



# enviroscan



An SCM Company

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Report Completed By:

Sunita

Site Address:

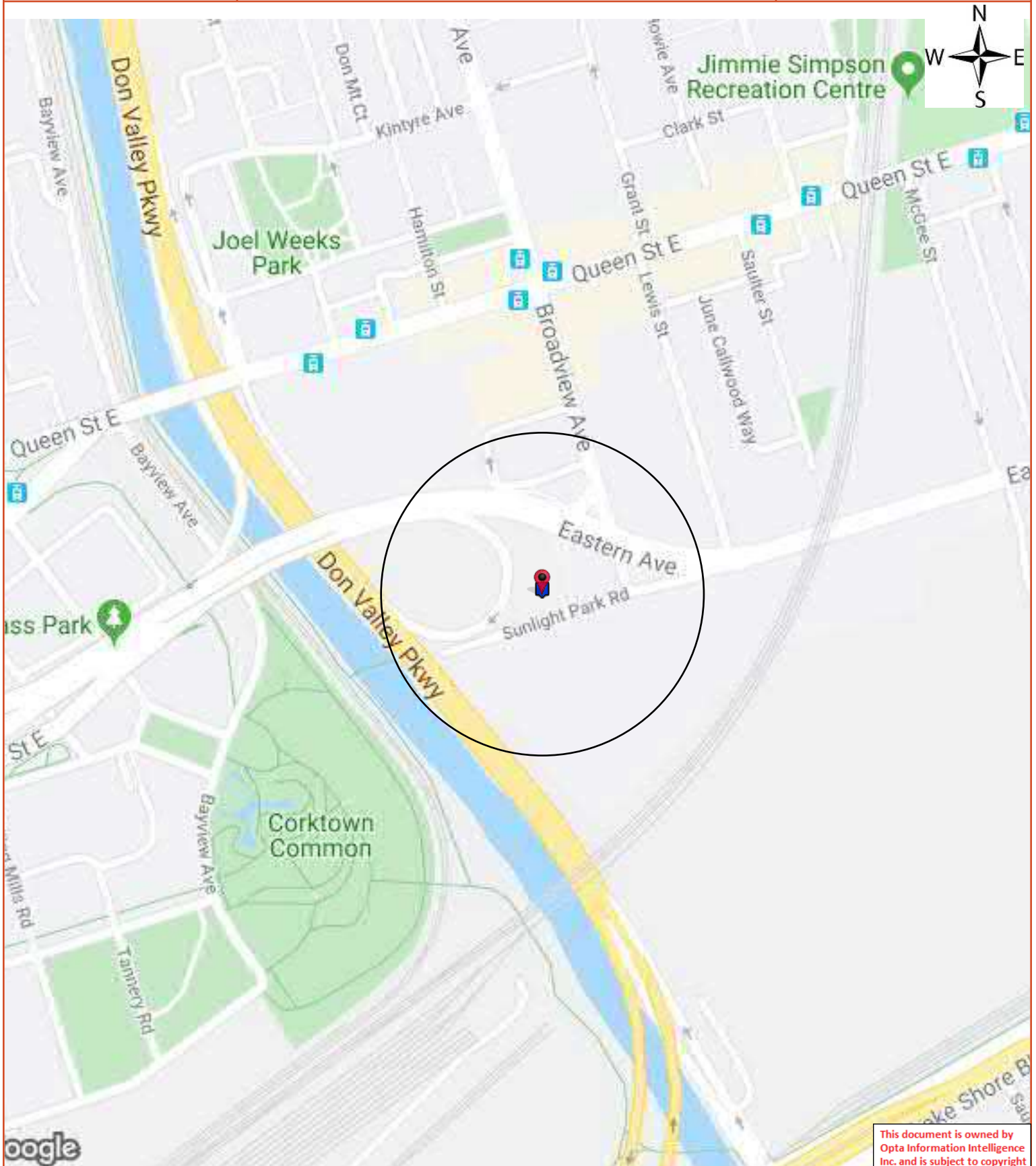
21 68 Broadview Ave 20 Sunlight Park Rd 79 East Don  
RoadWay Toronto

20191015076  
Opta Order ID:

66982

Requested By:  
Eleanor Goolab  
ERIS

Date Completed:  
10/21/2019 8:50:38 AM



## **Opta Historical Environmental Services Enviroscan<sup>TM</sup> Terms and Conditions**

### **Report**

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

### **Disclaimer**

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

### **Entire Agreement**

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

### **Governing Document**

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

### **Law**

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

Page	Report Title
5	(2002) All Risk Report - 2002 79 EAST DON VIEW ROAD TORONTO ON M4M2A5 (distance = 0 metres*)
15	(1988) Cope Report - 1988 TIPPET RICHARDSON LTD 79 EAST DON VIEW ROAD TORONTO ON M4M2A5 (distance = 0 metres*)
19	(1988) Inspection Report - 1988 TIPPET RICHARDSON LTD 79 EAST DON VIEW ROAD TORONTO ON M4M2A5 (distance = 0 metres*)
28	(2002) Siteplan Report - 2002 TIPPET RICHARDSON LTD 79 EAST DON VIEW ROAD TORONTO ON M4M2A5 (distance = 0 metres*)
31	(1982) Siteplan Report - 1982 21 Broadview Ave TORONTO ON M4M2E4 (distance = 0 metres*)
34	(1964) SURVEY FOR RATING FIRE RESISTIVE RISK Report - 1964 21 Broadview Ave TORONTO ON M4M2E4 (distance = 0 metres*)
39	(1975) FIRE INSPECTION AND RATE CALCULATION FORM Report - 1975 21 Broadview Ave TORONTO ON M4M2E4 (distance = 0 metres*)
46	(2002) All Risk Report - 2002 68 Broadview Ave TORONTO ON M4M2A5 (distance = 0 metres*)
56	(1995) Multirisk Report - 1995 GORDON MILLER O/A GORD MILLER DISPLAY 68 Broadview Ave TORONTO ON M4M2A5 (distance = 0 metres*)
67	(1994) Multirisk Report - 1994 METROPOLITAN SUPPLIES LTD. 68 Broadview Ave TORONTO ON M4M2A5 (distance = 0 metres*)
80	(1993) Cope Report - 1993 LEE MAR DEVELOPMENTS 68 Broadview Ave TORONTO ON M4M2A5 (distance = 0 metres*)
87	(1993) Inspection Report - 1993 LEE MAR DEVELOPMENTS 68 Broadview Ave TORONTO ON M4M2A5 (distance = 0 metres*)
102	(1985) Inspection Report - 1985 SAMUEL JAY INVESTMENT 68 Broadview Ave TORONTO ON M4M2A5 (distance = 0 metres*)



# All Risk Report - 2002 79 EAST DON VIEW ROAD TORONTO ON M4M2A5





**Insurers' Advisory Organization Inc.**  
A subsidiary of Underwriters Adjustment Bureau Ltd.

**Confidential**

**IAO Basic Risk**  
**(Now available through the IAO Web-site; [www.iao.ca](http://www.iao.ca))**  
**INSPECTION REPORT**

Supplement/s attached: ☐ Yes ☐ No

<b>1.0 BASIC INFORMATION</b>			
<b>Insured:</b>		<b>Policy Number</b>	
<b>Date of survey (YYYY/MM/DD):</b>	2002/09/26	<b>IAO Loss Control Specialist:</b>	Paul Yeung
<b>Person Contacted:</b>	Stew Tompkins	<b>Telephone No. (416) 461-6133</b>	
<b>Position</b>	Manager		
<b>Mailing Address if Different for risk:</b>			<b>IAO AIS No.:</b> 10035728
	(Unit # street # & name)	(City,Town,Village)	
<b>Location Surveyed:</b>	79 East Don Roadway	Toronto,	Ontario (Province)
	(Unit # street # & name)	(City,Town,Village)	M4M 3J3 (postal code)
<b>Secondary Address (if any):</b>			(Province)
	(Unit # street # & name)	(City,Town,Village)	(postal code)
<b>IBC Territory Code:</b>	88	<b>IBC Building Code:</b> 5140	<b>SR/MA File No.</b>
<b>Underwriter:</b>		<b>Broker:</b>	

The **IAO Risk•Score** and comments contained in this report are based on conditions and practices observed during our survey and other pertinent data supplied by management personnel at the risk.

Recommendations in this report are made to point out those areas where remedial action could have the beneficial effect of making the above premises safer, and thus more desirable from an underwriting standpoint.

Thank you for choosing IAO to perform this inspection. Please do not hesitate to contact us if we can be of any further assistance.

**2.0 IAO Risk•Score**

Comments

	1	2	3	4	5	6	7	8	9	
<b>Property</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>The building is in good condition for its age.</i>
<b>Liability</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>No trip and fall hazards were noted.</i>
<b>Crime</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Physical protection appears to be adequate.</i>
(1=Excellent & 9=Poor)										

**RISK ALERT ISSUED:** ☐ Yes ☒ No If yes, describe (A risk alert is a telephone notification to the Inspection requestor, of a situation which could imminently cause a serious loss. A Critical Recommendation will be issued to address the situation. )

**Committed to Service Excellence**

IAO reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. IAO does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, IAO assumes no responsibility for management and control of these activities. IAO will not be responsible to the Purchaser for any losses or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.

**Meaning of the IAO Risk-Score:** The IAO Score is a grading of the risk inspected versus other risks in this class. Similar to the "Commercial" Fire Protection Grading system in design, there is range of 9 categories, with a grading or "score" of 1 being the most desirable. The IAO Score is based on a number of objective criteria pertaining to the risk at the time of our survey, tempered with the experienced judgement of our Loss Control Specialist. As a general guideline, the scores mean the following criteria:

1-3	Risks in this range are well maintained, with no apparent moral hazards or management problems. Undesirable features are non-existent and recommendations, if any, are minor. Risks in this category are excellent (no deficiencies) to better than average for their class.
4-6	The maintenance of Risks in this range is considered average. Moral hazards are not apparent, but there may be possible management problems (e.g. poor housekeeping). Undesirable features noted are correctable, and recommendations will vary from desirable to important. Risks in this category are considered average for their class.
7-9	Risks in this range tend to be poorly maintained. Moral hazards and management problems (e.g. poor housekeeping and maintenance, poor attitude) are evident. Significant undesirable conditions are present and cannot or will not be corrected. Critical Recommendations may be present. Risks in this category are significantly below average for their class with little or no indication for improvement.

### 3.0 REMARKS

1. The risk is located in a well established commercial and residential area on East Don Roadway just south of Queen St. E. and west of Broadview Avenue in Toronto. The building is well maintained. Good walking surfaces were evident throughout. Housekeeping is good.  
Portable fire extinguishers are standard.  
Physical protection and the monitored burglar alarm system appear to be adequate for the risk.  
No other unusual features and conditions were noted at the time of inspection.  
The contact was co-operative and is interested in loss control.
2. Spraying - Spraying operations are carried out in a metal spray booth, (See attached supplement).  
Flammable liquids on the premises consist of approximately 100 litres of lacquers in five-gallons pals and one-litre can safety stored in ULC listed metal cabinets. A small amount was taken out just enough for the work done. There are about 10 gallons of gun wash cleaner are safely stored in five-gallon pals outside the spraying area. Dirty rags are not stored in metal container, (Rec. made).
3. The sprinkler system is not test annually, last tested by Grinnell date on Feb/22/1996, (Rec. made). The system is montiored by ADT, a ULC lsited facility. There is no pumper connection, (Rec. made).

### 4.0 RECOMMENDATIONS

Please note that these recommendations are classified as either ☐ Critical, ☒ Important, or ☐ Desirable Improvement. "Critical" recommendations as those aimed at correcting undesirable feature/s which, if left unattended, could cause a serious loss and should be rectified immediately. "Important" recommendations are intended to highlight undesirable feature/s which if left unattended, could cause a serious loss and should be rectified as soon as possible. "Desirable Improvement" recommendations are those aimed at correcting an undesirable feature which can be improved when feasible, to help reduce the risk of a loss.

☒ Listed below
 or
 ☐ None

02 - 1
 ☐ Critical
 ☒ Important
 ☐ Desirable Improvement

All rags soaked with oil or flammable liquids should be kept in ULC or equivalent labeled safety containers equipped with self-enclosing lids as they are subject to spontaneous ignition.

02 -2
 ☐ Critical
 ☒ Important
 ☐ Desirable Improvement

Storage shall not be closer than 24" to the ceiling, and not closer than 18" to a sprinkler head.

02 - 3 ☐ Critical ☒ Important ☐ Desirable Improvement

The wet pipe sprinkler valve should be tested annually to determine adequacy of water supplies and of alarm functions in accordance with the local Fire Code. Our organization with your assistance (someone familiar with this/these valve (s)) would witness the test result if requested. Alternatively, an experienced sprinkler contractor could be engaged to perform the necessary testing.

**Note:**

The test record records should describe the following:

1. The verification of available water supply by recording static and then residual pressures with the 50.8mm (2") drain flowing fully open.
2. Verification of all sprinkler system alarm functions with the most remote inspector's 25.4 mm (1") test connection flowing.
3. Verification of valve tamper alarm if provided.

**02 - 4** A standard 100mm (4") fire department pumper connection should be provided for your sprinkler system. Installation of this connection enables the Fire Department, in the event of a fire, to boost pressures in the sprinkler system above that of normal city pressure, thereby increasing the volume of water discharged from each sprinkler which has actuated. The increased water discharge over the area of the fire would provide a more efficient control of this fire by the sprinkler system. This connection

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## 5.0 **OCCUPANCY INFORMATION (IBC Occupancy Code 5140)**

The Insured is:

<input type="checkbox"/> Building Owner Only	<input checked="" type="checkbox"/> Owner Occupant	<input type="checkbox"/> Tenant
Name of building Owner: (If not Insured)		Number of years bldg. owned: 25
Number of years at this location: 25	Area occupied (sq. m): 5,151	Business hours: 9 hours a day
Days per week: 5 days	Annual Revenue (optional): N/A	Payroll (optional): N/A
Previous loss history past 3 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	Previous loss history past 6 years <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Undetermined	
Explain loss history:		
Insured Values: Property: \$ 2,000,000.00		Contents: \$ N/A
Combustibility of Occupancy: M3		Susceptibility of Occupancy: S4-Heavy Damage

**Occupancy**

or ☐ refer to Occupancy Specific Supplement:

Describe Occupancy : Tippet-Richardson was founded in 1927, with its primary goal to provide high quality residential and commercial moving services in the Toronto area. They provide services from the first consultation and planning session to packing, loading and delivery, each move is designed around the specific needs of the customer. Tippet-Richardson has secure and bonded warehouses across Canada to provide storage space for both residential and commercial customers. Insured occupies approximately 5,151 sq. m in this warehouse as a corporate files record storage. All corporate files are stored in cartons on metal racks up to 3.6m (12 feet) with narrow aisle space, some storage have no sufficient clear space between the top piles and the ceiling or the sprinkler heads, (Rec. made). Besides the corporate files storage, insured also recondition furnitures for customers at this location, process including sanding and spraying, see attached spraying supplement.

<b>Special Hazard Code(s)</b>		Description:	
<b>Other classes of occupants:</b> (immediate exposures)			
Name: 1 <sup>st</sup> floor (front section): Beldam lascar Packing Ltd.	Area occupied: 894 m2		IBC Code 5092
Describe Occupancy: Wholesales and storage of marine hardwares (Locked)			
<b>Special Hazard Code(s)</b>		Description:	
Name: 2 <sup>nd</sup> floor (front section): Undercover	Area occupied: 883 m2		IBC Code 5190
Describe Occupancy: Film and electronic media storage			
<b>Special Hazard Code(s)</b>		Description:	
Areas not surveyed:			

## 2.0 BUILDING CONSTRUCTION (IBC Construction ClassClass 1)

Building condition:		<input type="checkbox"/> Above Average	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Moderate deficiencies	<input type="checkbox"/> Major deficiencies
Year built: (yyyy)		1900	Area occupied by insured (sq. m): 5,151		Combustibility of Blding M3
Ground floor area (sq. m):		2,309 sq. m	Total floor area (excl. bsmt.)		6,927 sq. m
Height (excluding basement):		up to 15 m	Number of Stories: 3 (above grade)		
Basement:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Area of basement: 341 (sq. m)		Total area: 7,268 sq. m
Additions (year & brief description):					
Renovations (year & brief description):					
Wall construction:	Reinforced Concrete % ( )	Masonry: 100 %: (10%- CBBF+90%- stucco on CB)	Non Combustible: %: ( )	Brick/stone veneer: %: ( )	Wood frame: %: ( )
	Other:		Panels in Walls	% Describe:	
Floor Construction:	Concrete: on grade - 33 %	Concrete on metal pan: %	Wood joist: %	Other: Concrete on exposed steel - 67 %	
Roof Type:	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Sloped	<input type="checkbox"/> Peaked	<input type="checkbox"/> Other	
Roof Construction:	<input checked="" type="checkbox"/> Concrete 100%	<input type="checkbox"/> Steel deck %	<input type="checkbox"/> Wood joist %	<input type="checkbox"/> Other: %	
Roof Surface:	<input checked="" type="checkbox"/> Tar & gravel	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt shingles	<input type="checkbox"/> Rubber Membrane	
	<input type="checkbox"/> Wood Shakes	<input type="checkbox"/> Other			
Resurfaced:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Date: Possibly upgraded and replaced, details could not be determined.		
Interior Finish Walls:	Combustible: %	Non-combustible: 15 %		Open: 85 %	
Interior Finish Ceilings:	Combustible: %	Non-combustible: 15 %		Open: 85 %	
Vertical Openings:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Elevator	<input type="checkbox"/> Deck:	<input type="checkbox"/> Other
Horizontal Separation:	Major Partition Construction		<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Frame	<input type="checkbox"/> Drywall on Studs

		<input checked="" type="checkbox"/> Concrete Block		<input type="checkbox"/> Other	
Proper Opening Protection:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Not Applicable	
Mezzanines: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		Combustible: %		Non-combustible: %	
Mezzanines percentage of floor %				Open: %	
Combustible Concealed Spaces:		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If yes, describe and %	
Concealed space properly protected		<input type="checkbox"/> No <input type="checkbox"/> Yes		<input checked="" type="checkbox"/> Not applicable	
Combustible Interior Finish:		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If yes, describe and % (see 22.1 & 22.2)	
Building Description:					
Shopping Mall <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Industrial Mall <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Strip Mall: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Other Describe :				Stand Alone : <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

3.0 EXPOSURES (Within 50m of risk)

(For Shopping Malls) Describe partition walls between insured and other tenants.

	Distance	Height	Construction	Occupancy Hazard	Civic Number (optional)	Opening in Facing Wall	
						Yes	No
Front	_____ m	<u>Open</u> sto.	Masonry	Light	<u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
Rear	_____ m	<u>Open</u> sto.	Masonry	Light	<u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
Left	<u>10</u> m	<u>1 and 3</u> sto.	Masonry	Medium	<u>625-655 Queen St. E - Multi-commercial tenant bldg.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Right	<u>16</u> m	<u>3</u> sto.	Masonry	Medium	<u>77 East Don Roadway - Total information Management</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.0 COMMON HAZARDS (Heating, electrical, plumbing)

HEATING:

Forced warm air:	<input type="checkbox"/> Electric %	<input checked="" type="checkbox"/> Gas 100%	<input type="checkbox"/> Oil %	Other _____	
Suspended unit heaters:	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____	
Portable heaters:	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____	
Electric baseboard units:	<input type="checkbox"/> %				
Hot water/steam	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____	
Other	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____	
Boiler:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Age (yyyy)and Make:		Date of last Boiler Inspection: (yyyymmdd)	
Appliances enclosed in a non-combustible room:			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not required:	
Combustible materials stored in the room:			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not applicable	
Fuel tanks:	<input checked="" type="checkbox"/> None <input type="checkbox"/> Inside <input type="checkbox"/> Outside	<input type="checkbox"/> Above ground <input type="checkbox"/> Below ground	Age (yyyy) Capacity (L)		
Fill and vent piping: Inside		<input type="checkbox"/> Yes <input type="checkbox"/> No	_____ <input type="checkbox"/> N/A		
Chimneys:	<input type="checkbox"/> Masonry <input type="checkbox"/> ULC Factory built <input type="checkbox"/> Unlabelled pre-fab <input checked="" type="checkbox"/> Other <u>Type "B" gas vent</u>	<input checked="" type="checkbox"/> Standard <input type="checkbox"/> Non-standard _____			
Installation defects:		<input checked="" type="checkbox"/> None <input type="checkbox"/> Moderate	<input type="checkbox"/> Major		
Installation replaced:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	(yyyy) <u>Possibly upgraded and replaced, details could not be determined.</u> %		Comment: _____

**ELECTRICAL:**

Type:	<input checked="" type="checkbox"/> Conduit	<input checked="" type="checkbox"/> BX	<input type="checkbox"/> Non-metallic	<input type="checkbox"/> Other
Temporary wiring or extension cords:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes _____		
Overcurrent protection:	<input checked="" type="checkbox"/> Circuit Breakers	Fuses:	<input type="checkbox"/> Ordinary	<input type="checkbox"/> Type P <input type="checkbox"/> Type D <input type="checkbox"/> Other
Installation defects:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	
Installation (wiring) replaced:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	(yyyy) <u>Possibly upgraded and replaced, details could not be determined.</u> %	
Partial changes/extensions:	<input type="checkbox"/> Yes _____	<input checked="" type="checkbox"/> No		
Comments: _____				

**PLUMBING:**

Type:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic	<input type="checkbox"/> Other _____
Installation Replaced:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	(yyyy) <u>Possibly upgraded and replaced, details could not be determined.</u> %	
Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor _____	
Installation appears safe:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No _____		

**SMOKING:**

Smoking Restricted:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
"No Smoking" Signs posted:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Enforced:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

**HOUSEKEEPING:**

<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Average	<input type="checkbox"/> Poor	<input type="checkbox"/> Unacceptable
Comments: _____			

**5.0 FIRE PROTECTION****PUBLIC:**

F.U.S. Protection Class: <u>3</u>	Responding Fire Department: <u>Toronto</u>	Bldg Protection Class (A..S./N.S.) <u>7</u>
<input checked="" type="checkbox"/> Full time	<input type="checkbox"/> Part Time/Volunteer	<input type="checkbox"/> Composite
Distance to Fire Department: <u>2.5</u> km	Roads: <input type="checkbox"/> Paved <input type="checkbox"/> Unpaved	Accessible Year-round: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Public Water Supply	<input type="checkbox"/> Private Water Supply	
No. Hydrants:	<u>2</u> within 155 m,	_____ within 156 - 305 m,    _____ Over 305 m, <input type="checkbox"/> None

**PRIVATE:****Are the following adequate?**

	Yes	No		Date Last Serviced	Comments
Portable Extinguishers	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<u>Sept/2002</u>	
Standpipe/Inside Hoses	<input type="checkbox"/>	<input type="checkbox"/>	N/A <input checked="" type="checkbox"/>		_____
Watchman Service	<input type="checkbox"/>	<input type="checkbox"/>	N/A <input checked="" type="checkbox"/>		
Fire Detection System:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Full	<input type="checkbox"/> Partial, Describe: _____		
i) Type of Detectors:					
ii) Detectors properly located:	<input type="checkbox"/>	<input type="checkbox"/>	Describe: _____		
iii) Components listed by:	<input type="checkbox"/> ULC	<input type="checkbox"/> UL	<input type="checkbox"/> Other _____		

iv) Maintenance contract:	<input type="checkbox"/>	<input type="checkbox"/>	Company:	Telephone #:
v) Connected to:	<input type="checkbox"/> ULC Listed Station	<input type="checkbox"/> Unlisted Service	<input type="checkbox"/> Fire/Police Department	<input type="checkbox"/> Local only
	<input type="checkbox"/> Other: _____			
Automatic Sprinkler Protection:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Full Premises	<input type="checkbox"/> Partial (describe):	
	<input checked="" type="checkbox"/> Sprinkler	Supplement Attached	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

## 6.0 BASIC PREMISES LIABILITY

### The following appeared to be satisfactory:

Stairs, Ramps & Handrails:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Floor Surfaces & Coverings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Walls & Ceilings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Interior & Exterior Lighting:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Emergency Lighting	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Interior & Exterior Housekeeping:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Washrooms:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Sidewalks, Yards & Parking Lots	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Fire Exits:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Fire Alarm System (s):	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: _____
Snow & Ice Removal:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Elevating devices in operation	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
CO Detectors where required:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: _____
TV Satellite Dishes /Exterior Signs	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: _____
Swimming Pool	Yes <input type="checkbox"/> No <input type="checkbox"/>	Supplement attached <input type="checkbox"/>
Other	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____

## BASIC CRIME

☐ Refer to Expanded Crime Supplement.

Crime Experience	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> High
Type of Neighbourhood:	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural
	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Isolated	
Neighbourhood appears to be:	<input checked="" type="checkbox"/> Stable Changing via:	<input type="checkbox"/> Expansion/growth	<input checked="" type="checkbox"/> Renovation
	<input type="checkbox"/> Deterioration		
Visible malicious damage:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

## BUSINESS

Automatic Teller Machine :	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Safe on Premises:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> Unable to Determine	
Guard Service:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> Unable to Determine	Describe:
Typical Stock:	No stock for sale at this location.	
Smash & Grab exposure:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> Unable to Determine	
Comments:		

## GENERAL PROTECTION

### The following appeared to be satisfactory:

Exterior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments:
Interior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments:
Roof Accessibility:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments:

Police Patrols:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments:
Yard Fenced:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Describe: 8' chain link fence around the property

## SECURITY ALARM SYSTEM

Premises alarm system in use:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Disconnected	Date Installed: (yyyy) <u>Unknown to contact</u>
Monitored by:	<input checked="" type="checkbox"/> ULC Listed Station	<input type="checkbox"/> Unlisted Station	<input type="checkbox"/> Local Alarm	<input type="checkbox"/> Unknown to Contact	<input type="checkbox"/> Unable to Determine

## PHYSICAL PROTECTION

Door locks:	<input checked="" type="checkbox"/> Deadbolt	<input checked="" type="checkbox"/> Spring	<input checked="" type="checkbox"/> Other		
Windows Protected:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	If yes, describe _____	
Other Openings:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Protected:	<input type="checkbox"/> No	<input type="checkbox"/> Yes

## OTHER GENERAL COMMENTS:

# Cope Report - 1988 TIPPET RICHARDSON LTD 79 EAST DON VIEW ROAD TORONTO ON M4M2A5



INSURERS' ADVISORY ORGANIZATION  
CONFIDENTIAL - FOR USE OF MEMBERS ONLY  
NOT FOR GENERAL DISTRIBUTION

2009-Jun-27  
01:02 [Sat]

COPE (Construction, Occupancy, Protection, Exposure) REPORT

Risk: TIPPET RICHARDSON LIMITED  
79 EAST DON ROADWAY  
TORONTO, ONTARIO  
?

Reference No. 10035728 / Building No. 01

( Surveyed By L HARILALL on 27-JUN-88 )

-----  
Please note that the information contained in this report was gathered during  
a physical inspection of the risk by an IAO Loss Control Representative.

If you wish to obtain building or contents rates for this risk, please refer  
to the Rate Card in the list of products available for this risk.  
Please call the IAO Help Desk or your local IAO Representative for help in  
obtaining a rate for this risk, or do it yourself by going to [www.iao.ca](http://www.iao.ca)  
and using the New X-rate to generate a new rate yourself.

-----  
IAO reports, prepared in compliance with commonly accepted risk control  
standards existing at the time services are rendered, are developed from an  
inspection of the premises and/or from data supplied by or on behalf of the  
Purchaser. IAO does not purport to list all hazards. While changes and  
modifications referred to in the reports are designed to upgrade protection  
and loss prevention of the premises, IAO assumes no responsibility for  
management and control of these activities. IAO will not be responsible to  
the Purchaser for any loss or damages, whether consequential or other,  
however caused, incurred or suffered, as a result of the service being  
provided.

----- CODING -----

Industry Code: 514 - WHOLESALE OPS: Paper, Paper Products  
Construction Code: 2 - Non-Combustible / Masonry Walls  
Risk Classification: AS - Automatic Sprinklers  
Protection Code: 6 - Sprinklered, Fully Protected, Gr 1-2  
Combustibility M4

----- CONSTRUCTION -----

WALLS - MASONRY:  
100% CONCRETE WALLS 0mm Thick C-2 Type: W-1

NON-COMBUSTIBLE FLOORS and ROOFS:  
100% CONC/E.S. FLRS & ROOF C-4

----- SECONDARY CONSTRUCTION -----

HEIGHT:

Number of Storeys: 3  
Basements: Y

Combustible Storeys Without Grade Access: 0

VERTICAL OPENINGS:

BST-3RD Comb.: M4 Const.: 2  
Type: Non Comb. (V-3) .75Hrs-Walls/ .75Hrs-Doors

AREA:

Grade: 2309 m2 Total: 6928 m2 Effective: 6928 m2

L1, L2 Area 0%

ROOF SURFACE:

100 % APPROVED

COMBUSTIBLE INTERIOR FINISH:

WOOD SHEATHING C-1  
Prot.: U Flame: \*\*\* Unknown Smoke: \*\*\* Unknown 1%  
COMB FIBREBOARD SHEATHED C-1  
Prot.: U Flame: \*\*\* Unknown Smoke: \*\*\* Unknown 3%

BUILDING CONDITION:

GOOD Type C-.

Year Built: 1900/4 Air Conditioning: 10% CENTRAL

Basement: UNFINISHED

Elevators: 1 FREIGHT BST-3RD

COMMON HAZARDS: 7211A1 - GAS FIRED HOT WATER

----- PROTECTION -----

MUNICIPAL PROTECTION:

Distance from Hydrants: STANDARD Congested Area: NO  
Distance to Fire Hall: STANDARD Accessibility: GOOD  
FUS Protection Class: 04  
Revised Class: 04  
IAO Protection Class: 04

INTERNAL PROTECTION:

MANUAL FIRE FIGHTING EQUIPMENT: Portable Fire Extinguishers  
Standpipe and Hose

STANDARD AUTOMATIC SPRINKLERS:

EF: 99 X RF: 90/100 X AT: 100/100 = Final 89

AUTOMATIC SPRINKLER ALARMS:

SEE REPORT FOR DETAILS

----- EXPOSURE -----

NONE NOTED:

----- OCCUPANCY - TIPPET RICHARDSON LIMITED -----

Industry Code: 514 - WHOLESALE OPS: Paper, Paper Products

Occupancy: 5424 - PAPER PRODUCTS STGE

Location: BST-3 Area: 5701 m2 82.0% of Total

Combustibility Code: M4 - Free Burning

Susceptibility Code: S4 - Heavy Damage

Special Hazard: 7303C1B - STD SPRAY PAINTING

7302C5C - 227L CL1 LIQ STGE

-----

----- OCCUPANCY - BELDAM LASCAR PACKING LTD -----

Industry Code: 509 - WHOLESALE OPS: Electrical Goods, Hardware, P

Occupancy: 5222A - HARDWARE STGE

Location: 1ST Area: 893 m2 13.0% of Total

Combustibility Code: M3 - Combustible

Susceptibility Code: S3 - Moderate Damage

-----

# Inspection Report - 1988 TIPPET RICHARDSON LTD 79 EAST DON VIEW ROAD TORONTO ON M4M2A5



INSURERS' ADVISORY ORGANIZATION  
TORONTO

CONFIDENTIAL

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Not For General Distribution

INSPECTION REPORT

File No. SR 2101

Plan Available

SPECIAL RISKS DIVISION

SPRINKLER PROTECTION IN SERVICE

NAME OF RISK: Tippet Richardson Limited (Building Owner)

LOCATION: 79 East Don Roadway, Toronto, Ontario

SURVEYED BY: Lloyd Harilall

DATE: June 27, 1988

OCCUPANCY

1. (a) Storage of paper records with spray painting and furniture refinishing and tenant storage of hardware material.

CONSTRUCTION

2. (a) FIRE DIVISIONS: Single
- (b) BUILT IN: 1900 Additions: 1946  
Repair: Good
- (c) HEIGHT: Partial Bst. and 3 Sto.(s) 15.2m (50')  
Bst.: Unfinished
- (d) WALLS: (i) Construction: 35.6cm (14") poured concrete  
(ii) Type: Independent, bearing
- (e) FLOORS: 33% concrete on earth; 67% concrete on exposed steel
- (f) ROOF: (i) Construction: Concrete on exposed steel  
(ii) Roof Surface: Tar and gravel (non-combustible)

- (g) SUPPORTING STEEL: Protected by overhead sprinklers.
- (h) TOTAL GRADE FLOOR AREA: 2,309.3 sq. m (24,858 sq. ft.)  
Total area: 6,927.9 sq. m (74,574 sq. ft.)  
Separation Walls: 30.5cm (12") thick brick and/or block walls to underside roof.
- (i) VERTICAL OPENINGS: Stairwells are shut-off by ordinary doors on each floor.  
Elevators: One freight elevator at the east end of the building. The elevator shaft is shut-off by unlabelled non-automatic closing metal doors.
- (j) INTERIOR FINISH:  
Exterior Walls: 90% open; 10% non-combustible  
Interior Walls: 85% open; 14% plaster sheathed; 1% wood panelled.  
Ceilings: 85% open; 12% plaster sheathed; 3% combustible fibreboard sheathed.
- (k) (i) COMBUSTIBLE CONCEALED SPACES: None  
(ii) NON-COMBUSTIBLE CONCEALED SPACES: Minor
  1. 0.3m (1') deep over tile ceiling over offices covering an area of approximately 195.1 sq. m (2,100 sq. ft.).
- (l) SMOKE AND HEAT VENTING: Adequate

HAZARDS

- 3. (a) COMMON HAZARDS:
  - (i) Heating: Safe. Heat is provided by a low pressure natural gas-fired hot water boiler which is located in a cut-off room on the main floor of the building.  
The office areas are heated separately by roof mounted combination heating/air conditioning units.  
Chimneys and Flues: Standard. The boiler is connected to a metal chimney.
  - (ii) Air Conditioning: The offices are air conditioned through roof mounted units. This covers approximately 10% of the total area.

3(a) (Cont'd)

(iii) Electrical: 90% of the wiring in this building employs circuit breakers and the remaining 10% employs fuses. There are no PCB filled transformers.

(b) SPECIAL HAZARDS: See "Tenants"

(c) RADIOACTIVE MATERIALS: None

(d) HIGH PILING: None

(e) HOUSEKEEPING: Safe

(f) HAZARDOUS MATERIAL: Safe. One, 9,092 L (2,000 gallon) underground tank of gasoline and one, 9,092 L (2,000 gallon) underground tank of diesel fuel oil are located at the south side of the building. Both are equipped with gasoline station type dispensing pumps. Also, there is one, 1,136.5 L (250 gallon) above ground storage tank containing waste oil adjacent to the same area.

Unsafe. See "Tenants".

(g) EXPOSURES:

		Protection	
		Required	Provided
North	Moderate	No	No
Two storey concrete block wall with wired glass in steel sash windows faces a 3 storey brick, unsprinklered building with ordinary glass in steel sash windows 15.3m (50') distant.			
South	Moderate	No	No
Two storey concrete block wall with wired glass in steel sash windows faces a single storey concrete block, unsprinklered building with ordinary glass in steel sash windows 18.3m to 30.5m (60' to 100') distant which is owned by this Insured but not part of this file.			
East	None	No	No
West	None	No	No

(h) ACTIVITY: Busy      9 Hrs/Day      6 Days/Wk

Number of Production Workers: See "Tenants"

(i) MAINTENANCE WELDING: No

(j) SMOKING RESTRICTED: Yes, only in the finishing and spray painting areas. Smoking restrictions do not appear warranted in the remaining areas.

(k) ELECTRONIC Data Processing Equipment: No

(l) PROCESS DESCRIPTION:

The area is mainly vacant. See "Tenants".

PROTECTION

4. (a) SPRINKLER PROTECTION:  
OVERALL GRADING OF SPRINKLERS AND WATER SUPPLIES:

$$99 \text{ (EF)} \times \frac{90 \text{ (RF)}}{100} \times \frac{100 \text{ (AT)}}{100} = 89$$

(i) Area Sprinklered (excluding concealed spaces): 99%  
100% Wet

(ii) Date of Sprinklers: The original sprinkler system was installed in 1947.

(iii) Protection Against Freezing:  
Sections shut off in winter: None  
Sections on cold weather system: None  
Sections subject to freezing  
Not adequately protected: None

(iv) (a) Additional Sprinklers Required:

- In the 7.6m x 4.6m (25' x 15') former washroom above the boiler room.
- In the 7.6m x 3.7m (25' x 12') yard office.

(b) Unsprinklered Areas Not Requiring Sprinklers: None

(v) Sprinkler Equipment Standard: Yes

(vi) Alarms: Consist of the Underwriters' Laboratories of Canada listed full supervisory service of Amplitrol Electronics connected to their central station through the Insured's "Edwards" annunciator panel located on the second floor of the building. Local alarms consist of inside electric bells activated through the annunciator panel and an outside water motor gong. (Grading = 20%).

(vii) Water Supplies:

- (a) Grading: Standard
- (b) Primary: Municipal - Standard
- (c) Secondary: No - Not Required
- (d) Standard single supply from a 200mm (8") connection to a 88.4m (290') of a 150mm (6") dead end street main with 76.2m (250') to a two way feed. Static pressure 620.6 kPa (90 p.s.i.) and residual pressure with 50mm (2") drain fully open was 606.8 kPa (88 p.s.i.) (October 1983 survey).

The required water supply for this Ordinary Hazard Group 2 risk is 4,731.3 L/min (1,250 U.S. g.p.m.) at 358.5 kPa (52 p.s.i.) at the base of the riser including hose streams. From a water flow test conducted July 31, 1978 apparently 4,731.3 L/min (1,250 U.S. g.p.m.) is available at 372.3 kPa (54 p.s.i.).

(viii) Additional System details: No

Fire Department Pumper Connection: No

4. (b) OTHER PROTECTION

- (i) Extinguishers: Standard
- (ii) Standpipes and Hose: None
- (iii) Watchman Service: None
- (iv) Special Equipment and Apparatus: None

4. (c) OUTSIDE PROTECTION

- (i) Hydrants: Public: Standard  
Private: None

- (ii) Fire Dept. Public: Paid Distance to Fire Hall 1.6 km (1 mile)

Private: No

F.U.S. Classification of Municipality: 2

(iii) Accessibility:

To Property: Good  
Into Building: Good

EXTENDED COVERAGE

5. (a) WINDSTORM: Unusual Hazards: A billboard above 4.6m (15') high is well anchored on the concrete roof.
- (b) LIGHTNING: Unusual Features: None
- (c) EXPLOSION: Unusual Features: None
- (d) SPRINKLER LEAKAGE: Stock Skidded or Shelved: Yes
- Stock Susceptible to Large Water Damage: Light to moderate
- Floors Drained: Yes
- (e) RIOT, VANDALISM, MALICIOUS ACTS:
- Access restricted: No
- Guard Supervised: No
- Yards Fenced: Yes
- Yards Lit: Yes
- Remote from populated areas: No
- (f) EARTHQUAKE - Zone: 0
- (g) IMPACT HAZARDS - by aircraft: No
- by road vehicles: No
- by trains: No
- by vessels: No
- (h) FLOOD HAZARDS: None apparent
- (i) SMOKE - Susceptibility of Stock to Smoke Damage: Light
- (j) COLLAPSE - Susceptibility to Collapse: No

6.

BUSINESS INTERRUPTION

- (a) Seasonal: No
- (b) Operation: 9 Hrs/Day 6 Days/Wk.
- (c) Interdependency: No
- (e) Computerized Programming: No

- (f) Single Train Production: No
- (g) Vital Machinery Custom Made: No
- (h) Private Power Generation: No  
Alternative Power Source: No
- (i) Production Dependent on Pollution Control Equipment: No
- (j) Other Important Features: No unusual features.

7.

UNDESIRABLE FEATURES

Prominent: None.

- Other: 1. No fire department siamese pumper connection for the sprinkler system.
2. Unsprinklered areas.

8.

MANAGEMENT - LOSS PREVENTION PROGRAMMES

	CONTROL REQUIRED:	CONTROL EXERCISED:
(a) Basic Fire Protection:	Yes	Satisfactory
(b) Self-inspection:	No	Satisfactory
(c) Maintenance of Fire	Yes	Satisfactory
(d) Pre-emergency Planning:	No	Satisfactory
(e) Plant Security:	No	Satisfactory
(f) Private Fire Brigade:	No	Satisfactory
(g) Smoking Regulations:	Yes	Satisfactory
(h) Welding, Cutting & Grinding:	Yes	Satisfactory
(i) Impairment Notification:	Yes	Satisfactory
(j) Preventive Maintenance:	No	Satisfactory

Comments: None.

9.

TENANTS

NOTE: 1. Asterisk (\*) denotes change of occupancy since last survey.

2. Good housekeeping with a standard supply of portable fire extinguishers, unless otherwise stated.
3. Overall grading of sprinklers and water supplies to all tenants is equal to that of the building grading, unless otherwise stated.

3rd Floor      Tippet Richardson Limited: IBC CODE: IND 514  
(Two employees). Occupies 1,930.3 sq. m (20,778 sq. ft.) for the storage of paper records in cardboard cartons stored on narrow metal shelves to a height of 2.4m (8'). Smoking is restricted throughout.

2nd Floor      Tippet Richardson Limited: IBC CODE: IND 514  
Occupies 2,016.1 sq. m (21,702 sq. ft.) for storage of paper records in cardboard cartons stored on narrow metal shelves to a height of 2.4m (8'). Smoking is restricted throughout.

1st Floor      Beldam Lascar Packing: IBC CODE: IND 509  
(Two employees). Occupy 893.5 sq. m (9,618 sq. ft.) for wholesale storage of hardware, marine equipment and packing materials on narrow metal shelves up to 2.4m (8'). Hardware such as bolts, pipes and tools are stored. Marine items are kept to a minimum and consist of a few life jackets (foam padded) and ropes. There is very little of this stock. Packing material consist of mainly asbestos sheets of which gaskets can be made. All of the above stock are geared for industrial uses only.

NOTE: Several sprinklers in the storage area have been painted (Recommendation made).

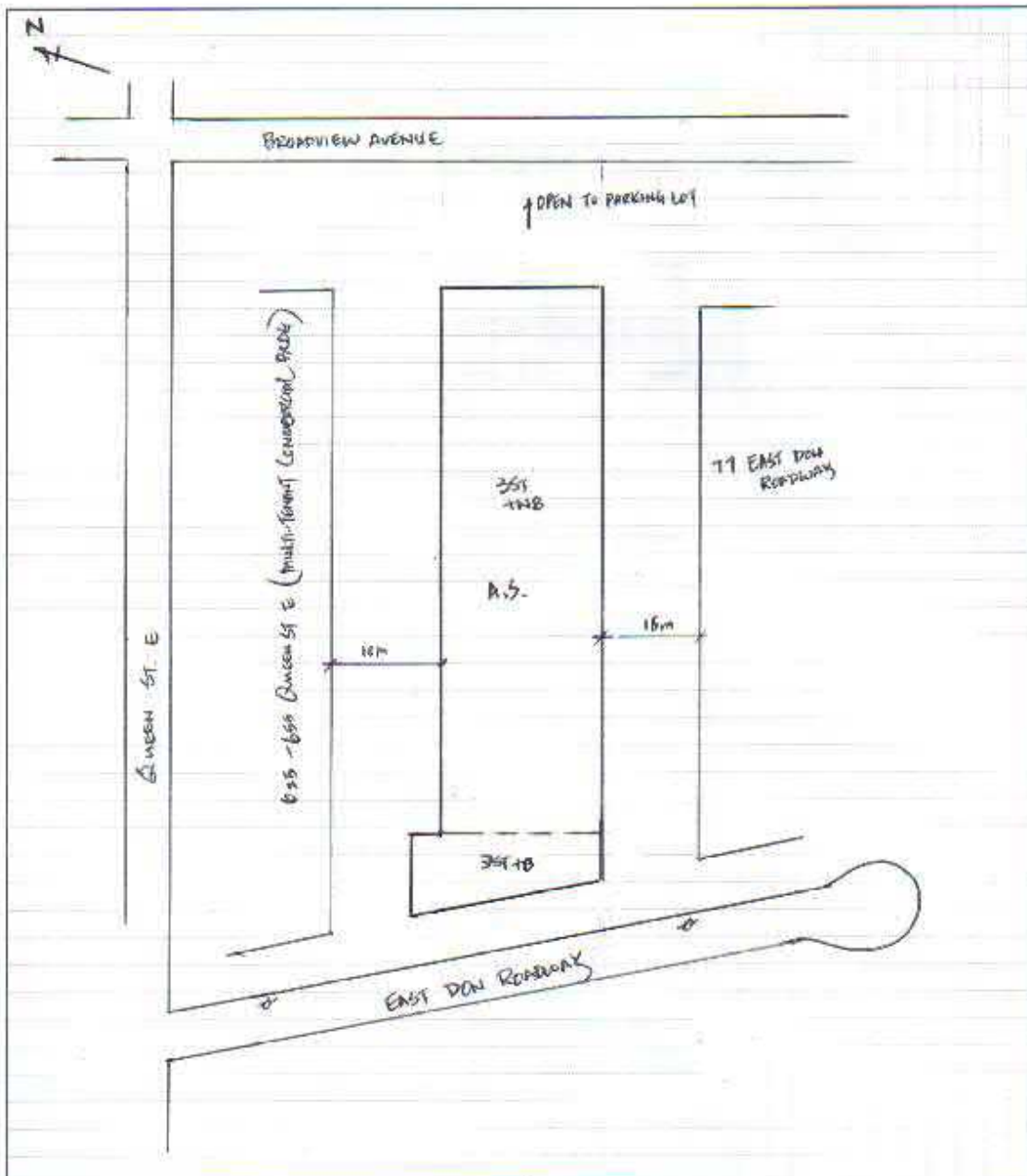
Tippet Richardson Limited: IBC CODE: IND 514  
(Eight employees). Occupies 1,415.8 sq. m (15,240 sq. ft.) for storage of packaging material such as cardboard boxes, rolls of paper, etc. There is also a small crate making operation employing one table saw.

The adjacent area is used for equipment storage consisting of carts and dollies, etc. with minimal amount of repairs employing primarily hand tools.

Vehicle repairs are conducted in a separate shut-off area in the mechanics shop. It is understood that no welding operations are conducted within this area.

# Siteplan Report - 2002 TIPPET RICHARDSON LTD 79 EAST DON VIEW ROAD TORONTO ON M4M2A5





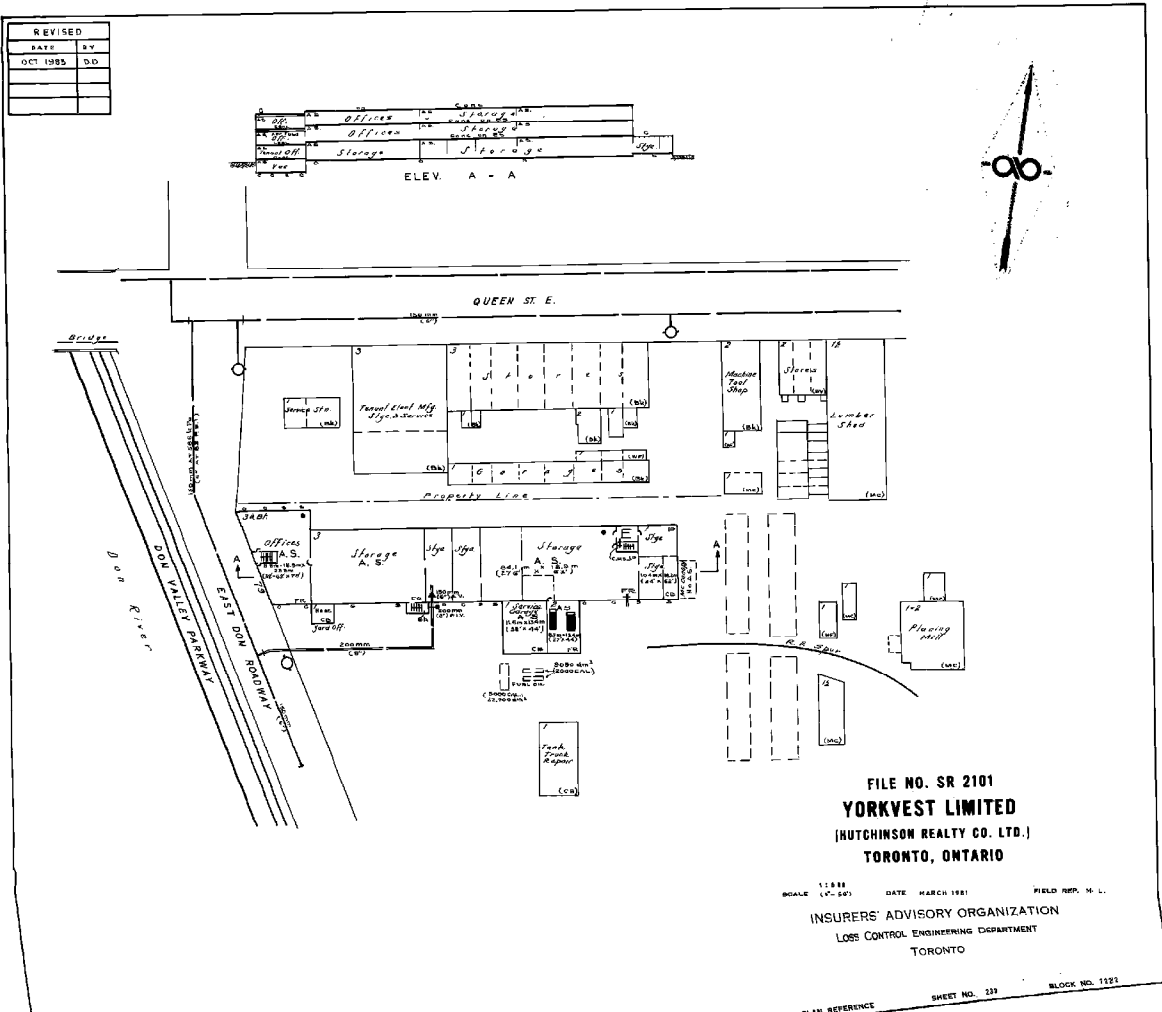
INSURED: TIPPET RICHARDSON LTD.  
 LOCATION: 79 EAST DON ROADWAY  
TORONTO, ONTARIO M4M 3J3  
(SR 2101)  
 SCALE: NOT TO SCALE FILE NO. 5570820



Insurers' Advisory Organization Inc.

REPRESENTATIVE: PAUL YEWING  
 DATE: SEPT 26, 2002

LCED.301.0796



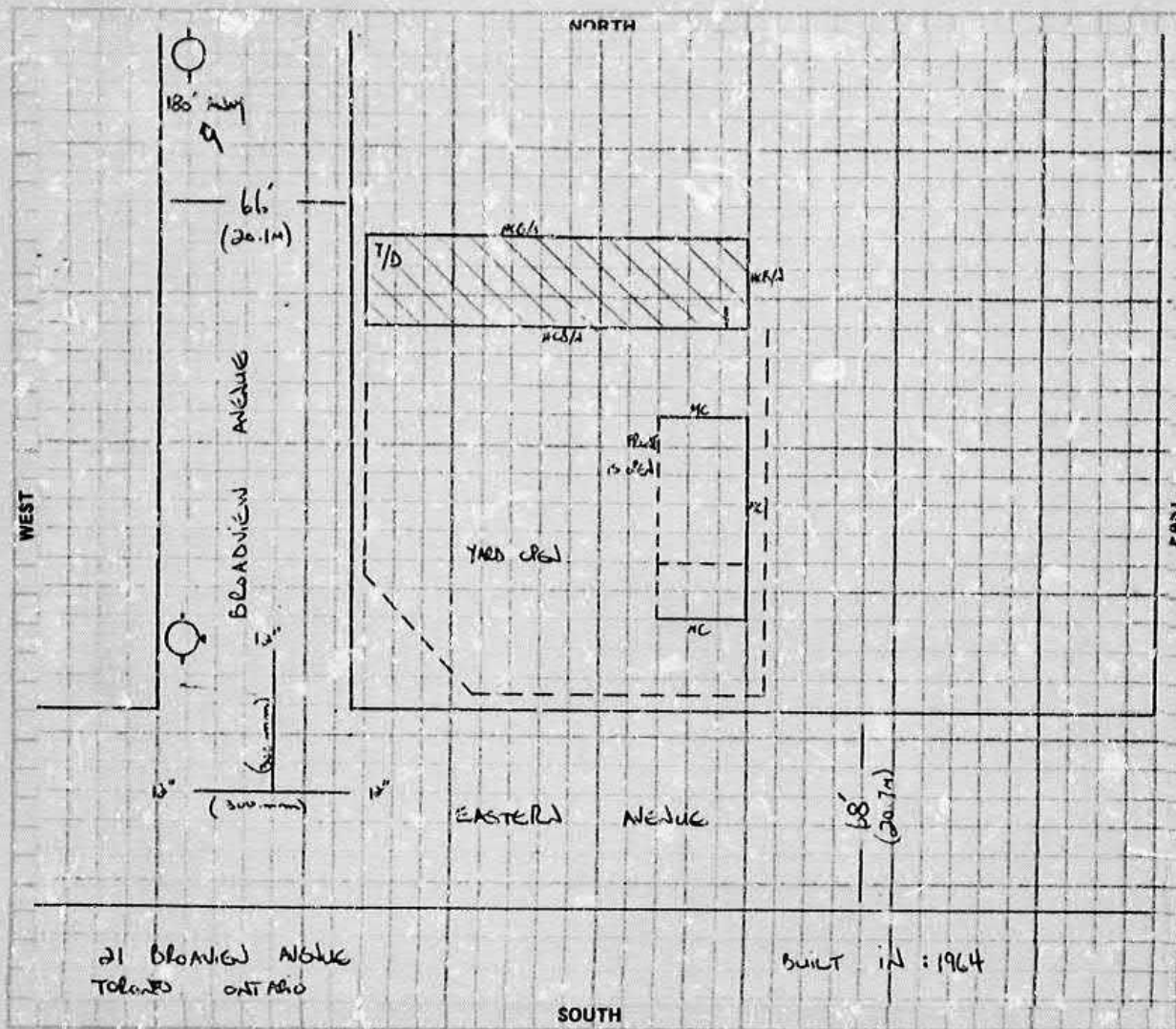
# Siteplan Report - 1982 21 Broadview Ave TORONTO ON M4M2E4



DIAGRAM

IAO PLAN: Sheet No. 746 : Block No. 7X : Plan No. 100P : NOP ☒ : Scale: 1cm = 6m  
1cm = 12m ☒

Page 4 (of 4)



EXPOSURE - (SECTION VII)

WALL OF BUILDING BEING RATED					BETWEEN BLDGS.		FACING WALL OF EXPOSURE						
Direction	Blk.	Comb. & Non-Comb	Masonry Up	Masonry Sp	Distance	Party Wall	Blk.	Masonry Sp	Masonry Up	Non-Comb.	Comb.	Occ'y Haz.	Length / Height
NORTH													
SOUTH													
EAST													
WEST													

Requested by: THE FIRE AND MARINE INS CO.  
U.S.F. & G.

Sig. Of Insp. MAFIO CAMPBELL  
Dt. SEP 10 / 92 (Inspected) 1 SEP 16 / 92 (Written Up)

Report Date:  
(Dt. Request Recd. In IAO Service Office)

Revised By: TX

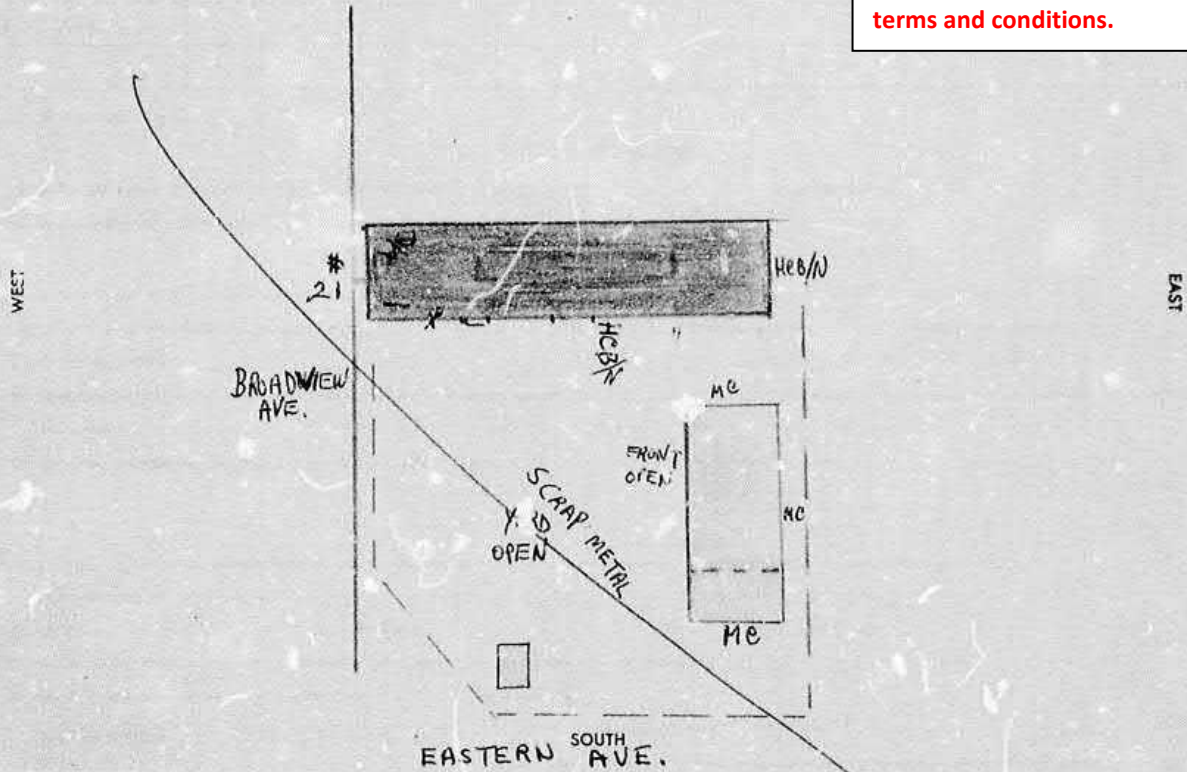
ONT. 2000c - 7/81

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# DIAGRAM

(Note: — A diagram is not required if the Risk and all property within 100 feet is exactly as shown on the Insurance plan.)  
 Show all Buildings within 50 feet of the Risk and describe their occupancy, show also any openings between adjoining Buildings and all exposed Windows.  
 Show location of Hydrants.  
 Show Frame Buildings with **BLACK**, Brick Building with **RED**, Stone or Concrete Buildings with **BLUE** and Tick Veneered, Brick Nogged or Metal Clad Buildings with **DOTTED RED** lines for which purpose a red pencil can be used. Be sure to state exact distance between buildings shown.  
 Please Draw Diagram at a scale of 50 Feet = 1 inch (same as the Insurance Plans).

NORTH



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EXPOSURE: Note — These questions must be answered fully.

North	1 1/2	ft. to building built of	BRICK	stories high, occupied as	DWG
South	OPEN	"	"	"	SCRAP METAL YARD
East	60	"	"	"	DWG
West	OPEN	"	"	"	Street

I hereby state that the above questions are fully and correctly answered, and agree that they shall form the basis of rating to be given by the C.U.A.

DATE April 14, 19 64 SIGNATURE G. Ward Insp  
 (State whether Owner, Occupant or Architect)

**SURVEY FOR RATING FIRE RESISTIVE RISK Report  
- 1964 21 Broadview Ave TORONTO ON M4M2E4**

**Requested by:**

Eleanor Goolab

Date Completed: 10/21/2019 08:50:38



OPTA INFORMATION INTELLIGENCE

# SURVEY FOR RATING FIRE RESISTIVE RISK Report - 1964 21 Broadview Ave TORONTO ON M4M2E4



MERCANTILE DIVISION

B-375 + 0.25 "K" (3 YEARS)

(no combustibles)

14/4/64

# Canadian Underwriters' Association

## SURVEY FOR RATING FIRE-RESISTIVE RISKS

Questions and diagram must be completed and the form signed by the owner, occupant or architect of the building

Location (Town or Street) TORONTO Broadview Ave Ins. Plan-S 246 B 725 No 21  
Owned by ONTARIO SAVINGS CO LTD Occupied by same person as owner  
For OFFICE + WAREHOUSE No. of hands  
Is building completely finished and out of workmen's hands? No - 85%

### OCCUPANCY

Give occupancy, kind of work, processes, machinery and number of hands on each floor

Basement NIL

1st VACANT FRONT (TO BE) OFFICE + WASHROOMS 16/7/64  
BACK (TO BE) STGE OF SCRAP METAL NIL (for heat)  
2nd HEATING TO BE INSTALLED ON NAT GAS FURNACE (in place at  
ending but not installed)  
3rd (WINDING + OFFICE SECTION being installed) 6/9/64  
4th N/O CHANGE 28/2/67 ag.  
5th  
6th

### CONSTRUCTION OF BUILDING

#### 1. TYPE OF CONSTRUCTION - Walls & Roof Carried on:

- (a) Skeleton Steel Framework ☐  
(b) Reinforced Concrete Framework ☐  
(c) Ceiling Walls & Partitions ☐

- (d) Bearing Walls & Feet-Columns ☒  
(e) Steel on Steel Walls & Roof ☐  
(f) Other Construction ☐

(Describe fully)

#### 2. WALLS - State construction of external walls

(If bearing wall, give thickness of walls in inches at each floor)

H.C.B.

### MATERIALS

#### 3. ROOF AND FLOOR

Roof ☐ Floors ☐  
Roof ☐ Floors ☐  
Roof ☐ Floors ☐  
Roof ☒ Floors ☐

(a) Concrete, reinforced - Paired in place inches thick  
(b) Concrete, on metal pan - Paired in place inches thick  
(c) Concrete, Precast Units inches thick (Name of Manufacturer)  
(d) Steel Deck, Construction #1 ☒ Otherwise ☐

f. Construction #1 State method of attaching insulation to steel deck  
Mechanical Fasteners ☐ Adhesive ☐ Otherwise ☐

If adhesive state trade name LEXSUC (per BLANIS Roofing, Linc St)  
(e) Other Materials - Describe and Show Thickness

(over)

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# METHOD OF SUPPORT

(Continued)

Roof ☒

Floors ☐

(a) Unprotected steel beams.

Roof ☐

Floors ☐

(b) Steel beams Protected by \_\_\_\_\_ inches of \_\_\_\_\_

Roof ☐

Floors ☐

(c) Reinforced Conc. Beams - Poured in place.

Roof ☐

Floors ☐

(d) Precast Concrete Structural Units \_\_\_\_\_ inches thick

Roof ☐

Floors ☐

(e) Bearing Walls Only. No Supporting Steel.

(Name of Manufacturer)

If building is composed of more than one type of construction, identify sections of floor involving each type and indicate on plan.

(a) Is there any roof space exceeding 3 feet in height? No If so, for what purpose is it used? \_\_\_\_\_

How is access obtained thereto? \_\_\_\_\_

If by trap or door, describe type \_\_\_\_\_

(b) Are all skylights of wired glass in metal frames? NIL

(c) Is there any wood in roof, louvers, ventilators or skylights? if so give details No

(d) Is there a wood roof laid over an incombustible one? No If so, how is it supported? \_\_\_\_\_

(e) If so, what is the maximum and minimum height of this above the incombustible roof? \_\_\_\_\_

(f) Is the incombustible roof broken by truss, louvers, ventilator, trapdoor, skylight, stair, elevator, other shafts? PLUMBER'S STACKS @

Is so, what is the construction of the sides through roof space? \_\_\_\_\_

Is there any access or opening from these shafts to the roof space? Describe each separately. \_\_\_\_\_

(g) Is there a superstructure, water cooling tower, or Penthouse of any kind on the roof? No If so, given dimensions, construction and occupancy \_\_\_\_\_

How is access obtained? \_\_\_\_\_

(h) Is there a wood wearing floor? No If so, on what? \_\_\_\_\_

(i) Is it laid directly on incombustible floor or with an airspace? Describe \_\_\_\_\_

4. STEEL COLUMNS AND BEAMS - Are they fireproofed? No If "yes" state nature and thickness of such protection.

(a) Columns (CWSB)

(b) \_\_\_\_\_

## FLOOR OPENINGS

5. STAIRWAYS - How many, and state from which floor to which? NIL

Is there an enclosure around them? \_\_\_\_\_

If so, describe construction of enclosure, and the doors, and whether doors are self-closing \_\_\_\_\_

6. ELEVATORS - How many, and state from which floor to which? NIL

Is there an enclosure around them? \_\_\_\_\_

If so, describe construction of enclosure, and the doors, and whether doors are self-closing \_\_\_\_\_

7. CHUTES, VENTS, DUMB WAITERS & BELT HOLES & OTHER FLOOR OPENINGS - Give size, construction of enclosure (if any), type of door (if any), and whether self-closing, state on which floors are cut by each NIL

8. HEATING AND VENTILATING DUCTS - Are there any? \_\_\_\_\_

(a) Are ducts, which cut through floor, in masonry shafts \_\_\_\_\_

(b) Give construction of shaft \_\_\_\_\_

(c) State whether separate duct to each floor without communication to other floors \_\_\_\_\_

(d) Do ducts open into roof space? \_\_\_\_\_

9. HEIGHT - State number of floors and whether there is a basement. 1 No Bas't

10. AREA - Give ground floor dimensions. 134' X 30' 4020 sq ft

# 11. INTERIOR FINISH —

State separately for each floor, finish and method of attachment to walls and ceiling (if more than one type of finish is present on any one floor, state percentage of each type).

	Basement	1st	2nd	3rd	4th	5th	6th	7th
(a) Walls		PLASTER						
(b) Ceilings		OPEN						
(c) Partitions		6" H.C. TIE						

State extent of any wood partitions, or partitions having wood supports in square feet separately for each floor:—

(d) Is there any other inside or outside combustible finish or trim other than above? Describe fully

## 12. HEATING — What is the system of heating the building?

Where is heating plant located?

Is it in fire-resistive room with standard fire door?

Are there any stoves; if so, how many and where located?

Do any heating devices vent otherwise than to brick or concrete chimney; if so, give details

What fuel is used?

## 13. ELECTRIC WIRING — All wiring is in Rigid Conduit

Otherwise

Are all circuits protected by type "S" tamper resisting fuses or non-interchangeable circuit breakers?

## 14. POWER — Is any used?

If so, what kind?

Total Horse Power?

What used for?

If gasoline engine, state method of ignition, location and capacity of supply, tank, whether feed is pressure or gravity, quantity of gasoline in engine.

## 15. GASOLINE OR BENZINE, OR OTHER OILS — Are any kept?

If so, what quantity of each?

What used for?

## 16. COMMUNICATIONS — Does the building communicate with any other building?

(a) If so, give dimensions, height, construction and occupancy and indicate clearly on diagram

(b) If so, are buildings separated by solid wall?

(c) If so, are all openings in this wall protected by self-closing U.L. labelled Class A fire doors?

(d) If not, describe type of doors on each opening

## PUBLIC PROTECTION

### 17. FIRE DEPARTMENT — State distance to the nearest fire station.

### 18. HYDRANTS — What is the distance to the nearest two hydrants?

Give size of main

## INTERNAL PROTECTION

### 19. Show number units for each floor:

	Basement	1st	2nd	3rd	4th	5th	6th	7th	8th
Extgrs. 2 1/2 Gal. Class A		NONE							
Extgrs. Class B & C		10 GAL CO2							
Stand Pipe & Hose		6" H.C. TIE							

### 20. WATCHMAN — Is there a Watchman making rounds of the whole premises, nights, Sundays, holidays, and at all times when plant is not in operation, rounds being made not less than once an hour during the night, i.e. from 6 p.m. to 6 a.m., and every two hours during the day?

(a) Does he use a portable clock, electric detector, or report to central station?

(b) Give name of manufacturer of clock

(c) Does it bear approval label of Underwriters' Laboratories

(d) Are the stations sufficient and so located that the Watchman must traverse each flat and every portion be visible to him?

### 21. AUTOMATIC FIRE DETECTION SYSTEM — If such system is present provide details on questionnaire obtainable from Canadian Underwriters' Association.

(over)

CANADIAN UNDERWRITERS' ASSOCIATION  
Property Dept.  
ONTARIO

RE-INSPECTION FORM  
FIRE RESISTIVE RISKS

SHEET 246

BLOCK 725

NO. 21

STREET BROADVIEW AVE.

OCCUPANCY

RECORD ALL CHANGES SINCE LAST INSPECTION

1st floor - FRONT AREA - OFFICE & WASHROOMS - REAR AREA - Storage of scrap metal - no work. All building occupied by "ONTARIO SALVAGE Co. Ltd."  
No changes.

*Ma Chancy*  
APR 18 1975

OTHER CHANGES (STRUCTURAL, EXPOSURE, PROTECTION ETC.)

One portable fire extinguisher V.L.C. labelled, class 16 B.C. rated Dry Chemical, date on tag 17/4/74. No other changes.

DATE  
2120  
2/13

*April 14/75*

INSPECTOR

*Leamy*

**FIRE INSPECTION AND RATE CALCULATION FORM  
Report - 1975 21 Broadview Ave TORONTO ON  
M4M2E4**

**Requested by:**  
Eleanor Goolab

Date Completed: 10/21/2019 08:50:38



OPTA INFORMATION INTELLIGENCE

# FIRE INSPECTION AND RATE CALCULATION FORM Report - 1975 21 Broadview Ave TORONTO ON M4M2E4





- Continued -

(Total brought fwd.) .....

**POWER:**

AIR CONDITIONING, COMPRESSORS, REFRIGERATION H.P. Sup'vd. ☐ Unsup'vd. ☐  
OTHER ELEC. MOTORS <sup>OVER</sup>..... H.P. MANUALLY CONTROLLED YES ☒ NO ☐  
PROCESS BOILERS ☐ Nbr. .... O.G.C.W. CLEARANCE .....  
In Fire Resistive Room YES ☐ NO ☐  
STACK ..... CLEARANCE .....

**INTERIOR FINISH:**

	BT.	1st.	2nd.	3rd.	4th.
WALLS .....	/	OPEN	/	/	/
CEILINGS .....	/	OPEN	/	/	/
PARTITIONS .....	/	/	/	/	/

**VERTICAL OPENINGS:**

Masonry shafts with Class "B" self-closing doors - Nbr. .... From ..... To 10  
Self-closing trap doors ..... inches thick - Nbr. .... From ..... To 10  
Sub-standard shaft or doors with self-closing doors - Nbr. .... From ..... To 10  
Other than above or open stairs - Nbr. .... From ..... To .....

**INTERNAL PROTECTION:**

	BT.	1st.	2nd.	3rd.	4th.
Extinguishers .....	/	/	/	/	/
Standpipe & Hose .....	/	/	/	/	/

WATCHMAN & CLOCK: Standard ☐ Non-standard ☐  
SPRINKLERED BASEMENT: YES ☐ NO ☐ Approved installation YES ☐ NO ☐  
AUTOMATIC FIRE DETECTION SYSTEM: Local ☐ or otherwise - state .....

**OCCUPANCY & PROCESS:**

Item # 190900 STORAGE OF IRON PIPES & SCRAP METAL WITH BAILING "H"  
.....

**TENANTS & PROCESS:**

Item # .....  
.....

**FAULTS OF MANAGEMENT:**

.....  
.....

Less D.uctions .....

Sub-Total .....

Less Special Occupancy Reduction .....%  
(Where applicable)

**EXPOSURE:**

SCRAP METAL YARD OPEN MUTUAL N/O  
Co-Insurance Credit: Bldg. 15%; Contents 15%; No. Co. Bldg. Rate →

Occ'y. Code	Construction & Protection Code: <u>3</u>	Contents Extra	No. Co.	80% Co.	No. Co.	80% Co.	No. Co.	80% Co.
197	Building (2-MC-Metal)		158	134				
197	STORAGE OF IRON PIPES & SCRAP METAL WITH BAILING STOCK (1.00 X 3/3) = 66	66	224	190				
WARRANTY: No artificial or fire heat to be introduced into the building without written notice to the insuring companies.								
197	Machinery Furniture & Fixtures (Equipment) (25 X 20)	13	171	145				
	Dwelling Contents							
Requested by: Continental Ins. Co.		Report No.	Initial					
		Date:	Date					

## OCCUPANCY &amp; PROCESS

NAME OF RISK: (Most hazardous tenant) ONTARIO SALVAGE Co. Sheet No. 246  
 LOCATION: (i.e. Municipal address) No. ADJ. SOUTH OF 21 BROADVIEW AVE Block No. 925  
 Plan No. N.O.R.  
 NOP ☒ See Diagram ☐

OCCUPANCY BY FLOOR: Indicate "Business" name and also report briefly on:  
 (i) Heating and location; (ii) Special hazards and processes if any; (iii) Location, number and type of extinguishers;  
 (iv) Any other exceptional feature of the risk, including heavy exposures.

Basement NIL

1st. Floor: STOREHOUSE OF IRON PIPES ON METAL RACKS

2nd. Floor: STOREHOUSE OF SCRAP METAL AND BAILER - 1-2 H.P.

3rd. Floor: X

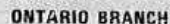
Other Floors: X

## 3. GENERAL UNDERWRITING COMMENTS

(a) HOUSEKEEPING & MAINTENANCE: Excellent ☐ Good ☐ Average ☒ Poor ☐ (If so, describe) (see charges under Faults of Management ☐)

(b) NEIGHBOURHOOD: Residential ☐ Commercial ☐ Industrial ☒ Congested Area ☐ (If so, describe)

(c) OPINION OF RISK: Excellent ☐ Good ☐ Average ☒ Poor ☐ (If so, describe) Number of Fire Divisions .....  
 (show on Plan and indicate openings)



FIRE INSPECTION AND RATE CALCULATION FORM

1.

(Use this form for risks of all construction, excluding fire resistive, rated from the Mercantile Masonry Schedule or the Mercantile Brick Veneer - Frame Schedule.)

LOCATION: TORONTO

ADDRESS: ADJ. SOUTH OF 21 BROADVIEW AVE

(Formerly)

IAO PLAN - Sheet No.: 246

Block No.: 725

**NOP** ☒

See Attached Diagram ☐

**WALLS:**

IND. ☒ PARTY ☐ 8.8/HCB, S CONC, HCB, H.T., B.V., R.C., M.C., A.S.C., P.C., FR. ...  
 EXPOSED WALL (NOT PARAPETTED) - L, R, F, B. ....  
 GLASS/METAL PANELS - L.....%, R.....%, F.....%, B.....%  
 STEEL (or ASBESTOS) on STEEL FRAMEWORK, etc. ....  
 MIXED CONSTRUCTION: Masonry .....%; Brick Vener .....%;  
 Metal or Rigid Asbestos clad .....%; Other .....

**HEIGHT:**

.....1..... Storey(s); Basement: YES ☐ NO ☒ .....N/A

**AREA:**

B.F.	X	X	X	X	X	=	sq. ft.
1st.	15	10	X	X	X	=	150 sq. ft.
2nd.	X	X	X	X	X	=	sq. ft.
3rd.	X	X	X	X	X	=	sq. ft.
4th.	X	X	X	X	X	=	sq. ft.
Total (All Floors)							150 sq. ft.

FLOOR AREA CHARGE *n/c* d. les (Curtain Walls) %

**KEY RATE:**

..... 40, (Total Principal Charges .. 60 - ..... (deductions) = 60 (Maximum 40) for determining Key Rate)  
Hydrant Deficiency .. OK .....

**FOUNDATION:**

MASONRY ENCLOSED ☐ CONCRETE PAD ☒ POSTS ☒ *N/A*

**ATTACHMENTS:**

(Describe) NIL

**ACCESSIBILITY:**

Fire fighting restricted by: IN REAR

**ROOF:**

Blind Space ..... ft. Used for .....: Joist ☐; Other ☐ (Specify) .....  
 Mansard: Left ☐ Right ☐ Front ☐ Back ☐;  
 Covering: Wood Shingles ☐; Tarpaper ☐; Patent ☒

**ELECTRIC WIRING:**

Used Exclusively -- Type "S" Fuses ☐; Type "C" Fuses & Reactor System ☐;  
Circuit Breakers ☐; Ordinary Fuses ☒ .....

**FLOORS:**

Grade floor CONCRETE YES Basement: YES ☐ NO ☒  
Supporting Steel adequately protected: YES ☐ NO ☐  
Heavy Wood floor(s), with floor opening(s) protected - each floor YES ☐ NO ☐

**EXPOSED STEEL:**

COLUMNS & BEAMS – BT.Nbr. ....; 1st.Nbr. ....; 2nd.Nbr. ....; 3rd.Nbr. ....; 4th.Nbr. ....

**HEATING:**

No heat ☒; Stoves ☐ Nbr. .... O.G.C.W.; Quebec Heaters ☐ Nbr. .... O.G.C.W.;  
Furnace (Convection) ☐ Nbr. .... O.G.C.W.; Furnace (Forced Air) ☐ Nbr. .... O.G.C.W.;  
Hot Water, Steam ☐ Nbr. .... O.G.C.W.; Fire Resistive Room YES ☐ NO ☐;  
Suspended Ceiling Units ☐ Nbr. .... O.G.;  
Electric Heating: Portable ☐, Permanently installed ☐;  
Salamanders, Oil Drums, etc. (Describe) \_\_\_\_\_  
Oil Burners - Listed YES ☐ NO ☐; Fuel Oil Tanks - Listed YES ☐ NO ☐

**CHIMNEYS:**

SOLID BRICK FROM GROUND ☐ Nbr. ...., LISTED FACTORY BUILD ☐ Nbr. ....  
BRACKET ☐ Nbr. ...., Outside Bldg. ☐ Inside Bldg. Supported by floor or roof joists ☐  
METAL STACKS ☐ Nbr. .... GAUGE STEEL ..... Ins. FUNDATION .....  
SMOKEPIPE DEFICIENCIES (Describe): .....  
STOVEPIPE CHIMNEYS ☐ Nbr. ...., CLAY, CEMENT & ASBESTOS PIPES ☐ Nbr. ....  
DEFICIENCIES (Describe): .....

SUB-TOTAL .....  
(Carried forward)

- Continued -

(Total brought fwd.) .....

**POWER:**

AIR CONDITIONING, COMPRESSORS, REFRIGERATION H.P. Sup'vd. ☐ Unsup'vd. ☐  
OTHER ELEC. MOTORS <sup>OVER</sup> ..... I H.P. MANUALLY CONTROLLED YES ☒ NO ☐  
PROCESS BOILERS ☐ Nbr. .... O.G.C.W. CLEARANCE .....  
In Fire Resistive Room YES ☐ NO ☐  
STACK ..... CLEARANCE .....

**INTERIOR FINISH:**

	BT.	1st.	2nd.	3rd.	4th.
WALLS .....		OPEN			
CEILINGS .....		OPEN			
PARTITION, .....					

**VERTICAL OPENINGS:**

Masonry shafts with Class "B" self-closing doors - Nbr. .... From ..... To .....  
Self-closing trap doors ..... inches thick - Nbr. .... From ..... To .....  
Sub-standard shaft or doors with self-closing doors - Nbr. .... From ..... To .....  
Other than above or open stairs - Nbr. .... From ..... To .....

**INTERNAL PROTECTION:**

	BT.	1st.	2nd.	3rd.	4th.
Extinguishers .....					
Standpipe & Hose .....					

WATCHMAN & CLOCK: Standard ☐ Non-standard ☐  
SPRINKLERED BASEMENT: YES ☐ NO ☐ Approved installation YES ☐ NO ☐  
AUTOMATIC FIRE DETECTION SYSTEM: Local ☐ or otherwise - state .....  
Partial Sprinkler System (in Hazardous areas): YES ☐ NO ☐

**OCCUPANCY & PROCESS:**

Item # 1646 (C) (1) POWER HOUSE (ELECTRIC OVER 1 H.P.)

**TENANTS & PROCESS:**

Item # .....

**FAULTS OF MANAGEMENT:**

.....

Less Deductions .....

Sub-Total .....

Less Special Occupancy Reduction .....%  
(Where applicable)

**EXPOSURE:**

SCRAP METAL YARD OPEN MUTUAL N/C  
Co-Insurance Credit: Bldg. 20 %; Contents 15 %; No. Co. Bldg. Rate →

Occ'y. Code	Construction & Protection Code: <u>3</u>	Contents Extra	No. Co.	80% Co.	No. Co.	80% Co.	No. Co.	80% Co.
<u>197</u>	<u>Building (1-FR-P)</u>		<u>103</u>	<u>32</u>				
<u>197</u>	<u>POWER HOUSE CONTENTS 20x23</u>	<u>13</u>	<u>116</u>	<u>99</u>				
<u>WARRANTY: No artificial or fire heat to be introduced into the building without written notice to the insuring companies.</u>								
Machinery Furniture & Fixtures (Equipment)								
Dwelling Contents								
Requested by: <u>CONTINENTAL INS. Co.</u>			Report No.	Initial <u>Long</u>				
			Date:	Date <u>April 14/75</u>				

2.

## OCCUPANCY &amp; PROCESS

NAME OF RISK: (Most hazardous tenant) ONTARIO SALVAGE Co. Sheet No. 246  
 LOCATION: (i.e. Municipal address) No. ADJ. SOUTH OF 21 BROADVIEW AVE. Block No. 725  
 Plan No.        FOP ☒ See Diagram ☐

OCCUPANCY BY FLOOR: Indicate by "Business" name and also report briefly or:  
 (indicate any vacant section(s)) (i) Heating and location; (ii) Special hazards and processes if any; (iii) Location, number and type of extinguishers;  
 (iv) Any other exceptional feature of the risk, including heavy exposures.

Basement: NIL1st. Floor: Cutting of scrap metal: 7 1/2 H.P. motor to drive cutter, No heat.2nd. Floor:       3rd. Floor:       Other Floors:       

3.

## GENERAL UNDERWRITING COMMENTS

(a) HOUSEKEEPING & MAINTENANCE: Excellent ☐ Good ☐ Average ☒ Poor ☐ (If so, describe) (see charges under Faults of Management ☐)

(b) NEIGHBOURHOOD: Residential ☐ Commercial ☐ Industrial ☒ Congested Area ☐ (If so, describe)

(c) OPINION OF RISK: Excellent ☐ Good ☐ Average ☒ Poor ☐ (If so, describe) Number of Fire Divisions .....  
 (show on Plan and indicate openings)

# All Risk Report - 2002 68 Broadview Ave TORONTO ON M4M2A5





**Insurers' Advisory Organization Inc.**

*A subsidiary of Underwriters Adjustment Bureau Ltd.*

**Confidential**

## **IAO All Risk INSPECTION REPORT**

Supplement/s attached: ☐ Yes ☒ No

### **1.0 BASIC INFORMATION**

<b>Insured:</b>		<b>Policy Number</b>	
<b>Date of survey (YYYY/MM/DD):</b>	2002/07/31	<b>IAO Loss Control Specialist:</b>	Paul Yeung
<b>Person Contacted:</b> <b>Position</b>	Mr. JT Property Manager	<b>Telephone No.</b>	(416) 527-3030
<b>Mailing Address if Different for risk:</b>			<b>IAO AIS No.: 10033127</b>
	(unit # street # & name)	(City, Town, Village)	
<b>Location Surveyed:</b>	68 Broadview Avenue includes 78 Broadview Avenue, (unit # street # & name)	Toronto,  (City, Town, Village)	Ontario (Province) M4M 2E6 (postal code)
<b>Secondary address (If any)</b>			(Province) (postal code)
	(unit # street # & name)	(City, Town, Village)	
<b>IICC Territory Code 88</b>	<b>IBC Occupancy Code: 6511</b>	<b>IBC Construction Code: 4</b>	<b>IAO Tracking No. 5568746</b>
<b>Underwriter:</b>	<b>Broker:</b>		

The **IAO Risk•Score** and comments contained in this report are based on conditions and practices observed during our survey and other pertinent data supplied by management personnel at the risk.

Recommendations in this report are made to point out those areas where remedial action could have the beneficial effect of making the above premises safer, and thus more desirable from an underwriting standpoint.

Thank you for choosing IAO to perform this inspection. Please do not hesitate to contact us if we can be of any further assistance.

### **2.0 IAO Risk•Score**

	1	2	3	4	5	6	7	8	9	Comments
<b>Property</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Portable fire extinguishers not serviced and tagged annually, (Rec. made).</i>  <i>No trip and fall hazards were noted.</i>  <i>Physical protection appears to be adequate.</i>
<b>Liability</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Crime</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

(1=Excellent & 9=Poor)

**RISK ALERT ISSUED :** ☐ Yes ☒ No If yes, describe (A risk alert is a telephone notification to the Inspection requestor, of a situation which could imminently cause a serious loss. A Mandatory Recommendation will be issued to address the situation. )

#### ***Committed to Service Excellence***

IAO reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. IAO does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, IAO assumes no responsibility for management and control of these activities. IAO will not be responsible to the Purchaser for any losses or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.

Meaning of the **IAO Risk-Score**: The IAO Score is a grading of the risk inspected versus other risks in this class. Similar to the "Commercial" Fire Protection Grading system in design, there is range of 9 categories, with a grading or "score" of 1 being the most desirable. The IAO Score is based on a number of objective criteria pertaining to the risk at the time of our survey, tempered with the experienced judgement of our Loss Control Specialist. As a general guideline, the scores mean the following criteria:

<b>1-3</b>	Risks in this range are well maintained, with no apparent moral hazards or management problems. Undesirable features are non-existent and recommendations, if any, are minor. Risks in this category are excellent (no deficiencies) to better than average for their class.
<b>4-6</b>	The maintenance of Risks in this range is considered average. Moral hazards are not apparent, but there may be possible management problems (e.g. poor housekeeping). Undesirable features noted are correctable, and recommendations will vary from desirable to important. Risks in this category are considered average for their class.
<b>7-9</b>	Risks in this range tend to be poorly maintained. Moral hazards and management problems (e.g. poor housekeeping and maintenance, poor attitude) are evident. Significant undesirable conditions are present and cannot or will not be corrected. Critical Recommendations may be present. Risks in this category are significantly below average for their class with little or no indication for improvement.

### 3.0 REMARKS

- The risk is located in a residential and commercial area on the west side of Broadview Avenue just north of Eastern Avenue in Toronto. The premises look old fashion in quality and need putting into repair and renovate, but overall condition is acceptable from observation at the time of inspection. Good walking surfaces were evident throughout. Housekeeping is good.  
The fifth floor ceiling shown water damage, possible leaks from the roof, (Rec. made).  
Portable fire extinguishers and fire host cabinets are not serviced and tagged annually, (Rec. made).  
The risk is protected by a fully automatic wet sprinkler system, however, the sprinkler system was neither tested nor evaluated at the time of the survey. A complete sprinkler report is available upon specific request to IAO/UAB.  
Physical protection appears to be adequate for the risk.  
No other unusual features and conditions were noted at the time of inspection.  
The contact was co-operative and is interested in loss control.

### 4.0 RECOMMENDATIONS

Please note that these recommendations are classified as either ☐ **Mandatory**, ☐ **Critical**, ☐ **Advisory**, or ☐ **Verbal**. "**Mandatory**" recommendations as those aimed at correcting undesirable feature/s which, if left unattended, pose a severe and present threat to the assets and ongoing operations of the business to the extent that survival of the entity could be an issue in the event of an occurrence involving this exposure. This class of recommendation is only used in extreme situations. "**Critical**" recommendations are intended to highlight undesirable feature/s which if left unattended, could result in a substantial loss and should be rectified within a reasonable time frame. "**Advisory**" recommendations are those aimed at correcting an undesirable feature which can be improved when feasible, to help reduce the risk of a loss. "**Verbal**" recommendations are of a minor nature and can usually be corrected with little or no cost and minimal effort.

<input checked="" type="checkbox"/> Listed below	or	<input type="checkbox"/> None
--	----	-------------------------------

2001- 02 - 1 (Critical) Portable extinguishers and fire hose cabinets should be serviced at least once a year and be tagged with the name of the servicing company and the date of service

2001- 02 - 2 (Critical) Due to the signs of water damage on the 5th floor ceiling, the roof should be investigated by a roof contractor and the proper repairs completed as required.

2001-

2001-

## 5.0 OCCUPANCY INFORMATION (IBC Occupancy Code 6511)

The Insured is :		<input checked="" type="checkbox"/> Non Occupant Owner	<input type="checkbox"/> Owner occupant	<input type="checkbox"/> Tenant
Name of building owner(if not Insured):			Number of years bldg. Owned: 2	
Days per week: n/a	Area occupied (sq. m): N/A		Business hours: N/A	
Payroll (optional): N/A	Annual Revenue (optional): N/A		Number of years at this location: 2	
Previous loss history past 3 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Undetermined		Previous loss history past 6 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined		
Explain loss history:				
Insured Values: Property: \$ 7,000,000.00		Contents: \$ N/A		
Combustibility of Occupancy: L2		Susceptibility of Occupancy: S2-Slight Damage		
<b>Describe occupancy:</b> or <input type="checkbox"/> refer to Occupancy Specific Supplement: The risk is a fairly old building in needs of repair. Insured is preparing to retrofit the entire building as condominium. All tenants are ready to move out by the end of this year. Recommendations made for this premises will not be done until renovations occur by the end of this year as per contract. At the time of inspections, there are approximately 30% of the premises are vacant, and the rest of the areas are occupied by various office tenants.				
Combustibility of Occupancy: L2		Susceptibility of Occupancy: S2-Slight Damage		
<b>Special Hazard Code(s):</b>		Description:		
<b>Other classes of occupants:</b> (immediate exposures)				
Name:	Area occupied:		IICC Code	
Process Description:				
Special Hazard Code(s)	Description:			
Name:	Area occupied:		IICC Code	
Process Description:				
Special Hazard Code(s)	Description:			
Areas not surveyed:		<input type="checkbox"/> For additional tenants see attached list		

## 6.0 BUILDING CONSTRUCTION (IBC Major Construction Class 4)

Building condition:	<input type="checkbox"/> Above Average	<input type="checkbox"/> Average	<input checked="" type="checkbox"/> Moderate deficiencies	<input type="checkbox"/> Major deficiencies
Year built: (yyyy)	1915	Area occupied by insured (sq. m): N/A		Combustibility of Building M3
Ground floor area (sq. m):	2,731 sq. m	Total floor area (excl. bsmt.)		12,763 sq. m
Height (excluding basement):	15.25 m	Number of Stories: 5 (above grade)		
Basement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Area of basement: 2,603 (sq. m)		Total area: 15,366 sq. m
Additions (year & brief description):				

Renovations (year & brief description):							
Wall construction:	Reinforced Concrete % ( )	Masonry: 100 %: (Bricks)	Non Combustible: %: ( )	Brick/stone veneer: %: ( )	Wood frame: %: ( )		
	Other:		Panels in Walls % Describe:				
Floor Construction:	Concrete: %	Concrete on metal pan: %	Wood joist: %	Other: Heavy Timber 100 %			
Roof Type:	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Sloped	<input checked="" type="checkbox"/> Peaked	<input type="checkbox"/> Other			
Roof Construction:	<input type="checkbox"/> Concrete %	<input type="checkbox"/> Steel deck %	<input type="checkbox"/> Wood joist %	<input checked="" type="checkbox"/> Other: % Heavy Timber			
Roof Surface:	<input checked="" type="checkbox"/> Tar & gravel	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt shingles	<input type="checkbox"/> Rubber Membrane			
	<input type="checkbox"/> Wood Shakes	<input type="checkbox"/> Other					
Resurfaced:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Date: Possibly upgraded and replaced, details could not be determined.				
Interior Finish Walls:	Combustible: %	Non-combustible: 100 %		Open: %			
Interior Finish Ceilings:	Combustible: %	Non-combustible: 100 %		Open: %			
Vertical Openings:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Elevator	<input type="checkbox"/> Deck:	<input type="checkbox"/> Other		
Horizontal Separation:	Major Partition Construction		<input type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Frame	<input type="checkbox"/> Drywall on Studs		
			<input checked="" type="checkbox"/> Concrete Block		<input type="checkbox"/> Other		
	Proper Opening Protection:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable		
Mezzanines: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Combustible: %		Non-combustible: %		Open: %		
Mezzanines percentage of floor	%		%		%		
Combustible Concealed Spaces:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, describe and %				
Concealed space properly protected	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Not applicable	Comment:			
Building Description:							
	Shopping Mall <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Industrial Mall <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Strip Mall: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Other Describe : Stand alone building						

## 7.0 EXPOSURES (Within 50m of risk)

(For Malls) Describe partition walls between insured and other tenants.

	Distance	Height	Construction	Occupancy Hazard	Civic Number (optional)	Opening in Facing Wall	
						Yes	No
Front	_m	<u>Open to street</u> sto.	Masonry	Light	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Rear	_m	<u>Open</u> sto.	Masonry	Light	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Left	_m	<u>Open to street</u> sto.	Masonry	Light	_____	<input type="checkbox"/>	<input type="checkbox"/>
Right	_m	<u>Open</u> sto.	Masonry	Light	_____	<input type="checkbox"/>	<input type="checkbox"/>

## 8.0 COMMON HAZARDS (Heating, electrical, plumbing)

### HEATING:

Forced warm air:	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____
Suspended unit heaters:	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____

Portable heaters:	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____
Electric baseboard units:	<input type="checkbox"/> %			
Hot water/steam	<input type="checkbox"/> Electric %	<input checked="" type="checkbox"/> Gas 100%	<input type="checkbox"/> Oil %	Other _____
Other	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Other _____
Boiler:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Age (yyyy)and Make: <u>Unknown to contact</u>	Date of last Boiler Inspection: (yyyymmdd) <u>N/A</u>
Appliances enclosed in a non-combustible room:			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Combustible materials stored in the room:			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Fuel tanks:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Inside	<input type="checkbox"/> Outside	Age (yyyy)_____
			<input type="checkbox"/> Above ground	<input type="checkbox"/> Below ground
Fill and vent piping: Inside	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Chimneys:	<input checked="" type="checkbox"/> Masonry	<input type="checkbox"/> ULC Factory built	<input type="checkbox"/> Unlabelled pre-fab	<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Non-standard _____		
Installation defects:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	
Installation replaced:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	(yyyy) <u>Possibly upgraded and replaced, details could not be determined.</u> %	Comment:

### ELECTRICAL:

Type:	<input checked="" type="checkbox"/> Conduit	<input checked="" type="checkbox"/> BX	<input checked="" type="checkbox"/> Non-metallic	<input type="checkbox"/> Knob & Tube	<input type="checkbox"/> Other _____
Temporary wiring or extension cords:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes _____			
Overcurrent protection:	<input checked="" type="checkbox"/> Circuit Breakers	Fuses:	<input type="checkbox"/> Ordinary	<input type="checkbox"/> Type P	<input type="checkbox"/> Type D
			<input type="checkbox"/> Other		
Installation defects:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major		
Installation (wiring) replaced:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	(yyyy) <u>Possibly upgraded and replaced, details could not be determined.</u> %		
Partial changes/extensions:	<input type="checkbox"/> Yes _____	<input checked="" type="checkbox"/> No			
Comments: _____					

### PLUMBING:

Type:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic	<input type="checkbox"/> Other _____
Installation Replaced:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	(yyyy) <u>Possibly upgraded and replaced, details could not be determined.</u> %	
Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor _____	
Installation appears safe:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No _____		

### SMOKING:

Smoking Restricted:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
"No Smoking" Signs posted:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Enforced:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

### HOUSEKEEPING:

<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Average	<input type="checkbox"/> Poor	<input type="checkbox"/> Unacceptable
Comments: _____			

## 9.0 FIRE PROTECTION

### PUBLIC:

F.U.S. Protection Class: 3 Responding Fire Department: *Toronto* IICC Protection Grade 7  
☒ Full time ☐ Part Time/Volunteer ☐ Composite  
Distance to Fire Department: 2.5 km Roads: ☒ Paved ☐ Unpaved Accessible Year-round: ☒ Yes ☐ No  
☒ Public Water Supply ☐ Private Water Supply  
No. Hydrants: 2 within 155 m, \_\_\_\_\_ within 156 - 305 m, \_\_\_\_\_ Over 305 m, ☐ None

### PRIVATE:

#### Are the following adequate?

	Yes	No	Date Last Serviced	Comments
Portable Extinguishers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>No tag</u>	<u>Rec. made</u>
Standpipe/Inside Hoses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	<u>No tag</u>
Watchman Service	<input type="checkbox"/>	<input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	<u>Rec. made</u>
Fire Detection System:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Full	<input type="checkbox"/> Partial, Describe: _____	
i) Type of Detectors:				
ii) Detectors properly located:	<input type="checkbox"/>	<input type="checkbox"/>	Describe: _____	
iii) Components listed by:	<input type="checkbox"/> ULC	<input type="checkbox"/> UL	<input type="checkbox"/> Other _____	
iv) Maintenance contract:	<input type="checkbox"/>	<input type="checkbox"/>	Company: _____	Telephone #: _____
v) Connected to:	<input type="checkbox"/> ULC Listed Station	<input type="checkbox"/> Unlisted Service	<input type="checkbox"/> Fire/Police Department	<input checked="" type="checkbox"/> Local only
	<input type="checkbox"/> Other: _____			
Automatic Sprinkler Protection:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Full Premises	<input type="checkbox"/> Partial (describe): _____	
	<input checked="" type="checkbox"/> Sprinkler	Supplement Attached	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

## 10.0 ALL RISK :

Information Confirmed by: Mr. JT

### EARTHQUAKE

What is the earthquake zone:	<u>0</u>		
Is there any earthquake history in the area:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Undetermined
If <b>Yes</b> , describe history _____			
Any evidence of the following:			
Significant exterior wall or foundation cracks noted?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Describe: _____
Sagging?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Describe: _____

### FLOOD

Is this establishment located on a flood plain:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Is it located near a body of water:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____
Distance to nearest body of water:	_____	<input checked="" type="checkbox"/> None determined	
Is there a history of flooding:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If <b>yes</b> , give history: _____
Evidence of water damage:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____
Years knowledge of risk: <u>2</u> yrs.			

### WATER DAMAGE

Plumbing is: ☒ Copper ☐ Galvanized ☐ Plastic ☐ Other Describe: \_\_\_\_\_

Is there evidence of corrosion: ☐ Yes ☒ No Describe: \_\_\_\_\_

Is the building sprinklered: ☒ Yes ☐ No Comment: \_\_\_\_\_

Is stock susceptible to water damage: ☐ Yes ☒ No Describe: \_\_\_\_\_

Are all window/skylight openings adequately sealed: ☒ Yes ☐ No Describe: \_\_\_\_\_

Does water main pass under building: ☐ Yes ☒ No

Is the roof covering adequate: ☒ Yes ☐ No Most recent roof repair date, if applicable \_\_\_\_\_

Inside and/or roof storage tanks/process equipment ☐ Yes ☒ No Describe: \_\_\_\_\_

Tanks/equipment satisfactorily controlled: ☐ Yes ☐ No Describe: \_\_\_\_\_

Is there use of: ☐ skids ☒ Shelving ☒ Floor Drains ☒ Covers over stock/equipment Describe: \_\_\_\_\_

Sewer Backup claim in the last three years: ☐ Yes ☒ No ☐ Describe: \_\_\_\_\_

### **COLLAPSE AND/OR SEWER BACKUP**

Is there any history of collapse:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____
Is there any history of sewer back-up:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____
Are sewer back-up protection devices in place:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Describe: <u>Sump pump appears to be in good condition.</u>

## ADDITIONAL PERILS

Is lightning protection in place:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Describe: <u>Normal electrical wiring grounded.</u>	
Is risk located within 5 km of airport:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Beneath a flight path:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the yard fenced:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are gates locked when the premises are closed:		<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the yard and the exterior of the building lit:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Is the risk located in a high wind/hail area:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____	
Are there visible signs of vandalism at the risk:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____:	
In the area:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Describe: _____	
Is the risk protected from	Automobile	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Describe: <u>Sidewalk at front.</u>	
Impact exposure:	Aircraft	<input type="checkbox"/> Yes <input type="checkbox"/> No	Describe: <u>N/A</u>	
	Train	<input type="checkbox"/> Yes <input type="checkbox"/> No	Describe: <u>N/A</u>	
	Boat	<input type="checkbox"/> Yes <input type="checkbox"/> No	Describe: <u>N/A</u>	
Comments: _____				

## 11.0 BASIC PREMISES LIABILITY

### The following appeared to be satisfactory:

Stairs, Ramps & Handrails:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Floor Surfaces & Coverings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Walls & Ceilings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Interior & Exterior Lighting:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Emergency Lighting	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Interior & Exterior Housekeeping:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Washrooms:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Sidewalks, Yards & Parking Lots:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Fire Exits:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Fire Alarm System (s):	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: _____
Snow & Ice Removal:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
Elevating devices in operation	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: _____
TV Satellite Dishes /Exterior Signs	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: _____
CO detectors where required	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: _____
Swimming Pool	Yes <input type="checkbox"/> No <input type="checkbox"/>	Supplement attached
Other	Yes <input type="checkbox"/> No <input type="checkbox"/>	Comments: _____

## 12.0 BASIC CRIME

☐ Refer to Expanded Crime Supplement

Crime Experience	<input checked="" type="checkbox"/> Low	<input type="checkbox"/> Moderate	<input type="checkbox"/> High		
Type of Neighbourhood:	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Isolated
Neighbourhood appears to be:	<input checked="" type="checkbox"/> Stable Changing via:		<input type="checkbox"/> Expansion/growth	<input checked="" type="checkbox"/> Renovation	<input type="checkbox"/> Deterioration
Visible malicious damage:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			

## **BUSINESS**

Automatic Teller Machine :	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Safe on Premises:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unable to Determine	
Guard Service:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unable to Determine	Describe:
Typical Stock:	Owned and insured by tenant separately.			
Smash & Grab exposure:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unable to Determine	
Comments:				

## **GENERAL PROTECTION**

**The following appeared to be satisfactory:**

Exterior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments:
Interior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments:
Roof Accessibility:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments:
Police Patrols:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments:
Yard Fenced:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Describe:

## **SECURITY ALARM SYSTEM**

Premises alarm system in use:	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Disconnected	Date Installed: (yyyy)
Monitored by:	<input type="checkbox"/> ULC Listed Station	<input type="checkbox"/> Unlisted Station	<input type="checkbox"/> Local Alarm	<input type="checkbox"/> Unknown to Contact	<input type="checkbox"/> Unable to Determine

## **PHYSICAL PROTECTION**

Door locks:	<input checked="" type="checkbox"/> Deadbolt	<input checked="" type="checkbox"/> Spring	<input type="checkbox"/> Panic	<input checked="" type="checkbox"/> Other
Windows Protected:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	If yes, describe
Other Openings:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Protected:	<input type="checkbox"/> No <input type="checkbox"/> Yes

## **OTHER COMMENTS:**

# Multirisk Report - 1995 GORDON MILLER O/A GORD MILLER DISPLAY 68 Broadview Ave TORONTO ON M4M2A5



Ontario Branch  
Confidential Report

MULTIRISK SURVEY

Insured: GORDON MILLER O/A GORD MILLER DISPLAY

Location Surveyed: 68 - 78 BROADVIEW AV  
TORONTO, ONTARIO  
M4M 2E9

Person Contacted: GORDON MILLER  
Telephone number: (416) 463-5959

Customer: Hartford Fire Insurance Co

Policy Number: CMC0220359  
AIS Reference number: 10033127

Surveyed by: J. SAPIANO  
Date of Survey: January 17, 1995

Committed to Service Excellence

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M U L T I R I S K - F I R E, L I A B I L I T Y  
A N D B A S I C C R I M E

---

OCCUPANCY:

The insured is a tenant at this location. They have been in operation since 1961 and at this location for 23 years. They occupy 650 sq. m and are not the major occupant, having 6 employees. The premises are in good condition. The insured is interested in loss prevention and there have not been any losses during the last 3 years.

\* Occupancy Description

Insured occupies a unit on the third floor of this multi tenant building as silk screen operation employing six persons. Stock is skidded and shelved to a maximum height of 2 m. Approximately 232 L containers with flammable inks and thinners are kept in the open and dispensed from the containers. Solvent soaked rags are kept in open metal containers. "No Smoking" signs are displayed and rule is observed.

\* Other Classes of Occupants

Various tenants as light manufacturing, offices and vacant units.

\* Undesirable Features

Solvent soaked rags kept in open metal cans. Flammable inks and solvents kept in the open. Lack of inventory taking. Lack of a burglar alarm.

It is recommended that this location be resurveyed in 1 year(s).

---

BUILDING:

- \* Built - 1914      Height: Storey(s) - 5
- \* Addition(s) - 1937
- \* There are no renovations.
- \* Building Condition - Good

\* Area: Ground Floor - 2666 sq. m      Total - 14864 sq. m

---

BASIC CONSTRUCTION:

- \* Walls - 99% Masonry - Brick
  - 1% Wood Frame - Wood frame metal clad
- \* Floors - 17% Concrete; 83% plank on timber
- \* Roof - 96% - mill
  - Surface material(s) - Tar and gravel
  - Roof replaced, unable to determine when.
- 2% - Concrete
  - Surface material(s) - Tar and gravel
  - Roof replaced, unable to determine when.
- 2% - Wood joist
  - Surface material(s) - Tar and gravel
  - Roof replaced, unable to determine when.

INTERIOR FINISH:

- \* Walls - 5% combustible - wood panel
  - 10% non-combustible
  - 85% open
- \* Ceilings - 8% combustible - wood
  - 2% non-combustible
  - 90% open

-----  
BASEMENTS:

- \* Number of basements - 1
- \* Total Area - 2121 sq. m
- \* Finished - 0%                      Unfinished - 100%

VERTICAL OPENINGS:

- \* Stairs - Protection not applicable
- \* Elevators - Properly protected

MEZZANINE: None

OUTBUILDINGS: None

-----

HEATING:

- \* Hot Water/Steam - 100% - Natural gas
  - Possibly upgraded, details could not be determined.
  - Installation appears safe
- \* Heating appliances - All enclosed in a separate room
- \* Combustible materials - Not stored in this room at time of survey

- \* Fuel Tanks/Supply:
    - Supply - UG Natural Gas Connection
  - \* Chimneys:
    - Masonry - Standard
- 

ELECTRICAL:

- \* Condition - Good and appeared safe at the time of the survey.
  - \* Wiring - Conduit; BX
  - \* Overcurrent protection - Circuit Breakers.
  - \* Electrical system - Possibly upgraded, details could not be determined.
- 

PLUMBING:

- \* Condition - Good at the time of the survey.
  - \* Piping is Copper
  - \* Plumbing - Possibly upgraded, details could not be determined.
- 

EXPOSURES: (within 15m of the risk):

- \* FRONT: OPEN
  - \* REAR: OPEN
  - \* LEFT: OPEN
  - \* RIGHT: OPEN
- 

MUNICIPAL PROTECTION:

- \* The FUS Public Fire Protection Classification is 2
- \* Responding (career) fire department Toronto
- \* Distance from risk Less than 2.5 km
- \* Access via Paved roads. Year-round.
- \* The building itself is easily accessible to the fire department.
- \* Two hydrants within 155m (standard)

PRIVATE PROTECTION at this location includes the following:

- \* Standard extinguishers; Standard Standpipe & hose; Automatic sprinkler
- \* Fire detection/alarm system - Local - Partial Heat & Smoke

---

M U L T I R I S K - L I A B I L I T Y

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OCCUPANCY - GENERAL INFORMATION

- \* Neighbourhood is predominantly industrial / commercial / residential
- \* Insured - tenant Area occupied - 650 sq. m
- \* 100% accessible to public. Public access is considered light
- \* Gross revenue - could not be determined at time of survey.

-----

PREMISES information at the time of this survey

- \* The following appeared to be SATISFACTORY:

Stairs, Ramps, Handrails; Floor Surfaces & Coverings; Walls & Ceilings; Interior Lighting; Exterior Lighting; Interior Housekeeping; Exterior Housekeeping; Sidewalks, Yards & Parking Lots; Snow & ice removal; Signs & Awnings; Roof Attachments; Fire Exits; Fire Alarms; Fire Escapes

ELEVATING DEVICES

- \* 1 Passenger elevators in operation
  - Current license is present.
  - Maintenance contract - Yes Company - Name not known
- \* 3 Freight elevators in operation
  - Current license is present.
  - Maintenance contract - Yes Company - Name not known

M U L T I R I S K - E X P A N D E D C R I M E

BUSINESS:

The insured operates a silk screening at this location, with Normal business hours Mon. - Fri. 8:00 a.m. - 5:00 p.m.. The present inventory value was unavailable at the time of the survey.

- \* Inventory taken - Not taken
  - \* Typical Stock - Inks, solvents, silk screening screens, paper, vinyl.
  - \* Target Stock - None noted at time of survey
  - \* There is a low smash and grab exposure at this location
- 

NEIGHBOURHOOD:

- \* Predominantly industrial / commercial / residential
  - \* Stable
  - \* Best described as having a moderate crime rate.
- 

GENERAL PROTECTION at the time of this survey:

- \* The following appeared to be SATISFACTORY:
  - Exterior Lighting; Interior Lighting; Roof Accessibility;  
Police Patrols
- \* Guard Service - None

DOOR DETAILS:

- \* Front - 1
  - Construction - Metal Covered with no panels
  - Type - Bay
  - Equipped with Slide Bolt; Outside Padlock
  - Not wired to alarm system
- \* Side - 1
  - Construction - Wood with no panels
  - Type - Person
  - Equipped with Slide Bolt
  - Not wired to alarm system
- \* Side - 2
  - Construction - Metal Covered with no panels
  - Type - Bay
  - Equipped with Spring Lock; Slide Bolt
  - Not wired to alarm system

WINDOW DETAILS:

- \* Front - 3
  - Type - Fixed - Wired glass
  - Burglary screens - No
  - Burglary bars - No
  - Windows not wired to alarm system
- \* Side - 7
  - Type - Fixed - Wired glass
  - Burglary screens - No
  - Burglary bars - No
  - Windows not wired to alarm system
- \* Side - 7
  - Type - Removable - Wired glass
  - Burglary screens - No
  - Burglary bars - No
  - Windows not wired to alarm system
- \* Rear - 4
  - Type - Fixed - Wired glass
  - Burglary screens - No
  - Burglary bars - No
  - Windows not wired to alarm system
- \* Rear - 4
  - Type - Removable - Wired glass
  - Burglary screens - No
  - Burglary bars - No
  - Windows not wired to alarm system

-----  
SAFE: There is no safe on the premises.  
-----

[illegible]

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1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000

doi:10.1017/S0022292412001907 Printed in the United Kingdom © 2012 Cambridge University Press

— — — — —

\* History of sewer back-up - None  
\* Protection devices in place - could not be determined

VERIFICATION - WATER DAMAGE, FLOOD, SEWER BACK-UP INFORMATION:

- \* Confirmed by Insured
  - \* Years knowledge of risk - 23
- 

ADDITIONAL PERILS:

- \* Lightning protection - No
- \* Risk is not located within 5 km of an airport
- \* Risk is not located beneath a flight path
- \* Signs/other attachments on the roof
- \* Yard is fenced
- \* Gate(s) not locked when premise(s) closed
- \* Yard/exterior of building lit
  - Street lights.
- \* Risk is not located in high wind/hail area
- \* No visible malicious damage/vandalism at risk
- \* No signs of vandalism within surrounding vicinity
- \* Risk is protected from vehicular impact

M U L T I R I S K  
R E M A R K S / R E C O M M E N D A T I O N S  
-----

REMARKS:

- \* Fire, Liability & Basic Crime - This building is located in an old established industrial / commercial / residential area in the vicinity of Eastern Av. and Don Valley Parkway in downtown Toronto. The Insured has been in business since 1961 and at this location since 1971. The flammable inks and flammable solvents are kept in the open (Recommendation made). The solvent soaked rags are kept in open metal cans (Recommendation made). The elevators are under the control of the building owner. The sprinkler system and the water supply were not tested or evaluated at this time. Sprinkler underwriting report may be obtained by specific request in writing to IAO Toronto. File # SR498.
- \* Expanded Crime - the Insured does not carry out any inventory (Recommendation made). Any information pertaining to the handling of money and securities was refused as contact stated that that Harford did not provide this type of coverage. There is no burglar alarm on the premises of this Insured (Recommendation made).
- \* All Risk - The property is well maintained. The Insured occupies an area up on the third floor of this five storey building. At the time of the survey no unusual "All Risk" type of exposures were evident.

# Multirisk Report - 1994 METROPOLITAN SUPPLIES LTD. 68 Broadview Ave TORONTO ON M4M2A5





**Insurers' Advisory Organization (1989) Inc.**

18 King Street East, Suite 700, Toronto, Ontario M5C 1C4 Tel.: (416) 368-1801 • Fax: (416) 368-7703

**Ontario Branch  
Confidential Report**

**MULTIRISK SURVEY**

**Insured:** METROPOLITAN SUPPLIES LTD.

**Location Surveyed:** 68 - 78 BROADVIEW AV  
TORONTO, ONTARIO  
M5C 1G8

**Person Contacted:** Stephen Balabau  
**Telephone number:** (416) 469-5911

**Customer:** Canadian Surety Co.

**Policy Number:** 5021815  
**AIS Reference number:** 10033127

**Surveyed by:** D. McDevitt  
**Date of Survey:** May 02, 1994

**Committed to Service Excellence**

IAO reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. IAO does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, IAO assumes no responsibility for management and control of these activities. IAO will not be responsible to the Purchaser for any losses or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.

M U L T I R I S K - F I R E, L I A B I L I T Y  
A N D B A S I C C R I M E

-----

OCCUPANCY:

The insured is a tenant at this location. They have been in operation since 1980 and at this location for 13 years. They occupy 1953 sq. m and are not the major occupant, having 6 employees. The premises are in good condition. The insured is interested in loss prevention and there have not been any losses during the last 2 years.

\* Occupancy Description

5th Fl: The insured occupies the greater part of the top floor as distribution of souvenirs and novelties kept in cardboard boxes. Approximately 90% of the storage kept on the floor is not skidded, however, stock is mainly metal or china giftware. Storage is on narrow metal shelves to 6' and in solid piles up to 8' maximum.

\* Other Classes of Occupants

This is a multi-occupancy building with other tenants including an auto body shop, clothing manufacturers, silkscreening operations, produce wholesale, mirror manufacturing, clothing storage, and offices with the remainder vacant.

\* Undesirable Features

None

It is recommended that this location be resurveyed in 1 year(s).

-----

BUILDING:

- \* Built - 1914      Height: Storey(s) - 5
- \* Addition(s) - 1937
- \* There are no renovations.
- \* Building Condition - Good

\* Area: Ground Floor - 2666 sq. m      Total - 14864 sq. m

-----

BASIC CONSTRUCTION:

- \* Walls - 99% Masonry - Brick
  - 1% Wood Frame - Wood frame metal clad
- \* Floors - 100% Plank on timber
- \* Roof - 2% - Concrete
  - Surface material(s) - Tar and gravel
  - Roof replaced, unable to determine when.
- 2% - Wood joist
  - Surface material(s) - Tar and gravel
  - Roof replaced, unable to determine when.
- 96% - Plank on timber
  - Surface material(s) - Tar and gravel
  - Roof replaced, unable to determine when.

INTERIOR FINISH:

- \* Walls - 5% combustible - Wood panel
  - 10% non-combustible
  - 85% open
- \* Ceilings - 10% non-combustible
  - 90% open

-----

BASEMENTS:

- \* Number of basements - 1
- \* Total Area - 2666 sq. m
- \* Finished - 0%                      Unfinished - 100%

VERTICAL OPENINGS:

- \* Stairs - Properly protected
- \* Elevators - Properly protected

MEZZANINE: None

OUTBUILDINGS: None

-----

HEATING:

- \* Hot Water/Steam - 100% - Natural gas
  - Year replaced could not be determined, 100% replaced.
  - Installation appears safe
- \* Heating appliances - All enclosed in a separate room
- \* Combustible materials - Not stored in this room at time of survey

- \* Fuel Tanks/Supply:
  - Supply - UG Natural Gas Connection

- \* Chimneys:
    - Masonry - Standard
- 

#### ELECTRICAL:

- \* Condition - Good and appeared safe at the time of the survey.
  - \* Wiring - Conduit; BX
  - \* Overcurrent protection - Circuit Breakers.
  - \* Electrical system - Year replaced could not be determined, 100% replaced.
- 

#### PLUMBING:

- \* Condition - Good at the time of the survey.
  - \* Piping is Copper; Galvanized
  - \* Plumbing - Year replaced could not be determined, 50% replaced.
- 

#### EXPOSURES: (within 15m of the risk):

- \* FRONT: OPEN
  - \* REAR: OPEN
  - \* LEFT: OPEN
  - \* RIGHT: OPEN
- 

#### MUNICIPAL PROTECTION:

- \* The FUS Public Fire Protection Classification is 2
- \* Responding (career) fire department Toronto
- \* Distance from risk Less than 2.5 km
- \* Access via Paved roads. Year-round.
- \* The building itself is easily accessible to the fire department.
- \* Two hydrants within 155m (standard)

#### PRIVATE PROTECTION at this location includes the following:

- \* Standard extinguishers; Standard Standpipe & hose; Automatic sprinkler

---

M U L T I R I S K - L I A B I L I T Y

---

OCCUPANCY - GENERAL INFORMATION

- \* Neighbourhood is predominantly industrial / commercial
  - \* Insured - tenant Area occupied - 1950 sq. m
  - \* 10% accessible to public. Public access is considered light
  - \* Gross revenue - could not be determined at time of survey.
- 

PREMISES information at the time of this survey

- \* The following appeared to be SATISFACTORY:

Stairs, Ramps, Handrails; Floor Surfaces & Coverings; Walls & Ceilings; Interior Lighting; Exterior Lighting; Interior Housekeeping; Exterior Housekeeping; Washrooms; Sidewalks, Yards & Parking Lots; Snow & ice removal; Roof Attachments; Other Attachments; Fire Exits; Fire Escapes

ELEVATING DEVICES

- \* 1 Passenger elevators in operation
  - Current license is present.
  - Maintenance contract - Yes Company - Unknown
- \* 3 Freight elevators in operation
  - Current license is present.
  - Maintenance contract - Yes Company - Unknown

---

M U L T I R I S K - E X P A N D E D C R I M E

BUSINESS:

The insured operates a wholesale souvenir, novelty and giftware sales at this location, with Normal business hours 7:30am - 5pm 5 days/wk. The present inventory value is approximately \$715000.

- \* Inventory taken - Yearly
- \* Typical Stock - Individual low valued merchandise: novelties, souvenirs, gift items, toys, etc.
- \* Target Stock - None noted at time of survey
- \* There is a low smash and grab exposure at this location

-----

NEIGHBOURHOOD:

- \* Predominantly industrial / commercial
- \* Stable
- \* Best described as having a high crime rate.

-----

GENERAL PROTECTION at the time of this survey:

- \* The following appeared to be SATISFACTORY:
  - Exterior Lighting; Interior Lighting; Roof Accessibility;
  - Police Patrols
- \* Guard Service - None

-DOOR DETAILS:

- \* Front - 1
  - Construction - Metal with no panels
  - Type - Person
  - Equipped with Single Cylinder Dead Lock
  - Not wired to alarm system
- \* Side - 1
  - Construction - Metal with no panels
  - Type - Person
  - Equipped with Single Cylinder Dead Lock
  - Not wired to alarm system
- \* Side - 1
  - Construction - Wood with no panels
  - Type - Person
  - Equipped with Double Cylinder Dead Lock
  - Not wired to alarm system

- \* Rear - 1
  - Construction - Metal with no panels
  - Type - Bay
  - Equipped with Cross Bar
  - Not wired to alarm system

WINDOW DETAILS:

- \* Front - 5
  - Type - Removable - Plain glass
  - Burglary screens - No
  - Burglary bars - No
  - Windows not wired to alarm system
- \* Side - 26
  - Type - Removable - Wired glass
  - Burglary screens - No
  - Burglary bars - No
  - Windows not wired to alarm system
- \* Side - 20
  - Type - Removable - Wired glass
  - Burglary screens - No
  - Burglary bars - No
  - Windows not wired to alarm system
- \* Rear - 12
  - Type - Removable - Wired glass
  - Burglary screens - No
  - Burglary bars - No
  - Windows not wired to alarm system

-----

-MONEY ON HAND:

- \* Cheques - Ave \$ 5000 - Max \$ 10000

CHEQUES:

- \* Cashed - No

DEPOSITS:

- \* Frequency - Daily
  - \* Deposits made during daytime
  - \* Distance is 0.5 km
- Hours vary  
0 staff accompany

-----

### \* Physical Details

- \* Money in Safe

- .....

M U L T I R I S K - A L L R I S K  
-----

EARTHQUAKE: Zone 1      History of earthquakes - No  
-----

FLOOD:

- \* Nearest body of water - Pond/Lake
  - \* Distance from risk - 1 m.
  - \* Risk is not located on a flood plain
  - \* There is no history of flooding
  - \* No evidence of water damage
- 

WATER DAMAGE:

- \* Plumbing - Copper; Galvanized
  - \* Evidence of corrosion - None
  - \* Building is sprinklered
  - \* At time of survey, the following appeared to be SATISFACTORY:
    - Adequacy of sealing of Window/Skylight openings
    - Adequacy of Roof covering material
  - \* At time of survey, the following were found to be needing attention:
    - Stock susceptibility to water damage
  - \* Most recent roof repair date - could not be determined
  - \* Water damage protection - Skids
  - \* History of water damage - None
  - \* Evidence of water damage - None
- 

COLLAPSE:

- \* No items which may lead to collapse were found.
  - \* History of collapse - None
- 

SEWER BACK-UP:

- \* History of sewer back-up - None
- \* Protection devices in place - None

VERIFICATION - WATER DAMAGE, FLOOD, SEWER BACK-UP INFORMATION:

- \* Confirmed by Stephen Balabau
  - \* Years knowledge of risk - 14
- 

ADDITIONAL PERILS:

- \* Lightning protection - No
- \* Risk is not located within 5 km of an airport
- \* Risk is not located beneath a flight path
- \* Signs/other attachments on the roof
- \* Yard is not fenced
- \* Yard/exterior of building lit
  - Good lighting provided from streetlighting, as well as from lights attached to the building lighting the yards at the sides and rear, which appear adequate.
- \* Risk is not located in high wind/hail area
- \* No visible malicious damage/vandalism at risk
- \* No signs of vandalism within surrounding vicinity
- \* Risk is protected from vehicular impact

M U L T I R I S K  
R E M A R K S / R E C O M M E N D A T I O N S  
-----

## REMARKS:

- \* Fire, Liability & Basic Crime - The insured's premises have generally good housekeeping and are well arranged, with adequate aisle space provided, and no high piling noted. The risk is located at the south end of Broadview Ave. at Eastern Ave. in a predominantly industrial and residential district. The sprinkler system was neither tested or evaluated at the time of this visit. The last sprinkler inspection was done in December 1993, a copy of which is can be obtained by specific written request to IAO Toronto. The insured was co-operative and receptive to this survey and appears interested in loss control. He advised there have been no losses of note since he started operations here. All portable fire extinguishers were last tagged within the last year.
- \* Expanded Crime - There are no unusual features for burglary coverages. There are two windows on the north side accessible by exterior fire escapes, but they appear to have secure locks and are in good condition. This is not a retail or cash business and as a result cash exposure does not exist. The safe is for storage of cheques received during the day and as they are taken to the bank on a daily basis, any cheques overnight would be under \$1000 according to the insured. The stock is not target as individually, items are of very limited value. A large amount of inventory would have to be taken to comprise any appreciable value.
- \* All Risk - The only concern of note for all risks coverages is the fact that cartoned stock is not entirely skidded. The insured pointed out that as most of it is metal or china, it is not subject to high water damage exposure, although the cartons themselves would be. It does not appear that it is essential at this time for all stock to be skidded off the floor in light of these remarks by the insured. Exterior lighting as noted appears adequate, particularly in view of the fact that the insured is on the 5th floor level. There is a large water tank on the roof which appears in reasonably good condition and well secured from all indications available from grade level.
- \* No Recommendations made at this time

RECOMMENDATIONS:

- \* 95-01 Fire, Liability & Basic Crime - An ULC labelled safety cabinet should be provided to store flammable inks and thinners. Dispensing of thinners should be conducted from labelled ULC safety cans.
- \* 95-01 Expanded Crime - A burglar alarm system should be considered for your premise with alarms terminating at a recognized monitoring service.
- \* 95-02 Fire, Liability & Basic Crime - approved metal disposal cans with tight closing lid should be provided for the disposal of solvent soiled rags.
- \* 95-02 Expanded Crime - Consideration should be given to instituting a perpetual stock inventory system.

# Cope Report - 1993 LEE MAR DEVELOPMENTS 68 Broadview Ave TORONTO ON M4M2A5



INSURERS' ADVISORY ORGANIZATION  
CONFIDENTIAL - FOR USE OF MEMBERS ONLY  
NOT FOR GENERAL DISTRIBUTION

2009-Jun-14  
08:52 [Sun]

COPE (Construction, Occupancy, Protection, Exposure) REPORT

Risk: LEE MAR DEVELOPMENTS  
68 78 BROADVIEW AV  
TORONTO ON  
M4M 2E6

Reference No. 10033127 / Building No. 01 ENTIRE BUILDING

( Surveyed By BILL TZAFERIS on 93.12.06 )

-----  
Please note that the information contained in this report was gathered during  
a physical inspection of the risk by an IAO Loss Control Representative.

If you wish to obtain building or contents rates for this risk, please refer  
to the Rate Card in the list of products available for this risk.  
Please call the IAO Help Desk or your local IAO Representative for help in  
obtaining a rate for this risk, or do it yourself by going to [www.iao.ca](http://www.iao.ca)  
and using the New X-rate to generate a new rate yourself.

-----  
IAO reports, prepared in compliance with commonly accepted risk control  
standards existing at the time services are rendered, are developed from an  
inspection of the premises and/or from data supplied by or on behalf of the  
Purchaser. IAO does not purport to list all hazards. While changes and  
modifications referred to in the reports are designed to upgrade protection  
and loss prevention of the premises, IAO assumes no responsibility for  
management and control of these activities. IAO will not be responsible to  
the Purchaser for any loss or damages, whether consequential or other,  
however caused, incurred or suffered, as a result of the service being  
provided.

----- CODING -----

Industry Code: 519 - Other Wholesale (N.O.C.)  
Construction Code: 2 - Non-Combustible / Masonry Walls  
Risk Classification: AS - Automatic Sprinklers  
Protection Code: 6 - Sprinklered, Fully Protected, Gr 1-2  
Combustibility M3

----- CONSTRUCTION -----

WALLS - MASONRY:  
100% Brick 305mm Thick C-2 Type: W-1

MASONRY and FIRE RESISTIVE FLOOR and ROOFS:  
14% Concrete on Grade - Plan Hours: 3.00 Listed? N Type: D-1  
0% Reinforced Concrete - To Hours: 3.00 Listed? N Type: D-1

FLOORS & ROOFS - COMBUSTIBLE:  
69% Heavy Timber Constructio C-1  
16% Heavy Timber Constructio C-1

----- SECONDARY CONSTRUCTION -----

HEIGHT:

Number of Storeys: 05  
Basements: 1

Combustible Storeys Without Grade Access: 0

VERTICAL OPENINGS:

Stairs BST-1ST	Comb.: 02	Const.: 3
Type: Non Comb. (V-3) .75Hrs-Walls/ .75Hrs-Doors		
Stairs 1ST-2ND	Comb.: 02	Const.: 3
Type: Non Comb. (V-3) .75Hrs-Walls/ .75Hrs-Doors		
Stairs 2ND-5TH	Comb.: 02	Const.: 3
Type: Non Comb. (V-3) .75Hrs-Walls/ .75Hrs-Doors		

AREA:

Building Dimensions (m): 0 X 0 0 X 0 0 X 0

Grade: 2669 m2 Total: 14880 m2 Effective: 14880 m2

L1, L2 Area 65%

ROOF SURFACE:

100 % Approved

COMBUSTIBLE INTERIOR FINISH:

Ordinary Damage Material	C-1	
Prot.: P Flame: 0 to 25	Smoke: 0 to 200	5%
Ordinary Damage Material	C-1	
Prot.: P Flame: 0 to 25	Smoke: 0 to 200	8%

BUILDING CONDITION:

Fair (Moderate Disre Type C-A

Year Built: 1914 Air Conditioning: Central (003%)

Basement: 100% du rc., 005% Aminage

COMMON HAZARDS: 7211A1 - Central Heat Boiler  
7232 - ELECT. DEFECTS - MODERATE  
7241 - POOR HSE KEEPING - MINOR

----- PROTECTION -----

MUNICIPAL PROTECTION:

Distance from Hydrants:	Standard	Congested Area:	No
Distance to Fire Hall:	< 2.5 km	Accessibility:	Good
FUS Protection Class:	04		
Revised Class:	04		
IAO Protection Class:	04		

INTERNAL PROTECTION:

MANUAL FIRE FIGHTING EQUIPMENT:        Non-Standard  
   Standard Extmet

STANDARD AUTOMATIC SPRINKLERS:

EF:     90 X RF:     80/100 X AT:     50/100 = Final     36

AUTOMATIC SPRINKLER ALARMS:

(1.a) To ULC-Listed Sta

----- EXPOSURE -----

NONE NOTED:

----- OCCUPANCY - METROPOLITAN SUPPLIES -----

Industry Code:            5193 - Other Wholesale (N.O.C.)

Occupancy:                5222A - DISTRIBUTION OF GIFTWARE

Location:    5TH     Area: 1953 m2    13.1% of Total

Combustibility Code:     03 - Combustible

Susceptibility Code:     03 - Moderate Damage

-----

----- OCCUPANCY - VACANT -----

Location:    5TH     Area: 520 m2    3.4% of Total

Vacant

-----

----- OCCUPANCY - VRS OFFICES -----

Industry Code:            6610 - Office Tenants (N.O.C.)

Occupancy:                5381 - OFFICES

Location:    401-5   Area: 130 m2    0.8% of Total

Combustibility Code:     02 - Limited Combustibility

Susceptibility Code:     02 - Slight Damage

-----

----- OCCUPANCY - VACANT -----

Location:    4TH     Area: 2230 m2    14.9% of Total

Vacant

-----

----- OCCUPANCY - JINX SENIOR DESIGNS LTD -----

Industry Code: 2330 - Womens Apparel Mfg. - including Millinery and  
Occupancy: 5534B - WOMEN'S CLOTHING MFG  
Location: 3RD Area: 372 m2 2.5% of Total  
Combustibility Code: 03 - Combustible  
Susceptibility Code: 04 - Heavy Damage  
-----

----- OCCUPANCY - BRAVADOS DESIGNS -----

Industry Code: 2330 - Womens Apparel Mfg. - including Millinery and  
Occupancy: 6105A - WOMENS CLOTHING MFG  
Location: 3RD Area: 372 m2 2.5% of Total  
Combustibility Code: 03 - Combustible  
Susceptibility Code: 04 - Heavy Damage  
-----

----- OCCUPANCY - VACANT -----

Location: 3RD Area: 549 m2 3.6% of Total  
Vacant  
-----

----- OCCUPANCY - GORD MILLER DISPLAY -----

Industry Code: 2750 - Printing - Other than newspapers, including B  
Occupancy: 5466A - SILK SCREENING  
Location: 3RD Area: 650 m2 4.3% of Total  
Combustibility Code: 04 - Free Burning  
Susceptibility Code: 04 - Heavy Damage  
Special Hazard: 7302C5C - FLAM LIQ STG IA/IB > 46L  
-----

----- OCCUPANCY - VACANT -----

Location: 2ND Area: 2231 m2 14.9% of Total  
Vacant  
-----

----- OCCUPANCY - VACANT -----

Location: 3RD Area: 483 m2 3.2% of Total  
Vacant

---

----- OCCUPANCY - VACANT -----

Location: 1ST Area: 1292 m2 8.6% of Total  
Vacant

---

----- OCCUPANCY - GARDEN VALLEY PRODUCTS -----

Industry Code: 5063 - WHOLESALE OPS: Food and Beverage (excluding L

Occupancy: 5202C - WHOLESALE PRODUCE

Location: 1ST Area: 651 m2 4.3% of Total

Combustibility Code: 03 - Combustible

Susceptibility Code: 03 - Moderate Damage

---

----- OCCUPANCY - VACANT -----

Location: A-BST Area: 1727 m2 11.6% of Total  
Vacant

---

----- OCCUPANCY - MIRRORS LTD -----

Industry Code: 3282 - Glass, Pottery and China (Mfg.) N.O.C.

Occupancy: 5232A - MIRROR CUTTING-LOCKED

Location: BST Area: 232 m2 1.5% of Total

Combustibility Code: 03 - Combustible

Susceptibility Code: 04 - Heavy Damage

---

----- OCCUPANCY - SAVEMORE -----

Industry Code: 5058 - WHOLESALE OPS: Apparel, Dry Goods, Notions, T

Occupancy: 5222A - WAREHOUSE NOVELTIES & CLO

Location: BLD-C Area: 557 m2 3.7% of Total

Combustibility Code: 03 - Combustible

Susceptibility Code: 03 - Moderate Damage

---

----- OCCUPANCY - GATEWAY AUTO COLLISION -----

Industry Code: 5531 - Auto Paint and Body Shops - Tire Recapping, R

Occupancy: 5082D - AUTO BODY SHOP

Location: BLD-E Area: 233 m2 1.5% of Total

Combustibility Code: 03 - Combustible

Susceptibility Code: 03 - Moderate Damage

-----

# Inspection Report - 1993 LEE MAR DEVELOPMENTS 68 Broadview Ave TORONTO ON M4M2A5



CONFIDENTIAL

LOSS CONTROL ENGINEERING DEPARTMENT

Ontario

INSURED:	Lee Mar Developments	06 November 2008
	68 Broadview Avenue	File No. SR00498
	Toronto, Ontario	Reference 003312
	M4M 2E6	
MAILING ADDRESS:	500 King Street West	
	Suite 315	
	Toronto, Ontario	
	M5V 1L9	
CONTACT:	Mr. Harry Morgan - Tenants & Building Superintendent	

SURVEY-FIRE AND EXTENDED COVERAGE INSURANCE

The survey of the above property on December 6, 1993 was made on behalf of participating insurance companies. The information gathered on this survey is used by these insurers to aid in deciding whether to underwrite the risk, and if so, at what cost.

The following comments were developed from this survey, and are based on conditions, practices observed, other pertinent data supplied by management personnel at the risk, and information secured at the time of survey.

Please note that the following recommendations have been made with the intention of pointing out those areas in which remedial action could have the beneficial effect of making your premises safer.

RECOMMENDATIONS IN CAPITAL LETTERS ARE OF PARTICULAR IMPORTANCE, AND THEIR EARLY IMPLEMENTATION IS ENCOURAGED.

Thank you for your co-operation during this visit, and please do not hesitate to get in touch with us if we can be of any further assistance.

Representative: Bill Tzaferis

IAO reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. IAO does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, IAO assumes no responsibility for management and control of these activities. IAO will not be responsible to the Purchaser for any loss or damages, whether consequential or other, however caused, incurred or suffered, as a result of the service being provided.

REMARKS:

1. This is the first survey of these premises since March of 1985.
2. Satisfactory testing of the east and south sprinkler systems was witnessed at the time of this survey.
3. There have been several tenant changes and a large part of the building is presently vacant, therefore, Recommendation Letter and Tenant list have been revised accordingly.
4. Previous "Recommendations 75-1 & 78-3" are not deleted, since the previous dry pipe sprinkler system has been replaced with wet type sprinkler system and new alarm valves. According to Mr. Morgan this sprinkler system conversion took place in 1990.

RECOMMENDATIONS:

BUILDING OWNER:

- 69-13 (Revised 1993)
- Numerous tenants are using 30 am fuses on light circuits. It is urged that electric wiring be checked by a licensed electrician and fuses of only the correct capacity be used. 30 am fuses were also noted used in hall way electrical panels.
- 69-17 The main sprinkler system piping by the side of the double check valves (in the basement on the east side) should be cleaned of rust and painted with red oxide inhibitive paint.
- 79-2 (Revised 1993)
- The inside electric bell alarms of the sprinkler systems should be repaired and made operable.
- 79-3 (Revised 1993)
- The existing central station supervisory service alarms by
-

Wells Fargo should be extended to include the following system valves:

(a) The main 152.4 mm (6") O.S. & Y. controlling all sprinkler systems in the building.

(b) The two 76.2 mm (3") O.S. & Y. valves located in the basement on each of the stairwells.

(c) The 101.6 mm (4") O.S. & Y. valve in building superintendent office, adjoining the boiler room.

83-1 All the inspector's test pipes should be numbered and their respective locations posted in the building superintendents office.

83-2 (Revised 1993)

The self-closing mechanisms on the fire doors between Buildings A and B as well, as the elevator door on the fifth floor and the basement should be replaced and install in a proper manner.

93-1 ALL SPRINKLER SYSTEM VALVES AND RELATED EQUIPMENT IN THE BUILDING SHOULD BE CHECKED AND RELATED EQUIPMENT IN THE BUILDING BE CHECKED, REPAIRED AND REGULARLY MAINTAINED BY A RECOGNIZED SPRINKLER CONTRACTOR TO ENSURE PROPER OPERATION. AT THE TIME OF THIS SURVEY SEVERAL VALVES WERE COMPLETELY JAMMED AND COULD NOT BE OPERATED.

GORD MILLER DISPLAY: (3R Floor - Building "B")

78-1 An ULC labelled safety cabinet should be provided to store flammable inks and thinners. Dispensing of thinners should be conducted from labelled ULC safety cans.

93-1 Approved metal disposal cans with tight closing lid should be provided for the disposal of solvent soiled rags.

93-2 All fire extinguishers in your premises should be serviced and date tag annually be a recognized contractor. This was last done in 1989.

GARDEN VALLEY PRODUCTS: (Ground Floor - West Section)

83-1 Standard automatic sprinkler protection should be provided in the cooler of wooden construction having an area of approximately 185.8 m<sup>2</sup> (2000 sq ft) in your premises.

93-1 All fire extinguishers in your premises should be serviced and date tagged annually by a recognized contractor. There

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was no evidence of last service on fire extinguishers.

GATE WAY AUTO COLLISION: (Building E)

93-1 Standard automatic sprinkler protection should be provided for the 1.83 m x 1.83 m (6' x 6') room between the paint spray room and the paint storage room.

93-2 Both fire extinguishers in your premises should be serviced and date tag annually by recognized contractor. No indication of last service fire extinguishers.

BRAVADO DESIGNS: (3rd Floor)

93-1 Standard automatic sprinkler protection should be provided under the 1.83 m x 15.25 m (6' x 50') cutting table in your premises.

JINX SENIOR DESIGNS: (3rd Floor)

93-1 Standard automatic sprinkler protection should be provided under the

1.83 m x 9.15 m (6' x 30') and the 1.22 m x 12.2 m (4' x 40') cutting tables. As a less desirable alternative, bulkheads of 1.59 cm (5/8") ULC listed wood particle board should be provided at 2.44 m (8') to 3.05 m (10') intervals beneath these tables. These partitions or bulkheads should extend the full width of the table and be tight fitting to the floor and underside of the table.

Note: All tables over 1.7 m (5 1/2') in width should be provided with standard automatic sprinkler protection, as bulkheads would not provide adequate protection.

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INSURERS' ADVISORY ORGANIZATION  
Ontario

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INSPECTION REPORT

File No. 00498  
Reference: 003312

Not on Plan

NAME OF RISK: Lee Mar Developments

LOCATION: 68 Broadview Avenue  
Toronto, Ontario  
M4M 2E6

SURVEYED BY: Bill Tzaferis

SURVEY DATE: December 6, 1993

IAO reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. IAO does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, IAO assumes no responsibility for management and control of these activities. IAO will not be responsible to the Purchaser for any loss or damages, whether consequential or other, however caused, incurred or suffered, as a result of the service being provided.

GENERAL COMMENTS

OCCUPANCY: Multi-tenant occupancy with large vacant areas.

CONSTRUCTION

FIRE DIVISIONS: Single Fire Division. The building is in one large fire division.

BUILT IN: 1914

Additions: 1937

Repair: Good

HEIGHT: Bst. 5 Sto.(s) = 18.91 m (62')

Basement: Yes

WALLS: Construction: 99% brick; 1% wood frame metal clad

..\Page 2

Type of Walls: Independent, bearing

FLOORS: 17% concrete on grade; 83% plank on timber

ROOF: 96% mill; 2% fire resistive; 2% wood joist. Non-combustible roof surface (tar and gravel).

AREA:

Grade: 2666.23 m2 (28700 sq ft)

Total: 14864 m2 (160000 sq ft)

Separation Walls: 30.48 cm (12") brick

VERTICAL OPENINGS: The main stairway and elevator tower are cut off. The remaining stairways and elevators are shut off.

Elevators: 3 Freight and 1 Passenger

INTERIOR FINISH - Walls: 85% Open; 10% Non-combustible; 5% Combustible

INTERIOR FINISH - Ceilings: 90% Open; 2% Non-combustible; 85% Combustible

EXTERIOR FINISH - Walls: 92% Open; 8% Non-combustible

COMBUSTIBLE CONCEALED SPACES: None

NON-COMBUSTIBLE CONCEALED SPACES: None

#### HAZARDS

COMMON HAZARD:

Heating: Heat is provided by a labelled, gas-fired, low pressure boiler located in a cut-off room in the basement.

Chimneys and Flues: Standard

Air-Conditioning: Central and Window - Central for 3% & Window type for 1% of the area is air conditioned

Electrical: Unsafe. Circuit breakers and fuses used. Wiring not updated in the last 30 years. Transformers PCB filled: No. Over fusing noted in several areas of the building (Recommendation made).

SPECIAL HAZARDS: Safe in part - See "Tenants"

RADIOACTIVE MATERIAL: None

HIGH PILING: None

HOUSEKEEPING: Generally Safe.

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..\Page 3

HAZARDOUS MATERIAL: Partly Safe - See "Tenants"

EXPOSURES:

North	Protection Required: N	Protection Provided: N
	Moderate	
	19.52 m (64') to a single storey sprinklered brick building with fair protection from wired glass in steel sash windows.	
South	Protection Required: N	Protection Provided: N
	None	
East	Protection Required: N	Protection Provided: N
	Light	
West	Protection Required: N	Protection Provided: N
	None	

ACTIVITY: Quite 8 Hrs/day 5 Days/Wk.

SMOKING RESTRICTED: Yes

ELECTRONIC DATA PROCESSING: Utilize by various for various data entry purposes.

PROCESS DESCRIPTION: See "Tenants"

PROTECTION

OVERALL GRADING: 90 (EF) x 80/100 (RF) x 50/100 (AT) = 36

EF - Due to unsprinklered areas.

RF - Due to partly poor maintenance of sprinkler equipment.

AT - Is only part of the sprinkler systems was tested.

Area Sprinklered (excluding concealed spaces): 99% 100% Wet

Sprinkler Installation Date: 20%: 1970; 80%: 1971-1980

NOTE: Sprinkler piping installed in: 1914, 1918 & 1936.

Protection Against Freezing: Adequate

Sections shut off in winter: No

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..\Page 4

Sections on cold weather system: No  
Sections subject to freezing  
Not adequately protected: No

Sprinkler Protection Required: Several tenant areas (see "Tenants" and "Recommendations")

Equipment Standard: The sprinkler equipment is classified as standard although all 20 mm (3/4") branch lines have not been replaced.

Alarms: Consist of a full ULC listed supervisory service of Wells Fargo connected to their central station in Toronto. Local alarms consist of outside water motor gongs and inside electric bells that did not operate during testing (Recommendation made). (Grading = 10%) due to the fact several gate valves of the sprinkler system are not included in the supervisory alarm service (Recommendation made).

Primary Water Supplies: Municipal - Standard

Secondary Water Supplies: None - Provided    None-Required.

#### ADDITIONAL SPRINKLER PROTECTION DETAILS:

Standard single supply from a 152.4 mm (6") connection to a 304.8 mm (12") circulating main on Broadview Avenue. Static pressure 586.5 kPa (85 psi), residual pressure 552 kPa (80 psi) with 50.8 mm (2") drain fully open. This is an Ordinary Hazard Group 2 occupancy requiring 3800 L/min (1000 US gpm) at 427.8 kPa (62 psi) at the base of the riser. A water flow test conducted on October 1976, on the private mains at 1-9 Sunlight Park Drive, showed a static pressure of 607.2 kPa (88 psi) and 4940 L/min (1300 US gpm) flowing at 496.8 kPa (72 psi).

The sprinkler system overall poorly maintained with several valves completely jammed (Recommendation made for repairs and regular maintenance).

Fire Department Pumper Connection: Yes

#### OTHER PROTECTION:

Extinguishers: Non-standard - See "Tenants"

Standpipe and Hose: Standard

Watchman Service: None

Special Equipment: None

#### OUTSIDE PROTECTION:

Public Hydrants: Standard

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..\Page 5

Private Hydrants: None

Public Fire Department: Paid. Distance to Fire Hall .305 m (1').

Private Fire Department: No

F.U.S. Municipality Classificaiton: 2

Accessibility: To Property - Good

Into Building - Good

#### EXTENDED COVERAGE

WINDSTORM - No

LIGHTNING (FEATURES) - No

LIGHTNING (GROUNDED) - No

EXPLOSION - No

SPRINKLER LEAKAGE - Stock Skidded or Shelved: Yes

Stock Susceptible to Large Water Damage: No

Floors Drained: No.

#### RIOT, VANDALISM, MALICIOUS ACTS

Access Restricted: No

Guard Supervised: No

Yards Fenced: No

Yards Lit: No

Remote from Populated Areas: No

EARTHQUAKE - Zone: 0

#### IMPACT HAZARDS:

By Aircraft: None

By Road Vehicles: Slight with parking areas at the south part of the building.

By Trains: None

By Floating Vessels: None

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SMOKE DAMAGE - Susceptibility of stock to smoke damage: Light

#### UNDESIRABLE FEATURES

##### PROMINENT:

1. Several control valves of sprinkler system including main gate valve for all sprinkler systems are not supervised (Recommendation made).
2. This is a large risk in a single fire division.
3. Sprinkler system overall poorly maintained and not in good working order (Recommendation made).

##### OTHER:

1. 19 mm (3/4") piping in sprinkler system.
2. Minor unsprinklered areas.
3. Tenant areas with no fire extinguishers service updated.
4. Control of flammable liquids storage and dispensing not adequate in one of tenant areas (see Recommendations).

#### MANAGEMENT - LOSS PREVENTION PROGRAMMES

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# TENANTS

1. Asterisk (\*) denotes change of occupancy since last survey.
2. Good housekeeping with a standard supply of portable extinguishers, unless otherwise stated.
3. If the building is sprinklered, then the overall grading of sprinklers and water supplies to all tenants is equal to that of the building grading, unless otherwise stated.

## 5TH FLOOR

### Building "A" & "B"

METROPOLITAN SUPPLIES A/O SOUVENIR NOVELTIES DISTRIBUTION INC.: (IBC Code: 5193 )  
Occupies total of 1950.9 m2 (21000 sq ft) for distribution of souvenirs and novelties kept in cardboard boxes. Approximately 90% of storage kept on floor not skidded. Stock is mainly metal or china giftware. Stock is stored on narrow metal shelves up to 1.83 m (6') high maximum in cardboard boxes and solid piles up to 2.44 m (8') high maximum. There are six employees in this premises.

Building "C" mainly Vacant.

Comprises of 520.24 m2 (5600 sq ft).

\*MARIPOSA SCHOOLS LTD.: (4Th Floor - Building "A") (IBC Code: 3401 )  
Occupies 74.32 m2 (800 sq ft) as offices.

\*BRAVADO DESIGNS: (Suite 405) (IBC Code: 6610 )  
Occupies 55.74 m2 (600 sq ft) as offices. These tenant also occupy clothing manufacturing space on the third floors. See (Third Floor).

Remaining 4th Floor is vacant, including Building "B" and Building "C" are all vacant for an approximate total of 2229.6 m2 (24000 sq ft)  
3RD FLOOR:

### Building "A"

\* JINX SENIOR DESIGNS LTD.: (Suite 300) (IBC Code: 2330 )  
Occupies 371.6 m2 (4000 sq ft) for the manufacturing of women's clothing. One 1.83 m x 1.83 m (6' x 30') and one 1.22 m x 12.2 m (4' x 40') cutting

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..\Page 8

table are not sprinklered underneath and not provided with adequate bulk heads (Recommendation made).

\*BRAVADO DESIGNS: (IBC Code: 2330 )

Occupies 371.6 m2 (4000 sq ft) as a women's clothing manufacturer. There is a 1.83 m x 15.25 m (6' x 50') cutting table that's not sprinklered underneath (Recommendation made). There are twelve people employed in this premises.

VACANT (IBC Code: 1841 )

The remaining 548.11 m2 (5900 sq ft) of Building A on this floor is vacant.

GORD MILLER DISPLAY: (Building "B") (IBC Code: 2750 )

Occupies 650.3 m2 (7000 sq ft) for silk screening operations employing six people. Flammable inks are utilized. Stock is skidded and shelved to a maximum height of 2.135 m (7'). Approximately 232.05 L (51 IMP gal) containers with flammable inks and thinners kept in the open and dispensed from the containers (Recommendations made for metal cabinet). Solvent soaks rags dispensed in open containers (Recommendation made). Fire extinguishers not serviced recently (Recommendation made).

VACANT: (Building "C") (IBC Code: 1841 )

Comprises 483.08 m2 (5200 sq ft).

VACANT: (IBC Code: 1841 )

Entire 2nd Floor of Buildings "A", "B" & "C" is vacant.

Total area approximate is 2229.6 m2 (24000 sq ft).

VACANT: (1st Floor - Building "A") (IBC Code: 1841 )

Comprises 904.846 m2 (9740 sq ft)

GARDEN VALLEY PRODUCE: (IBC Code: 5063 )

Occupies 650.3 m2 (7000 sq ft) for wholesale of produce. 9.15 m x 21.35 m

(30' x 70') cooler with wood lining and wood construction is not sprinklered (Recommendation made).

VACANT: (Building "C") (IBC Code: 1841 )

Approximately 464.5 m2 (5000 sq ft).

VACANT: (Basement - Building "A") (IBC Code: 1841 )

836.1 m2 (9000 sq ft).

MIRRORS LTD.: (Building "B") (IBC Code: 3282 )

Occupies 232.25 m2 (2500 sq ft) for custom manufacturing of mirrors. premises locked at the time of this survey.

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..\Page 9

VACANT: (IBC Code: 1841 )

The remaining of Building "B" is vacant. Comprises 371.6 m2 (4000 sq ft)  
BUILDING "C"

SAVEMORE: (IBC Code: 5058 )

Occupies 557.4 m2 (6000 sq ft) for the storage of old clothes, souvenirs  
etc. in trunks and cartons stored 1.83 m (6') high. Premises normally  
unattended and locked.  
GARAGE BUILDING "E"

GATEWAY AUTO COLLISION: (IBC Code: 5531 )

Occupies 232.25 m2 (2500 sq ft) as an auto body repair shop. Spray painting  
is done in a shut-off room at the west section of the premises that is  
equipped with electrical equipment, suitable for this location. An Infrared  
mobile electric dryer is used. Finishing materials consisting of  
approximately 227.5 L (50 IMP gal) of paints and thinners (Toluol class) in  
small containers are stored in shut-off room adjacent to the spray room.  
1.83 m x 1.83 m (6' x 6') room between spray room and paint storage room is  
not sprinklered (Recommendation made). Fire extinguishers not serviced  
recently (Recommendation made). There are three people employed in this  
area.

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< SR00498 / 003312 / 10033127 >

# Inspection Report - 1985 SAMUEL JAY INVESTMENT 68 Broadview Ave TORONTO ON M4M2A5



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TORONTO

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INSPECTION REPORT

File No. SR 498

Plan Filed at IAO

SPECIAL RISKS DIVISION

SPRINKLER PROTECTION IN SERVICE

NAME OF RISK: Samuel-Jay Investments Limited, a/o Broadview Investments Ltd.

LOCATION: 68-78 Broadview Avenue, Toronto, Ontario

SURVEYED BY: A.W. da Silva

DATE: March 21, 1985

OCCUPANCY

1. (a) Multi-tenant occupancy.

CONSTRUCTION

2. (a) FIRE DIVISIONS: Single Fire Division. The building is in one large fire division.
- (b) BUILT IN: 1914 Additions: 1937  
Repair: Good
- (c) HEIGHT: Bst. 5 Sto.(s) 18.9m (62')
- (d) WALLS: (i) Construction: 99% brick; 1% wood frame metal clad  
(ii) Type: Independent, bearing
- (e) FLOORS: 17% concrete on grade; 83% plank on timber
- (f) ROOF: (i) Construction: 96% mill; 2% fire resistive;  
2% wood joist  
(ii) Roof Surface: Non-combustible (Tar and Gravel)

(g) SUPPORTING STEEL: Adequately protected by ceiling level sprinklers.

(h) TOTAL GRADE FLOOR AREA: 2669.1 sq. m (28,700 sq. ft.).

Total area: 14,880 sq. m (160,000 sq. ft.)

Separation Walls: 30.5cm (12") Brick

(i) VERTICAL OPENINGS: The main stairway and elevator tower are cut off. The remaining stairways and elevators are shut off.

Elevators: 3 Freight and 1 Passenger

(j) INTERIOR FINISH:

Exterior Walls: 92% Open; 8% Non-combustible

Interior Walls: 85% Open; 10% Non-combustible; 5% Combustible

Ceilings: 90% Open; 2% Non-combustible; 8% Combustible

(k) (i) COMBUSTIBLE CONCEALED SPACES: None

(ii) NON-COMBUSTIBLE CONCEALED SPACES: None

(l) SMOKE AND HEAT VENTING: Adequate

#### HAZARDS

3. (a) COMMON HAZARDS:

(i) Heating: Heat is provided by a labelled, gas-fired, low pressure boiler located in a cut-off room in the basement.

Chimneys and Flues: Standard

(ii) Air Type - Central and Window  
Conditioning: Central for 3% and window type for 1% of the area is air conditioned.

(iii) Electrical: ~~Safe~~ and Unsafe. Circuit breakers and fuses used. Wiring not updated in last 30 years. Transformers PCB filled: No. *Overfusing noted in several areas*

(b) SPECIAL HAZARDS: Safe - See under "Tenants", Item 9.

(c) RADIOACTIVE MATERIALS: None

- (d) HIGH PILING: None  
(e) HOUSEKEEPING: Safe  
(f) HAZARDOUS MATERIAL: Safe - See under "Tenants", Item 9.  
(g) EXPOSURES:

North	Moderate	Protection	
		Required	Provided
		No	No
19.5m (64') to a single storey sprinklered brick building with fair protection from wired glass in steel sash windows.			
South	None	No	No
East	Light	No	No
West	None	No	No

- (h) ACTIVITY: Moderate Hrs/Day 12 Days/Wk 5  
(i) MAINTENANCE WELDING: Yes  
Permit System used No  
(j) SMOKING RESTRICTED: No - Smoking is not prohibited.  
(k) ELECTRONIC Data Processing Equipment: No  
(l) PROCESS DESCRIPTION:  
See under "Tenants", Item 9.

#### PROTECTION

4. (a) SPRINKLER PROTECTION:  
OVERALL GRADING OF SPRINKLERS AND WATER SUPPLIES:

$$98 \text{ (EF)} \times \frac{80}{100} \text{ (RF)} \times \frac{50}{100} \text{ (AT)} = 39$$

~~(AT)~~ <sup>EF</sup> - unsprinklered areas.

(RF) - ~~flushing required~~ Condition of A.S. equip. 3/4 pipe

(AT) - ~~dry pipe valve not tested since 1968.~~  
only part of sprinkler system tested

- (i) Area Sprinklered (excluding concealed spaces): 99%  
95% Wet 5% Dry (100% Wet)

- (ii) Date of Sprinklers: 20%: 1970; 80%: 1971-1980

NOTE: Sprinkler piping installed in: 1914, 1918 & 1936.

- (iii) Protection Against Freezing: Adequate  
Sections shut off in winter: The northwest shed of Building "A" and the shipping shed of Building "B" are shut off in the Winter.  
Sections on cold weather system: None  
Sections subject to freezing  
Not adequately protected: None
- (iv) (a) Additional Sprinklers Required: Several small areas.  
See under "Tenants", Item 9.
- (b) Unsprinklered Areas Not Requiring Sprinklers: None
- (v) Sprinkler Equipment Standard: The sprinkler equipment is classified as standard although a recommendation for flushing and to replace all 20mm (3/4") branch lines is being repeated.
- (vi) Alarms: Consist of a full Underwriters' Laboratories of Canada listed supervisory service of Wells Fargo connected to their central station. Local alarms consist of an outside water motor gong.
- (vii) Water Supplies:
- (a) Grading: Standard
- (b) Primary: Municipal - Standard
- (c) Secondary: Provided - None Required - No
- (d) Standard single supply from a 150mm (6") connection to a 300mm (12") circulating main in Broadview Avenue. Static pressure 586.1 kPa (85 p.s.i.), residual pressure 565.4 kPa (82 p.s.i.) with the 50mm (2") drain fully open. This is an Ordinary Hazard Group 2 occupancy requiring 3800 L/min (1000 U.S. g.p.m.) at 427.8 kPa (62 p.s.i.) at the base of the riser. A water flow test made on October 15, 1976 on the private mains at 1-9 Sunlight Park Drive showed a static pressure of 607.2 kPa (88 p.s.i.) and 4940 L/min (1300 U.S. g.p.m.) flowing at 496.8 kPa (72 p.s.i.).

- (viii) Additional System details: ~~The northwest shed of Building "A" and the shipping shed of Building "B" are shut off in the Winter.~~

Fire Department Pumper Connection: Yes

4. (b) OTHER PROTECTION

- (i) Extinguishers: Standard
- (ii) Standpipes and Hose: Standard
- (iii) Watchman Service: None
- (iv) Special Equipment and Apparatus: None

4. (c) OUTSIDE PROTECTION

- (i) Hydrants: Public: Standard

Private: None

- (ii) Fire Dept. Public: Paid Distance to Fire Hall 1.6 km (1 mile)

Private: No

F.U.S. Classification of Municipality: 2

- (iii) Accessibility:

To Property: Good

Into Building: Good

EXTENDED COVERAGE

5. (a) WINDSTORM: Unusual Hazards: No

- (b) LIGHTNING: Unusual Features: No

- (c) EXPLOSION: Unusual Features: No

- (d) SPRINKLER LEAKAGE: Stock Skidded or Shelved: Yes  
Stock Susceptible to Large Water Damage: No  
Floors Drained: No

- (e) RIOT, VANDALISM, MALICIOUS ACTS:

Access restricted: No

Guard Supervised: No

Yards Fenced: No

Yards Lit: No

Remote from populated areas: No

- (f) EARTHQUAKE - Zone: ①
- (g) IMPACT HAZARDS - by aircraft: None  
- by road vehicles: None  
- by trains: None  
- by floating vessels: None
- (h) FLOOD HAZARDS: None apparent
- (i) SMOKE - Susceptibility of Stock to Smoke Damage: Light
- (j) COLLAPSE - Susceptibility to Collapse: No

6.

BUSINESS INTERRUPTION

- (b) Operation: 9 Hrs/Day 5 Days/Wk.
- (e) Computerized Programming: No
- (j) Other Important Features: This is a multi-tenant industrial building.

7.

UNDESIRABLE FEATURES

Prominent: 1. See under "Recommendations".  
2. This is a large risk in a single fire division.

Other: See Recommendation Letter.

8.

MANAGEMENT - LOSS PREVENTION PROGRAMMES

	CONTROL REQUIRED:	CONTROL EXERCISED:
(a) Basic Fire Protection:	Yes	Satisfactory
(b) Self-inspection:	Yes	Satisfactory
(c) Maintenance of Fire Protection Equipment:	Yes	Unsatisfactory
(d) Pre-emergency Planning:	No	Satisfactory

(e) Plant Security:	No	Satisfactory
(f) Private Fire Brigade:	No	Satisfactory
(g) Smoking Regulations:	Yes	Satisfactory
(h) Welding, Cutting & Grinding:	No	Satisfactory
(i) Impairment Notification:	No	Satisfactory
(j) Preventive Maintenance:	No	Satisfactory

Comments: 8(c) Testing of the dry pipe system was refused.  
(Recommendation made).

9. TENANTS:

- NOTE: - Good care and cleanliness with standard supply of portable fire extinguishers unless otherwise stated.
- Asterisk (\*) denotes change of occupancy since last survey.
- Overall grading of water supplies:  $100 \text{ (EF)} \times \frac{95 \text{ (RF)}}{100} \times \frac{87 \text{ (AT)}}{100} = 74$   
unless otherwise stated.

5TH FLOOR

Building "A" & "B"

- #514 ☒ Metropolitan Supplies a/o Souvenir Novelties Distribution Inc.:  
IBC CODE: IND 5193  
Occupies total of 1953 sq. m (21,000 sq. ft.) for distribution of souvenirs and novelties kept in cardboard boxes. Approximately 90% of storage kept on floor not skidded but it is not practical. Stock is mainly metal or china etc. not usually damageable. Stock is stored on narrow metal shelves to 1.8m (6') and in cartons in solid piles to 2.4m (8').
- #511

Building "C"

- All recent
- + 501 ☒ Corey Agency Limited: IBC CODE: IND 661  
Occupies 32.6 sq. m (350 sq. ft.) for offices.
- + 502 ☒ Anokkee Steinbock: IBC CODE: IND 661  
Occupies 32.6 sq. m (350 sq. ft.) for offices. Locked at time of inspection.
- + 503 ☒ \*Unknown Tenant:  
& 504 ☒ Occupies 65 sq. m (700 sq. ft.) for offices.
- + 505 ☒ Miss S. Smith: IBC CODE: IND 729  
Occupies 92.9 sq. m (1,000 sq. ft.) reportedly as an art studio. Locked at the time of the survey.
- + 506 ☒ \*Excel Express: IBC CODE: IND 661  
Occupies 32.6 sq. m (350 sq. ft.) for offices.
- + 507 ☒ Latin Distributors: IBC CODE: IND 661  
Occupies 32.6 sq. m (350 sq. ft.) for offices. Found locked at the time of this survey.
- + 508 ☒ \*C.A.T. Gallery: IBC CODE: IND  
Occupies 32.6 sq. m (350 sq. ft.). Locked. Occupancy not known.
- 5,800 sq ft

~~509~~ ~~Lawrence Kellman: IBC CODE: IND 359~~  
510 Occupies 65 sq. m (700 sq. ft.) for, reportedly manufacturing key chains. Premises were found locked at the time of the survey.

Vaca  
Locked

Note: Flemcor Enterprises Inc. and Kings Representatives are two tenants that are listed in the directory, but could not be found on the floor. We note that there are several marked areas locked and unmarked.

4TH FLOOR

Building "A"

+ Vac. Rudson Manufacturing Company: IBC CODE: IND 357  
Occupies 232.2 sq. m (2,400 sq. ft.) for assembly of table and floor lamps and storage of finished products. See Building "B".

+ Vac. Beck Binding Company: IBC CODE: IND 275  
Occupies 484 sq. m (5,200 sq. ft.) for stock binding using several presses and a water based glueing machine. Rolls of binding materials are stored on pallets to a height of 1.8m (6').

+ Vacant: #421 800 sq ft Mariposa school  
371.6 sq. m (4,000 sq. ft.) #422 6610

+ Vac. Ross Mendes: IBC CODE: IND 729  
An artist occupies 93 sq. m (1,000 sq. ft.) as a (painting) studio. Some oxy-acetylene welding is done on metal floor plates. Water based acrylic paints only are used. Locked.

+ Carr-Harris Hogstraten: IBC CODE: IND 249  
Occupies 279 sq. m (3,000 sq. ft.) as an artist studio and small film workshop. A couple of woodworking machines are used and premises are swept up at night. Locked.

Building "B"

+ Rudson Manufacturing Company: IBC CODE: IND 357  
Grading =  $99 \text{ (EF)} \times \frac{100 \text{ (RF)}}{100} \times \frac{87 \text{ (AT)}}{100} = 78$

Vacant  
Occupies 651 sq. m (7,000 sq. ft.) for the assembly of lamps and shades. A small, open face 0.6m x 0.9m (2' x 3') unsprinklered spray booth vented through an outside wall is utilized to occasionally touch-up a damaged lamp (Recommendation made for sprinklers). Approximately 136.5 L (30 gallons) of lacquer base paints are stored in an ordinary office metal cabinet. A 22.8 L (5 gallon) Underwriters' Laboratories of Canada labelled safety can is utilized to store and dispense thinners.

Rudson Manufacturing Company: Cont'd

Old newspapers are shredded and kept in an aluminum lined 1.8m x 1.8m x 1.8m (6' x 6' x 6') box equipped with a guillotine type door, provided with a fusible link. The bulk quantity of newspapers are piled to an average height of 1.5m (5'). Approximately 186 sq. m (2,000 sq. ft.) is used for storage of lamp shades.

Note: This area is congested.

Building "C" #

- + \*T and C Sportwear Company: IBC CODE: IND 233  
Occupies 511 sq. m (5,500 sq. ft.) and employs twenty people for manufacturing of sportwear. Sewing is done in an open area and a 9.8m x 1,828mm (32' x 72") cutting table has no stock stored beneath. (Recommendation made). A high pressure boiler 275.8 kPa (40 p.s.i.) is located in the open, which supplies steam to six portable irons and two presses.
- + \*Canadian Odor Control/COC Products: IBC CODE: IND 661  
Occupies 23.8 sq. m (256 sq. ft.) of office space.
- + \*Solar Window Cleaning: IBC CODE: IND 661  
Occupies 13.4 sq. m (144 sq. ft.) is office space.
- + \*Response Carrier Inc.: IBC CODE: IND 661  
Occupies 13.4 sq. m (144 sq. ft.) is office space.
- + \*Mariea Sparks Graphics: IBC CODE: IND 661  
Occupies 13.4 sq. m (144 sq. ft.) of office space.

Note: All the office areas indicated above were locked at time of inspection.

3RD FLOOR

Building "A"

- + Vacant: ~~297.6~~ sq. m (3,200 sq. ft.)
- + Beck Bindery: IBC CODE: IND 275  
Occupies 465 sq. m (4,000 sq. ft.) for storage of books and printed material on skids to 2.4m (8').

#300 JINX SENIOR DESIGN  
women's clothing mfg  
4,000 sq ft  
R. Two 6'x30' could take in  
4x4

- + ~~Keillor Film Industries Limited: IBC CODE: IND 781~~  
~~Grading = 99 (EF) x  $\frac{90}{100}$  (RF) x  $\frac{87}{100}$  (AT) = 78~~

Occupies 214 sq. m (2,300 sq. ft.) for a studio and a workshop utilized in motion film making. Small quantity of flammable aerosol spray cans stored. A machine shop with a welding unit with separate woodworking area is used. A small room 1.8m x 1.8m (6' x 6') requires a sprinkler. (Recommendation made). See also Building C, 3200 3rd floor. #2330 2,300 400

- + ~~D.C. Productions and R. Leight: IBC CODE: IND 781~~  
~~Occupies 325.5 sq. m (3,500 sq. ft.) for props studio. Locked.~~

- + \*M. Manley and Associates: IBC CODE: IND 661  
Occupies 37.2 sq. m (400 sq. ft.) as office space. Locked at time of inspection. Vac. 5,900

Note: B. Kettlewell and J. Collen are also two tenants listed in the directory, but could not be found on the floor.

Building "B"

- + ~~Gord Miller Display: IBC CODE: IND 398~~ #2750  
Occupies 650.3 sq. m (7,000 sq. ft.) for silk screening employing six people. Flammable ink is used. Stock is skidded and shelved to a height of 2.1m (7'). Fifty, 4.6 L (1 gallon) cans of flammable inks and thinners are kept in the open and dispensed from its commercial container (Recommendation made).  
+ \*Tent Tarp Products: Vacant  
Locked at time of inspection.

Building "C"

- VACANT. IBC CODE #1841  
+ 303 T and S Sportswear Company: IBC CODE: IND 233  
-307 Grading = 99 (EF) x  $\frac{90}{100}$  (RF) x  $\frac{87}{100}$  (AT) = 78 Total 5,200 sq ft

Occupies 279 sq. m (3,000 sq. ft.) for the manufacture of ladies blouses. A small safely arranged electric steam jenny supplies steam for irons. A cutting table 1.5m x 9.2m (5' x 30') is not bulkheaded (Recommendation made). Extinguishers are said to be out for recharging. Sewing machines well set.

- + Vacant:  
18.6 sq. m (200 sq. ft.).

✓ + 301 McLaren Micro Publishing: IBC CODE: IND 661  
~~302 Occupies approximately 24.2 sq. m (260 sq. ft.) for office.~~ 196

+ Vacant:  
148.8 sq. m (1,600 sq. ft.)

~~Keillor Film Industries Limited: IBC CODE: IND 781  
Occupies a small unsprinkled vault for film cutting etc.~~

## 2ND FLOOR

### Building "A"

+ Wolf of Canada: IBC CODE: IND 233  
Occupies 372 sq. m (4,000 sq. ft.) for the sewing of sheepskin and fur coats. No fire extinguishers (Recommendation made). A small amount of rubber cement is used.

*Vacant*  
+ McCormack Textiles Limited: IBC CODE: IND 229  
Occupies 372 sq. m (4,000 sq. ft.) for knitting "footlets" (ladies nylon and cloth stockings) on twelve to fifteen knitting machines. Approximately twelve sewing machines are used to finish the "footlets". Stockroom has storage of finished goods 2.4m (8') high on shelves. Fire doors blocked (Recommendation made).

+ Terry C. Stapely Company Limited: IBC CODE: IND 522  
Occupies 530 sq. m (5,700 sq. ft.) for storage of metal rings (for binders) in cardboard cartons to 1.5m (5') high.

### Building "B"

+ \*Vacant:  
651 sq. m (7,000 sq. ft.).

*Total 24,000*

### Building "C"

+ Wolf of Canada: IBC CODE: IND 233  
Occupies 46.5 sq. m (500 sq. ft.) as a showroom for coats.

+ Wolf of Canada: IBC CODE: IND 233  
$$\text{Grading} = 99 \text{ (EF)} \times \frac{90 \text{ (RF)}}{100} \times \frac{87 \text{ (AT)}}{100} = 74$$

*6,000 sq ft*

Occupies 46.5 sq. m (500 sq. ft.) for sewing leather and fur coats employing twenty people. A 1.8m x 9.1m (6' x 30') cutting table should be sprinklered. (Recommendation made). No high piling. A very small amount of contact cement was used.

1ST FLOOR

Building "A"

- Adjacent*
- + Rocamora Brothers (Canada) Limited: IBC CODE: IND 509  
Occupies 533.8 sq. m (5,740 sq. ft.) for warehousing of wholesale plumbing supplies, inks, tiles, piping, valves, toilets, cleaning agents and related hardware goods. Stock is stored on shelves and in solid piles 2.1m to 3.1m (7' to 10') high.
  - + Natures Snack: IBC CODE: IND 506  
Occupies 371.6 sq. m (4,000 sq. ft.) for mixing and packaging of dried nuts, raisins and fruits into small packages (for the retail trade). Locked.

Building "B"

- 2 F.E.*
- + Garden Valley Produce: IBC CODE: IND 5063  
~~Grading = 0 (RF) x 90 (RF) x 87 (AT) = 0~~  
*Eff. 100 100*  
Occupies 651 sq. m (7,000 sq. ft.) for wholesale of produce (vegetables). A cooler of wood construction approximately 185.8 sq. m (2,000 sq. ft.) floor area is not sprinklered. (Recommendation made).

Building "C"

- Adj.*
- + \*M. Cutara and Sons: IBC CODE: IND 506  
Occupies 381 sq. m (4,100 sq. ft.) as a wholesaler and distributor of produce. A 12.5m x 6.1m (41' x 20') cooler is fully sprinklered.

Basement

Building "A"

- WAC Bldg*
- + John Beck: IBC CODE: IND 275  
Occupies 260.4 sq. m (2,800 sq. ft.) for the storage of flat paper.
  - + Camille Foods & Spices: IBC CODE: IND 506  
Occupies 316.2 sq. m (3,400 sq. ft.) for the blending of foods and spices.
  - + Boiler Room:  
Comprises approximately 484 sq. m (5,200 sq. ft.). One gas-fired, low pressure, Underwriters' Laboratories listed boiler located in a cut-off room, is used to heat the building.

(

- Vacant*
- + Tenant Name Not Known: IBC CODE: IND 514  
Occupies 93 sq. m (1,000 sq. ft.) for the storage of books to 1.5m (5') high.
  - + Precision Elevators Limited: IBC CODE: IND 769  
Occupies 121 sq. m (1,300 sq. ft.) for elevator repair service with storage of parts, etc. Several gallons of varsol kept on hand.
- Total vacant 1462*

Note: William Clark (Printer) is a tenant listed in the directory but could not be found on the floor.

Building "B"

- mirrom LTD 3282*
- + *V* Impressions: IBC CODE: IND 514  
Occupies ~~604.5~~ 500 sq. m (5,500 sq. ft.) for storage and collating of pamphlets, small books etc. Paper is stored flat to 1.2m (4') high. Locked at time of inspection.

Building "C"

- Vacant 4,000*
- + *V* Savemore: IBC CODE: IND 5058  
Occupies 557.4 sq. m (6,000 sq. ft.) for storage of old clothes, souvenirs etc. in trucks and cartons stored 1.8m (6') high. Premises normally unattached. Also storage of canvas tents, sleeping bags etc.

Garage Building E

- + Gateway Auto Collision: IBC CODE: IND 5531  
Occupies 233 sq. m (2,500 sq. ft.) as an auto body repair shop. Spray painting is done in a shut-off room equipped with electrical equipment which is "vapour tight" only. An infra-red mobile electric dryer is used. Finishing materials consisting of approximately 227.5 L (50 gallons) of lacquer and solvents (toluol class) are stored in a shut-off room.

++

FB:dra/05/31/85

*FE.*

*3 people*

**Multirisk Report - 1990 GATEWAY AUTO COLLISION  
68 Broadview Ave TORONTO ON M4M2E6**

**Requested by:**  
Eleanor Goolab

Date Completed: 10/21/2019 08:50:38



OPTA INFORMATION INTELLIGENCE

# Multirisk Report - 1990 GATEWAY AUTO COLLISION 68 Broadview Ave TORONTO ON M4M2E6





# MultiRisk

INSPECTION SERVICES

**BASIC FIRE &  
LIABILITY SURVEY**  
**CONFIDENTIAL**

NOTE: The sole purpose of this report is to provide insurance pricing and underwriting information about the particular insured and location named below. Only the person requesting this survey will receive a copy of the report, and IAO asks that it be kept strictly confidential. This report does not guarantee compliance with any standards or with any federal, provincial or municipal codes, ordinances or regulations. Tests of fire protection equipment have not been conducted or witnessed during this inspection.

Insured: Gateway Auto Collision/B.A.T. Person contacted: Mr Alex Trenton  
Address: 68 Broadview Ave Telephone #: 461-0969  
Toronto, Ont. IAO Representative: L. Tsapralis  
Policy/Reference #: 8031827 Inspection date: May 22/90

## OCCUPANCY:

(Describe operations, special hazards and any unusual features)

INSURED IS: ☐ BUILDING OWNER ☐ OWNER/OCCUPANT ☒ TENANT

☐ INSURED ☐ MAJOR OCCUPANT AREA OCCUPIED: 185 m<sup>2</sup>

The insured occupies 2000 sq ft of space as an autobody shop with spray painting carried out in a shut off area equipped with concealed lighting. This is a small operation with only two employees. Small quantities of paints are kept in a separate shut off room.

OTHER CLASSES OF OCCUPANTS: This is a multitenant building

OPINION OF RISK: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Undesirable features:

IT IS RECOMMENDED THAT THIS LOCATION BE REINSPECTED IN \_\_\_\_\_ YEAR(S)

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## 1. BUILDING

Year built: Early 1900's Additions: none  
Building renovated: ☒ No ☐ Yes 19\_\_\_\_ Storeys: 1 Height: 3.5 m  
Basement: ☒ No ☐ Yes \_\_\_\_\_ m<sup>2</sup> Finished \_\_\_\_\_ % Unfinished \_\_\_\_\_ % Area: Ground floor 186 m<sup>2</sup> Total 186 m<sup>2</sup>  
Building condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor  
Wall construction: Fire resistive \_\_\_\_\_ % Non-combustible \_\_\_\_\_ % Masonry \_\_\_\_\_ % Brick veneer 100 % Wood frame \_\_\_\_\_ %  
Floor construction: ☐ Wood joist ☒ Concrete ☐ Concrete on metal pan ☐ Other \_\_\_\_\_  
Roof construction: ☒ Wood joist ☐ Concrete ☐ Steel deck ☐ I ☐ II ☐ Other \_\_\_\_\_  
Resurfaced: ☒ No ☐ Yes 19\_\_\_\_  
Interior Finish: Walls: Combustible \_\_\_\_\_ % Non-combustible 5 % Open 95 %  
Ceilings: Combustible \_\_\_\_\_ % Non-combustible 5 % Open 95 %  
Vertical openings: ☒ None ☐ Stairs ☐ Elevator Other \_\_\_\_\_  
Proper protection: ☐ Yes ☐ No ☒ Not applicable  
Mezzanines: ☐ Yes ☒ No  
Construction: \_\_\_\_\_  
Occupancy: \_\_\_\_\_  
Area: \_\_\_\_\_ m<sup>2</sup>  
Outbuildings: ☐ Yes ☒ No  
Construction: \_\_\_\_\_  
Occupancy: \_\_\_\_\_  
Area: \_\_\_\_\_ m<sup>2</sup>  
Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

## 2. HEATING

Hot water steam: 100 % ☐ Electric ☐ Gas ☒ Oil Other \_\_\_\_\_  
Forced warm air: \_\_\_\_\_ % ☐ Electric ☐ Gas ☐ Oil Other \_\_\_\_\_  
Suspended unit heaters: \_\_\_\_\_ % ☐ Electric ☐ Gas ☐ Oil Other \_\_\_\_\_  
Portable heaters: \_\_\_\_\_ % ☐ Electric ☐ Gas ☐ Oil Other \_\_\_\_\_  
Electric baseboard units: \_\_\_\_\_ %  
Other: \_\_\_\_\_ % ☐ Electric ☐ Gas ☐ Oil Other \_\_\_\_\_  
Appliances enclosed in a standard room: ☐ Yes ☒ No ☐ Not required  
Combustible materials stored in the room: ☐ Yes ☐ No ☒ Not applicable  
Fuel tanks: ☒ None ☐ Inside ☐ Outside above ground ☐ Outside below ground  
Fill and vent piping outdoors: ☐ Yes ☒ No  
Chimneys: ☐ Masonry ☐ ULC Factory built ☐ Unlabelled pre-fab Other N/A  
☐ Standard ☐ Non-standard  
Installation appears safe: ☐ Yes ☒ No  
Installation replaced: ☐ No ☐ Yes 19\_\_\_\_ %

## 3. ELECTRICAL

Type: ☒ Conduit ☒ BX ☒ Non-metallic cable Other \_\_\_\_\_  
Overcurrent protection: ☐ Circuit breakers ☐ Type S fuses ☒ Other fuses  
Condition: ☒ Good ☐ Fair ☐ Poor  
Installation appears safe: ☒ Yes ☐ No  
Installation replaced: ☐ No ☐ Yes 19\_\_\_\_ %

## 4. PLUMBING

Type: ☐ Copper ☒ Galvanized ☐ Plastic ☐ Other \_\_\_\_\_  
Condition: ☒ Good ☐ Fair ☐ Poor  
Installation replaced: ☒ No ☐ Yes 19\_\_\_\_ %

**5. EXPOSURE:** Include exposures within 15 m of risk.  
(Omit if information provided on diagram) N/A

	Dist.	Height	Construction	Occupancy
Front	m	Sto.		
Rear	m	Sto.		
Left	m	Sto.		
Right	m	Sto.		

Neighbourhood: ☐ Industrial ☐ Commercial ☐ Residential ☐ Rural

Appears to be: ☐ Stable Changing via: ☐ Expansion/growth ☐ Renovation ☐ Deterioration

**6. MUNICIPAL PROTECTION:**

FUS Public Fire Protection Classification: 2

Responding Fire Dept.: TORONTO

☒ Career ☐ Volunteer ☐ Composite

Distance to Fire Department: 1 km

Roads: ☒ Paved ☐ Unpaved

Accessible Year-round: ☒ Yes ☐ No

Difficult access to building for  
Fire Department: ☐ Yes ☒ No

Hydrants: ☒ within 155 m

☐ within 156-312 m

☐ over 312 m

**7. PRIVATE PROTECTION:**

Are the following standard?:

Extinguishers: ☒ Yes ☐ No

Standpipe and Hose: ☐ Yes ☒ No ☐ N/A

Fire Detection/Alarm System: ☒ Yes ☐ No ☐ N/A

Watchman Service: ☐ Yes ☒ No ☐ N/A

Restaurant Cooking Protection: ☐ Yes ☒ No ☐ N/A  
☐ Supplement attached

Comments: \_\_\_\_\_

Automatic Sprinkler Protection: ☒ Yes ☐ No ☐ Partial

IAO File: N/A

**8. PREMISES LIABILITY**

Insured's area: 186 m<sup>2</sup> Accessible by the public 10 %

Access by the public: ☐ Heavy ☐ Moderate ☒ Light

Gross Revenue \$ 300,000

Are the following satisfactory?

Stairs, ramps, handrails ☐ Yes ☐ No ☒ N/A

Floor surfaces and coverings ☒ Yes ☐ No

Walls and ceilings ☒ Yes ☐ No

Interior lighting ☒ Yes ☐ No

Exterior lighting ☒ Yes ☐ No ☐ N/A

Emergency lighting ☐ Yes ☒ No ☐ N/A

Interior housekeeping ☒ Yes ☐ No

Exterior housekeeping ☒ Yes ☐ No ☐ N/A

Washrooms ☒ Yes ☐ No ☐ N/A

Sidewalks, yards, parking lots ☒ Yes ☐ No

Signs and awnings ☒ Yes ☐ No ☐ N/A

Roof attachments ☐ Yes ☒ No ☐ N/A

TV dishes ☐ Yes ☒ No ☐ N/A

Other attachments ☐ Yes ☒ No ☐ N/A

Fire exits ☐ Yes ☒ No

Fire alarms ☐ Yes ☒ No ☐ N/A

Fire escapes ☐ Yes ☐ No ☒ N/A

**DO THE FOLLOWING FEATURES APPLY?**

Sale of food ☐ Yes ☒ No

Sale of alcohol ☐ Yes ☒ No

Bouncers ☐ Yes ☒ No

Guard dogs ☐ Yes ☒ No

Dance floor ☐ Yes ☒ No

Swimming pool ☐ Yes ☒ No

Permanent guests or boarders ☐ Yes ☒ No

Elevating devices (#): ☐ Passenger elevators ☐ Freight elevators ☐ Hoists ☐ Escalators ☐ Other ☒ None  
Maintenance contract: ☐ Yes ☐ No

**9. GENERAL REMARKS**

Insured in business since: 19 59 Number of employees: 2

Premises in good condition and well maintained: ☒ Yes ☐ No

Insured apparently interested in loss prevention: ☒ Yes ☐ No

Losses during last 2 years: ☒ None Other \_\_\_\_\_



# MultiRisk

INSPECTION SERVICES

**ALL RISKS SUPPLEMENT**  
**CONFIDENTIAL**

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Insured: Gateway Auto Collision Person contacted: Mr Alex Trenton  
Address: 68 Broadview Ave Telephone #: 461-0909  
Toronto, Ont. IAO Representative: L. TSAPRALIS  
Policy/Reference #: 8031827 Inspection date: May 22/90

## 1. COLLAPSE

Grounds are: ☒ Natural ☐ Filled land ☐ Undetermined

Risk of collapse: ☐ Yes ☒ No

☐ Erosion ☐ Landslide ☐ Underground hazards ☐ Heavy snow belt area Other \_\_\_\_\_

Evidence of sagging: ☐ Yes ☒ No

☐ Walls ☐ Floors ☐ Roof ☐ Structural supports ☐ Cornice/awning ☐ Porch Other \_\_\_\_\_

Adequate drainage: ☒ Yes ☐ No

Roof and floors adequately supported and not overloaded: ☒ Yes ☐ No

Stock fixtures adequately supported: ☒ Yes ☐ No ☐ Not applicable

## 2. FLOOD

Bodies of water nearby: ☒ Yes ☐ No

☐ Pond/Lake \_\_\_\_\_ m ☐ River/Canal \_\_\_\_\_ m ☐ Stream/Creek \_\_\_\_\_ m

☐ Bay/Harbour \_\_\_\_\_ m ☐ Man-made impoundment \_\_\_\_\_ m Other \_\_\_\_\_

Area subject to: ☐ Surface accumulation ☐ Flooding ☐ Sewage back-up

Recent development: ☐ Yes ☒ No

Evidence of inadequate drainage: ☐ Yes ☒ No

Special flood protection provided: ☐ Yes ☒ No

History of floods at location: ☐ Yes ☒ No

## 3. WATER DAMAGE

Plumbing: ☐ copper ☒ galvanized ☐ plastic Other \_\_\_\_\_

Exposure to freezing: ☐ Yes ☒ No

Exposed to mechanical damage: ☐ Yes ☒ No

Evidence of leakage: ☐ Yes ☒ No

Evidence of corrosion: ☐ Yes ☒ No

Adequate support: ☒ Yes ☐ No

Evidence of water damage: ☐ Yes ☒ No

☐ Floors ☐ Ceilings ☐ Interior walls ☐ Exterior walls

Stock susceptibility: ☒ Slight ☐ Moderate ☐ Severe

Stock storage: ☐ None ☐ In basement ☐ On ground floor(s) ☐ Skid and/or shelf storage

Inside and/or roof storage tank(s) or process equipment: ☐ Yes ☒ No

If yes, is tank on same level or higher than insured? ☐ Yes ☐ No

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**4. EXTENDED COVERAGE:**

Lightning: Unusual Features ☐ Yes ☒ No  
Properly Grounded ☒ Yes ☐ No  
Explosion: Unusual Features ☐ Yes ☒ No  
Impact Hazards: Aircraft ☐ Yes ☒ No  
Land Vehicles ☐ Yes ☒ No  
Watercraft ☐ Yes ☒ No  
Smoke: Unusual Features ☐ Yes ☒ No  
Windstorm: Unusual Features ☐ Yes ☒ No  
Exterior Attachments or Signs ☒ Yes ☐ No

**Riot Vandalism & Malicious Acts:**

Access Restricted ☒ Yes ☐ No  
Guard Supervised ☐ Yes ☒ No  
Yards Fenced ☒ Yes ☐ No  
Yards Lit ☐ Yes ☒ No

**Leakage From Fire Protection Equipment**

Applicable ☒ Yes ☐ No  
Stock Skidded or Shelved ☒ Yes ☐ No  
Floors Drained ☒ Yes ☐ No

Comments: \_\_\_\_\_

**5. THEFT (Complete this area only if the Crime Supplement is not being provided.)**Merchandise/Contents: dist body shopAlarms: ☒ Yes ☐ NoULC labelled: ☐ Yes ☐ NoProtection: ☒ Perimeter☐ Area

Other: \_\_\_\_\_

Type of response facility:

☐ ULC central station

Company name: \_\_\_\_\_

☒ Monitoring stationCompany name: HOME SAFETY SERVICES 782-2096☐ Police station☐ Owner's dwelling☐ Private☐ Local alarm

Other: \_\_\_\_\_

Do all accessible openings appear to be adequately protected? ☒ Yes☐ No

If further details are required, it is recommended that an IAO Crime Report be ordered. Call your local IAO office for a quote.

**6. LOSS HISTORY:** ☒ No ☐ Yes

No.

**REMARKS & RECOMMENDATIONS**



# MultiRisk

INSPECTION SERVICES

CRIME SUPPLEMENT  
CONFIDENTIAL

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Insured: Gateway Auto Collision Person contacted: Mr. Alex Trenton  
Address: 68 Broadview Ave Telephone #: +61-0969  
Toronto, Ont IAO Representative: L. Tsapralis  
Policy/Reference #: 8031827 Inspection date: May 22/90

## 1. NEIGHBOURHOOD

☒ Residential ☐ Commercial ☒ Industrial ☐ Rural ☐ Isolated

## 2. TYPE OF BUSINESS

Description: Auto body shop  
Open from: 7:30 to 4:30 4 1/2 days/week to \_\_\_\_\_ days/week  
Stock stored indoors: YES  
Minimum value \$ 5,000.00 Maximum value: \$ 10,000.00  
Stock stored outdoors: NIL  
Minimum value \$ NIL Maximum value: \$ \_\_\_\_\_

## 3. PROTECTION

Interior lit at night: ☐ Yes ☒ No Exterior lit at night: ☒ Yes ☐ No  
Yards fenced: ☒ Yes ☐ No  
Patrols: ☒ None ☐ Municipal police ☐ Provincial police ☐ Private  
Watchman service: ☒ None ☐ For insured ☐ For building  
☐ Standard ☐ Non-standard

## 4. ALARMS: ☒ Yes ☐ No

Name of installer: HOME SAFETY SERVICES Date of installation: 1987

Type of response facility:

☐ Central station Company name: \_\_\_\_\_  
☒ Monitoring station Company name: HOME SAFETY SERVICES  
☐ Police station ☐ Owners dwelling  
☐ Private ☐ Local alarm  
Other \_\_\_\_\_

Alarm system ULC certified: ☐ Yes ☒ No

Certificate #: \_\_\_\_\_ Expiry date: \_\_\_\_\_

Line security grade: ☐ AA ☐ A ☐ B ☐ Digital dialer Extent of protection: ☐ 1 ☐ 2 ☐ 3

Is the alarm system monitored for openings and closings: ☐ Yes ☐ No

Areas protected: ☐ Accessible openings ☐ Safe  
☐ Walls, floors and ceilings ☐ Vault ☐ Space protection

Protected by: ☐ Photoelectric beam ☐ Magnetic contacts  
☐ Ultrasonic detector ☐ Wire lacing  
☐ Microwave detector ☐ Conductive foil  
☐ Infra-red detector Other \_\_\_\_\_

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# 5. ACCESSIBLE OPENINGS

1) Deadbolt 2) Spring lock 3) Slide bolt 4) Padlock 5) Panic bars 6) X-bar

DOORS	Total number	Construction			Protection			Locks						Remarks
		Wood	Metal	Glass	Alarm	Screens	Metal bars	1	2	3	4	5	6	
Front	5	X					X		X					
Rear														
Left														
Right	1		X					X						
Elevator														
Shipping														

WINDOWS	Total number	Frames		Protection				Metal bars	Permanently closed	Remarks
		Wood	Metal	Alarms	Armoured glass	Screens				
Front										
Rear				None						
Left										
Right										
Skylight										

# 6. INSIDE ROBBERY

Money on hand - Currency: Minimum: \$ NIL Maximum: \$ \_\_\_\_\_

- Cheques: Minimum: \$ NIL Maximum: \$ \_\_\_\_\_

Cheques handled safely: ☐ Yes ☐ No

Money and valuables stored in the safe during working hours: ☐ Yes ☒ No

Holdup alarm: ☒ No ☐ Yes Type: \_\_\_\_\_

# 7. SAFE: ☐ Yes ☒ No

Class: \_\_\_\_\_ Fixed to the floor: ☐ Yes ☐ No Location: \_\_\_\_\_

☐ Lit at night ☐ Visible from the street

Labelled by ULC: ☐ Yes ☐ No

Alarm: ☐ Yes ☐ No Response facility: ☐ Central station  
Other: \_\_\_\_\_

# 8. VAULT: ☐ Yes ☒ No

Class: \_\_\_\_\_ Alarm: ☐ Yes ☐ No

Class of alarm installation: \_\_\_\_\_ ULC labelled: ☐ Yes ☐ No

# 9. LOSS HISTORY: ☐ No ☐ Yes

No

# REMARKS & RECOMMENDATIONS

**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



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CITY  
**DIRECTORY**

**Project Property:** *21 Broadview Ave, Toronto, Ontario*  
**Report Type:** *City Directory*  
**Order No:** *20191015076*  
**Information Source:** *Polk's Toronto & East York, ON Criss Cross City Directory*  
**Date Completed:** *21/10/2019*

**Environmental Risk Information Services**

A division of Glacier Media Inc.

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

City Directory Information Source	
Polk's Toronto & East York, ON Criss Cross City Directory	

<b>PROJECT NUMBER:</b> 20191015076	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year:</b> 1999	
<b>Site Listing:</b>	-Stewart Iron & Metal Co
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Bio-Synergia -Broadview Investments -Downtown Car Detailing -Galeno's Garden Valley Produce Wholesalers -Gord Miller Display Ltd -Jinx Senior Designs Inc -Mariposa In The Schools -Metropolitan Supplies Ltd -Nouveau Taste -P L Studio Art -Precise Auto Body Centre Ltd -Sepp Studio Storyboarding

	-West Star Fashions Inc -Multi Tenant Residential
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Guaranteed Muffler Shops -Roadway Alignment Ltd -Sure Stop Brake Centres
<b>353 Eastern Avenue</b>	-Snyder Mark & Associates -Multi Tenant Residential
<b>361 Eastern Avenue</b>	-Applebee Auto Wreckers
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Address Not Listed
<b>677 Queen Street East</b>	-Downtown Toyota Ltd
<b>9 Sunlight Park Road</b>	-Address Not Listed
<b>10 Sunlight Park Road</b>	-Address Not Listed

<b>20 Sunlight Park Road</b>	-Address Not Listed

<b>PROJECT NUMBER: 20191015076</b>	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year: 1996/97</b>	
<b>Site Listing:</b>	-Ontario Salvage Ltd -Stewart Iron & Metal Co
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Artbooks -Bravado Designs -Broadview Investments -Continental Auto Collision -Eastside Office Services -Garden Valley Produce Wholesalers -Gord Miller Display Ltd -Jinx Senior Designs Inc -Mariposa In The Schools -Metropolitan Supplies Ltd -R K K Trading Co

	-West Star Fashions Women Growing Project -Multi Tenant Residential
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Guaranteed Muffler Shops Branches -Roadway Alignment Ltd -Sure Stop Brake Centres Head Office & Warehouse
<b>353 Eastern Avenue</b>	-Elmy Ron Photography -Klassen Walter F X -Lettershop Company Inc -Snyder Mark & Associates -Multi Tenant Residential
<b>361 Eastern Avenue</b>	-Applebee Auto Wreckers -Calahan Auto Wreckers
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Address Not Listed
<b>677 Queen Street East</b>	-Downtown Toyota Ltd

<b>9 Sunlight Park Road</b>	-Address Not Listed
<b>10 Sunlight Park Road</b>	-Address Not Listed
<b>20 Sunlight Park Road</b>	-Address Not Listed

<b>PROJECT NUMBER:</b> 20191015076	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year:</b> 1991	
<b>Site Listing:</b>	-Ontario Salvage Ltd
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Gateway Auto Collision -Clark William Printers -Garden Valley Produce -Cutara M & Son Ltd -Canadian Odor Control -McCormack Textiles Ltd -Residential (2 Tenants)

	<ul style="list-style-type: none"> <li>-Gord Miller Display Ltd</li> <li>-Keillor Film Industries Inc</li> <li>-Fabric Systems Co</li> <li>-Jinx Senior Designs Inc</li> <li>-Kid's Records</li> <li>-Mariposa In The Schools</li> <li>-Corey Agency Ltd</li> <li>-Smart Brassieres Inc</li> <li>-Smith &amp; Smith Advertising</li> <li>-Amok Records</li> <li>-Metropolitan Supplies Ltd</li> </ul>
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Roadway Alignment Ltd
<b>353 Eastern Avenue</b>	-The Studio Store
<b>361 Eastern Avenue</b>	<ul style="list-style-type: none"> <li>-Applebee Auto Wreckers</li> <li>-Applebee scrap Yards</li> <li>-Calahan Auto Wreckers</li> </ul>
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed

<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Downtown Toyota Ltd
<b>9 Sunlight Park Road</b>	-Grafton House  -Grafton Group  -Grafton Fraser Ltd  -Toby Industries Ltd
<b>10 Sunlight Park Road</b>	-Address Not Listed
<b>20 Sunlight Park Road</b>	-Address Not Listed

<b>PROJECT NUMBER: 20191015076</b>	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year: 1985/86</b>	
<b>Site Listing:</b>	-Ontario Salvage Ltd
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Clark William Printers

	-Canadian Odor Control
	-McCormack Textiles Ltd
	-Camille Foods & Spices
	-Gateway Auto Collision
	-Cutara M & Son Ltd
	-Naturesnak
	-Garden Valley Produce
	-Residential (2 Tenants)
	-Leathers By Wolfe Of Canada
	-Gord Miller Display Ltd
	-T & C Sportswear Co
	-Keillor Film Industries Inc
	-McLaren Micro Publishing
	-Beck Bindery Service Ltd
	-East Lake Industries
	-Response Courier Ltd
	-Kid's Records
	-Solar Window Cleaning
	-Rudson Manufacturing Co Ltd
	-Excel Express
	-Corey Agency Ltd
	-Smart Brassieres Inc
	-Look Out Design
	-Metropolitan Supplies Ltd
	-C A T Galleries
	-Metro Novelties

<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Roadway Alignment
<b>353 Eastern Avenue</b>	-Vacant
<b>361 Eastern Avenue</b>	-Applebee Auto Wreckers
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Downtown Toyota Ltd
<b>9 Sunlight Park Road</b>	-Grafton House -Grafton Group -Grafton Fraser Ltd -Toby Industries Ltd -Maher Inc
<b>10 Sunlight Park Road</b>	-Address Not Listed

<b>20 Sunlight Park Road</b>	-Address Not Listed
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<b>PROJECT NUMBER: 20191015076</b>	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year: 1978/79</b>	
<b>Site Listing:</b>	-Ontario Salvage Ltd
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Knights Ruling Service -Holmes Brian G Ltd -Camille Foods & Spices -Gateway Auto Collision -Dubois International Dispatch Ltd -Stapley Terry C Co Ltd -Quilters Common Inc -Hospital Forms & Systems Ltd -Clark Printing -Gord Miller Display Ltd -Keillor Film Industries Inc -Concur Graphics -Residential (3 Tenants)

	-Beck Bindery Service Ltd -X Electronics -Rudson Manufacturing Co Ltd -McLaren Micropublishing -Corey Agency Ltd -Smart Brassieres Inc -Bruder The Mover Ltd -Wayne Promotions Ltd -Dodd & Richardson Ltd -Latin Distributors -Addresso Form Co Ltd -Video Surveillance Systems Of Canada
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Roadway Alignment
<b>353 Eastern Avenue</b>	353-57-Fairbanks Soap Co Ltd
<b>361 Eastern Avenue</b>	-Applebee Auto Wreckers
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed

<b>677 Queen Street East</b>	-Address Not Listed
<b>9 Sunlight Park Road</b>	-Grafton House -Grafton Group Ltd -Grafton Fraser Ltd -Toby Industries Ltd -Maher Shoes Ltd -Lever Bros Ltd
<b>10 Sunlight Park Road</b>	-Address Not Listed
<b>20 Sunlight Park Road</b>	-Address Not Listed

<b>PROJECT NUMBER:</b> 20191015076	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year:</b> 1972	
<b>Site Listing:</b>	-Ontario Salvage Co
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed

<b>68 Broadview Road (Avenue)</b>	-Multi Tenant Office  -Van's Moving & Cartage  -Hi-Test Petroleum Ltd
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Roadway Alignment
<b>353 Eastern Avenue</b>	353-57-Fairbanks Soap Co Ltd
<b>361 Eastern Avenue</b>	-Applebee Auto Wreckers
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Address Not Listed
<b>9 Sunlight Park Road</b>	-Address Not Listed
<b>10 Sunlight Park Road</b>	-Address Not Listed
<b>20 Sunlight Park Road</b>	-Address Not Listed

<b>PROJECT NUMBER:</b> 20191015076	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year:</b> 1965	
<b>Site Listing:</b>	-Ontario Salvage Co
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Broadview Investments -Coca-Cola Co Ltd -Falcon Knitting Mills -Margon Corp -Gordon & Mason Ltd -Esquire Plumbing -Residential (1 Tenant) -Gorel Chain Co Ltd -Highlands Mills Ltd -Medallion Chocolates Ltd -D C A Food Industries Ltd -Dubois Movers & Cartage Ltd -Dubois International Dispatch -Beck Bindery Service -Dola Manufacturing Co Ltd

	-Rom-O-Lite Of Canada Ltd -Globe Envelopes Ltd -Sutter Jack Enterprises -Pet Supplies Ltd -Martin Roy Agencies -Plast Heel Co Ltd -Famous Chesterfield Co -Marson Ltd -Mundet Cork & Insulation Ltd -Southam Press -Gateway Auto Collision
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Eddie's Service Station
<b>353 Eastern Avenue</b>	353-57-Fairbanks Soap Co Ltd
<b>361 Eastern Avenue</b>	-Appleby Auto Wreckers
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed

<b>677 Queen Street East</b>	-Riverdale Lumber Co Ltd -Laking William Lumber Co
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER: 20191015076</b>	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year: 1960</b>	
<b>Site Listing:</b>	17-27-Frankel Corp Ltd
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Broadview Investments -Gordon & Mason Ltd -Gateway Auto Collision -D C A Food Industries Ltd -Candyland Co Ltd

	-Gorel Chain Co Ltd
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Eddie's Service Station
<b>353 Eastern Avenue</b>	-Fairbanks Soap Co Ltd 353-57-Toronto Tallow Refinery
<b>361 Eastern Avenue</b>	-Address Not Listed
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Riverdale Lumber Co Ltd -Laking William Lumber Co
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER:</b> 20191015076	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year:</b> 1955	
<b>Site Listing:</b>	17-27-Frankel Corp Ltd
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Rexall Drug Co Ltd -Shulton Inc
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Votour's Service Station
<b>353 Eastern Avenue</b>	-Fairbanks Soap Co Ltd 353-57-Toronto Tallow Refinery
<b>361 Eastern Avenue</b>	-Address Not Listed
<b>375 Eastern Avenue</b>	-Address Not Listed

<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Riverdale Lumber Co Ltd -Laking William Lumber Co
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER:</b> 20191015076	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year:</b> 1950	
<b>Site Listing:</b>	17-27-Frankel Bros Ltd
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Rexall Drug Co Ltd

<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Vantour's Service Station
<b>353 Eastern Avenue</b>	-Fairbanks Soap Co Ltd 353-355-Toronto Tallow Refinery
<b>361 Eastern Avenue</b>	-Address Not Listed
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Riverdale Lumber Co Ltd -Laking William Lumber Co
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER:</b> 20191015076	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year:</b> 1945	
<b>Site Listing:</b>	17-27-Frankel Bros Ltd
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	68-78-United Drug Co Ltd
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Address Not Listed
<b>353 Eastern Avenue</b>	-Fairbanks Soap Co Ltd 353-355-Toronto Tallow Refinery
<b>361 Eastern Avenue</b>	-Address Not Listed
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed

<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Riverdale Lumber Co Ltd -Laking William Lumber Co
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER: 20191015076</b>	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year: 1941</b>	
<b>Site Listing:</b>	17-27-Frankel Bros Ltd
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	68-78-Liggett L K Co Ltd -United Drug Co Ltd

<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Address Not Listed
<b>353 Eastern Avenue</b>	-Fairbanks Soap Co Ltd
<b>361 Eastern Avenue</b>	-Address Not Listed
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Riverdale Lumber Co Ltd -Laking William Lumber Co
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER:</b> 20191015076	
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<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year: 1934</b>	
<b>Site Listing:</b>	17-27-Frankel Bros Ltd
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	68-78-Liggett L K Co Ltd -United Drug Co Ltd
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	299-355-Lever Bros
<b>353 Eastern Avenue</b>	299-355-Lever Bros
<b>361 Eastern Avenue</b>	357-365-Jardine Samuel Soap & Oil -Ontario Neckwear Co
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed

<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Riverdale Lumber Co Ltd
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER: 20191015076</b>	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year: 1929</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Liggett L K Co Ltd
<b>79 Eastern Avenue</b>	-Address Not Listed

<b>341 Eastern Avenue</b>	299-355-Lever Bros
<b>353 Eastern Avenue</b>	299-355-Lever Bros
<b>361 Eastern Avenue</b>	357-365-Jardine Samuel Soap & Oil
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Riverdale Lumber Co Ltd -The Laking William Lumber Co
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER:</b> 20191015076	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario

<b>Year: 1925</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Liggett L K Co Ltd
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	299-355-Lever Bros
<b>353 Eastern Avenue</b>	299-355-Lever Bros
<b>361 Eastern Avenue</b>	357-365-Jardine Samuel Warehouse -Donalda Manufacturing Co -Bovel Manufacturing Co
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed

<b>677 Queen Street East</b>	-Riverdale Lumber Co Ltd -The Laking William Lumber Co
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER:</b> 20191015076	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year:</b> 1919	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Address Not Listed
<b>79 Eastern Avenue</b>	-Address Not Listed

<b>341 Eastern Avenue</b>	299-355-Jacques-Davy & Co
<b>353 Eastern Avenue</b>	299-355-Jacques Davy & Co
<b>361 Eastern Avenue</b>	361-365-Jardine Samuel Warehouse
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Riverdale Lumber Co Ltd -The Laking William Lumber Co
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER:</b> 20191015076	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year:</b> 1913	

<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Address Not Listed
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Address Not Listed
<b>353 Eastern Avenue</b>	-Address Not Listed
<b>361 Eastern Avenue</b>	-Address Not Listed
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-The Riverdale Lumber Co Ltd -The Laking William Lumber Co

<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER: 20191015076</b>	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year: 1906</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Address Not Listed
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Address Not Listed
<b>353 Eastern Avenue</b>	-Address Not Listed

<b>361 Eastern Avenue</b>	-Address Not Listed
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Residential (1 Tenant)
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER:</b> 20191015076	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year:</b> 1900	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	

<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Address Not Listed
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Address Not Listed
<b>353 Eastern Avenue</b>	-Address Not Listed
<b>361 Eastern Avenue</b>	-Address Not Listed
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Cruise G W & Co
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed

<b>20 Sunlight Park Road</b>	-Street Not Listed
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<b>PROJECT NUMBER: 20191015076</b>	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year: 1895</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Address Not Listed
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Address Not Listed
<b>353 Eastern Avenue</b>	-Address Not Listed
<b>361 Eastern Avenue</b>	-Address Not Listed
<b>375 Eastern Avenue</b>	-Address Not Listed

<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Residential (1 Tenant)
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER: 20191015076</b>	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year: 1890</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Address Not Listed

<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Address Not Listed
<b>353 Eastern Avenue</b>	-Address Not Listed
<b>361 Eastern Avenue</b>	-Address Not Listed
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Residential (1 Tenant)
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER:</b> 20191015076	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario

<b>Year: 1885</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Address Not Listed
<b>79 Eastern Avenue</b>	-Residential (1 Tenant) -Corporation Stables
<b>341 Eastern Avenue</b>	-Address Not Listed
<b>353 Eastern Avenue</b>	-Address Not Listed
<b>361 Eastern Avenue</b>	-Address Not Listed
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed

<b>677 Queen Street East</b>	-Address Not Listed
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER: 20191015076</b>	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year: 1885</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Address Not Listed
<b>68 Broadview Road (Avenue)</b>	-Address Not Listed
<b>79 Eastern Avenue</b>	-Residential (1 Tenant) -Corporation Stables
<b>341 Eastern Avenue</b>	-Address Not Listed

<b>353 Eastern Avenue</b>	-Address Not Listed
<b>361 Eastern Avenue</b>	-Address Not Listed
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Address Not Listed
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER:</b> 20191015076	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year:</b> 1880	
<b>Site Listing:</b>	-Street Not Listed

<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Street Not Listed
<b>68 Broadview Road (Avenue)</b>	-Street Not Listed
<b>79 Eastern Avenue</b>	-Address Not Listed
<b>341 Eastern Avenue</b>	-Address Not Listed
<b>353 Eastern Avenue</b>	-Address Not Listed
<b>361 Eastern Avenue</b>	-Address Not Listed
<b>375 Eastern Avenue</b>	-Address Not Listed
<b>385 Eastern Avenue</b>	-Address Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Address Not Listed
<b>9 Sunlight Park Road</b>	-Street Not Listed

<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

<b>PROJECT NUMBER: 20191015076</b>	
<b>Site Address:</b>	21 Broadview Ave, Toronto, Ontario
<b>Year: 1875</b>	
<b>Site Listing:</b>	-Street Not Listed
<b>Adjacent Properties:</b>	
<b>60 Broadview Road (Avenue)</b>	-Street Not Listed
<b>68 Broadview Road (Avenue)</b>	-Street Not Listed
<b>79 Eastern Avenue</b>	-Street Not Listed
<b>341 Eastern Avenue</b>	-Street Not Listed
<b>353 Eastern Avenue</b>	-Street Not Listed
<b>361 Eastern Avenue</b>	-Street Not Listed

<b>375 Eastern Avenue</b>	-Street Not Listed
<b>385 Eastern Avenue</b>	-Street Not Listed
<b>77 East Don Roadway</b>	-Street Not Listed
<b>677 Queen Street East</b>	-Address Not Listed
<b>9 Sunlight Park Road</b>	-Street Not Listed
<b>10 Sunlight Park Road</b>	-Street Not Listed
<b>20 Sunlight Park Road</b>	-Street Not Listed

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory.

**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



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CITY  
**DIRECTORY**

<b>Project Property:</b>	<i>225 Commissioners Street, Toronto, Ontario</i>
<b>Report Type:</b>	<i>City Directory</i>
<b>Order No:</b>	<i>20191015053</i>
<b>Information Source:</b>	<i>Polk's Toronto &amp; East York, ON Criss Cross City Directory</i>
<b>Date Completed:</b>	<i>21/10/2019</i>

**Environmental Risk Information Services**

A division of Glacier Media Inc.

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

City Directory Information Source	
Polk's Toronto & East York, ON Criss Cross City Directory	

<b>PROJECT NUMBER:</b> 20191015053	
<b>Site Address:</b>	225 Commissioners Street, Toronto, Ontario
<b>Year:</b> 1999	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>101 Commissioners Street</b>	-Address Not Listed
<b>280 Commissioners Street</b>	-Address Not Listed
<b>301 Commissioners Street</b>	-Address Not Listed
<b>400 Commissioners Street</b>	-Address Not Listed
<b>23 Basin Street</b>	-Address Not Listed
<b>801 Lakshore Blvd East</b>	-Address Not Listed
<b>115 Saulter Street South</b>	-Address Not Listed

<b>PROJECT NUMBER:</b> 20191015053	
<b>Site Address:</b>	225 Commissioners Street, Toronto, Ontario
<b>Year:</b> 1996/97	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>101 Commissioners Street</b>	-Address Not Listed
<b>280 Commissioners Street</b>	-Teperman & Sons Inc
<b>301 Commissioners Street</b>	-Address Not Listed
<b>400 Commissioners Street</b>	-C R I N C Canada Ltd -Dineen Construction Ltd Job Site -Groff & Associates Ltd
<b>23 Basin Street</b>	-Address Not Listed
<b>801 Lakshore Blvd East</b>	-Address Not Listed
<b>115 Saulter Street South</b>	-Chai Kosher Poultry

<b>PROJECT NUMBER:</b> 20191015053	
<b>Site Address:</b>	225 Commissioners Street, Toronto, Ontario
<b>Year:</b> 1991	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>101 Commissioners Street</b>	-Vacant
<b>280 Commissioners Street</b>	-Teperman & Sons Inc
<b>301 Commissioners Street</b>	-Address Not Listed
<b>400 Commissioners Street</b>	-Vacant
<b>23 Basin Street</b>	-No Return
<b>801 Lakshore Blvd East</b>	-Mayfair Lakeshore Racquet Club
<b>115 Saulter Street South</b>	-Chai Kosher Poultry Ltd

<b>PROJECT NUMBER:</b> 20191015053	
<b>Site Address:</b>	225 Commissioners Street, Toronto, Ontario

<b>Year: 1985/86</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>101 Commissioners Street</b>	-Vacant
<b>280 Commissioners Street</b>	-Teperman & Sons Inc
<b>301 Commissioners Street</b>	-Address Not Listed
<b>400 Commissioners Street</b>	-Metro Toronto Department Of Works Incinerator
<b>23 Basin Street</b>	-Address Not Listed
<b>801 Lakshore Blvd East</b>	-Vacant
<b>115 Saulter Street South</b>	-Address Not Listed

<b>PROJECT NUMBER: 20191015053</b>	
<b>Site Address:</b>	225 Commissioners Street, Toronto, Ontario
<b>Year: 1978/79</b>	

<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>101 Commissioners Street</b>	<b>-Imperial Oil Ltd</b>
<b>280 Commissioners Street</b>	<b>-Teperman &amp; Sons Inc</b>
<b>301 Commissioners Street</b>	-Address Not Listed
<b>400 Commissioners Street</b>	<b>-Department Of Works Incinerator</b>
<b>23 Basin Street</b>	-Address Not Listed
<b>801 Lakshore Blvd East</b>	-Vacant
<b>115 Saulter Street South</b>	-Address Not Listed

<b>PROJECT NUMBER:</b> 20191015053	
<b>Site Address:</b>	225 Commissioners Street, Toronto, Ontario
<b>Year:</b> 1972	
<b>Site Listing:</b>	-Address Not Listed

<b>Adjacent Properties:</b>	
<b>101 Commissioners Street</b>	<b>-Imperial Oil Ltd</b>
<b>280 Commissioners Street</b>	-Address Not Listed
<b>301 Commissioners Street</b>	-Address Not Listed
<b>400 Commissioners Street</b>	<b>-Metro Toronto Department Of Works Incinerator</b>
<b>23 Basin Street</b>	-Address Not Listed
<b>801 Lakshore Blvd East</b>	<b>-Domtar Chemicals Ltd</b>
<b>115 Saulters Street South</b>	-Address Not Listed

<b>PROJECT NUMBER:</b> 20191015053	
<b>Site Address:</b>	225 Commissioners Street, Toronto, Ontario
<b>Year:</b> 1965	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	

<b>101 Commissioners Street</b>	<b>-Imperial Oil Ltd</b>
<b>280 Commissioners Street</b>	-Address Not Listed
<b>301 Commissioners Street</b>	-Address Not Listed
<b>400 Commissioners Street</b>	-Address Not Listed
<b>23 Basin Street</b>	-Address Not Listed
<b>801 Lakshore Blvd East</b>	<b>-Dominion Tar &amp; Chemical Co Ltd</b>
<b>115 Saulter Street South</b>	-Address Not Listed

<b>PROJECT NUMBER: 20191015053</b>	
<b>Site Address:</b>	225 Commissioners Street, Toronto, Ontario
<b>Year: 1960</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>101 Commissioners Street</b>	<b>-Imperial Oil Ltd</b>

<b>280 Commissioners Street</b>	-Address Not Listed
<b>301 Commissioners Street</b>	-Address Not Listed
<b>400 Commissioners Street</b>	-Address Not Listed
<b>23 Basin Street</b>	-Address Not Listed
<b>801 Lakshore Blvd East</b>	-Dominion Tar & Chemical Co Ltd
<b>115 Saulters Street South</b>	-Address Not Listed

<b>PROJECT NUMBER:</b> 20191015053	
<b>Site Address:</b>	225 Commissioners Street, Toronto, Ontario
<b>Year:</b> 1955	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>101 Commissioners Street</b>	-Imperial Oil Ltd
<b>280 Commissioners Street</b>	-Address Not Listed

<b>301 Commissioners Street</b>	-Address Not Listed
<b>400 Commissioners Street</b>	-Address Not Listed
<b>23 Basin Street</b>	-Address Not Listed
<b>801 Lakshore Blvd East</b>	-Address Not Listed
<b>115 Saulter Street South</b>	-Address Not Listed

<b>PROJECT NUMBER:</b> 20191015053	
<b>Site Address:</b>	225 Commissioners Street, Toronto, Ontario
<b>Year:</b> 1950	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>101 Commissioners Street</b>	-Imperial Oil Ltd
<b>280 Commissioners Street</b>	-Address Not Listed
<b>301 Commissioners Street</b>	-Address Not Listed

<b>400 Commissioners Street</b>	-Address Not Listed
<b>23 Basin Street</b>	-Address Not Listed
<b>801 Lakshore Blvd East</b>	-Address Not Listed
<b>115 Saulter Street South</b>	-Address Not Listed

<b>PROJECT NUMBER: 20191015053</b>	
<b>Site Address:</b>	225 Commissioners Street, Toronto, Ontario
<b>Year: 1945</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>101 Commissioners Street</b>	-Address Not Listed
<b>280 Commissioners Street</b>	-Address Not Listed
<b>301 Commissioners Street</b>	-Address Not Listed
<b>400 Commissioners Street</b>	-Address Not Listed

<b>23 Basin Street</b>	-Address Not Listed
<b>801 Lakshore Blvd East</b>	-Address Not Listed
<b>115 Saulter Street South</b>	-Address Not Listed

<b>PROJECT NUMBER: 20191015053</b>	
<b>Site Address:</b>	225 Commissioners Street, Toronto, Ontario
<b>Year: 1941</b>	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>101 Commissioners Street</b>	-Address Not Listed
<b>280 Commissioners Street</b>	-Address Not Listed
<b>301 Commissioners Street</b>	-Address Not Listed
<b>400 Commissioners Street</b>	-Address Not Listed
<b>23 Basin Street</b>	-Address Not Listed

<b>801 Lakshore Blvd East</b>	-Address Not Listed
<b>115 Saulters Street South</b>	-Address Not Listed

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## Appendix D

### *Fire Insurance Plans*