

Site and Environmental Report

temp

Site & Context

Parcel Number(s): 218

Zoning Designation: Mock Zoning Designation Data

Expected Zoning Changes: Mock Expected Zoning Changes Data

Total Site Acreage: 42.89

Buildable Acreage: 24.83

Allowable FAR: Mock Allowable FAR Data

FAR Utilized %: 14.67%

Density Bonus?: Mock Density Bonus? Data

Green Space (SF): Mock Green Space (SF) Data

Front Setback (ft): Mock Front Setback (ft) Data

Side Setback (ft): Mock Side Setback (ft) Data

Rear Setback (ft): Mock Rear Setback (ft) Data

Green Space Ratio (%): 79.97

Story Height (ft): Mock Story Height (ft) Data

Height Limit (ft): Mock Height Limit (ft) Data

Actual Height (ft): Mock Actual Height (ft) Data

Zoning Compliance: No

Zoning Max Height: Mock Zoning Max Height Data

Zoning Min Lot Width: Mock Zoning Min Lot Width Data

Zoning Setbacks: Mock Zoning Setbacks Data

Current Site Status: Pre-Development

Topography: Mock Topography Data

Soil Conditions: Mock Soil Conditions Data

Access Points: Mock Access Points Data

Site Access: Mock Site Access Data

Proximity to Shopping: Mock Proximity to Shopping Data

Adjacent Land Use: Mock Adjacent Land Use Data

View Corridors: Mock View Corridors Data

Foundation System: Mock Foundation System Data

Roof Warranty Expiration: 09/17/2028

Construction Fence Req?: Mock Construction Fence Req? Data

Public Space Maint. Req?: Mock Public Space Maint. Req? Data

Public Access Easement?: Mock Public Access Easement? Data

Parking Req. Status: Pre-Development

Flood Zone: Mock Flood Zone Data

Wetlands Present?: Mock Wetlands Present? Data

Seismic Risk: N/A

Seismic/PML Risk: No

Phase I ESA Finding: N/A

Noise Factors: \$2,795,923

EQ Deductible: Mock EQ Deductible Data

BI Coverage: \$219,137

Equip. Breakdown Coverage: Mock Equip. Breakdown Coverage Data

Cyber Liability Coverage: Mock Cyber Liability Coverage Data

Gen. Liability Aggregate: Mock Gen. Liability Aggregate Data

Liability Per Occurrence: Mock Liability Per Occurrence Data

Terrorism Premium: N/A

Umbrella Limit: Mock Umbrella Limit Data

Mine Subsidence Coverage: Mock Mine Subsidence Coverage Data

Ins. Inflation Guard: \$38,833

Ins. Coinsurance Req: \$67,530

Protective Safeguard Code: Mock Protective Safeguard Code Data

Excl. Communicable Disease: \$32,598

Excl. Fungi/Bacteria: \$7,636

Excl. Asbestos: \$32,658

Ord. Law: Demolition: Mock Ord. Law: Demolition Data

Ord. Law: Inc. Cost: \$27,057,192

Sewer Backup Limit: Mock Sewer Backup Limit Data

Waiting Period (BI): \$1,194,174

Sublimit: AR: 326

Sublimit: Fine Arts: Mock Sublimit: Fine Arts Data

Sublimit: Pollutant Cleanup: Mock Sublimit: Pollutant Cleanup Data

Sublimit: Computer Fraud: Mock Sublimit: Computer Fraud Data

Sublimit: Misdirected Payment: N/A

Sublimit: Cyber Extortion: Mock Sublimit: Cyber Extortion Data

Fed. Terrorism Share: N/A

FEMA Map Panel ID: Mock FEMA Map Panel ID Data

FEMA Map Date: 05/13/2027

Stock Valuation Method: \$97,442

Utility Availability: Mock Utility Availability Data

Easements: Mock Easements Data

siteImages: Mock siteImages Data

architecturalDiagrams: Mock architecturalDiagrams Data