

About This Report

The Underwriters Advantage provides comparative and loss estimate analytics, key attributes of the building associated with fire and wind/hail loss, along with an estimated replacement cost for the building using Xactware's 360Value valuation tool, photos and aerial imagery of the building, and other important information related to the property including the location and the business operations.

Verisk supplies individual property information for this report based on information obtained from a full on-site survey performed by highly trained field staff and complemented by other data sources.

Risk Id: **32 NC99 561845**

990 N Church St
Charlotte NC 28349-2256
Mecklenburg County

Last Update: **3/1/2015**

On-Site Survey: **3/1/2015**



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EXECUTIVE SUMMARY

Analytics Scorecard

Type I Loss	Building / Occupant	Percentage
The maximum percentage of estimated building and content value expected to be damaged in a single fire event with all fire protection systems functioning as expected.	MERRIMACK CENTER (2S)	11%
	ZOE'S RESTAURANT	16%
	AMERICAN GIFTS AND NOVELTIES	13%
	GREATER CHARLOTTE TITLE AND TRUST	13%

Type II Loss	Building / Occupant	Percentage
The maximum percentage of estimated building and content value expected to be damaged in a single fire event assuming the failure of the most significant fire protection or loss reduction system, such as automatic fire sprinklers, automatic fire alarms, public fire suppression, or division walls.	MERRIMACK CENTER (2S)	19%
	ZOE'S RESTAURANT	28%
	AMERICAN GIFTS AND NOVELTIES	23%
	GREATER CHARLOTTE TITLE AND TRUST	23%

Relative Hazard Percentile	Percentile
Relative Hazard Percentile uses a rank score of 0 to 100 to provide a basis of comparison to evaluate a building's Construction, Occupancy, Protection and Exposure features.	 98 th

Basic Group I Construction Class	Class
ISO categorizes commercial buildings into six construction classes. Construction classes are based on materials used to build the structure, the percentage of the structure that consists of each kind of material, and the estimated amount of damage that the building will sustain when exposed to fire.	6 (Fire Resistive)

Automatic Sprinkler Grade	Grade
Measured against a "perfect system" (score of 100) vs. partial credit or no credit (score < 10)	68 out of 100

Public Protection Classification (PPC™)	Class
Range is 1 to 10. Class 1 represents exemplary public protection, and Class 10 indicates that the area's fire suppression program does not meet ISO's minimum evaluation criteria.	03

Building Code Effectiveness Grading Schedule (BCEGS®)	Class
ISO assigns each municipality a Building Code Effectiveness Classification from 1 (exemplary commitment to building-code enforcement) to 10 for both commercial and residential construction	05

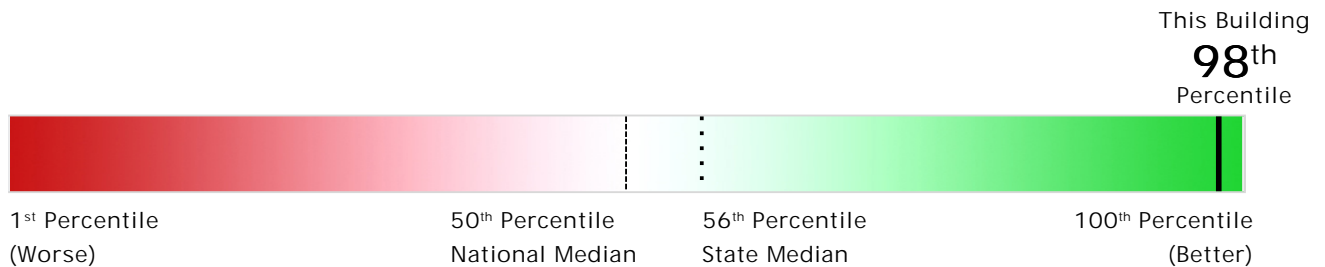
CAP Index®	Class
The CAP Index® compares a location's potential risk of crime against the national average and then uses a scale — from 1 (safest) to 10 (worst) — to rank that location's scores.	4

RELATIVE HAZARD PERCENTILE

The Relative Hazard Percentile provides the reviewer a scaled insight on a building’s existing risk characteristics compared to other buildings in the ProMetrix database and enables a more informed risk acceptance decision.

Relative Hazard Percentile uses a rank score of 0 to 100 to provide a basis of comparison to evaluate a building’s Construction, Occupancy, Protection and Exposure features. A lower percentile score indicates the building has a greater number of deficiencies, and is quantitatively ranked by building occupancy and fire protection. The percentile score for the building is defined along with the score for the state and the national ProMetrix database. The state and national scores are developed from information for all buildings, and their unique characteristics including construction class, occupancy, hazards of occupancy and internal and external protection.

All risks within the occupancy grouping of **'Mercantile > 15,000 square feet'** and **'Receiving Sprinkler Credit'** across the entire ProMetrix® database.



The target risk is in the **98th** percentile which indicates it has risk characteristics **more favorable** than 98% of the risks in the ProMetrix database.

LOSS ESTIMATES

Type I Loss

The maximum percentage of estimated building and content value expected to be damaged in a single fire event with all fire protection systems functioning as expected. The calculation takes the following property-specific variables into account:

- building construction
- building area (a measure of the mitigation effects of division walls or sprinkler protection)
- combustibility of contents (a measure of the effect of content combustibility on the building structure under fire conditions)
- susceptibility of contents (a measure of the damage to merchandise or materials either from the direct or resultant effects of fire, smoke, and water)
- protection (both public fire suppression capabilities and private fire protection features installed in the building)

Type II Loss

The maximum percentage of estimated building and content value expected to be damaged in a single fire event assuming the failure of the most significant fire protection or loss reduction system, such as automatic fire sprinklers, automatic fire alarms, public fire suppression, or division walls. The calculation takes the Type I Loss and, through a “what if” approach, determines the foreseeable damage when considering a failure of a key loss reduction feature. Loss reduction features include division walls, automatic fire alarm and detection system, automatic fire sprinkler system, other building fire suppression system, or public fire suppression.

Risk	Type I Loss	Type II Loss
Building: MERRIMACK CENTER (2S) - Line #10	11%	19%
Occupant: ZOE'S RESTAURANT - Line #15	16%	28%
Occupant: AMERICAN GIFTS AND NOVELTIES - Line #20	13%	23%
Occupant: GREATER CHARLOTTE TITLE AND TRUST - Line #25	13%	23%

PHOTOS



Front

6/10/2015



Rear

6/10/2015

BASIC GROUP I

CONSTRUCTION

UPDATED: 03/01/2015

Basic Group I Construction Class:

6 (Fire Resistive)

Construction Class: ISO categorizes commercial buildings into six construction classes. Construction classes are based on materials used to build the structure, the percentage of the structure that consists of each kind of material, and the estimated amount of damage that the building will sustain when exposed to fire.

Basic Group I Construction Class Description:

Buildings with 2/3 or more of the total wall, floor, and roof area of masonry or materials with a fire resistance rating of not less than two hours

Building Information

Year Built:

2005

Floor Data

Number of Stories:	2
Number of Basements:	0
Number of Attics:	0
Number of Mezzanines:	0

Floor Level	Floor Area(sq. ft.)
Floor Level 1	15,000
Floor Level 2	15,000
Total Floor Area*	30,000

* There may be a difference in the display of Total Floor Area for the accounting of mezzanines in accordance with the rules of Specific Commercial Property Evaluation Schedule (SCOPEs).

Walls

- 100.0% masonry - brick or masonry units with 3 hour fire rating 8 inches thick
- Panels in masonry walls
- 68.0% of the masonry or fire resistive walls contain glass panels

Roofs

- 100% fire resistive such as concrete on metal supports protected by reinforced cementitious mixtures or listed pre-built unites, with an hourly rating of 2 hour(s)

Floors

- 100% lowest floor level is concrete, earth, stone or other noncombustible material

OCCUPANCY

UPDATED: 03/01/2015

Overview

	Occupant Count	Percentage of Area	Hazards
Habitational	-	-	-
Mercantile	3	73.3%	
Resturants	1	26.7%	✓
Vacancies	-	-	-
Offices	-	-	-
Nonmanufacturing	-	-	-
Manufacturing	-	-	-
Building Services	-	-	-
Total	4	100%	

Overall Combustibility

Overall Combustibility:

3 (Medium)

Overall Combustibility

1 (Low)	Noncombustible	The occupants of this building primarily contain merchandise or materials, including furniture, stock, or equipment, which in permissible quantities do not in themselves constitute an active fuel for the spread of fire.
2 (Medium-Low)	Limited combustibility	The occupants of this building primarily contain merchandise or materials, including furniture, stock, or equipment of low combustibility, with limited concentrations of combustible materials.
3 (Medium)	Combustible	The occupants of this building primarily contain merchandise or materials, including furniture, stock, or equipment, of moderate combustibility.
4 (Medium-High)	Free burning	The occupants of this building primarily contain merchandise or materials, including furniture, stock, or equipment, which burn freely, constituting an active fuel.
5 (High)	Rapid burning or flash burning	<p>The occupants of this building primarily contain merchandise or materials, including furniture, stock, or equipment, which either:</p> <ul style="list-style-type: none"> • burn with a great intensity • spontaneously ignite and are difficult to extinguish • give off flammable or explosive vapors at ordinary temperatures or • as a result of an industrial processing, produce large quantities of dust or other finely divided debris subject to flash fire or explosion

Definition:

Combustible

Description:

The occupants of this building primarily contain merchandise or materials, including furniture, stock, or equipment, of moderate combustibility.

Occupancy Details

Occupant	Occupancy Line Number	Combustibility	Susceptibility	Floor Level	Floor Area (sq.ft)	Extinguisher	Sprinklered	Sprinkler Credit
ZOE'S RESTAURANT	15	3	4	Floor 1	8,000	✓		
AMERICAN GIFTS AND NOVELTIES	20	3	3	Floor 1	5,000	✓	✓	✓
GREATER CHARLOTTE TITLE AND TRUST	25	3	3	Floor 2	15,000	✓	✓	✓
MERCANTILE - (L/R)	30	3		Floor 1	2,000			

*Susceptibility classifications measure the damage to merchandise or materials either from direct or resultant effects of fire, smoke, and water.

Level of Susceptibility	Definition	Examples
1 (Low)	Minimal damage	Cement, marble, heavy metals
2 (Medium-Low)	Slight damage	Sheet metal, crude rubber, unfinished leather
3 (Medium)	Moderate damage	Boots and shoes, household appliances, jewelry
4 (Medium-High)	Heavy damage	Books, wearing apparel other than furs, furniture, canned and sealed foods

Hazard Details

Occupant	Description
ZOE'S RESTAURANT	COMMERCIAL COOKING W/AUTO EXTING NONSTD CLEARANCE FROM COMBUSTIBLES

PROTECTION

UPDATED: 03/31/2015

BUILDING FIRE PROTECTION AND DETECTION

Sprinkler System Installed: **Receiving credit**

Sprinkler Grading: **68 (out of 100)**

The Automatic Sprinkler Grading Report (ASGR) is a grading score that represents the effectiveness of a building's automatic fire sprinkler system to control or limit a fire. We use the sprinkler grading in conjunction with both the building construction and building combustibility classifications in determining credits toward a building's loss cost.

The Automatic Sprinkler Grading Report (ASGR) is performed in accordance with our Specific Commercial Property Evaluation Schedule (SCOPES) and with the current National Fire Protection Association (NFPA) standards. The Automatic Sprinkler Grading Report (ASGR) is based on a 100-point scale, evaluated on six sprinkler protection features, with scores below 100 indicating that deficiencies exist in the system. Those features include water supply, sprinkler system components, sprinkler system testing, unsprinklered or obstructed areas, rack storage obstructions, and building components. The final grading is the difference between 100 and the sum of the deficiency points within each protection feature category.

For a building to qualify and receive credit for its automatic fire sprinkler system, the final sprinkler system grading must be 10 points or greater. Where the grading is less than 10 points, the building is considered "nonsprinklered" and does not qualify for sprinkler credit. However, if the building doesn't qualify for sprinkler credit, it may still qualify for partial credit if certain criteria apply.

Public Protection Classification (PPC™) Information

ISO conducts detailed on-site assessments of municipal fire protection capabilities and collects information for more than 47,000 fire districts across the United States. ISO then analyzes the relevant data and assigns a PPC from 1 to 10. Class 1 represents exemplary public protection, and Class 10 indicates that the area's fire suppression program does not meet ISO's minimum evaluation criteria.

Public Protection Class (PPC™): **03**

PPC: ISO evaluates the PPC for the property considering water supply adequacy, fire flow adequacy, hydrant spacing adequacy, and fire department companies' adequacy. The PPC of the property may be different but can't exceed the PPC of the community in which the property is located.

Fire Protection Area: **CHARLOTTE**

Fire Department Response: **N/A**

Other Internal Protection Features

Internal Protection Feature: **Automatic Sprinkler System**

COMMENTS

This building was built 2005. It is a commercial building with a

Restaurant and a gift store on the first floor and offices on the Second floor.

The building is protected by an automatic sprinkler system with a Fire pump. The system is serviced annually by rightfireprotection inc.

The last

Inspection was done on 03/02/2012. There are no records available for Fire tests

Having been conducted. So, it has been graded without the pump.

Zoe's restaurant with cooking equipment consists of woks, gas burners, Charbroiled grill and two deep fryers. The fryers are less than a

Year old. The

Cooking equipment is located under a metal exhaust hood that has Listed grease filters

Properly installed. Standard clearance observed from the cooking Surfaces to the lowest

Edge of the grease removal device.no installation certificate for the Hood was available.

The hood and the cooking surfaces are protected by a ul300 compliant Wet chemical fire extinguishing system.

The insured has a semi-annual maintenance agreement for servicing the Extinguishing system. Which was last serviced by rightfireprotection Inc. On 03/2012.

BASIC GROUP II

CONSTRUCTION

UPDATED: 03/01/2015

Basic Group II Wind Symbol:

A (Wind Resistive)

The Basic Group II Wind Symbol is reflective of the overall Specific Commercial Property Evaluation Schedule (SCOPES) construction class modified by specific construction features identified for the risk. Certain construction features may improve a structure's wind resistance. ISO applies an extended perils (Basic Group II) loss cost based on the Basic Group II Wind Symbol.

**Basic Group II Wind Symbols*

B	Ordinary
AB	Semi-Wind Resistive
A	Wind Resistive
AA	Superior Wind Resistive
2A	Open Sided – Other than Frame, Joisted Masonry, or Noncombustible
4B	Open Sided – Other than Fire Resistive or Greenhouse

3AB	Open Sided – Other than Frame
C	Wind Resistive
D	Ordinary
CD	Semi-Wind Resistive

Basic Group II (Wind) Commercial Statistical Plan:

63 (Low Rise Structure, Un-Reinforced Masonry Fire Resistive With Other Than Light Steel Construction)

Basic Group II Commercial Statistical Plan: There are 49 numerical codes to identify each possible ISO Construction Class and enhancement feature found on the risk. Windstorm losses are tracked by using the two-digit Basic Group II Commercial Statistical Plan code.

Year Built: **2005**

PROTECTION

Building Code Effectiveness Grading Schedule (BCEGS®)

BCEGS® assesses the building codes in effect in a particular community and how the community enforces its building codes, with special emphasis on mitigation of losses from natural hazards. Municipalities with well-enforced, up-to-date codes should demonstrate better loss experience. Reducing catastrophe-related damage and ultimately lowering insurance costs provide an incentive for communities to adopt the latest building codes and enforce them rigorously.

Through the BCEGS program, ISO assigns each municipality a Building Code Effectiveness Classification from 1 (exemplary commitment to building code enforcement) to 10 for both commercial and residential construction. The building's classification is based on the community classification in effect at the time the building is constructed. The BCEGS classification will apply to buildings receiving a certificate of occupancy in the year the classification becomes effective and subsequent years. That classification will remain with the building, even if ISO subsequently reevaluates a community. It's conceivable that as a building department improves over time, a community could have more than one classification. Insurers and individual policyholders benefit from reduced losses in communities with favorable classifications.

Community Name:	CHARLOTTE
Jurisdiction Enforcing Building Code:	DUPLIN CO
BCEGS Survey Year:	2003
BCEGS Commercial Classification:	05
Building Code Information:	The building code in effect at the time of construction was the 2000 Edition of the International Building Code.

BCEGS Scoring for Jurisdiction Enforcing Building Code

The BCEGS program evaluates a community in the following three areas:

Section I – Administration of Codes: This section assesses the administrative support available in the jurisdiction for code enforcement, such as building codes adoption; code enforcers' qualifications, experience, and education; public awareness programs; the building department's participation in code development activities; administrative policies and procedures; and more.

Section II – Plan Review: This section assesses the plan review function to determine staffing levels, and consider personnel experience, performance evaluation schedules, and level of review of construction documents for compliance with the adopted building codes.

Section III – Field Inspection: This section assesses the field inspection function to determine staffing levels, and consider personnel experience, performance evaluation schedules, issuance of certificates of occupancy, and level of review of construction documents for compliance with the adopted building codes.

The table below shows the points achieved by the community in each of the three sections

Section	Points Acquired	Points Possible	Percentage
Section I – Administration of Codes			
Code Adoption	15.35	17.00	90.29%
Training	12.96	13.30	97.44%
Certificate and Experience	16.17	18.50	87.41%
Code Administration	93.85	5.20	93.85%
Section II – Plan Review			
Plan Review Staffing	10.02	10.50	95.43%
Plan Review Detail	12.50	12.50	100.0%
Section III – Field Inspection			
Field Inspection Staffing	11.77	12.00	98.08%
Field Inspection Detail	9.90	11.00	90.0%
Total	93.55	100.0	93.55%

EXPOSURES

Basic Group II Exposure Information

Location® Wind - Detailed





Distance to Ocean or Gulf: **30 miles and greater**

Distance to Nearest Body of Water: **30 miles and greater**

Wind Geographic Risk Factor

Wind Geographic Risk Factor: **Severe**

A building is eligible for Enhanced Wind Rating if it's in the wind exposure hazard zone... and meets the applicable building size eligibility requirement

 Low	Not Eligible
 Medium	> 50,000 sq.ft.
 High	> 25,000 sq.ft.
 Severe	≥ 10,000 sq.ft.

LOCATION DETAILS

TERRITORY CODES

ISO Commercial Territory Code: **310**

ISO Group II Zone - Commercial: **TERRITORY II**

ISO Commercial Auto Territory Code: **023**

CRIME INFORMATION - COMMERCIAL

LOCATION[®] CAP Index[®] crime information helps you identify the potential risk of personal and commercial crimes for specific addresses anywhere in the United States. The reports reflect past, current, and forecasted crime indices for ten crime types, as well as an overall crime-risk score.

Crime scores are based on crimes reported in an area surrounding the risk. For personal crime scores, the area analyzed extends out one mile from the risk or - in densely populated areas - the distance required to include a population of 25,000. For commercial crime scores, the area analyzed extends out three miles from the risk location or the distance required to include a population of 100,000.

LOCATION[®] CAP Index[®] compares a location's potential risk of crime against the national average and then uses a scale — from 1 (safest) to 10 (worst) — to rank that location's scores. The scores are scaled so that a value of 5 is equal to the national average. Scores greater than 5 represent above-average predicted crime risks, while scores less than 5 indicate below-average risks.

Aggregate Crime Scores	Current	Past	Forecasted
CAP Index[®] <i>Weighted average of the homicide, rape, and robbery scores. We emphasize these three crimes because, in a business environment, they pose the greatest danger to employees and customers.</i>	4	4	4
Aggregate Crimes Against Person <i>This score represents a weighted average of homicide, rape, robbery, and aggravated assault.</i>	5	5	5
Aggregate Crimes Against Property <i>This score represents a weighted average of burglary, larceny, and motor vehicle theft.</i>	5	5	5

Individual Crime Scores	Current	Past	Forecasted
Arson	4	4	4
Auto Theft	4	3	4
Robbery	4	4	4
Aggravated Assault	5	5	5
Burglary	4	4	5
Homicide	5	5	5
Rape	5	5	5
Larceny	5	5	6

Class 1	Less than 1/5 of the national average
Class 2	1/5 to 1/4 of the national average
Class 3	1/4 to 1/3 of the national average
Class 4	1/3 to 1/2 of the national average
Class 5	1/2 to 1 times the national average (midpoint)
Class 6	1 to 2 times the national average
Class 7	2 to 3 times the national average
Class 8	3 to 4 times the national average
Class 9	4 to 5 times the national average
Class 10	More than 5 times the national average

FLOODASSIST®

County: **Mecklenburg County**

National Flood Insurance Program Community Number: **370159**

National Flood Insurance Program Community: **Charlotte, City Of**

National Flood Insurance Program Map Number: **3710455400K**

National Flood Insurance Program Map Date: **02/19/2014**

National Flood Insurance Program Program Entry Date: **08/15/1978**

Flood Zone: **CX**

Letter of Map Amendment(LOMA)/Letter of Map Revision(LOMR): **No**

Coastal Barrier Resource Area (COBRA) Date: **N/A**

Base Flood Elevation(BFE)/Depth: **N/A**

Participation Status: **Regular Program - Community participates**

Is Building/Mobile Home in a Special Flood Hazard Area (Flood Zones containing letters "A" OR "V")?: **No**

Flood insurance is not required by the Flood Disaster Protection Act of 1973.

This certificate contains no warranties of any kind, whether expressed, implied, or provided by law, including without limitation any warranties relating to fitness for a particular purpose or data accuracy.

This document is developed jointly by ISO and LPS National Flood (LPSNF). LPSNF is the data provider, and ISO and its customers are the exclusive users.

FIRELINE™

Not Found.

ESTIMATED REPLACEMENT COST

The replacement cost amount(s) below represents the estimated cost for a contractor/repair company to rebuild the structure(s) described herein in the referenced geographic market in accordance with current building codes following a total loss. This information is provided on the condition and understanding that it represents only an estimate and that the provider is not responsible for good faith errors. The replacement cost amount(s) includes pricing for labor, materials and contractor's overhead and profit; it does not include costs for excavation or land value.

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Cost per Sq. Ft.: **\$137**

Cost Breakdown	
Electrical	\$373,543
Exterior Finish	\$55,653
Floor Covering	\$181,449
Foundation	\$77,767
General Conditions	\$156,572
Heating/AC	\$266,400
Interior Finish	\$827,296
Interior Footings	\$4,339
Lighting	\$174,394
Plumbing	\$151,179
Plumbing - Underground	\$21,873
Roofing	\$82,824
Site Preparation	\$11,808
Structure	\$719,722
Windows	\$69,150
Miscellaneous	\$927,906
Estimated Replacement Cost	\$4,101,875

Exclusions	
Foundation	(\$77,767)
Interior Footings	(\$4,339)
Plumbing - Underground	(\$21,873)
Site Preparation	(\$11,808)
Total Exclusions	(\$115,787)

100% Estimated Replacement Cost	\$3,986,088
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Replacement cost includes all applicable permits, fees, overhead, profit and sales tax.

The estimated replacement cost is calculated using information on file in the ProMetrix database and data provided by a leading supplier of replacement cost information. Therefore, it may not include all details relevant for a replacement cost calculation, and should be considered only an estimate of the replacement cost. For a more precise costing of replacement value, a field survey should be requested.

POLICY#/INSURED: **5432167890-AX2015**

ORDERED BY: **INSURANCE SERVICES OFFICE - ISO MARKETING SUPPORT (S. RAMAMURTHY)**

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