessor  Tenant and/or Lessee  \* HIGH CRIME Location

Is Property Located Within City / Municipal Limits? .....  YES  NO

### COMPLETE DESCRIPTION OF OPERATIONS:

INSURED ENTITY IS THE OWNER AND LESSOR OF THIS COMMERCIAL PROPERTY THAT IS PRESENTLY OCCUPIED AS A PROFESSIONAL OFFICE CENTER. THEY LEASE BUILDING SPACE TO TENANTS WHO MAINTAIN PROFESSIONAL OFFICES - ACCOUNTANTS, FINANCIALS SERVICES, INSURANCE AGENCIES, LAWYERS REAL ESTATE AGENCIES, ETC. NO LIGHT INDUSTRIAL, COMMERCIAL OR MERCANTILE OCCUPANCIES, EXCEPT FOR MAGAZINE / SNACK COUNTER IN MAIN LOBBY AREA. NO COOKING OPERATIONS AT SNACK COUNTER. INSURED CORPORATE ENTITY DOES NOT OCCUPY SPACE WITHIN THIS BUILDING. PROPERTY LOCATED IN A MIXED COMMERCIAL AND RESIDENTIAL SECTION OF THIS CITY. LOCATION NOT CONSIDERED A HIGH CRIME NEIGHBORHOOD.

NORMAL BUSINESS HOURS ARE: 8:00 A.M. TO 6:00 P.M., USUALLY FIVE (5) PER WEEK.

Avg. No. Full Time Empls.: 1 Avg. No. Part Time Empls.: 1 Estimated Annual Payroll: \$ 45,000

Independent Contractors Hired:  YES  NO Estimated Annual Sales: \$ 550,000 RENTS

PRINCIPALS:	OFFICERS - PARTNERS - PROPRIETOR	Title	Active in Business	Inactive in Business
	CORPORATE OFFICERS NOT ACTIVE IN DAY-TO-DAY BUILDING ACTIVITY. NAMES NOT KNOWN TO INFORMANT.		<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>

OVERALL OPINION of RISK:	COVERAGES	Superior	Above Average	Average	Standards Are NOT Met
a. Property & Extended Coverage: ..		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> *
b. General Liability: .....		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> *
c.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *



♦ ♦ ♦ General Property & Liability Survey ♦ ♦ ♦

**LOSS HISTORY:**

No losses or claims known to informants providing information for this survey. (Some long-term tenants were interviewed to obtain a more comprehensive overview of this enterprise. None aware of any losses over past 5 years.)

### REPORT OVERVIEW SUMMARY

**SUPPLEMENTAL OPERATIONS:**

Business Has Operated Since: 1957. At This Location Since: 1979.  
Scheduled contact, Sean McGuire, Property Superintendent, was unable to keep appointment due to leaving city this date to attend to personal matters in St. Paul, MN. Interview was conducted with senior maintenance employee sent in his place, and with various long term lessees of this building. Occupancy rate is in excess of 85% at present time.

**BUILDING CONSTRUCTION DETAILS:**

Structure is a multi-stories, one (1) to five (5) floors, ISO Class 6 building; full basement. Advised original use and occupancy was a hospital. Hospital operations ceased in 1974 when it was completely rehabilitated for present use and occupancy. Advised original section constructed in 1915. Other additions in 1928 and 1940. Exterior bearing walls are solid brick construction. Floors are concrete, mainly reinforced "pan system" type. Roof is reinforced "pan system" type concrete for all section; see special information note. General structural condition is above average. Two (2) fire divisions.

Concealed Spaces:     NONE     NOT A LARGE VOLUME     \* CONSIDERABLE     \* SEVERE

Structural Steel Components in Building –     YES     NO    If "YES," Adequately Protected:     YES     \* NO

Fire Loading:     HIGH     CONSIDERABLE     MODERATE     LOW

Maintenance:     SATISFACTORY     \* UNSATISFACTORY    Grading Average:     ABOVE     AVERAGE     \* BELOW

**PROPERTY PROTECTION:**

PUBLIC:    Protection provided by an ISO Class 3 fire department. Station located within one (1) mile. No known equipment run interruptions. All walls accessible for fire fighting. Adequate public water supplies available from municipal hydrants in area. Nearest hydrant is 75 feet.

PRIVATE:    Automatic sprinkler system for 100% of building; see supplemental page. Watchman service for periods when building closed for business activities. Local fire alarm reporting to gong bells that are audible throughout premises. Electro-magnetic closing system for fire doors between Section 2 and 3; activated by fire alarm. Inadequate number of extinguishers distributed and mounted throughout premises; all with current tags. RECOMMENDATION regarding number of fire extinguishers.

Protection Considered:     ABOVE AVERAGE     AVERAGE     \* UNSATISFACTORY – RECOMMENDATIONS

**PROPERTY HAZARDS:**

SPECIAL:    No special Property hazards observed.

COMMON:    Heating and electrical system upgraded as recent as MARCH 2000. Also, each time new tenant occupies space, their electrics are inspected and upgraded, if required, to meet local and national codes. Both systems safely arranged. Air conditioning from separate ductwork that was retro-installed at time of general rehabilitation. Overall housekeeping is superior. Smoking prohibited; "SMOKE FREE" building.

Controls Considered:     ABOVE AVERAGE     AVERAGE     \* UNSATISFACTORY – RECOMMENDATIONS

**LIABILITY CONDITIONS:**

Off-street parking areas to east, south and west of building; paved, smooth, level and adequately illuminated. Vehicle spaces newly striped. No hazards observed. Sidewalks in satisfactory condition. No exterior stairs; steel exterior fire escape system in satisfactory condition. Entrances clear and unobstructed; monitored by watch service using closed circuit television, when building closed for business. Egress pathways clear and free of obstructions. Floor areas satisfactory and hazard free. Interior stairs have adequate handrails and illumination. Most stairways ins fire resistive enclosures with two (2) hours U.L. listed doors at openings. Public use areas throughout premises found clean and well maintained. Building cleaning nightly by professional cleaning service.

(Condition)

WATER DAMAGE:    None observed. No evidence of any past water damage.

(Condition)

ROOF COVERING:    Satisfactory. New in 1997.

(Condition)

GUTTERS & DOWNSPOUTS:    Adequate and satisfactory for structure. No damage or deterioration observed.

**EXPOSURES:**

No exposures to this property within 200 feet in all directions.

**CONCLUSION:**

Consider risk satisfactory and acceptable for coverage lines, provided upon compliance with recommendations that follow at end of report. Staff employee very cooperative with all aspects of survey, as were various informant tenants. No evidence of financial stress on operations. Management appears committed to providing a safe environment for tenants and guests.

RECOMMENDATIONS REQUIRED:     NO.     YES – SEE RECOMMENDATION PAGE.

**SPECIAL INFORMATION**

NOTE: East five (5) floor section has a wood hip-raftered roof system that has been erected over the concrete pan system roof area. This was done for aesthetic reasons at time section was constructed. Space under this roof section is not used for any purpose.

**GRADING of RISK:**     Superior     Above Average     Average     Needs Attention     Does Not Meet Standards



General Property & Liability Survey

DATA PAGE



PROPERTY INFORMATION



DATA PAGE

Sec. 1. BUILDING CONSTRUCTION:

ISO Construction: CLASS 1-100%
Exterior Walls: Wood Frame, Joisted Masonry, Non-Combustible, Masonry Non-Combustible, Modified Fire Resistive, Fire Resistive, Brick Veneer Surfaces.
Floor Construction: Wood Joists & Deck, Concrete on Grade, Concrete on Steel, Pre-Stressed Concrete, Reinforced Concrete, Steel on Steel.
Roof Construction: Wood System, Concrete System, Steel on Steel System.
Roof Covering: Built-Up System, Membrane, Composition Shingle, Metal Panels.
Cut-Offs: Vertical, Horizontal.

Any Structural Steel Components in Building: YES NO
If "YES," Is Steel Protected to Meet NFPA Standards?: YES NO
Age: To 85 Yrs. Height: ONE to FIVE (1 - 5) Stories
Basement: YES NO Basement Area: 13,050 Sq. Ft. Building Area: 52,216 Sq. Ft.
Vertical Openings Protected: YES NO N/A Number of Fire Divisions: TWO (2) Area Occupied By Named Insured: NONE Sq. Ft.
Physical Condition of Property: Superior Above Average For Class Average Marginal Poor Considered Not Insurable

Sec. 2. OCCUPANCY DATA:

Table with columns: LOCATION, PRESENT OCCUPANCY, CONSIDERED HAZARDOUS. Rows: Basement (TENANT STORAGE; BUILDING MECHANICALS.), First Floor (PROFESSIONAL OFFICES; SNACK COUNTER.), Second Floor (PROFESSIONAL OFFICES), Above (PROFESSIONAL OFFICES).

Sec. 3 - COMMON HAZARDS & CONDITIONS:

Type Heating System: HOT WATER THROUGHOUT Age: 12 Yrs.
Fuel: GAS OIL ELECTRIC OTHER
Type Electrical System: CONDUIT ROMEX BX CABLE K & T
BREAKERS FUSES Age: 9 Yrs.
Plumbing Satisfactory: YES NO Age: To 26 Yrs.
Maintenance Conditions Satisfactory? YES NO N/A
Hazardous Combustible Storage on Premises? YES NO N/A
Any Unusual Congested Areas on Premises? YES NO N/A
Housekeeping Conditions Satisfactory Thruout? YES NO N/A
Smoking Controls in Place Satisfactory? YES NO N/A

Sec. 4. SPECIAL HAZARDS:

Unusual Compressors, Generators, Pumps Usage: NO YES N/A
Commercial Cooking Operations on Premises: NO YES N/A
Table-Side Cooking and/or Flambeing of Foods: NO YES N/A
Unusual Open Flame Hazards in Kitchen Area: NO YES N/A
Incinerator Use: NO YES N/A
Flammable Liquid Use, Handling or Storage: NO YES N/A
Elevator(s)-Escalators Part of Building Components: NO YES N/A
Maintenance Shop Operation on Premises: NO YES N/A
Interior Finish of Easily Combustible Material: NO YES N/A
Signs, TV Dish Antenna, Unusual Equipment on Roof: NO YES N/A

Sec. 5. PROTECTION:

PUBLIC: Paid Department, Volunteer Department, Combination Dept., Rural Fire District
Dept. Name: WHIPPLE JUNCTION FIRE DEPARTMENT
ISO Class: 3 Nearest Hydrant: 75 Feet
Distance to Fire Station: Within ONE (1) Mile(s)
Any Known Equipment Run Interruptions: YES NO
PRIVATE: Automatic Sprinkler Protection: YES NO
Fire Alarm Protection: YES NO
Adequate Extinguishers Provided: YES NO
If "YES," All Tags Current: YES NO

Sec. 6. PROPERTY CONTENTS:

APARTMENTS / MOTELS: N/A STORES / OFFICES: N/A
Number of Units: ( ) Approximate Values of ...
Occupancy Rate: % Furnishings/Fixtures: \$
Average Rent: \$ Stock Cost Value: \$
Contents Value: \$ Equipment: \$
Stock Inventoried: YES NO Last Inventory: Frequency:
Any Stock Kept in Vehicles Off Premises: YES NO
Gross Sales: Annual - \$ (or) Month - \$
Description of Stock:

Insured's Interest in Fixed Property Contents: OWNER Consignee Bailee No Interest Other

Sec. 7 - EXPOSURES:

Table with columns: Construction, No. Floors, Occupancy. Rows: North, East, South, West. All cells contain: NONE WITHIN 200 FEET OF PROPERTY



General Property & Liability Survey

GENERAL LIABILITY INFORMATION

PREMISES:

- 8. PARKING AREA Approach, Access and Traffic Configuration Satisfactory?
9. SIDEWALKS in Satisfactory Condition...
10. EXTERIOR STAIRS on Premises, Free of Hazards...
11. INTERIOR STAIRS on Premises, Free of Hazards...
12. ALL STAIRWAYS Satisfactory, in Good Repair...
13. INTERIOR LIGHTING Adequate and Satisfactory...
14. WALK OFF MATS Provided for Main Entrances...
15. FLOOR SURFACES Accessible to General Public...
16. Building Equipped With ELEVATOR(S) and/or ESCALATORS...
17. Any Portion of BASEMENT in Use by Public...
18. SNOW AND ICE Removal Completed as Necessary...

LIFE SAFETY INFORMATION:

- 19. Common Areas Equipped With SMOKE DETECTORS...
20. Primary Entrance to Common Areas Equipped With SECURITY SYSTEM...
21. SECONDARY ENTRANCES / Exits Secured From Inside...
22. EMERGENCY LIGHTING With Battery Back Up...
23. At Least TWO (2) ADEQUATE MEANS of Egress...
24. Are ALL NON-EXIT DOORS Clearly Marked or Signed...
25. Are All Doors USED BY GENERAL PUBLIC KEPT UNLOCKED...
26. EXIT SIGNS in Place for ALL Exits...
27. PANIC HARDWARE Latching Device on All Exit Doors...
28. Could A FIRE DEVELOP RAPIDLY Because of Poor Maintenance...
29. SECURITY DEVICES in Addition to Standard Locks...
30. If Premises Has FIRE ALARM System...
31. Is an EMERGENCY EVACUATION PLAN in Place...
32. HEATING SYSTEM Satisfactory, Property Enclosed...
33. RECREATIONAL FACILITY, Exercise Room...
34. SWIMMING POOL (\*), Beach (\*), Fountain with Pond (\*)...
35. UNDER BUILDING PARKING Area Provided for Tenant...

LIABILITY DATA COMMENTS:

NONE REQUIRED THIS REPORT. SEE SUMMARY PAGE.

- ITEM 22: EMERGENCY LIGHTING ONLY PROVIDED ON FIRST FLOOR. RECOMMENDATION.
ITEM 24: SEVERAL DOORS IN COMMON AREAS ARE NOT "EXITS." PROPER "NOT AN EXIT" SIGNS MISSING. RECOMMENDATION.
ITEM 32: ADVISED THAT WHEN SERVICE REQUIRED, LESSOR'S OFFICE CONTACTED AND THEY SEND OUT MECHANIC TO SERVICE.

PROPERTY DATA COMMENTS:

NONE REQUIRED THIS REPORT. SEE SUMMARY PAGE.

- SEC. 3: HEATING SYSTEM IS BASE-BOARD RADIANT HOT WATER TYPE; THERMOSTAT ZONE CONTROLLED BY TENANTS.
SEC. 4: BUILDING HAS TWO (2) "APB" CABLE TYPE ELEVATORS, BOTH IN MASONRY SHAFTS. DOOR OPENINGS TEST RESULTED IN ALL STOPS BEING LEVEL WITH FLOOR.
SEC. 5: RECOMMENDATION FOLLOWS REGARDING NUMBER OF EMERGENCY FIRE EXTINGUISHERS FOR PREMISES.



# AUTOMATIC SPRINKLER SYSTEM SUPPLEMENT ©

## SYSTEM INFORMATION

1. Sprinkler System Is.....  Total  \* Partial  Automatic  \* Other
2. Area of Building Covered by Sprinklers..... 52,216 S.F. = 99 % of Coverage
3. Type of Sprinkler System.....  Wet Pipe  Dry Pipe  ESFR System  AFFF System  
 Wet Pipe Water Pressure: 115 PSI  Dry Pipe Air Pressure: PSI
4. System Equipment Installed by..... SERIOUS SPRINKLER SYSTEMS, INC.
5. Date System Installed in Building(s)..... 1979
6. System Designed or Suitable for Occupancy.....  Yes  \* No  "Pipe Schedule"  Hydraulic  
 If "Hydraulic" Design, State Data on Control Valve Placard: \_\_\_\_\_ ; \_\_\_\_\_ ; \_\_\_\_\_
7. Date System Was Last Inspected or Tested..... FEBRUARY 2003
8. Is There a Service Contract in Force for System...  Yes  \* No  
 If "YES" Name of Service Contractor..... SERIOUS SPRINKLER SYSTEMS, INC.  
 Frequency of Service / Testing.....  Monthly  Quarterly  Semi-Annual  Annual  
 If YES, When: FEBRUARY 2002
9. System Have "2 Inch" a Drain Test.....  \* No  Yes
10. System Water Supply Line Valves Are:.....  Chained & Locked "Open"  Anti-Tamper Sensor  Unprotected
11. Water Source for Sprinkler System Is.....  Municipal Water Main  \* Private Water Supply
12. Is System Piping Independent of All Other Piping...  Yes  \* No  
 If "YES," Booster Pump or Fire Pump.....  No  Yes If "YES," Tested Monthly  Yes  No  N/A
13. Is There a Water Tower, Roof Tank, or Other Water Tank or Source for System.....  Yes  No  
 If "YES," Tank Location(s) Is (Are).....  Roof  \* Top Floor  Next to Bldg.  \* Other  
 If "YES," Tank(s) Construction Is (Are).....  Steel  Concrete  Wood  
 If "YES" Advise Freezing Protection..... HEATED INSULATED WRAP.
14. Is System Equipment, Including Air Compressor(s) If a "Dry Pipe" System, Located in a Heated Room or Enclosure.....  Yes  \* No
15. Type Alarm System Equipped With.....  Anti-Tamper  Water Flow  Low Air Pressure Sensor  
 If "YES," Does Alarm Report To.....  Central Station Monitored  Local Gong  Proprietary Station  
 If "Central Station," Monitored By..... WHIPPLE JUNCTION SECURITY SERVICE
16. "Siamese" Building Connection Located On..... \_ Wall  None
17. Type Sprinkler Heads for System.....  Ordinary Type  High Temperature Type (286°)  
 Age of Sprinkler Heads..... 22 Years  Actual  Estimated  Advised  
 Any Sprinkler Heads Caged.....  Yes  No  
 Any Heads Subject to Bumping Hazards.....  \* Yes  No  
 If "YES," Where: BASEMENT
18. Are Floor Drains Provided for All Sprinklered Areas  Yes  \* No
19. Any Past Sprinkler Leakage Losses.....  Yes  \* No  
 If "YES" Describe All Such Losses.....
20. Warehouse Clearance Information: Shelving:  Steel  Wood Tiers:  Single  Double  Multiple  None  
 Aisle Widths: NOT APPLICABLE Ft. Type Stock: \_\_\_\_\_  
 Palletized Stock:  None  No  Yes If "YES,":  Encapsulated in Poly Film
21.  THE NAMED INSURED IS A LESSEE/TENANT WITHIN THIS BUILDING. THEY DO NOT HAVE ANY CONTROL OVER THE SPRINKLER SYSTEM NOR DO THEY HAVE ACCESS TO THE EQUIPMENT ROOM. THE ABOVE INDICATED INFORMATION IS THE RESULT OF GENERAL OBSERVATION OF THE PROPERTY AND FROM UNVERIFIED INFORMATION PROVIDED BY THE NAMED INSURED OR THEIR REPRESENTATIVE.

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COMMENTS:  SEE PRIMARY REPORT FOR ANY APPLICABLE RECOMMENDATIONS.

ITEM 18: NO FLOOR DRAINS PROVIDED FOR OFFICE LEVEL FLOORS. MOST FLOORS HAVE MULTIPLE RESTROOMS. ALL RESTROOMS HAVE FLOOR DRAINS.



• • • General Property & Liability Survey Package • • •

## RISK IMPROVEMENT RECOMMENDATIONS

IT IS THE OPINION OF THIS INSPECTOR THAT THE FOLLOWING RECOMMENDATIONS ARE REQUIRED TO BRING THIS RISK UP TO A CONDITION THAT WOULD MAKE IT ACCEPTABLE FOR COVERAGES BEING WRITTEN. THESE RECOMMENDATIONS ARE BEING SUBMITTED FOR YOUR REVIEW AND DISPOSITION.

2003.05.01:

MANDATORY     ADVISORY

An emergency lighting system for all means of egress should be installed in the building located at above stated address. It should maintain a minimum of 1 foot-candle throughout all means of egress for a period of 1-1/2 hours in the event normal lighting fails. (NFPA 101)

**NOTE to UNDERWRITER:** Emergency lighting only provided on first floor. The above recommendation applies to 2nd, 3rd, 4th and 5<sup>th</sup> floors, and all stairwells.

2003.05.02:

MANDATORY     ADVISORY

Fire extinguishers with a minimum rating of 2A:30BC should be mounted in a clearly visible and readily accessible location for every 6,000 square feet of gross floor space in the property located at above stated address. There should be no more than 75 feet of travel distance to a fire extinguisher from any point within the premises. Where extinguishers are not hung in clear view, provide a means to indicate their location, such as a red strip around a post or a sign reading "FIRE EXTINGUISHER" placed in a clearly visible position. (NFPA 10-3-2)

**NOTE to UNDERWRITER:** There is only a single emergency fire extinguisher located on the 2nd, 3rd, 4th and 5th floors. Recommendation applies only to those floors.

2003.05.03:

MANDATORY     ADVISORY

A sign stating, "NOT AN EXIT," should be placed on all doors in the subject building, which may be construed as exits, but are not. Other signs such as, "TO BASEMENT," "STOREROOM," or "LINEN CLOSET," etc., are also acceptable if applicable to such doors.

2003.05.04:

MANDATORY     ADVISORY

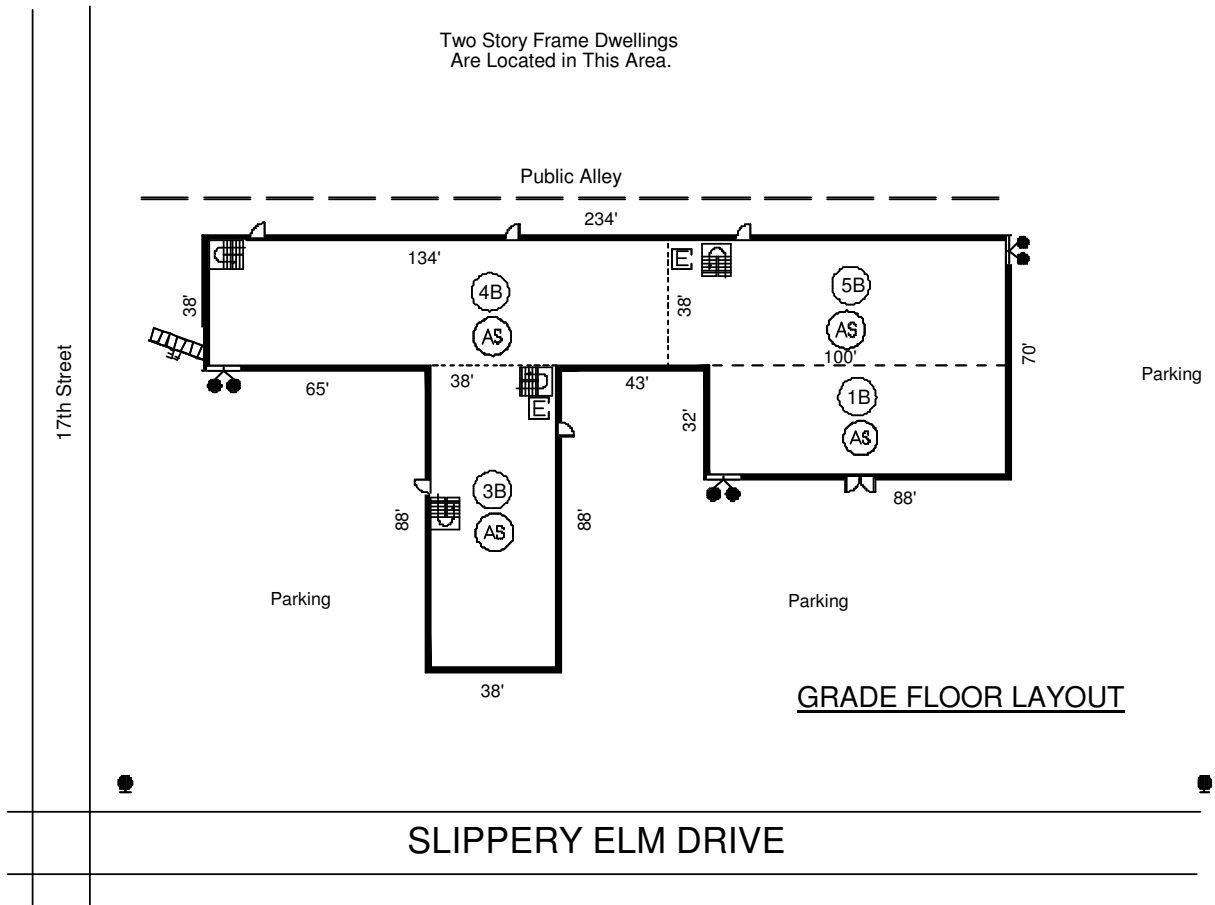
A written emergency evacuation plan should be developed that covers the perils of fire, tornado, bomb threat, etc. This plan should be publicized and copies provided to all tenant occupants. An "Evacuation Route" map should be posted at all elevator landings and at all stairway landing entrances.

**SPECIAL NOTES:**

None required.



• • • **Multi-Line Property & Casualty Survey Report – DIAGRAM PAGE** • • •



**GRADE FLOOR LAYOUT**

**SLIPPERY ELM DRIVE**

Scale: 1 = 50

Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY						CONSTRUCTION DATA					
Code	Description	Factor	Size	Perimeter	Totals						
GBA1	Grade Level Floor	1.00	15052	784	15052	WALLS: Masonry FLOORS: Concrete ROOF: Concrete  AGE: 87 Years					
TOTAL BUILDING (rounded)						15052	<table border="1"> <thead> <tr> <th>BLDG. CLASS</th> <th>OCCUPANCY</th> </tr> </thead> <tbody> <tr> <td>Class 6 Building</td> <td>Professional Offices</td> </tr> </tbody> </table>	BLDG. CLASS	OCCUPANCY	Class 6 Building	Professional Offices
BLDG. CLASS	OCCUPANCY										
Class 6 Building	Professional Offices										
						AREA DATA: Basement - 13050 SF 1st Floor - 15052 2nd Floor - 12336 3rd Floor - 12236 4th Floor - 9902 SF 5th Floor - 3800 SF					



♦ ♦ ♦ Multi-Line Property & Casualty Survey Report – PHOTO PAGE ♦ ♦ ♦

Photo No: **1**

**SOUTHWEST ELEVATION VIEW**

➤ **Building Age: 85 Years**

➤ **Building ISO Class: 6**

**Special Note:**

Shows the three (3) and four (4) story sections.



Photo No: **2**

**NORTHWEST ELEVATION VIEW.**

**Special Note:**

Shows the exterior fire escape stairs and rear wall abutting the public alley.





• • • Multi-Line Property & Casualty Survey Report – PHOTO PAGE • • •

Photo No: 3

**NORTHEAST ELEVATION VIEW**

**Special Note:**

Shows the five (5) story section and the rear wall area that abuts public alley.



Photo No: 4

**SOUTHEAST ELEVATION VIEW**

**Special Note:**

Panoramic view of the five (5) story section, three (3) story section and the one (1) story section (covered with vines).

