



AmTrust North America
An AmTrust Financial Company

08/02/2019

Charles Henry Properties LLC
PO Box 682
New York NY 10108

JLNY Group LLC
80 Crossways Park Drive #210,
Woodbury NY 11797

Location Surveyed: 336 E 56th Street New York NY 10022
Policy Number Carrier
WPP1817323-00 Wesco Insurance Company

Dear Policyholder:

Recently, a representative of AmTrust North America conducted a survey of your premises/operations on 7/23/2019. The purpose of this survey was to evaluate your loss control programs and procedures as they relate to the coverage(s) provided for the above captioned policies.

As a result of that survey, recommendation(s) for improvement are being submitted. These recommendations are offered to assist you with reducing hazards and/or exposures which could lead to potential losses. Please indicate the action taken on each recommendation, sign the recommendation page and return it within the next 30 days. Your response should be sent via:

Email to: LCInfo@amtrustgroup.com
Fax to: 216-328-6483 (please include your email address and phone number)
Mail to: AmTrust North America
Loss Control Department
2605 Enterprise Road East Ste 290
Clearwater, FL 33759

If compliance with one or more of the recommendations will take longer than 30 days, please indicate the date(s) you expect work to be completed. The recommendations are provided as a service to you, our policyholder. The recommendations were developed, based on observed conditions and/or interviews at the time of the survey. It is neither the intent nor the implication of AmTrust North America or its agents to address all safety and health hazards, or to assure compliance with local, state or federal regulations.

Please visit our extensive safety library at www.amtrustnorthamerica.com. Follow the Loss Control tab to safety topics, sample programs, training materials and access to on-line streaming video training kits. If we can be of further assistance with regard to safety, please contact us at 888-486-7466 ext. 363275 or e-mail LCInfo@amtrustgroup.com.

Sincerely,
AmTrust North America Loss Control Department

cc: Underwriting

2605 Enterprise Road East Ste 290, Clearwater, FL 33759 Phone: 888-486-7466 Fax: 216-328-6483
www.amtrustgroup.com



RECOMMENDATIONS

Named Insured: Charles Henry Properties LLC
Location Surveyed: 336 E 56th Street New York NY 10022
Policy Number: WPP1817323-00
Date of Survey: 7/23/2019

Critical Recommendations

2019-07-01: CARBON MONOXIDE ALARMS - COMMERCIAL (NYC): Provide and install one or more approved and operational Carbon Monoxide (CO) alarm(s) in each commercial unit. This is necessary to provide early warning and detection to lessen risk of injury at this location.

2019-07-02: SMOKE DETECTORS-COMMERCIAL: Install smoke detectors in all commercial units with habitational above at this location, which are to be battery operated or electric. This is necessary to provide early warning and detection in the event of a fire at this location, and lessen risk of property damage or injury at this location.

2019-07-03: BLOCKED FIRE ESCAPE: Remove all window air conditioners from the fire escape window along with fire escape congestion in order to maintain ease of egress in an emergency situation.



Bldg-ac unit in fire escape window(4th floor)/ac unit missing brackets.



Rear fire escape congestion

Important Recommendations

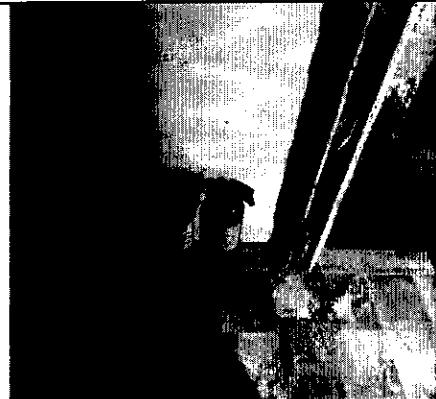
2019-07-04: FIRE EXTINGUISHERS: Provide portable fire extinguishers throughout the building, with minimum 2A-20BC ratings, mounted in visible and accessible locations in the basement, laundry, and boiler areas, all commercial units (where applicable) and all common areas or in apartments. Mount at least 4 inches off the floor and no more than the 5 feet high to the top of the extinguisher. Extinguishers are to be inspected, serviced and tagged annually, by a qualified fire extinguisher service company to help assure reliable extinguisher condition in the event of a fire.

2019-07-05: RESTORE FIRE RESISTIVE QUALITIES OF BASEMENT CEILING: Restore the fire resistive qualities of

the basement ceiling at this location. We noted openings in the ceilings, which will permit the rapid spread of fire and associated gases generated in a fire condition. The restoration is required to lessen risk of property damage at this location.

2019-07-06: AC (Air Conditioner Brackets)

Hire a qualified and insured contractor to install proper metal brackets to support protruding individual air conditioning units on windows to prevent any falling hazard, and remove any loose objects (such as wood blocking, bricks, etc.) which may be used to support or leveling of an A/C unit.



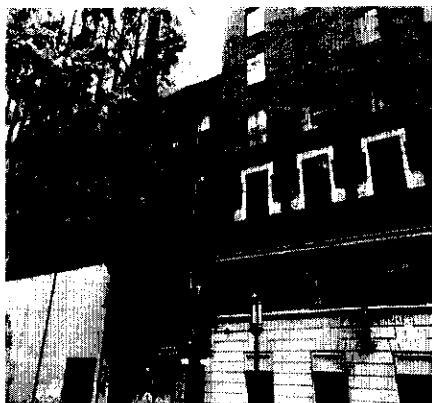
fire extinguishers-no tag
unmounted



fire extinguisher-no tag and
unmounted



holes in ceiling



ac unit missing brackets.

Advisory Recommendations

None





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Please indicate the action taken on each of the above recommendation(s) and the date that each was (or will be) completed. Proof of compliance such as photos, receipts and certificates should be included with your response:

2019-7-01 Carbon Monoxide alarms installed in street and basement levels of store-See photos

2019-7-02-Smoke Detectors installed in street and basement levels of store-See photos

2019-7-03-All congestion removed from fire escapes. Tenants have been notified to remove air conditioners from fire escape windows. Compliance and verification will require until October 30, 2019.-See attached Letter

2019-7-04-Fire extinguishers have been installed, mounted and inspected in all indicated areas-See photos attached

2019-7-05-All holes in basement ceiling have been patched with fire resistive Type X- See photos attached

2019-7-06-Tenant has been notified to install brackets on AC. Compliance and verification will require until October 30, 2019-See attached letter

Claude Simon

August 29, 2019

Signature and Date

Please send your response via: Email to: LCInfo@amtrustgroup.com, Fax to: 216-328-6483 (please include your email address and phone number) or Mail to: AmTrust North America, Loss Control Department, 2605 Enterprise Road East Ste 290, Clearwater, FL 33759

