



Farmers Insurance – Loss Control
6303 Owensmouth Ave, 4th Floor
Woodland Hills, CA 91367-2264

04/09/2025

VILLAGE GROVE CONDO ASSN
3720 E ANAHEIM ST STE 201
LONG BEACH, CA 90804-4085

Date of Survey: 03/28/2025
Policy Number(s): 093970697
Location of Survey: 5425 E CENTRALIA ST (5425-5481 E CENTRALIA ST), LONG BEACH, CA,
90808-1464

Dear Valued Policyholder,

Thank you for spending your valuable time by participating in the recent Loss Control survey, discussing your business operations, and providing a tour of your facility. I hope that our consultation was helpful in possibly identifying some safety risks and hopefully reducing your risk for losses. As discussed, the attached recommendation(s) are submitted for your careful review and implementation. Please see the next page for a response due date and required evidence for completion.

The goal of Loss Control is to assist you in evaluating likely causes of accidents arising from your normal business activities and provide some recommendations on how to help reduce the chance of losses. Our focus is on incidents that occur with high frequency or may have catastrophic consequences to your operations. Collectively as a department we have worked with many business customers over a broad spectrum of industries, so we appreciate the chance to share our experience and resources with you. A loss control survey is also a useful tool in underwriting your policy.

We value your decision to insure with Farmers Insurance Exchange. Please feel free to contact your Agent or me if we can be of additional assistance.

Sincerely,

Farmers Insurance Loss Control

cc: 2925891 / STEVEN LEE
Farmers Insurance Exchange

Interested in enhancing your safety program?

Visit: www.MySafetyPoint.com or email MySafetyPointHelp@farmersinsurance.com for assistance.

For additional technical assistance, please email your question to LCHelp@farmersinsurance.com.
We will respond promptly.

Policyholder Response - What do I need to do?

Respond with this page as to your plan of action to these recommendation(s) within **60 days** of receipt of this letter. Recommendation status cannot be updated unless this page is returned with your response.

Provide invoices, receipts, and photos to support completed recommendations. *Please note that additional supporting documentation may be requested at underwriter discretion.*

Scan/Take Photo and Email Response To:
RecResponse@farmersinsurance.com

OR

Mail Response To:
6303 Owensmouth Ave, 4th Floor
Woodland Hills, CA 91365

Only a response is required by the due date. We understand that recommendations may take additional time to complete. Please use the below field to articulate the intended plan of action.

☐ All Recommendations Implemented

☐ No Recommendations Implemented

☐ Partial Implementation – *please comment on recommendation(s) completed and provide a plan/timeframe for completion of any uncompleted recommendations:*

****** Before sending, please black out any credit card numbers, bank account numbers, personal residence addresses, cell phone, line phone numbers, or any other information that may not be publicly available. Further, we respect the privacy of employees/visitors to your premises, so please do not send photographs with people included.***

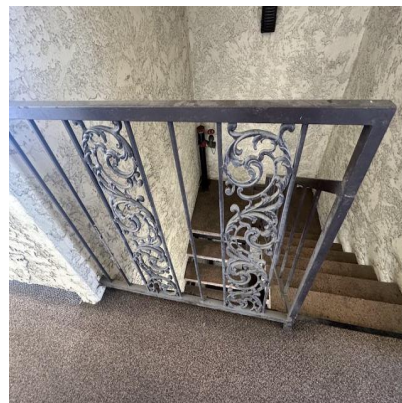
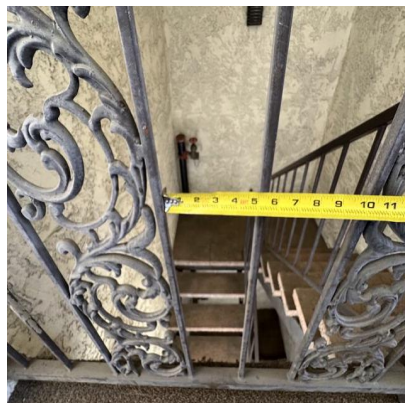
Loss Control Recommendations – Listed in Order of Priority:

FALL PREVENTION - BALCONY RAILINGS AND GUARDRAILS

2025-04-04: All railings (handrails and guardrails) should have rails/balusters or ornamental designs with spacing no greater than 4 inches. Openings greater than 4 inches can allow small children to accidentally fall through. Suggested materials for spacing reduction include, but are not limited to, additional like-material rails, woven metal mesh, or acrylic sheet with a minimum thickness of 1/8 inch or similar materials. Material should be permanently secured and properly maintained. Ensure your selection meets current local codes. In addition, to help prevent falls over guardrails, repair or replace guardrails on balconies and walkways to measure not less than 42 inches high.

Currently the guardrails exceed 4" spaces.

For additional information, log into www.mysafetypoint.com and enter "balconies and handrails" in the search box .



ATTRACTIVE NUISANCE - WATER FEATURE - WARNING SIGNS

2025-04-01: Post easily visible warning signs around the pond, meandering streams, and fountains on your property. These signs should identify the exposures indicate what cautions and actions are needed such as "Children Should be Supervised at All Times", "No Swimming" and/or "No climbing on fountains allowed". Posting signs indicating the precautions to be taken may help minimize the exposure to injury around these attractive nuisances on the property. Consider including pictograms as part of the warning sign.



PROPERTY MAINTENANCE - DEFERRED PROPERTY MAINTENANCE

2025-04-02: Contact licensed and qualified contractors to perform maintenance and repairs on the property. Significant deterioration and deficiencies on property and building upkeep were observed. These areas listed and any photos provided are examples and may not be all inclusive:

LIST AREAS

The exterior wall on the right side of the building near the dumpster has chipped paint/ stucco.

Building(s) and the property were observed to be in poor condition and immediate maintenance is required to help prevent additional damage.

For additional information, log into www.mysafetypoint.com and enter "Updates" in the search box.



FIRE PREVENTION - BARBEQUE GRILL POLICY - FIRE PITS - OPEN FLAMES

2025-04-03: Implement and enforce a written policy that prohibits the use of any type of open flame grill, barbeque cooking device, heating device or fire pit on balconies or elevated walkways. This policy should also prohibit the use of such devices under any overhanging (covered) portion of the structure or within ten feet of a structure. Electric grills are an acceptable alternative. If grills are permitted in the common areas of the property, they should be kept at least ten feet away from buildings and combustible materials including trees and brush. Enforcement of this policy can help to reduce the

exposure to a fire loss. Any photos provided are examples and may not be all inclusive.

(None observed, recommendation due to propane grill policy)

For additional information, log into www.mysafetypoint.com and enter "Grill Safety" in the search box.

FIRE PREVENTION - TRASH DUMPSTER - COMBUSTIBLE MATERIAL PROXIMITY

2025-04-05: Relocate the trash dumpster/container so that it is at least 20 feet away from any structure. Distance from the structure can help prevent trash fires from spreading to structures.

This was located on the right side of the premises buildings

FIRE PREVENTION - DESIGNATED SMOKING AREA

2025-04-06: Designated smoking areas should be provided outside the building and the policy strictly enforced. Provide an appropriate receptacle where smokers can extinguish their cigarettes. It was noted that there are cigarette butts strewn about and found around/outside. Properly enforced smoking regulations will help eliminate potential ignition sources, which can reduce the frequency of fires in areas containing combustible materials.

For additional information, log into www.mysafetypoint.com and enter "Smoking" in the search box.

PROPERTY PROTECTION - TREE LIMB OVERGROWTH

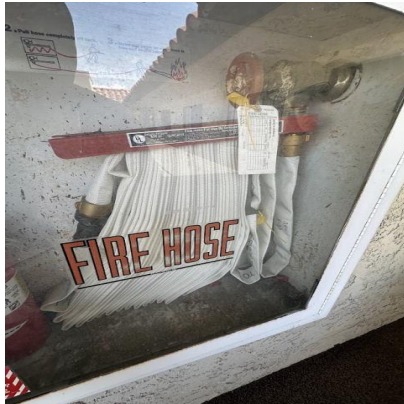
2025-04-07: Prune tree limbs at least 10' away from building(s) so they do not overhang the roof, chimney, and/or brush the side of the building(s). Remove their debris from roofs/gutters on a regular basis. Maintaining trees and cleaning their debris may assist in preventing building damage due to wind, weather or fire spread.

This was located in the front of the building/ premises.



FIRE PROTECTION - FIRE HOSE HYDROSTATIC TESTING

2025-04-08: Contact a licensed certified sprinkler contactor to inspect fire hoses annually and hydrostatically test the fire hoses every 5 years. To help ensure the hoses are in good condition and operable in the event they are needed by firefighters, inspections and testing should be completed on regular intervals. You may want to consult your local authority having jurisdiction (AHJ) for additional guidance on the hose installation.



ELECTRICAL SAFETY - COVERS - BLANKS

2025-04-09: Provide a cover over all exposed electrical circuit breakers (blanks), outlets, switches, receptacles, and junction boxes. This will effectively protect against accidental contact and combustible dust accumulation, thus reducing the potential of an electrical hazard.

This was located in the electrical box in the basement garage in the premise building.

For additional information, log into www.mysafetypoint.com and enter "Electrical" in the search box and click on Go.

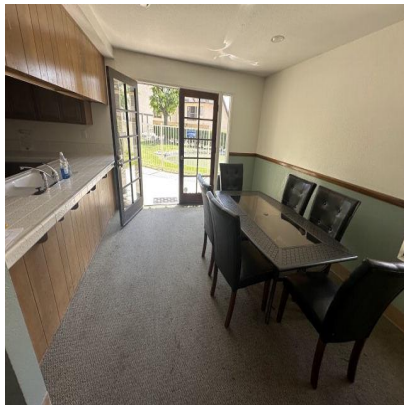


LIFE SAFETY - EGRESS - EXIT IDENTIFICATION - SIGNAGE

2025-04-10: Clearly identify all emergency exits with illuminated exit signs that meet the requirements of NFPA 101 - Life Safety code. Ensuring all exits are adequately identified may assist in facilitating a more expeditious evacuation in the event of a fire.

This was located in the clubhouse.

For additional information, log into www.mysafetypoint.com and enter "emergency exits" in the search box.



SWIMMING POOL - POOL LIFESAVING EQUIPMENT

2025-04-11: Provide a Coast Guard approved lifesaving ring with a rope of sufficient length to easily span the width of the pool or is at least 50 feet in length, whichever is longer, a shepherd's hook, and first aid kit in a visible, readily accessible location near the swimming pool. Such equipment may assist in providing aid in the event of a water emergency. Check and follow your local codes for additional requirements.



FIRE PREVENTION - HOUSEKEEPING - BOILER/MECHANICAL ROOM

2025-04-12: Maintain at least 3 feet clearance around all mechanical, electrical, and other equipment in the mechanical/boiler room to help reduce the potential for fire.

Additionally, the boiler noted for the clubhouse was missing a cover this should be repaired to improve the boiler.

For additional information, log into www.mysafetypoint.com and enter "Boiler" in the search box.



SWIMMING POOL - POOL DEPTH MARKINGS

2025-04-13: Mark the water depth of your pool to inform users of the depth of water. Depth markers, in feet and inches, should be placed at or above the waterline on the vertical sides of the pool and on the deck near the edge of the pool. The markers should be numerals at least 4 inches high and placed at minimum and maximum points and at the break in the slope between shallow and deep ends of the pool. Doing so may help warn users of the depth of the pool and may help prevent a drowning or injury.

Additionally, the surface around the pool and hot tub was discolored and should be repainted.



FIRE PREVENTION - PROPANE STORAGE - SAFETY IN RESIDENTIAL OCCUPANCY

2025-04-14: Implement a policy that follows the NFPA 1 Uniform Fire Code. NFPA 1 limits the amount of propane permitted to be stored within a residential building by each living space. To help reduce fuel available in the event of a fire, storage of LPG cylinders in any common storage areas, including basements and garages, should be limited to individual cylinders that do not exceed 1 pound LP Gas capacity, with no more than 2 cylinders permitted for each residential living unit.

The code reads as follows: NFPA 1:69.5.3.5: Storage of cylinders within a residential building, including the basement or any storage area in a common basement storage area in multiple-family buildings and attached garages, shall be limited to cylinders each with a maximum water capacity of 2.7 lb. (1.2 kg) and shall not exceed 5.4 lb. (2.4 kg) aggregate water capacity for smaller cylinders per each living space unit.

Reducing the amount of indoor LPG storage may help reduce fuel in the event of a fire.

(None observed, recommendation due to propane for grills policy)

ELEVATOR PERMIT

2025-04-15: Obtain and post a current operating permit in the elevator(s).



The providing of services does not constitute a representation, guaranty or other certification respecting the safety of products or conditions on the premises or compliance with applicable law, regulation or other requirements of any local, state or federal agency or regulatory body. The insured may have additional deficiencies which exist but are not specified in this document, including, without limitation, deficiencies in its business premises; business operations, processes or procedures; and/or work conditions. Services provided do not constitute any undertaking for the benefit of either the insured, any employee of the insured, or any other third party including members of the general public. If services are provided in conjunction with a Workers' Compensation or General Liability policy such services are provided pursuant to applicable statutory law.