

KNOW YOUR BUILDING · PORTFOLIO VERIFICATION CERTIFICATE · 78 DATA POINTS

Goldberg Properties Management Inc.

21 Buildings · 6 Municipalities · North Shore Massachusetts

Travelers Charter Oak · Policy Y-630-B4278065-COF-25 · 06/30/25–06/30/26

74

/ 100

KYB SCORE
MODERATE RISK

POLICY SNAPSHOT — PULLED FROM TRAVELERS POLICY Y-630-B4278065-COF-25

Building Coverage (Blanket)	\$74,552,127	Business Income (ALS)	\$7,156,299
General Liability / Occurrence	\$1,000,000	General Liability / Aggregate	\$2,000,000
Ordinance & Law — Base	NOT COVERED	Water Deductible	\$50,000 / occ
Wind / Hail Deductible	1% min \$50,000	All Other Perils Deductible	\$5,000
Electronic Vandalism Sublimit	\$50,000	Fungus / Mold Sublimit	\$50,000
Annual Premium	\$172,041	Policy Period	06/30/25 – 06/30/26

KYB SCORE BREAKDOWN BY CATEGORY

01 Policy Structure & Coverage Limits		68/100
02 Ordinance & Law Adequacy		41/100
03 Deductible Structure & Claims		48/100
04 Fire & Life Safety Systems		52/100
05 Water Detection & Mechanical		44/100
06 Structural & Property Condition		58/100
07 Mortgagee & Lender Coordination		61/100
08 Portfolio Risk Factors		72/100

DATA POINTS VERIFIED	PASSED	CAUTION	CRITICAL GAPS	GAP EXPOSURE	SAVINGS AVAIL.
78	32	24	22	\$2.5M+	\$38,200/yr

SECTION A — POLICY, COVERAGE & FIRE/LIFE SAFETY · 38 DATA POINTS

01 POLICY STRUCTURE & COVERAGE LIMITS			SCORE: 68/100 · 10 DATA POINTS
DATA POINT	FINDING / DETAIL	VALUE	STATUS
Blanket Building Coverage	Replacement cost basis confirmed	\$74,552,127	PASS
Coinsurance Waiver	Blanket waiver — no coinsurance penalt	WAIVED	PASS
Business Income Limit	Actual loss sustained — verify BI peri	\$7,156,299	CAUTION
General Liability Per Occurrence	Adequate for commercial portfolio clas	\$1,000,000	PASS
General Liability Aggregate	Annual aggregate confirmed in policy	\$2,000,000	PASS
Ordinance & Law — Base Policy	Explicitly removed — replaced by endor	NOT COVERED	FAIL
Electronic Vandalism Sublimit	Below standard for 21-bldg portfolio	\$50,000	CAUTION
Fungus / Mold Sublimit	Standard limit — monitor given water h	\$50,000	CAUTION
Policy Continuity	4 consecutive Travelers renewals — loy	4 YRS	PASS
Newly Acquired Property Provision	Confirm 30-day automatic coverage appl	VERIFY	CAUTION

02 ORDINANCE & LAW ADEQUACY			SCORE: 41/100 · 10 DATA POINTS
DATA POINT	FINDING / DETAIL	VALUE	STATUS
198 Endicott St — O&L Status	Not listed in endorsement DX T3 39 sch	MISSING	FAIL
405-411 Cabot St — O&L Status	Not listed in endorsement DX T3 39 sch	MISSING	FAIL
127 Waverly Rd — O&L Ratio	2.0% of building value — critically lo	\$28,687	FAIL
407 Cabot St — O&L Ratio	3.8% of building value — restaurant ri	\$61,095	FAIL
389 Cabot St — O&L Ratio	4.1% of value — c-store/fuel risk occu	\$64,350	FAIL
65 Central St — O&L Ratio	Very low relative to building value	\$45,576	FAIL
303 Cabot St — O&L Ratio	Below 25% standard threshold	\$95,578	CAUTION
392 Cabot St — O&L Ratio (Rest.)	Restaurant — should carry minimum 25%	\$136,599	CAUTION
385 Broadway — O&L Ratio	40% of building value — adequate	\$838,878	PASS
O&L Endorsement DX T3 39	Form confirmed attached to policy	ATTACHED	PASS

03 DEDUCTIBLE STRUCTURE & CLAIMS HISTORY			SCORE: 48/100 · 8 DATA POINTS
DATA POINT	FINDING / DETAIL	VALUE	STATUS
Water Deductible vs. Claim History	9 prior water claims × \$50K = \$450K ex	\$50,000/occ	FAIL
Wind / Hail Deductible	1% min \$50K — coastal North Shore expo	1% / \$50K	CAUTION
All Other Perils Deductible	Standard for commercial portfolio size	\$5,000	PASS
Business Income Waiting Period	72-hour — review for restaurant BI ade	72 HRS	CAUTION
Repeat Loss — 26 Broadway	2 pipe/winter claims — carrier may fla	2 CLAIMS	FAIL
Open Holdback — CC13493	\$69,852 frozen 13+ months — IFS escala	\$69,852	FAIL
Leak Detection Deductible Credit	Certified devices reduce water ded to	AVAILABLE	CAUTION
Loss Run — 5-Year Review	Obtained and reviewed — 9 total losses	REVIEWED	PASS

SECTION B — MECHANICAL, STRUCTURAL, LENDER & PORTFOLIO RISK · 40 DATA POINTS

05 WATER DETECTION & MECHANICAL SYSTEMS		SCORE: 44/100 · 12 DATA POINTS	
DATA POINT	FINDING / DETAIL	VALUE	STATUS
Water Flow Detector — 407 Cabot	No flow detector documented — high-ris	NOT CONFIRMED	FAIL
Water Flow Detector — 240 Cabot	Post-claim installation confirmed Feb	INSTALLED	PASS
Water Flow Detector — 127 Waverly	No flow detector documented	NOT CONFIRMED	FAIL
Leak Detection Sensor — Portfolio	No certified sensors across portfolio	NONE	FAIL
Leak Detection — 5 Recommended	240, 127 Waverly, 26 Broadway, 214 Cab	PRIORITY	CAUTION
Pipe Insulation — 26 Broadway	2 prior winter pipe claims — insulatio	DEFICIENT	FAIL
Boiler Inspection — 127 Waverly	State-required annual inspection lapse	OVERDUE	FAIL
Boiler Inspection — 240 Cabot	Serviced October 2025 — current	CURRENT	PASS
HVAC Maintenance — Portfolio	Confirm annual HVAC service on all hea	VERIFY	CAUTION
Plumbing Post-Claim — 240 Cabot	Full inspection completed post CC17178	CURRENT	PASS
Grease Trap Service — 407 Cabot	Due March 2026 — schedule immediately	DUE NOW	CAUTION
Grease Trap Service — 392 Cabot	Confirm service frequency vs. occupanc	VERIFY	CAUTION

06 STRUCTURAL & PROPERTY CONDITION		SCORE: 58/100 · 10 DATA POINTS	
DATA POINT	FINDING / DETAIL	VALUE	STATUS
Roof Condition — 2-26 Front St	No roof documentation — unknown condit	UNKNOWN	CAUTION
Roof Condition — 81 Washington St	No roof documentation — unknown condit	UNKNOWN	CAUTION
Roof Condition — 303 Cabot St	No roof documentation — unknown condit	UNKNOWN	CAUTION
Roof Condition — 65 Central St	No roof documentation — unknown condit	UNKNOWN	CAUTION
Roof Condition — 60 Washington St	No roof documentation — unknown condit	UNKNOWN	CAUTION
Roof Condition — 389 Cabot St	No roof documentation — unknown condit	UNKNOWN	CAUTION
Lead Paint — 240 Cabot (Residential)	Pre-1978 — certification expired acros	EXPIRED	FAIL
Lead Paint — 127 Waverly Rd	Pre-1978 — cert expires July 2026	Jul 2026	CAUTION
Electrical Panel — 240 Cabot	Last inspection due June 2026	DUE 4 MONTHS	CAUTION
ADA Compliance — Commercial Spaces	Ground floor commercial — confirm last	VERIFY	CAUTION

07 MORTGAGEE & LENDER COORDINATION		SCORE: 61/100 · 5 DATA POINTS	
DATA POINT	FINDING / DETAIL	VALUE	STATUS
Active Mortgagee Count	14 lenders across 21 buildings — coord	14	CAUTION
IFS Holdback — CC13493	\$69,852 frozen 13+ months — escalate i	\$69,852	FAIL
Multi-Mortgagee Buildings	3 buildings carry 2-3 lenders — pmt de	3 BLDGS	CAUTION
Mortgagee Names on Policy	All active lenders confirmed listed on	VERIFIED	PASS
Open Claim — F0Q7998 Coordination	R.T. Dunham — coordinate payment relea	PENDING	CAUTION

08 PORTFOLIO RISK FACTORS		SCORE: 72/100 · 5 DATA POINTS	
DATA POINT	FINDING / DETAIL	VALUE	STATUS
Restaurant Occupancy Concentration	3 restaurants — highest peril class in	HIGH	CAUTION
Historic District Exposure	4 Salem buildings — code compliance co	4 BLDGS	CAUTION
Geographic Diversification	6 municipalities — PML spread is adequ	GOOD	PASS
Carrier Financial Strength — Travelers	A++ AM Best — top tier. no concern	A++	PASS

CRITICAL FINDINGS & REQUIRED ACTIONS

CRITICAL Two buildings have zero Ordinance & Law coverage

198 Endicott St and 405-411 Cabot St are not listed in endorsement DX T3 39. Base O&L was removed from policy. These buildings may have zero O&L coverage — a major fire triggering code compliance could mean \$300K-\$525K entirely out of pocket. Contact Travelers immediately to confirm and add to schedule.

CRITICAL 127 Waverly Rd — \$28,687 O&L on a restaurant building (\$350K+ exposure)

Full-service restaurant on ground floor. O&L limit is 2% of building value. A kitchen fire requiring code-compliant rebuild would cost \$350K-\$470K. This limit covers approximately 6-8% of that cost. Sprinkler, suppression, and flow detector documentation are also missing — giving carrier grounds to dispute.

CRITICAL \$50,000 water deductible against 9 documented water claims

Historical average of 1.8 water claims per year. At \$50,000 per occurrence, this is \$90,000/year in expected out-of-pocket expense. Certified leak detection sensors reduce this to \$10,000 per occurrence. Installation cost across 5 priority buildings: ~\$22,000. Payback in under 90 days.

CRITICAL Fire suppression systems overdue at highest-risk restaurant properties

407 Cabot St (Flip the Bird) and 127 Waverly Rd both have overdue or undocumented suppression service. Kitchen hood cleaning at 407 Cabot is also overdue. Under NFPA 96, carriers can cite lapsed inspection as grounds to dispute a kitchen fire claim — at the exact buildings with the lowest O&L limits.

HIGH \$69,852 holdback frozen 13+ months — Institution for Savings

Claim CC13493 at 14 New Derby St, Salem. All repairs completed and documented. IFS has not released funds. This is money owed to the insured — not in dispute — sitting frozen in lender coordination. Escalate directly to VP level at Institution for Savings with repair documentation.

HIGH 6 buildings carry unknown roof condition surcharge

Travelers applies an estimated \$300-\$1,100/building surcharge for unknown roof condition. Third-party roof inspections — even on older roofs — remove this surcharge. Total estimated savings: \$5,200/year. Inspection cost per building: approximately \$250. Full ROI within first month.

KNOW YOUR BUILDING · VERIFICATION CERTIFICATE · VELA RISK INTELLIGENCE

This certifies that Goldberg Properties Management Inc. has undergone a comprehensive 78-point Know Your Building (KYB) verification conducted by Vela Risk Intelligence.

The verification examined policy structure, coverage limits, ordinance & law adequacy, deductible alignment, fire & life safety systems, water detection, mechanical condition, structural factors, mortgagee coordination, and portfolio-level risk across all 21 commercial properties. KYB Score: 74/100 — Moderate Risk.

CERTIFICATE ID
VLA-KYB-2026-0227-GPM



VERIFICATION DATE
FEBRUARY 27, 2026