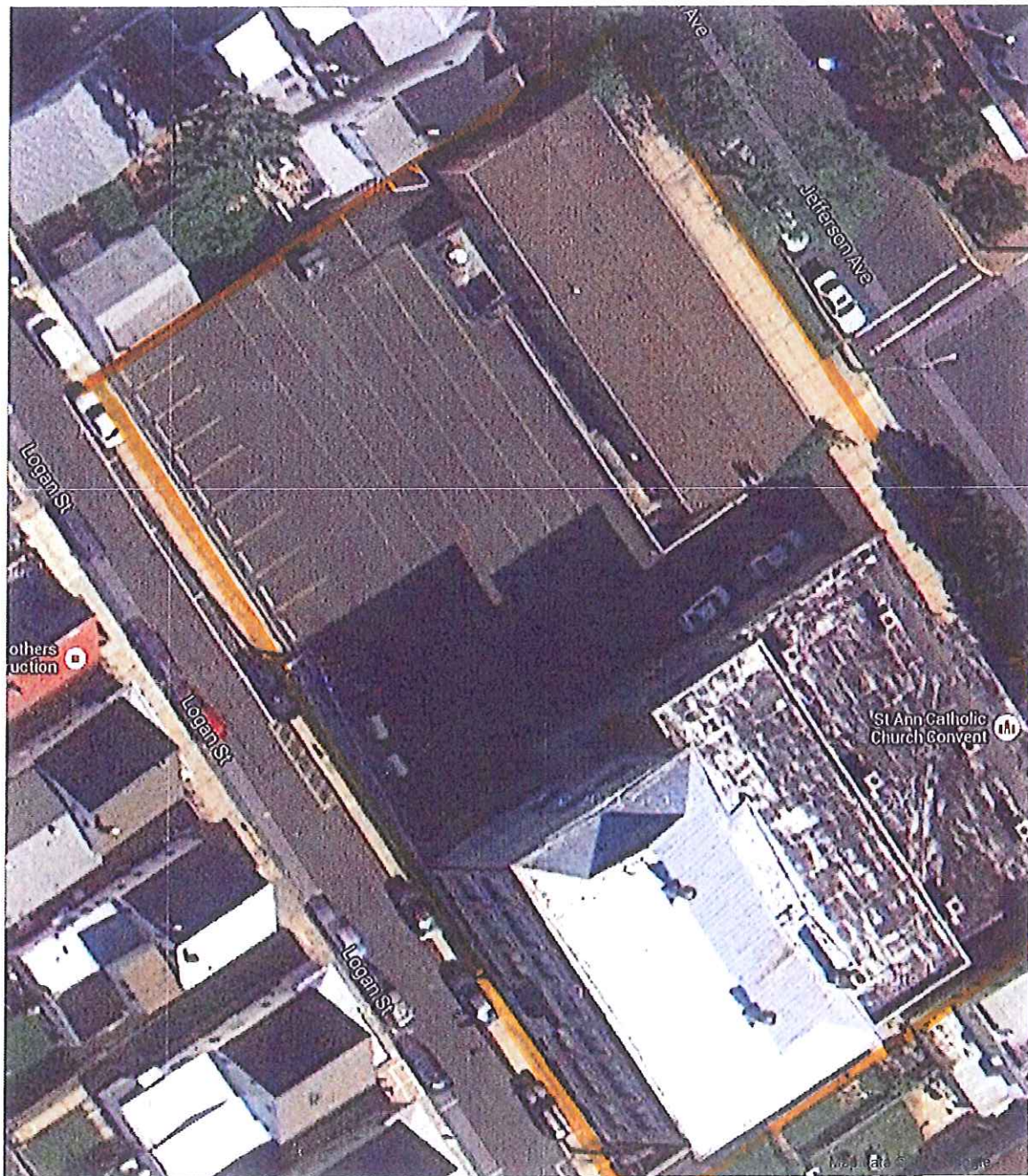





To see all the details that are visible on the screen, use the "Print" link next to the map.



PHILADELPHIA PARISH – BUILDING ASSESSMENTS
 SAINT ANN
 SEPTEMBER 26, 2013
 O&N FILE No. 0962.0331.00

418 Jefferson Ave
 Bristol, Pa 19007
 3925



Building Reviewed:	School – used for Parish Activities and CCD
Age of Building:	1920 with 1960 and 1967 Additions
Square Footage	30,000 SF (approximate) 1920: 18,000 SF (approximate), 4,500 SF/Floor 1960: 6,000 SF (approximate), 3,000 SF/Floor 1967: 3,900 SF (approximate)
Structure/Type of Construction	
Description:	1920: 3-story with basement. Upper floor is a Hall. Wood framing, stucco exterior. 1960: 2-story. Concrete and steel construction. Brick exterior. 1967: 1-story includes Cafeteria and Gym. Concrete and steel construction. Brick exterior.
General Condition:	Serviceable. Stucco repairs required on 1920 addition. Wood canopy structure on 1920 Building (Logan Street) requires wood repair and painting.
Required Repairs:	Maintenance.
Estimated Cost:	\$50,000
Roof	
Description:	1920: metal roof (not reviewed). No reported leaks. 1960: modified, flat roof (1994). No reported leaks. 1967: modified, flat. Reported leaks.
General Condition:	Serviceable.
Required Repairs:	Maintenance; Replace 1960 & 1967 in 5 – 10 years.
Estimated Cost:	\$104,000 in 5 – 10 years.
Windows	
Description:	The majority of the windows are replacement, aluminum.
General Condition:	Serviceable.
Required Repairs:	Replace remaining 20 windows in 1920's building in 5 -10 years.
Estimated Cost:	\$20,000 in 5 – 10 years.

Note: The information contained in this report is the result of a cursory review of the major systems of the buildings noted to provide a basis for a general understanding of the of parish infrastructure conditions. The system information noted and the order of magnitude budget costs provided are general in nature and based on a visual non-invasive review of exposed conditions available at the time of the site visit. This report cannot be construed as a comprehensive investigation of building system components or conditions. If a more detailed investigation is needed we can provide that service as a separate contract.

PHILADELPHIA PARISH -- BUILDING ASSESSMENTS
SAINT ANN
SEPTEMBER 26, 2013
O&N FILE No. 0962.0331.00



Mechanical System Description: General Condition: Required Repairs: Estimated Cost:	Gas fired boiler serves the 1920 building and 1960 building. The 1967 building is served by roof top units (2005 and 2007) and has air conditioning. There are some window air conditioning units in the 1920 and 1960 buildings. Serviceable. Maintenance. N/A
Electrical System Description: General Condition: Required Repairs: Estimated Cost:	Original. Fire Alarm with emergency lights and smoke detection upgrades. Emergency generator. Serviceable. Maintenance. N/A
Plumbing System Description: General Condition: Required Repairs: Estimated Cost:	600 amp electrical service. Original with upgrades and a 50, gas gallon hot water heater (2005). Serviceable, no reported problems. Maintenance. N/A

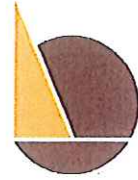
Note: The information contained in this report is the result of a cursory review of the major systems of the buildings noted to provide a basis for a general understanding of the of parish infrastructure conditions. The system information noted and the order of magnitude budget costs provided are general in nature and based on a visual non-invasive review of exposed conditions available at the time of the site visit. This report cannot be construed as a comprehensive investigation of building system components or conditions. If a more detailed investigation is needed we can provide that service as a separate contract.

PHILADELPHIA PARISH – BUILDING ASSESSMENTS
SAINT ANN
SEPTEMBER 26, 2013
O&N FILE No. 0962.0331.00

Buildings Reviewed:	Convent – occupied
Age of Building:	1965
Square Footage	6,600 SF (approximate), 3,300 SF/Floor
Type of Construction	
Description:	2 with full unfinished basement, block foundation, steel and concrete construction. Exterior walls are brick.
General Condition:	Good.
Required Repairs:	Maintenance.
Estimated Cost:	N/A
Roof	
Description:	Laminated shingle.
General Condition:	Serviceable, no reported leaks.
Required Repairs:	Maintenance.
Estimated Cost:	N/A
Windows	
Description:	High quality original, aluminum windows with storms and screens.
General Condition:	Serviceable.
Required Repairs:	Maintenance.
Estimated Cost:	N/A
Mechanical System	
Description:	Original, gas fired boiler with window and thru wall air conditioning units
General Condition:	Good.
Required Repairs:	Serviceable.
Estimated Cost:	N/A.
Electrical System	
Description:	200 amp service. Hard wired smoke detectors and strobes.
General Condition:	Serviceable. No reported issues.
Required Repairs:	Maintenance
Estimated Cost:	N/A

Note: The information contained in this report is the result of a cursory review of the major systems of the buildings noted to provide a basis for a general understanding of the of parish infrastructure conditions. The system information noted and the order of magnitude budget costs provided are general in nature and based on a visual non-invasive review of exposed conditions available at the time of the site visit. This report cannot be construed as a comprehensive investigation of building system components or conditions. If a more detailed investigation is needed we can provide that service as a separate contract.

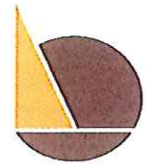
PHILADELPHIA PARISH – BUILDING ASSESSMENTS
SAINT ANN
SEPTEMBER 26, 2013
O&N FILE No. 0962.0331.00



Plumbing System	
Description:	Original with upgraded 80 gallon gas hot water heater. Each resident room has a personal sink.
General Construction:	Good.
Required Repairs:	Maintenance
Estimated Cost:	N/A
Overall Physical Plant Condition:	Clean and well maintained exterior and interiors. Parking lots are in good condition. The school building roofs and remaining windows are recommended to be replaced in 5 – 10 years. The 1920's school building requires stucco patching and maintenance. There is minor pointing required at the Church.

Note: The information contained in this report is the result of a cursory review of the major systems of the buildings noted to provide a basis for a general understanding of the of parish infrastructure conditions. The system information noted and the order of magnitude budget costs provided are general in nature and based on a visual non-invasive review of exposed conditions available at the time of the site visit. This report cannot be construed as a comprehensive investigation of building system components or conditions. If a more detailed investigation is needed we can provide that service as a separate contract.

Saint Ann Parish
Estimated Cost Summary
September 23, 2013



Building		Estimated	Estimated 5-10 Years
Church			
	Structure	\$7,000	\$25,000
	Roof	N/A	N/A
	Windows	N/A	N/A
	Mechanical System	N/A	N/A
Church Total		\$7,000	\$25,000
Rectory			
	Structure	N/A	N/A
	Roof	N/A	N/A
	Windows	N/A	N/A
	Mechanical System	N/A	N/A
Rectory Total		\$0	\$0
School			
	Structure (misc. stucco and façade repairs)	\$50,000	N/A
	Roof	N/A	\$104,000
	Windows	N/A	\$20,000
	Mechanical System	N/A	N/A
School Total		\$50,000	\$124,000
Convent			
	Structure	N/A	N/A
	Roof	N/A	N/A
	Windows	N/A	N/A
	Mechanical System	N/A	N/A
Convent Total		\$0	\$0
Total Costs		\$57,000	\$149,000

KNOWLAN,
THOPPE
& CO.
PHILA.

AD 211

UNDERWRITING ONLY

ST. ANN PARISH

OCTOBER 8, 1980

REV. JOHN DIMATTEO, O.S.S.T. PASTOR

NE/ COR. DORRANCE & POND STREETS

BRISTOL: BUCKS COUNTY, PA.GENERAL INFORMATION

PARISH WAS FOUNDED IN 1906. AVERAGE ABOUT 900 FAMILIES IN THIS MAINLY STABLE ITALIAN NEIGHBORHOOD. TWO PRIESTS AND ONE BROTHER ARE IN RESIDENCE IN THE RECTORY. SCHOOL FROM KINDERGARDEN TO 8TH GRADE, WITH 330 PUPILS, FIVE RELIGIOUS AND FIVE LAY TEACHERS. CCD PROGRAM IS HELD FROM OCTOBER THROUGH MAY IS HELD IN THE CHURCH FOR ABOUT 50 PUPILS AND WITH 3 RELIGIOUS AND 2 LAY TEACHERS ON SUNDAY MORNINGS, A CCD PROGRAM IS ALSO HELD IN THE PARISH HOUSE (MISSION HOUSE) WITH 10 STUDENTS AND 1 LAY TEACHER ON SUNDAY. CONVENT AT 430 JEFFERSON STREET WITH 7 NUNS IN RESIDENCE.

CHURCH.

LOCATED AT THE NORTHEAST CORNER OF DORRANCE AND POND STREETS, IS A ONE HIGH STORY STONE BUILDING. 28' TO THE EAVES AND 12' TO THE PEAK OF THE ROOF WITH BASEMENT AND PART BALCONY WITH STONE REARING WALLS AND WITH ONE STORY AND BASEMENT CINDER BLOCK ADDITION IS FACED WITH FORMSTONE. THE MAIN CHURCH IS 47' X 97' WITH 4559 SQ.FT., THE ADDITION IS 27' X 45' WITH 1215 SQ.FT. ALL WITH 5774 SQ.FT. EACH FLOOR AND BASEMENT. BALCONY HAS 300 SQ.FT. ROOF IS GABLE WITH WOOD JOISTS AND SLATE COVERING ON THE ADDITION. FLOORS ARE WOOD DOUPLE BOARDS WITH VINYL SURFACE ON ORDINARY WOOD JOISTS. BASEMENT FLOOR IS CONCRETE ON EARTH. INTERIOR WALLS ARE MARBLE 5' HIGH AND PLASTER ABOVE WITH WIRE LATH AND PLASTER CEILING SUSPENDE BELOW THE ROOF PEEK IS ARCHED. OPEN STAIRS TO THE BALCONY WITH WOOD DOOR AT THE FIRST FLOOR IS KEPT LOCKED WHEN CHURCH IS NOT OPEN. ACCESS TO THE BASEMENT IS BY AN OUTSIDE ENTRANCE ONLY NO INSIDE STAIRS TO BASEMENT. THE CHURCH WAS ERECTED IN 1906 WITH AN ADDITION BEING ADDED IN 1916.

THE SEATING CAPACITY IS ABOUT 400 IN 18 ROWS OF ATTACHED WOODEN PEWS. BALCONY THERE CONTAINS AN ELECTRIC ORGAN WITH WOODEN PEWS FOR THE CHOIR. SACRISTY AND SOME STORAGE IN THE REMAINDER OF THE FIRST FLOOR. THE FIRST FLOOR OF THE ADDITION IS KNOWN AS THE SIDE CHAPEL HAS 7 ROWS OF PEWS.

THE BASEMENT THERE CONTAINS A HALL WITH WOOD FOLDING CHAIRS AND TABLES FOR THE WEEKLY MEETINGS. KITCHEN HERE CONTAINS GAS STOVE WITH NO HOOD OR VENT ABOVE. INTERIOR WALLS ARE PLASERED AND THE CEILING IS FINISHED WITH SUSPENDE ASSOUSTIC TILE ON METAL GRIDS. HEAT IS SUPPLIED FROM AN H.B. SMITH #25 HOT WATER BOILER FIRED BY GAS, A DOMESTIC HOT WATER HEATER IS GAS FIRED AND IS VENTED TO THE CHIMNEY IN A SAFE MANNER. BOILER ROOM HAS STONE WALLS AND $\frac{1}{4}$ " HARD ASBESTOS BOARD NAILED TO THE FLOOR JOISTS ABOVE. WOOD DOOR TO THE ROOM IS KEPT LOCKED. TWO CAR GARAGE IN THE BASEMENT OF THE ADDITION.

CHURCH COMMUNICATES ON THE FIRST FLOOR WITH THE RECTORY ON THE EAST SIDE BY AN ENCLOSED PASSAGE WAY 7' WIDE BY 6' LONG AND WITH CONCRETE FLOOR AND WOOD ROOF AND WITH METAL SELF-CLOSING DOORS AT EACH END IN METAL FRAME, THIS IS OPEN BELOW WITH A WALKWAY BETWEEN THE BUILDINGS. (SEE DIAGRAM).

RECTORY

SIX FEET EAST OF THE CHURCH AND K/A 357 DORRANCE STREET IS THE TWO STORY CINDER BLOCK AND BRICK FACED BUILDING, 33' X 93' WITH 3069 SQ.FT. EACH FLOOR AND BASEMENT, WITH A FLAT ORDINARY WOOD JOISTED ROOF WITH SLAG COVERING AND WITH ALL WALLS PARAPETED 12". FLOORS ARE WOOD DOUBLE BOARDS WITH HARDWOOD SURFACE. OPEN STAIRS FROM 1ST TO 2ND FLOOR AND WITH WOOD DOOR TO THE BASEMENT, STAIRS. INTERIOR WALLS ARE PLASTERED WITH CELO-TEX ACCOUSTIC TILE CEILINGS. BUILT IN 1954 THE BUILDING IS IN GOOD CONDITION AND IS WELL MAINTAINED.

SECOND FLOOR IS ARRANGED AS SLEEPING ROOMS WITH A STUDY AND PRIVATE BATH FOR THE RESIDENT PRIESTS AND ONE BROTHER WITH ADDITIONAL GUEST ROOMS. FIRST FLOOR CONTAINS SMALL SHAPEL, 4 OFFICES, PARLOR, DINING ROOM AND KITCHEN WITH DWELLING TYPE GAS STOVE, WITH NO HOOD OR VENT. BASEMENT HAS A LAUNDRY WITH ONE WASHER AND ONE DRYER VENTED OUTSIDE. A LARGE MEETING ROOM HAS WALLS PLASTERED AND ACCOUSTIC TILE CEILING, BOILER ROOM IS ENCLOSED WATER HEATER AND A GAS FIRED HOT WATER BOILER SUPPLY HEAT AND DOMESTIC HOT WATER TO THE BUILDING. COMMUNICATION ON THE 1ST FLOOR TO THE CHURCH HAS METAL SELF-CLOSING DOORS ON BOTH SIDES OF THE SEMI FIRE RESISTIVE PASSAGEWAY. ELECTRIC WIRING IS MAINLY ROMAX FROM A CIRCUIT BREAKER.

CONVENT

LOCATED AT 430 JEFFERSON AVENUE AND 30' WEST OF THE SCHOOL BUILDING. THIS IS A TWO STORY WITH FULL BASEMENT SEMI-FIRE RESISTIVE BUILDING, BEARING WALLS ARE 8" CINDER BLOCK WITH 4" BRICK FACING, ROOF IS GABLE ORDINARY WOOD JOISTS WITH PLYWOOD DECK AND COMPOSITION SHINGLES, FLOORS ARE CORRUGATED STEEL WITH CONCRETE ON STEEL BAR JOISTS, THE FLOORS ON THE 1ST AND THE 2ND HAVE PARQUET SURFACE, BASEMENT IS CONCRETE ON EARTH. AREA IS 34' X 106' HAS 3604 SQ.FT. EACH FLOOR AND BASEMENT. BLIND ATTIC ABOVE THE 2ND FLOOR IS UNFINISHED AND HAS A LOUVERED VENTILATOR AT EACH END. OPEN STAIRS FROM 1ST TO SECOND FLOORS AND TO BASEMENT. STAIRS FROM 1ST TO 3RD ARE ENCLOSED WITH CINDER BLOCKS AND HAVE SELF-CLOSING LABELED DOORS AT EACH FLOOR. NO OUTSIDE FIRE ESCAPE. BUILT IN 1965 THE BUILDING IS WELL MAINTAINED AND IN GOOD CONDITION.

SEVEN NUNS IN RESIDENCE IN THE PRINCIPAL PART OF THE UPPER FLOOR, WITH GOOD GRADE FURNISHINGS. SMALL CHAPEL IN THE 1ST FLOOR WITH LARGE COMMUNITY ROOM, PARLOR, DINING ROOM, PANTRY AND KITCHEN WITH DWELLING TYPE ELECTRIC STOVE. LAUNDRY CONTAINS A WASHER AND A VENTED DRYER. THE BASEMENT IS USED FOR MISCELLANEOUS STORAGE, WITH SEVERAL SMALL ROOMS ALSO USED FOR STORAGE. BOILER ROOM IS CUT-OFF BY A CINDER BLOCK WALL, LABELED FIRE DOOR AND STEEL AND CONCRETE BAR JOISTED CEILING. A WEIL & MCCLAIN HOT WATER BOILER IS GAS. A GAS FIRED HOT WATER HEATER IS VENTED TO THE CHIMNEY IN A STANDARD MANNER. ELECTRIC PANEL BOARD HAS ALL CIRCUIT BREAKERS AND WIRING IS ALL IN METAL CONDUIT.

SCHOOL:

THIRTY FEET EAST OF THE CONVENT AND K/A 418 JEFFERSON STREET. THE ORIGINAL BUILDING WAS ERECTED IN 1925, WITH THE NEW ADDITION ADDED IN 1968. THE OLD SCHOOL OR AS IT IS K/A THE ORIGINAL BUILDING IS THREE STORY AND BASEMENT WITH BRICK BEARING WALLS 24" THICK, ROOF IS PEAKED ORDINARY WOOD JOISTS WITH PLANKS AND COMPOSITION SHINGLES, FLOORS ARE HEAVY WOOD JOISTS WITH VINYL COVERING. THE BASEMENT IS CONCRETE ON EARTH. 43' X 82' WITH 3526 SQ.FT., EACH FLOOR AND BASEMENT. BRICK ENCLOSED STAIRS FROM BASEMENT TO THE 3RD FLOOR WITH LABELED FIRE DOORS SELF-CLOSING AT EACH FLOOR ON EACH SIDE OF THE BUILDING AFFORD EXITS FROM EACH UPPER FLOOR TO THE STREET AND FROM THE BASEMENT. THE INTERIOR WALL ARE PLASTERED ON WOOD LATHS. THE CEILINGS ARE PRESSED METAL ON WOOD JOISTS ON ALL FLOORS.

THE THIRD FLOOR CONTAINS A SCHOOL HALL WITH SMALL RAISED PLATFORM AT ONE SIDE, THIS

SCHOOL (CON'T)

HALL IS NOT IN USE AND DOORS ARE KEPT LOCKED. SECOND FLOOR HERE CONTAINS 4 CLASS ROOMS, FOUR CLASS ROOMS ON THE 1ST FLOOR WITH THE PRINCIPALS OFFICE AND DISPENSORY. BASEMENT CONTAINS THE SCHOOL LIBRARY WITH SEVERAL READING ROOMS FOR SPECIAL STUDENTS. THE BUILDING COMMUNICATES THROUGH UNPROTECTED OPENINGS TO THE NEW SCHOOL BUILDING WHICH WAS ADDED IN 1968 ON THE 2ND FLOOR AND FIRST FLOOR.

NEW ADDITION IS PART ONE STORY AND PART TWO STORIES HIGH, ONE STORY IS 97' x 49' WITH 4753 SQ.FT. AND IS BELOW GRADE 20' HIGH WITH THE TWO STORY SECTION AT THE REAR ONE WALL IS CINDER BLOCK WITH BRICK FACING SUPPORTED BY A STEEL BEAM AND STEEL COLUMNS. ALL EXTERIOR WALLS ARE CINDERBLOCK WITH BRICK FACING AND ARE CURTAIN TYPE WALLS. THE TWO STORY SECTION IS 97' x 49' WITH 4753 SQ.FT. EACH FLOOR. ROOF IS STEEL DECK ON STEEL BAR JOISTS ON STEEL COLUMNS AND PILASTERS, FLOORS ARE CORRUGATED STEEL ON BAR JOISTS WITH CONCRETE SURFACE WITH VINYL TILE. ALL INTERIOR PARTITIONS ARE CINDER BLOCK WITH ACOUSTIC TILE CEILINGS ON METAL GRIDS. CINDER BLOCK WALLS ENCLOSE THE STAIRS FROM 1ST FLOOR TO THE SECOND FLOOR.

THE SECOND FLOOR CONTAINS THREE CLASS ROOMS, WITH THREE OFFICES AND 2 CLASS ROOMS ON THE 1ST FLOOR. THE ONE STORY SECTION CONTAINS THE SCHOOL HALL AND GYMNASIUM, FOLDING METAL CHAIRS AND TABLES HERE SERVE THE BINGO GAMES AND THE SCHOOL CHILDREN EAT THEIR LUNCHES HERE. A KITCHEN HERE CONTAINS THE ELECTRIC EQUIPMENT FOR THE PREPARATION OF THE SCHOOL LUNCHES THROUGH THE I.P.S. PROGRAM WHICH IS PART FEDERALLY FUNDED. THERE IS ALSO A LARGE GAS STOVE WITH A HOOD & VENT ABOVE WITH METAL FILTERS AND NO AUTOMATIC FIRE EXTINGUISHER. THIS IS ONLY USED TO COOK HOT DOGS FOR THE BINGO PLAYERS, AND OCCASIONAL DINNERS BY THE WOMEN OF THE PARISH.

HEAT IS SUPPLIED BY A SPENCER HOT WATER GAS FIRED BOILER. THE BOILER IS VENTED TO THE CHIMNEY IN A STANDARD MANNER. ELECTRIC WIRING IS ALL IN METAL CONDUIT FROM LARGE PANEL BOARD WHICH IS MAINLY CIRCUIT BREAKERS, A GAS FIRED INCINERATOR HERE BURNS ALL RUBBISH, THERE IS A VENTED ONAN ELECTRIC GENERATOR HERE SUPPLYING EMERGENCY LIGHTS. BOILER ROOM IS ENCLOSED WITH 8" CINDER BLOCK WALLS AND CONCRETE CEILING WITH A LABELED FIRE DOOR TO THE ROOM.

OTHER BUILDINGS

IN TULLYTOWN AND K/A 560 MAIN STREET IS THE SACRED HEART OF JESUS MISSION BUILDING. THIS IS A ONE STORY AND FULL BASEMENT FRAME WITH ASBESTOS SHINGLE SIDING BUILDING, THE ROOF IS GABLE WITH PLANKS ON ORDINARY WOOD JOISTS AND WITH ASPHALT SHINGLES. FLOOR IS DOUBLE BOARDS ON WOOD JOISTS, THE BASEMENT FLOOR IS CONCRETE ON EARTH. INTERIOR WALLS ARE PLASTER BOARD NAILED ON WOOD STUDS AND CEILING JOISTS. OPEN STAIRWAY LEADS FROM THE 1ST FLOOR TO THE BASEMENT. BUILDING IS 26' x 82' AND 30' x 10' WITH 2432 SQ.FT. FIRST FLOOR WHILE THE BASEMENT HAS 2132 SQ.FT. A SIDE DOORWAY ADDS 128 SQ.FT. MAKING THE TOTAL AREA 2560 SQ.FT. BUILT OVER 70 YEARS AGO THE BUILDING IS IN FAIR CONDITION WITH CONSIDERABLE ASBESTOS SIDING MISSING AND BROKEN BY LOCAL CHILDREN.

SEATING CAPACITY IS 200 IN 16 ROWS OF WOODEN PEWS ATTACHED TO THE FLOOR. ALTAR IS MARBLE WITH WOOD TRIM AND SMALL SACRISTY WITH SOME VERY MINOR STORAGE AREA. BASEMENT CONTAINS THE MISSION HALL WITH A FEW WOOD FOLDING CHAIRS AND TABLES, KITCHEN HAS A DWELLING TYPE OF ELECTRIC STOVE WHICH IS NOT USED. ELECTRIC WIRING IS BX CABLE FROM FUSE BOX.

A FUEL OIL FIRED HOT AIR HEATER IS IN THE OPEN AND NOT CUT-OFF, SMOKE PIPE IS SAFE TO THE CINDER BLOCK TERRA COTTA LINED CHIMNEY. OIL STORAGE TANK IS BURIED OUTSIDE.

PROTECTION

EXTINGUISHERS ARE TAGGED AND DISTRIBUTED THROUGHOUT THE PRINCIPAL BUILDINGS. LOCAL FIRE ALARM IS IN THE SCHOOL BUILDING ON EACH FLOOR. ALL VOLUNTEER FIRE DEPARTMENT

PROTECTION (CON'T)

IS LOCATED WITHIN 1 MILE OF THE BUILDINGS WHICH ARE ACCESSABLE AT ALL TIMES. THERE IS A VOLUNTEER FIRE DEPARTMENT NEAR THE MISSION BUILDING ALSO. SEVERAL FIRE HYDRANTS ARE WITH IN 300' OF THE BUILDINGS. SMOKE DETECTORS HAVE BEEN INSTALLED ALL FLOOR IN THE RECTORY AND CONVENT BLDGS.

EXPOSURES

THE PRINCIPAL BUILDINGS ARE EXPOSED MAINLY BY DWELLINGS AND THERE IS NO VACANT BUILDING NEARBY.

LOSS POTENTIAL

PRINCIPAL BUILDINGS ARE SURFECT TO ONE FIRE, BUT THE PROBABLE MAXIMUM LOSS IS 80%.

RECORD

THERE HAVE BEEN NO FIRE LOSSES IN THE PARISH BUILDINGS. THERE HAVE BEEN SEVERAL BURGLARIES IN THE SCHOOL AND THE RECTORY HAS HAD SEVERAL MYSTERIOUS DISAPPEARANCES IN THE PAST. THERE HAVE BEEN A FEW LIABILITY CLAIMS HERE WHEN OLDER PERSONS HAVE ALLEGED TO HAVE FALLEN ON THE SIDEWALKS.

ALLIED PERILS

VANDALISM M.M.

- LOCATED IN A NEIGHBORHOOD INHABITED BY A FEW MINORITY GROUPS THERE HAVE BEEN NUMEROUS INCIDENTS OF VANDALISM AND MISCHIEF CAUSING BROKEN WINDOWS AND GRAFFITI ON THE SCHOOL WALLS. PRINCIPAL WINDOWS IN THE CHURCH ARE PROTECTED WITH HEAVY PLATE GLASS ON THE STREET SIDE. LOWER SCHOOL WINDOWS ARE COVERED WITH METAL SCREENS. NO LOW FLYING AIRCRAFT ARE HERE.

WATER DAMAGE

- THE ROOFS OF THE BUILDINGS ARE WATER TIGHT AND ALL HAVE LEADERS AND DOWNSPOUTS, THE STREET ALL ARE WELL DRAINED AND THERE IS NO LARGE BODY OF WATER NEARBY, THE PLUMBING IS MAINLY COPPER WITH CAST IRON DRAINS AND IRON PIPE FROM THE HEATING SYSTEMS. NO EVIDENCE OF ANY PIPE LEAKS, NO TANKS ARE IN ANY UPPER FLOORS OF THE BUILDINGS.

COLLAPSE

- BUILDINGS RANGE IN AGE FROM 13 TO OVER 70 YEARS AND ARE FAIRLY WELL MAINTAINED. NO VACANT BUILDINGS ARE NEARBY. NO STRUCTURAL DEFECTS ARE NOTED IN ANY BUILDINGS, SETTLEMENT CRACKS IN A FEW PLACES PRESENT NO HAZARD. BUILDINGS ARE NOT ON FILLED LAND AND NO LAND SLIDE OR SUBSIDENCE HAZARD IS HERE.

ROBBERY & THEFT

- MONIES USUALLY CONFINED TO SUNDAY MASS COLLECTIONS (5) AND ONE AT THE MISSION AVERAGE \$1600. MAINLY IN CASH, THE MAXIMUM ON SPECIAL HOLY DAYS IS \$8,000. COUNTED IN THE RECTORY COUNTING ROOM IS KEPT IN THE RECTORY AND DEPOSITED ON MONDAY AT THE FIDELITY BANK ABOUT 1 MILE DISTANT. MANY DOORS ON THE RECTORY ARE EQUIPPED WITH DOUBLED CYLINDER LOCKS SOME HAVE SPRING DEAD LOCKS, BASEMENT WINDOWS ARE SCREENED AND SOME HAVE GRATES LOCKED. MONIES FROM BINGO AND SOCIAL EVENTS IS HANDLED THE SAME WAY.

LIABILITY HAZARDS

- THE PUBLIC SIDEWALKS AND PRIVATE SIDEWALKS ARE IN SATISFACTORY CONDITION WITH NO CRACKS, OR MISSING SECTIONS.

THERE IS A BLACK TOPPED AND FENCED PARKING AREA BY THE RECTORY ABOUT 45' x 120' WITH 5400 SQ.FT. A MACADAM PARKING AREA ABOUT 135' x 120' WITH 16,200 SQ.FT. IS FENCED ON ALL SIDES. BLACK TOPPED AREA AT THE SCHOOL IS 148' x 135' WITH 20,000, SQ.FT. AND IS WALLED IN ON TWO SIDES WITH THE SCHOOL & CONVENT ON OTHERS. AREA OF THE LAND AT THE MISSION IS 100' x 200' WITH BUILDING SET ON ONE SIDE.

THERE IS NO FENCE HERE. OUTSIDE STEPS ARE IN GOOD CONDITION WITH HAND RAILS AND LIGHTS. DOORS OPEN OUTWARD AND ARE BUILDINGS ARE CLOSED. EXITS ARE CLEARLY MARKED.

PAGE 6

ALLIED PERILS (CONT)

OTHER FEATURES

- VARIOUS SOCIAL AND FUND RAISING EVENTS ARE HELD IN THE SCHOOL HALL FROM TIME TO TIME, BINGO GAMES ARE HELD HERE EACH MONDAY EVENING WITH ABOUT 150 ATTENDING. NO CARNIVALS OR FIRE WORKS ARE EXHIBITED OR HELD HERE. THE PARISH HAS NO CEMETARY AND NO ATHLETIC FIELDS. RUBBISH IS REMOVED FROM THE BUILDINGS DAILY AND BURNED IN THE INCINERATOR IN THE SCHOOL BOILER ROOM. RUBBISH FROM THE CHURCH AND RECTORY IS PLACED IN PLASTIC BAGS AND PICKED UP EACH WEEK BY THE CITY. NO TRAMPOLINES OR PETS HERE. THE ELECTRIC WIRING IN THE OLDER BUILDINGS HAS BEEN UPDATED AS REQUIRED AND FOUND IN GOOD CONDITION AND AND PROPERLY FUSED OR WITH AUTOMATIC CIRCUIT BREAKERS NO USE OF EXTENSION WIRES IS NOTED. LARGE TRANSFORMER IS SAFELY FENCED IN AND GATE LOCKED, THIS IS BY THE SCHOOL. BATTERY POWERED EMERGENCY LIGHTS ARE OPERATING IN SCHOOL BUILDING WITH A GAS POWERED EMERGENCY GENERATOR IN THE BOILER ROOM. LIGHTNING ARRESTORS ARE ON THE SCHOOL BUILDING.

OCTOBER, 1980

ST. ANN PARISH

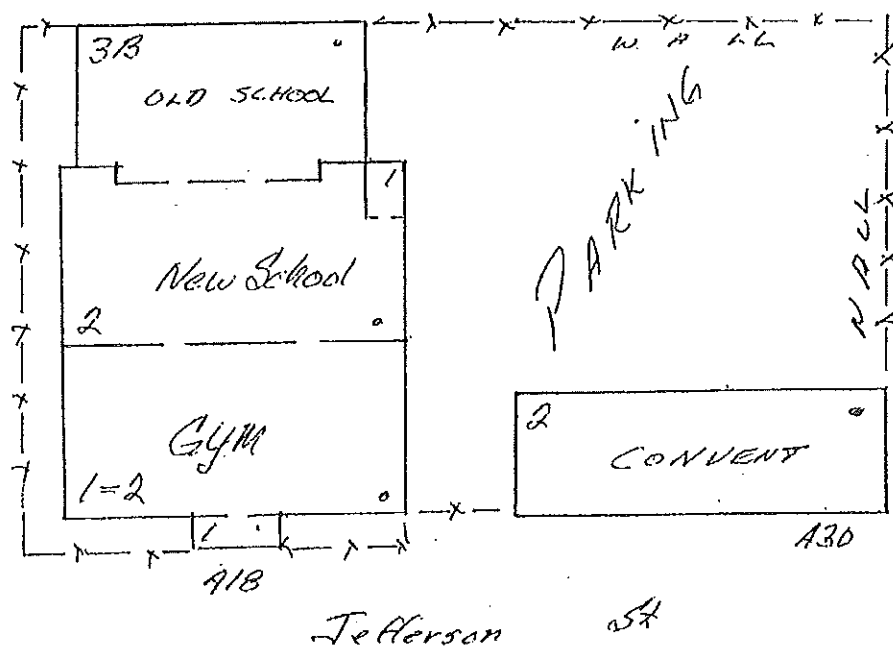
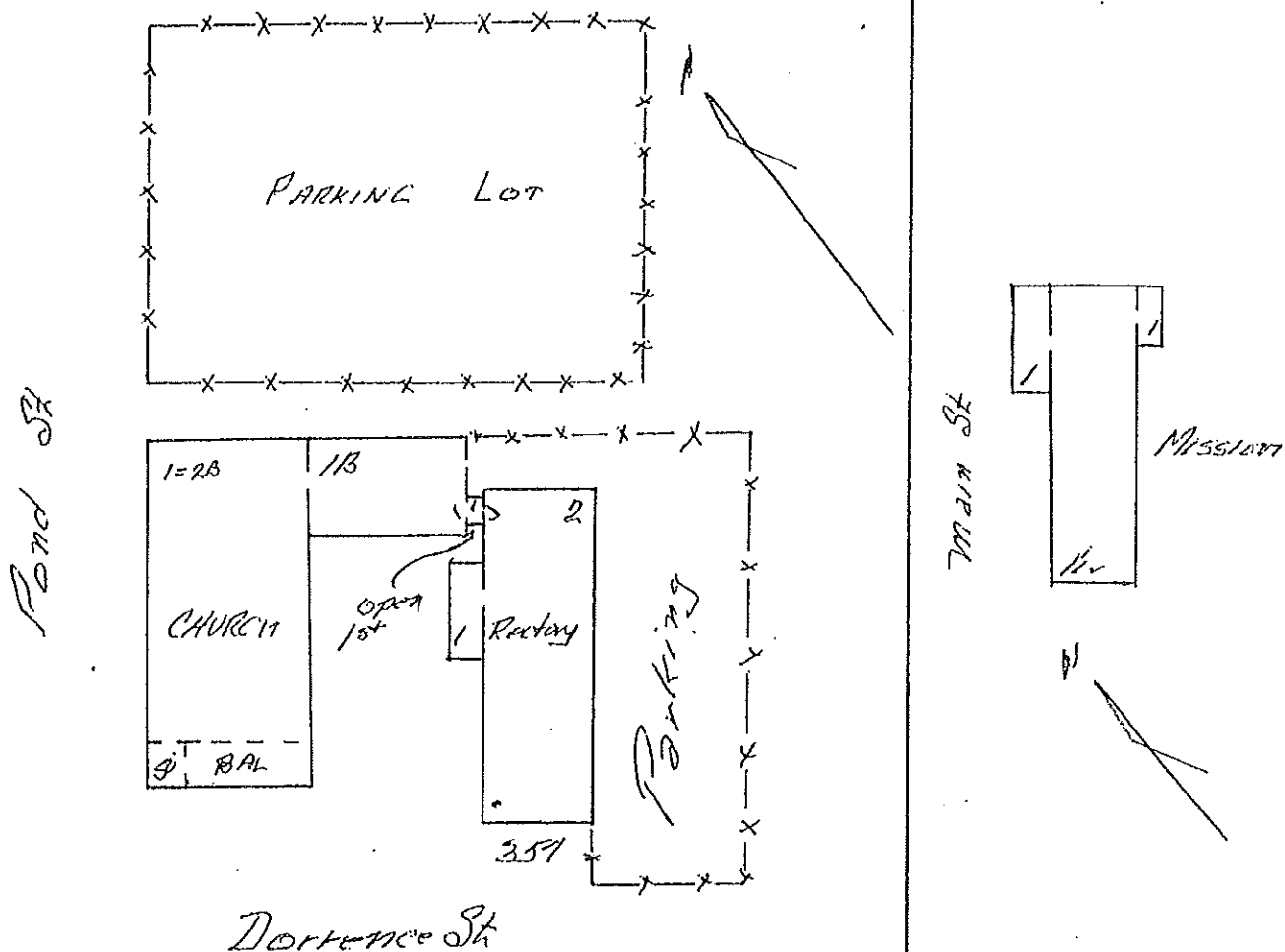
A.D. #211

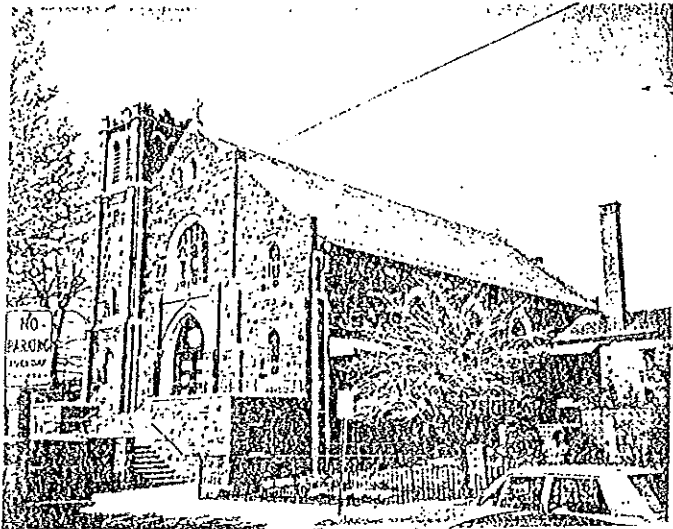
MANDATORY RECOMMENDATIONS

M-78-1 NO AUTOMATIC FIRE EXTINGUISHER HAS BEEN INSTALLED ABOVE THE STOVE IN THE SCHOOL.

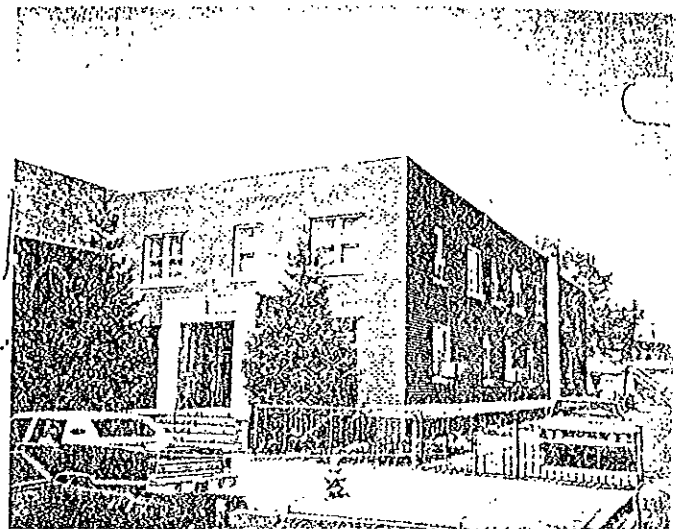
M-78-2 ALL MONIES SHOULD BE DEPOSITED IN THE BANK &/OR NIGHT DEPOSITORY ON DAY RECEIVED AND VARY ROUTE TO THE BANK.

THE ENTIRE PARKING LOT HAS BEEN NEWLY BLACK TOPPED.
THE MISSION CHURCH BUILDING WAS RECENTLY COMPLETELY PAINTED.

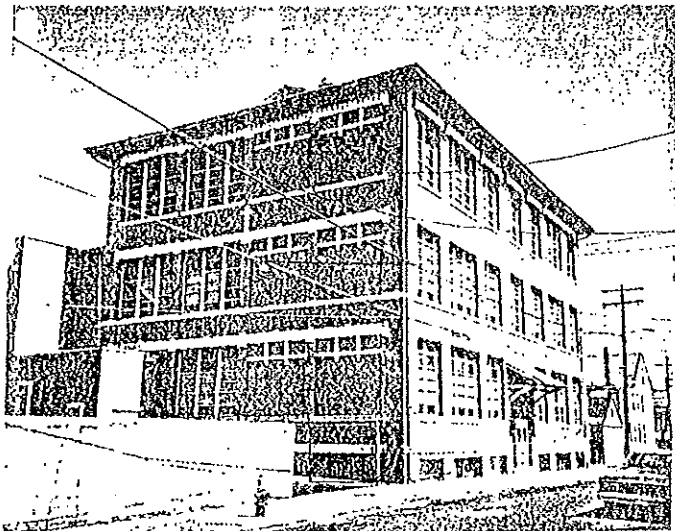




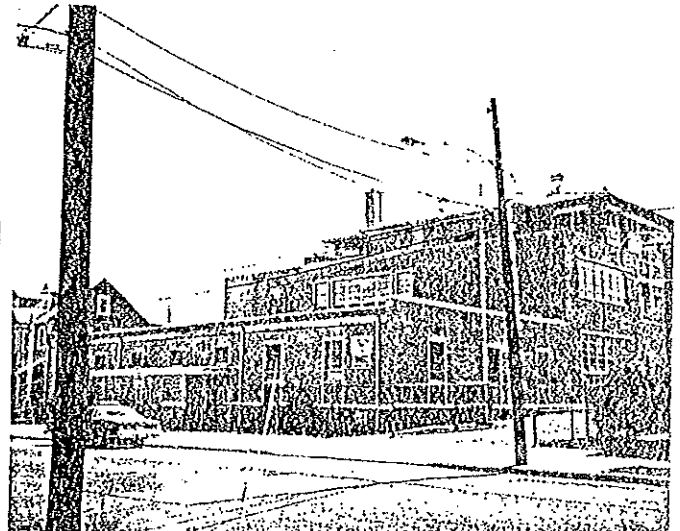
CHURCH



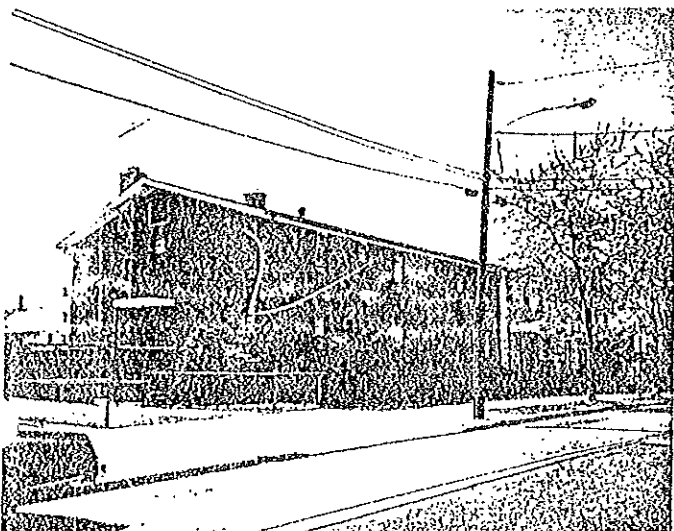
RECTORY



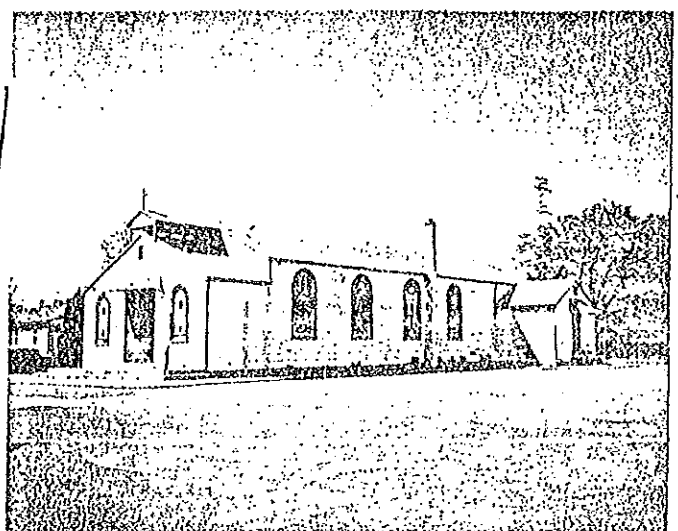
OLD SCHOOL



NEW SCHOOL



CONVENT



MISSION SACRED HEART OF JESUS