

REPLACE
2,1M

DETAILS OF CONSTRUCTION AND OCCUPANCY

ACCOUNT: Wards Cove Packing Co.
Port Bailey
Kodiak Island, AK 99697

DATE: June 25, 1994
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BUILDING	Cannery	Warehouse #1	Warehouse #2
YEAR BUILT	1948	1948	1948
CONSTRUCTION CLASS	All Metal	All Metal	All Metal
CONDITION	Average	Average	Average
OCCUPANCY	Salmon Cannery	Salmon Roe Processing; Empty can stge.	Empty Cardboard Storage
BUILT-UPON TOTAL AREA	20,533/20,533	11,720/11,720	11,720/11,720
LARGEST LEASED AREA	Owner Occupied	Owner Occupied	Owner Occupied
HEIGHT (STORIES/FEET)	1=2/15 ft.	1=2/15 ft.	1=2/15 ft.
WALLS	All Metal	All Metal	All Metal
ROOF	All Metal	All Metal	All Metal
FLOORS	50% Wood	Wood Plank on Wood Piling	Wood Plank on Wood Piling
INTERIOR FINISH	Open	Open	Painted Plywood Panels
HEAT	None	None	Hot Water
WIRING PROTECTION	Metal Conduit	Metal Conduit	Metal Conduit
AT RISK	10	10	10
% AUTOMATIC SPRINKLER	0%	0%	0%
HYDRANTS	None	None	None
STANDPIPE & HOSES	(1) 1-1/2" H.C. 50' H.	(4) 1-1/2" H.C. 50' H./Outside	(4) 1-1/2" H.C. 50' H./Outside
ALARMS	None	None	None
EXTINGUISHERS	Inside Buildings	(4) Multi-purpose D.C.	(4) Multi-purpose D.C.

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YEAR BUILT	1948	1948	1948
CONSTRUCTION CLASS	All Metal	All Metal	All Metal
CONDITION	Average	Average	Average
OCCUPANCY	Salmon Cannery	Salmon Roe Processing; Empty can stge.	Empty Cardboard Storage
BUILT-UPON TOTAL AREA	20,533/20,533	11,720/11,720	11,720/11,720
LARGEST LEASED AREA	Owner Occupied	Owner Occupied	Owner Occupied
HEIGHT (STORIES/FEET)	1=2/15 ft.	1=2/15 ft.	1=2/15 ft.
WALLS	All Metal	All Metal	All Metal
ROOF	All Metal	All Metal	All Metal
FLOORS	50% Wood	Wood Plank on Wood Piling	Wood Plank on Wood Piling
INTERIOR FINISH	Open	Open	Painted Plywood Panels
HEAT	None	None	Hot Water
WIRING PROTECTION AT RISK	Metal Conduit	Metal Conduit	Metal Conduit
% AUTOMATIC SPRINKLER	10	10	10
HYDRANTS	0%	0%	0%
STANDPIPE & HOSES	None	None	None
ALARMS	(1) 1-1/2" H.C. 50' H.	(4) 1-1/2" H.C. 50' H./Outside	(4) 1-1/2" H.C. 50' H./Outside
EXTINGUISHERS	None Inside Buildings	None (4) Multi-purpose D.C.	None (4) Multi-purpose D.C.

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BUILDING	Technician's Quarters	Port Bailey Athletic Club (Old Oil House)	Sauna Building
YEAR BUILT	Mid 1940's	Mid 1940's	1982
CONSTRUCTION CLASS	Wood Frame	Wood Frame	Wood Frame
CONDITION	Average	Average	Good
OCCUPANCY	Dwelling	Athletic Exercise Equipment	Sauna Room & Wood Shed
BUILT-UPON TOTAL AREA	600/600	270/270	250/250
LARGEST LEASED AREA	Owner Occupied	Owner Occupied	Owner Occupied
HEIGHT (STORIES/FEET)	1/8 ft.	1/8 ft.	1/7 ft.
WALLS	Wood Frame	Wood Frame	Wood Frame
ROOF	Frame Metal Clad Wood Joist	Frame Metal Clad Wood Plank on Wood Piling	Frame Metal Clad Wood Joist
FLOORS	Plywood Panels & Drywall	Open	Plywood Panels
INTERIOR FINISH			
HEAT	Oil Stove	None	Wood Stove
WIRING	Romex	None	None
PROTECTION AT RISK	10	10	10
% AUTOMATIC SPRINKLER	0%	0%	0%
HYDRANTS	None	None	None
STANDPIPE & HOSES	None	None	None
ALARMS	Smoke Detector	None	None
EXTINGUISHERS	(1) Multipurpose D.C.	None	None

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ACCOUNT: Wards Cove Packing Company
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BUILDING	Storage Shed	(Idle) Oil Dock	Septic Bldg. (Adj. to Island Hse)
YEAR BUILT	1980's	1930's	1968
CONSTRUCTION CLASS	Wood Frame	Wood Frame	Wood Frame
CONDITION	Excellent	Door	Average
OCCUPANCY	Canning Line Equipment Storage	Vessel Moorage	Septic System Equipment
BUILT-UPON TOTAL AREA	416/416	4,703/4,703	260/260
LARGEST LEASED AREA	Owner Occupied	Owner Occupied	Owner Occupied
HEIGHT (STORIES/FEET)	1/9 ft.	1=2/30' M.L.L.W.	1/8 Ft.
WALLS	Wood Frame	Open Wood Piling	Frame Metal Clad
ROOF	Frame Metal Clad	None	Frame Metal Clad
FLOORS	Wood Joist	Wood Plank on Wood Piling	Wood Joist
INTERIOR FINISH	Open	Open	Open
HEAT	None	None	None
WIRING PROTECTION	None	None	Class I Group D
AT RISK & AUTOMATIC SPRINKLER	10 0%	10 0%	10 0%
HYDRANTS	None	None	None
STANDPIPE & HOSES	None	None	(2) 1-1/2" H.C. 50' H./Outside
ALARMS	None	None	None
EXTINGUISHERS	None	None	None

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BUILDING	Water Value Bldg.		
YEAR BUILT	1992		
CONSTRUCTION CLASS	Wood Frame		
CONDITION	Average		
OCCUPANCY	Water System		
BUILT-UPON TOTAL AREA	120/120		
LARGEST LEASED AREA	Owner Occupied		
HEIGHT (STORIES/FEET)	1/8 ft.		
WALLS	Frame Metal Clad		
ROOF	Frame Metal Clad		
FLOORS	Concrete		
INTERIOR FINISH	Open		
HEAT	None		
WIRING	None		
PROTECTION AT RISK	10		
% AUTOMATIC SPRINKLER	0%		
HYDRANTS	None		
STANDPIPE & HOSES	(2) 1-1/2" H.C. 50' H./Outside		
ALARMS	None		
EXTINGUISHERS	None		

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ACCOUNT: Wards Cove Packing Co.
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BUILDING	Main Dock	Store & Office	Power House
YEAR BUILT	1948/1994	1948	1948
CONSTRUCTION CLASS	Wood Frame	All Metal	93% All Metal 7% Wood Frame
CONDITION	Average	Average	Average
OCCUPANCY	Vessel Moorage	Offices & Retail General Store-1st Dry Storage-2nd	Diesel Electric Generator Equipment
BUILT-UPON TOTAL AREA	15,788/15,788	5,040/9,660	1,966/1,966
LARGEST LEASED AREA	Owner Occupied	Owner Occupied	Owner Occupied
HEIGHT (STORIES/FEET)	1=2/30' M.L.L.W.	1=2,M./12 ft.	1/8-10 ft.
WALLS	Open Wood Piling	All Metal	93% All Metal 7% Wood Frame
ROOF	None	All Metal	All Metal
FLOORS	Wood Plank on Wood Piling	Wood Plank on Wood Piling	Concrete
INTERIOR FINISH	Open	Dry Wall & Fiberbd. Ceiling	Open
HEAT	None	Hot Water	None
WIRING	Metal Conduit	Metal Conduit	Metal Conduit
PROTECTION AT RISK	10	10	10
% AUTOMATIC SPRINKLER	0%	0%	0%
HYDRANTS	None	None	None
STANDPIPE & HOSES	(3) 1-1/2" H.C. 50' H.	(1) 1-1/2" H.C. 50' H./Outside	(1) 1-1/2" H.C. 50' H./Outside
ALARMS	Smoke Detector	Smoke Detector Offices	None
EXTINGUISHERS	Inside Buildings	(3) Multi- purpose D.C.	(1) Carbon Dioxide (1) Multipurpose D.C.

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BUILDING	Surf House (B. Ho. No. 3)	Harbor House (B. Ho. No. 2)	Recreation Hall
YEAR BUILT	Mid 1940's	Mid 1940's	1960's
CONSTRUCTION CLASS	Wood Frame	Wood Frame	Wood Frame
CONDITION	Average	Average	Average
OCCUPANCY	Kitchen & Dining, Dormitory	Dormitory	Recreation Area
BUILT-UPON TOTAL AREA	4,677/7,877	5,444/9,028	608/608
LARGEST LEASED AREA	Owner Occupied	Owner Occupied	Owner Occupied
HEIGHT (STORIES/FEET)	2/17 ft.	1,2/9-17 ft.	1/8 ft.
WALLS	Wood Frame	Wood Frame	Wood Frame
ROOF	Frame Metal Clad Wood Joist	Frame Metal Clad Wood Joist	Frame Metal Clad Wood Joist on Wood Plank & Pile
FLOORS	Wood Panels & Dry Wall	Wood Panels & Dry Wall	Plywood Panels
INTERIOR FINISH	Hot Water & Oil Fired Stove	Hot Water & Oil Fired Stove	None
HEAT	Romex & Metal Conduit	Romex & Metal Conduit	Romex & Metal Conduit
WIRING	10	10	10
PROTECTION AT RISK	0%	0%	0%
% AUTOMATIC SPRINKLER	None	None	None
HYDRANTS	(3) 1-1/2" H.C. 50' H./Outside	(3) 1-1/2" H.C. 50' H./Outside	None
STANDPIPE & HOSES	Smoke Detectors MFA Box	Smoke Detectors	None
ALARMS	(6) Multipurpose D.C.	(4) Multipurpose D.C.	None
EXTINGUISHERS			

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BUILDING	Blair House	Guest House	Superintendent's House
YEAR BUILT	Mid 1940's	Mid 1950's	Mid 1950's
CONSTRUCTION CLASS	Wood Frame	Wood Frame	Wood Frame
CONDITION	Good	Good	Good
OCCUPANCY	Guest Bunkhouse	Guest Dwelling	Residence
BUILT-UPON TOTAL AREA	4,237/4,237	460/460	940/940
LARGEST LEASED AREA	Owner Occupied	Owner Occupied	Owner Occupied
HEIGHT (STORIES/FEET)	1/8 ft.	1/8 ft.	1/8 ft.
WALLS	Wood Frame	Wood Frame	Wood Frame
ROOF	Frame Metal Clad	Frame Metal Clad	Frame Metal Clad
FLOORS INTERIOR FINISH	Wood Joist Fiberboard Ceiling Wood Panels	Wood Joist Plywood Panels & Drywall	Wood Joist Plywood Panels & Drywall
HEAT	Hot Water	Oil Forced Air	Oil Stove
WIRING PROTECTION AT RISK	Romex	Romex	Romex
% AUTOMATIC SPRINKLER	10	10	10
HYDRANTS	0%	0%	0%
STANDPIPE & HOSES	None (1) 1-1/2" H.C. 50' H./Exterior	None (1) 1-1/2" H.C. 50' H./Exterior	None (1) 1-1/2" H.C. 50' H./Exterior
ALARMS	Smoke Detectors (2) Multipurpose D.C.	Smoke Detectors (1) Multipurpose D.C.	Smoke Detectors (1) Multipurpose D.C.
EXTINGUISHERS			

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BUILDING	Beach Locker Building	Laundry Building	Island House (B. Ho. No. 4)
YEAR BUILT	Mid 1940's	Mid 1950's	1968
CONSTRUCTION CLASS.	Wood Frame	Wood Frame	Wood Frame
CONDITION	Average	Average	Average
OCCUPANCY	Outboard Motor, Oil & Paint Storage	Laundry & Shower Facilities	Dormitory
BUILT-UPON TOTAL AREA	1,440/1,440	1,600/1,600	2,420/3,300
LARGEST LEASED AREA	Owner Occupied	Owner Occupied	Owner Occupied
HEIGHT (STORIES/FEET)	1/8 ft.	1/8 ft.	1 & M/8-17 ft.
WALLS	Wood Frame	Wood Frame	Wood Frame
ROOF	Frame Metal Clad	Frame Metal Clad	Frame Metal Clad
FLOORS	Concrete	Concrete	Wood Joist
INTERIOR FINISH	Open	Plywood Panels	Plywood Panels
HEAT	None	None	Hot Water
WIRING PROTECTION	Metal Conduit	Metal Conduit	Romex & Metal Conduit
AT RISK % AUTOMATIC SPRINKLER	10	10	10
	0%	0%	0%
HYDRANTS	None	None	None
STANDPIPE & HOSES	(1) 1-1/2" H.C. 50' H.C./Outside	(1) 1-1/2" H.C. 50' H.C./Outside	(2) 1-1/2" H.C. 50' H./Outside
ALARMS	None	Smoke Detectors	Smoke Detectors
EXTINGUISHERS	(2) Multipurpose D.C.	(3) Multipurpose D.C.	(4) Multipurpose D.C.

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BUILDING	Gear House	Web Building	Web Dock
YEAR BUILT	1948	1948	1948
CONSTRUCTION CLASS	All Metal	Wood Frame	Wood Frame
CONDITION	Average	Average	Average
OCCUPANCY	Fishermen's Gear And Net Storage	Fishermen's Gear And Net Storage	Vessel Moorage
BUILT-UPON TOTAL AREA	6,780/6,780	2,343/3,223	6,886/6,886
LARGEST LEASED AREA	Owner Occupied	Owner Occupied	Owner Occupied
HEIGHT (STORIES/FEET)	1=2/15 ft.	1 & M/9-14 ft.	1=2/30 M.L.L.W.
WALLS	All Metal	Frame Metal Clad	Open Wood Piling
ROOF	All Metal	Frame Metal Clad	None
FLOORS	Wood Plank on Wood Piling	Wood Plank on Wood Piling	Wood Plank on Wood Piling
INTERIOR FINISH	Open	Open	Open
HEAT	None	None	None
WIRING PROTECTION	Metal Conduit	None	None
AT RISK % AUTOMATIC SPRINKLER	10	10	10
	0%	0%	0%
HYDRANTS	None	None	None
STANDPIPE & HOSES	None	None	None
ALARMS	None	None	None
EXTINGUISHERS	(3) Multipurpose D.C.	(1) Multipurpose D.C.	Inside Buildings

1,500,000 lb.
30 days

123,750 sq ft.

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BUILDING	Cooling Shed	Freezer Building	Bayview Apts.
YEAR BUILT	1984	1984	1979
CONSTRUCTION CLASS	All Metal	All Metal	Wood Frame
CONDITION	Excellent	Excellent	Excellent
OCCUPANCY	Misc. Storage & Salmon Can Cooling Area	Seafood Processing & Cold Storage	10-Unit Dormitory
BUILT-UPON TOTAL AREA	4,800/4,800	8,250/8,250	2,990/2,990
LARGEST LEASED AREA	Owner Occupied	Owner Occupied	Owner Occupied
HEIGHT (STORIES/FEET)	1=2/14 ft.	1=2/15 ft.	1/8 ft.
WALLS	Open & All Metal	All Metal	Wood Frame
ROOF	All Metal Wood Plank on Wood Timber	All Metal Concrete on Wood Plank on Wood Piling	Frame Metal Clad Wood Joist
FLOORS			
INTERIOR FINISH	Open	Open	Vinyl Covered Drywall
HEAT	None	None	Electric Baseboard
WIRING	Metal Conduit	Metal Conduit	Romex
PROTECTION AT RISK	10	10	10
% AUTOMATIC SPRINKLER	0%	0%	0%
HYDRANTS	None	None	None
STANDPIPE & HOSES	(2) 1-1/2" H.C. 50' H./Outside	(2) 1-1/2" H.C. 50' H./Outside	(2) 1-1/2" H.C. 50' H./Outside
ALARMS	None	None	Smoke Detectors
EXTINGUISHERS	(2) Multi-purpose D.C.	(4) Multi-purpose D.C.	(2) Multi-purpose D.C.

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BUILDING	Millwright Shop	Millwright Dock	Lumber Shed
YEAR BUILT	Mid 1940's	Mid 1940's	Mid 1940's
CONSTRUCTION CLASS	Wood Frame	Wood Frame	Wood Frame
CONDITION	Average	Fair	Average
OCCUPANCY	Carpenter Shop	Vessel Moorage	Lumber Storage
BUILT-UPON TOTAL AREA	1,425/1,425	886/886	450/450
LARGEST LEASED AREA	Owner Occupied	Owner Occupied	Owner Occupied
HEIGHT (STORIES/FEET)	1/10 ft.	1=2/15' M.L.L.W.	1/9 ft.
WALLS	Wood Frame Composition on Wood	Open Wood Piling	Wood Frame Composition on Wood
ROOF	Wood Plank on Wood Piling	Wood Plank on Wood Piling	Wood Plank on Wood Piling
FLOORS			
INTERIOR FINISH	Open	Open	Open
HEAT	None	None	None
WIRING	Metal Conduit	None	Romex
PROTECTION AT RISK	10	10	10
% AUTOMATIC SPRINKLER	0%	0%	0%
HYDRANTS	None	None	None
STANDPIPE & HOSES	None	None	None
ALARMS	None	None	None
EXTINGUISHERS	(3) Multipurpose D.C. and (1) Carbon Dioxide	Inside Buildings	None

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BUILDING	Garage #1	Garage #2	Winch House
YEAR BUILT	1985	1980's	Mid 1940's
CONSTRUCTION CLASS	Wood Frame	Wood Frame	Wood Frame
CONDITION	Average Vehicle Storage	Average Cement Bag Storage	Average Marine Ways Winch Equipment
OCCUPANCY			
BUILT-UPON TOTAL AREA	600/600	480/480	238/238
LARGEST LEASED AREA	Owner Occupied	Owner Occupied	Owner Occupied
HEIGHT (STORIES/FEET)	1/8 ft.	1/10 ft.	1/8 ft.
WALLS	Wood Frame	Wood Frame	Wood Frame
ROOF	Frame Metal Clad	Frame Metal Clad	Frame Metal Clad
FLOORS	Wood Joist	Earth	Wood Joist
INTERIOR FINISH	Open	Open	Open
HEAT	None	None	None
WIRING PROTECTION	None	None	Metal Conduit
AT RISK	10	10	10
% AUTOMATIC SPRINKLER	0%	0%	0%
HYDRANTS	None	None	None
STANDPIPE & HOSES	None	None	None
ALARMS	None	None	None
EXTINGUISHERS	None	None	None