



Tri County Engineering & Inspections, Inc.

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Excellence In Non-Destructive Inspections



Commercial & Residential

Replacement Cost Estimate

Prepared For:

Whittier Towers Apartments Assoc Inc

Property Estimated:

1439 S Ocean Dr.

Pompano Beach, FL 33062

Inspection Date:

04-15-2021

Report Date

05-09-2021

Prepared by:

TRI-COUNTY ENGINEERING & INSPECTIONS, INC.

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Suite 224

Fort Lauderdale, FL 33304

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**Tri County Engineering
& Inspections, Inc**
www.tricountyinspection.com

**954 767-5955 Broward
561 880-7930 Palm Beach
305 747-9445 Dade**

Prepared For: _____
Insured: Whittier Towers Apartments Assoc Inc
Address: 1439 S Ocean Dr.
City, State, Zip: Pompano Beach, FL 33062
Policy Number: _____

Inspection Date: 04-15-2021
Person Interviewed: _____
Inspected By: WSP-MS
Ordered By: _____
Agency: _____

REPLACEMENT COST SUMMARY:

	SQ.FT.	X	\$/SQ.FT.	=	TOTAL
Structure 1	40,095	X	\$128.00	=	\$5,131,785.00
Structure 2	Porte-cochère	X	n/a	=	\$29,850.00
Structure 3	Balconies/Catwalks/Stairs	X	n/a	=	\$511,782.00
Structure 4	Pool	X	n/a	=	\$37,184.00
Structure 5	3,952 Carport	X	n/a	=	\$142,166.00
Structure 6	n/a	X	n/a	=	n/a
Total	44,047				\$5,852,786.00

UNDERWRITING SUMMARY

ADDITIONAL STRUCTURES

Number of Additional Structures: n/a
Comb. Value of Add. Structures: n/a
% of Appraised Coverage "A": n/a

REPLACEMENT COST

Appraised Replacement Cost: \$5,852,786.00
Requested Coverage Amount: \$5,852,786.00
Change in Coverage: _____

BUILDING INFORMATION

Year Built: 1972
Construction Type: ISO2 JM
Exterior Wall Cover: CBS
Roof Cover: Granulated Membrane
Roof Cover Age: 1 (2021)
Roof Cover Condition: Good
Building Condition: Good

OCCUPANCY & SECURITY

Occupancy Type: Co-Op Apartments
Fencing: No
External Security: No
Gated Community: No
Security Patrolled: No

ALARM SYSTEM

Fire Alarm/Monitoring: Yes
Burglar Alarm/Monitoring: No
Monitoring Company: Yes
Monitoring Company Phone #: n/a
Monitoring Company Verification: n/a
Residential Sprinkler System: No
Additional Alarm Components: No

NATURAL HAZARDS

Brush/Wildfire: No
Earthquake: No
Earth Movement: No
Slope: Flat
Hurricane: Yes

FIRE PROTECTION

Protection Class at Risk: 01
Fire Protection District: Pompano Beach, FL 33062
Distance to Fire Station: 1.75 Mile +/-
Paid or Volunteer: Paid
Estimated Response Time: 7 Minutes
Distance to Fire Hydrant: 10 yards
Available Fire Protection: _____

ADDITIONAL EXPOSURES

Employees: No
Dogs: No
Other Pets/Livestock: No
Home Business Exposure: No
Wood Stoves: No
Other Exposures: n/a

ADDITIONAL COMMENTS



UNDERWRITING NARRATIVE REPORT

REPLACEMENT COST: The appraised average replacement cost is in line with current building cost for this type of construction in this area. The average cost per square foot is \$133.00. The structure is an ISO 2 JM, CBS, 3 level, 51 units Co-Op (Apartments) building. The Porte-cochère, balconies/catwalks, pool & carport are line items in the RCE value. The roof is brand new. The building is well maintained.

ADDITIONAL STRUCTURES:

Structures:	SQ.FT.	X	\$/SQ.FT.	=	Estimated Cost:
n/a		X		=	
n/a		X		=	
n/a		X		=	
Number of Additional Structures					
Combined Total					
Percentage of Appraised Coverage "A" Amount					

Additional Structures Descriptions, Usage & Hazards: N/a

OVERALL BUILDING CONDITION:

Building Condition: Good

Roof Cover: Granulated Membrane

Plumbing, Electrical, HVAC Systems Updates: Electrical, Plumbing & HVAC appears to be in working condition.

Home Under Renovation or Remodeling: No construction was noted at the time of inspection.

ALARM SYSTEM:

Fire Alarm Components, Coverage & Locations: There are pull Smoke Alarms in the building in the building, There are smoke detectors

Residential Sprinkler System: No Sprinklers

FIRE PROTECTION:

Summary: Standard fire extinguishers on property

Available Water Supply:

City

Access:

OCCUPANCY:

Type & Extent: Co-Op Apartments

Risk Factor:

Pool: Yes Pool

Dogs or other live stock: No

Any other risks: n/a



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****HURRICANE SUPPLEMENT****

Prepared For:	_____	Inspection Date:	04-15-2021
Insured:	Whittier Towers Apartments Assoc Inc	Person Interviewed:	_____
Address:	1439 S Ocean Dr.	Inspected By:	WSP-MS
City, State, Zip:	Pompano Beach, FL 33062	Ordered By:	_____
Policy Number:	_____	Agency:	_____

Risk Location

Located in Broward County, FL

Building Construction

Year Built: 1972
Construction Type: ISO 2 JM
Number of Stories: 3
Basement Type: n/a
Was the building designed to withstand a category 4 or 5 hurricane? Yes

Occupancy

Occupancy:	Owners
Occupied During Hurricane Season?	Yes
Occupied By:	Owners
Occupied By:	Owners
Is there a functioning backup generator?	No

Roof Details

Roof Age: 1 (2021)
Roof Style: Flat
Roof Cover: Granulated Membrane

Glass Openings

Are all glass openings protected with shutters and/or impact resistant glass?	No
Are skylights present?	No
Are there glass openings in the garage doors?	n/a
Do garage doors have hurricane bracing?	n/a

Exterior Exposures

Are exterior statues, fountains, sculptures present?	No
Are items secured to the ground?	n/a
Is there a boat or a yacht?	No



Valuation Detailed Report

Property Express

5/9/2021

VALUATION

Valuation Number:	ESTIMATE-0000924	Effective Date:	05/04/2021
Value Basis:	Reconstruction	Expiration Date:	05/04/2022
		Estimate Expiration Date:	08/02/2021
		Cost as of:	12/2020

BUSINESS

Whittier Towers Apartments Assoc Inc
1439 S Ocean Blvd
Pompano Beach, FL 33062-7379 USA

LOCATION 1 - Whittier Towers Apartments Assoc Inc

Whittier Towers Apartments Assoc Inc
1439 S Ocean Blvd
Pompano Beach, FL 33062-7379 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	2 - Moderate Damage
Seismic Zone:	1 - No Damage

BUILDING 1439 - Whittier Towers Apartments Assoc Inc

Section 1

SUPERSTRUCTURE

Occupancy:	100% Apartment, Low-Rise	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	40,095 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - Average		
Year Built:	1972		

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and the values CoreLogic produce should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000924

5/9/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$2,906
Foundations			\$74,245	\$59,568
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$743,224	
Framing				
Exterior Wall		15% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$187,854	
Material	100% Single-Ply Membrane			
Pitch	100% Flat			
Interior			\$1,731,016	
Floor Finish	100% Tile, Ceramic			
Ceiling Finish		100% Drywall		
		100% Paint		
Partitions				
Length		6,682 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
		100% Paint		
Mechanicals			\$2,090,737	\$157,764
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Sprinkler System		
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing	294 Total Fixtures			

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Policy Number: ESTIMATE-0000924

5/9/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators	1 Passenger	0 Freight		
Built-ins			\$304,709	
SUBTOTAL RC			\$5,131,785	\$220,238
ADDITIONS				
Building Items			\$511,782	
Site Improvements			\$37,184	
Custom Items				
Porte-cochère			\$29,850	
Total Additions			\$578,816	
TOTAL RC Section 1			\$5,710,600	\$220,238
TOTAL RC BUILDING 1439 Whittier Towers Apartments Assoc Inc			\$5,710,600	\$220,238

BUILDING 1440 - Whittier Towers Apartments Assoc Inc

Section 1

SUPERSTRUCTURE

Occupancy:	100% Parking Structure	Story Height:	10 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	1
Gross Floor Area:	3,952 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1972		

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$857	

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Valuation Detailed Report

Property Express

Policy Number: ESTIMATE-0000924

5/9/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundations			\$48,214	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$29,492	
Framing				
Exterior Wall		70% Wall Openings		
Exterior Wall		100% Concrete, Poured-in-Place, 7" to 10"		
Structural Floor				
Roof				
Material				
Pitch				
Interior			\$7,034	
Floor Finish		100% Concrete Sealer or Topping		
Ceiling Finish				
Partitions				
Length		13 ft.		
Structure		100% Concrete Block		
Finish		100% Paint		
Mechanicals			\$49,142	
Heating				
Cooling				
Fire Protection		100% Sprinkler System		
		100% Manual Fire Alarm System		
		100% Automatic Fire Alarm System		
Plumbing		1 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Passenger		

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000924

5/9/2021

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
		0 Freight		
Built-ins			\$7,428	
TOTAL RC Section 1			\$142,166	
TOTAL RC BUILDING 1440 Whittier Towers Apartments Assoc Inc			\$142,166	
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$5,852,766	44,047	\$133
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$5,852,766	44,047	\$133

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Valuation Detailed Report

Property Express
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000924

5/9/2021

VALUATION

Valuation Number:	ESTIMATE-0000924	Effective Date:	05/04/2021
Value Basis:	Reconstruction	Expiration Date:	05/04/2022
		Estimate Expiration Date:	08/02/2021
		Cost as of:	12/2020

BUSINESS

Whittier Towers Apartments Assoc Inc
1439 S Ocean Blvd
Pompano Beach, FL 33062-7379 USA

LOCATION 1 - Whittier Towers Apartments Assoc Inc

Whittier Towers Apartments Assoc Inc
1439 S Ocean Blvd
Pompano Beach, FL 33062-7379 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1439, Section 1		
Building Items		
Balconies		
(3) Balconies, Reinforced concrete frame	\$511,782	\$511,782
Custom Items		
(1) Porte-cochère	\$29,850	\$29,850
Site Improvements		
Swimming Pools		
(1) Cast-in-place concrete or gunite sprayed-on concre, 700 SF Water Surface Area	\$37,184	\$37,184
LOCATION 1 - Whittier Towers Apartments Assoc Inc	\$578,816	\$578,816
TOTAL		
TOTAL	\$578,816	\$578,816

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000924

5/9/2021

VALUATION

Valuation Number:	ESTIMATE-0000924	Effective Date:	05/04/2021
Value Basis:	Reconstruction	Expiration Date:	05/04/2022
		Estimate Expiration Date:	08/02/2021
		Cost as of:	12/2020

BUSINESS

Whittier Towers Apartments Assoc Inc
1439 S Ocean Blvd
Pompano Beach, FL 33062-7379 USA

LOCATION 1 - Whittier Towers Apartments Assoc Inc

Whittier Towers Apartments Assoc Inc
1439 S Ocean Blvd
Pompano Beach, FL 33062-7379 USA

BUILDING 1439: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Apartment, Low-Rise	\$5,131,785	40,095	\$128

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Apartment, Low-Rise	\$5,131,785	40,095	\$128
Total Additions:			\$578,816		

BUILDING TOTAL, Building 1439	\$5,710,600	40,095	\$142
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$5,710,600	\$5,710,600
-100% Variance	(\$5,710,600)	

BUILDING 1440: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Parking Structure	\$142,167	3,952	\$36

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Parking Structure	\$142,166	3,952	\$36

BUILDING TOTAL, Building 1440	\$142,166	3,952	\$36
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$142,166	\$142,166

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Valuation Detailed Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0000924

5/9/2021

-100% Variance	(\$142,166)		
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$5,852,766	44,047	\$133
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$5,852,766	44,047	\$133

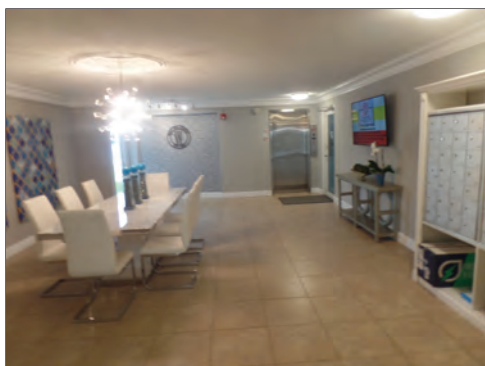
End of Report

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Citizens Property Insurance Corporation

Minimum Requirements for Non-licensed Commercial Residential and Commercial Nonresidential Inspections/Valuations

Certification

Name of the firm or key personnel completing the inspection/valuation:

Tri-County Engineering & Inspections, Inc

I, W. Scott Pluto, certify that I, or the entity listed above, have/has at least three years experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluation.

Date 04-15-2021 Position Appraiser

License # (if applicable): 1507049

Property

Property Owner's Name Whittier Towers Apartments Assoc. Inc

Property Address 1439 S Ocean Dr.

City

State, Zip Pompano Beach, FL 33062

Valuation Requirements

- Inspections must include an estimate of the replacement cost for every structure to be covered.
- The method used to determine the cost of rebuilding the structures must be the current version of the calculation system. The system and version must be clearly indicated on the valuation documentation.
- Inspections must also include clear photographs of any building and ancillary structure the applicant/policyholder wishes to insure:
 - Main structure
 - Pools
 - Docks, etc.
- If multiple buildings are identical, or nearly so, representative photographs may be used.
- Photographs of any existing damage must also be included.

Valuation Information

- Year of construction 1972
- Total number of units 51
- Number of owner-occupied units 51
- Number of units rented on a long-term lease of 12 months or more 0
- Number of units rented on a daily, weekly, or monthly basis 0
- Number of units with time share occupancy 0
- What is the distance to tidal water? 0.0 +/- miles

To be completed for each building

Identify the building being inspected 3 level- Co-Op Apartment Building

Total square footage 44,047

What is the overall condition of the structure? Excellent Good Fair Poor



Give a detailed description of the following characteristics:

- Year of construction 1972
- Number of stories 1
- Size of units Varies
- Construction analysis of the:
 - Floors Concrete
 - Walls CBS
 - Roof Wood trusses with a wood deck
- Common area floor coverings Concrete
- Foundation type Slab
- Roof type Granulated Membrane
- Roof shape Flat
- Any customized features and materials (e.g. custom countertops, marble tile, etc)
n/a
- Diagram of square footage on a separate page

Give a detailed description and condition of the following items:

- Fire places No fireplaces are noted.
- Porches Porch/overhang are noted and in good condition
- Decks No wood decks are noted are noted
- Balconies Balconies & Catwalks are noted and in good condition

List the type and condition of all ancillary structures on the property, including buildings, pools, etc.

Pool & Carport

Are there any business exposures?



Yes



No

If Yes, describe the exposure and square footage of the area. Co-Op

Are there any cooking exposures beyond what would normally be expected in a residential unit?

☐

Yes

No

☒

If Yes, describe the exposure.

Describe any other property or liability hazards n/a

GENERAL UNDERLYING ASSUMPTIONS

Legal Matters:

- The legal description used in this report is assumed to be correct, but it may not necessarily have been confirmed by survey. No responsibility is assumed in connection with a surveyor for encroachments or overlapping or other discrepancies that might be revealed thereby. Any sketches included in the report are only for the purpose of aiding the reader in visualizing the property and are not necessarily a result of a survey.
- No responsibility is assumed for an opinion of legal nature, such as to ownership of the property or condition of title.
- The inspectors assume the title to the property to be marketable; that, unless stated to the contrary, the property is appraised as an unencumbered fee, which is not used in violation of acceptable ordinances, statutes or other governmental regulations.

Unapparent Conditions:

- The inspectors assume that there are no hidden or unapparent conditions of the property, subsoil or structures which would render it more or less valuable than otherwise comparable property. The inspectors are not experts in determining the presence or absence of hazardous substances, defined as all hazardous or toxic materials, waste, pollutants or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction or otherwise present on the property.
- The inspectors assume no responsibility for the studies or analysis, which would be required to conclude the presence or absence of such substances or for loss as a result of the presence of such substances. The client is urged to retain an expert in this field, if desired. The value estimate is based on the assumption that the subject property is not so affected.

Information and Data:

- Information, estimates and other data furnished to the inspectors and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the inspectors can be assumed by the inspectors.
- All mortgages, liens, encumbrances, and servitude have been disregarded unless so specified within the report. The subject property is estimated as though under responsible ownership and competent management.

Zoning and Licenses:

- It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined and considered in the valuation.
- It is assumed that the subject property complies with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the valuation.
- It is assumed that the information relating to the location of or existence of public utilities that has been obtained through a verbal inquiry from the appropriate utility authority, or has been ascertained from visual evidence is correct. No warranty has been made regarding the exact location or capacities of public utility systems.
- It is assumed that all licenses, consents or other legislative or administrative authority from local, state or national governmental or private entity or organization have been, or can be, obtained or renewed for any use on which the value estimate contained in the valuation report is based.

ASSUMPTIONS AND LIMITED CONDITIONS FOR REPLACEMENT COSTS

Insurable Value:

- Insurable value typically refers to the building improvement reproduction costs less the costs of those items which do not need to be duplicated in the event of destruction. In addition to all site improvements, those items include foundation, certain indirect costs, etc.
- The Users of this report are cautioned, however, that the inspectors are not Insurance Inspectors or Casualty Underwriters. Typically, it is our observation that lenders require Insurance in the amount of the Insurable Value or Loan Amount, whichever is higher. We suggest that if the Users have concerns regarding the Insurable Value estimated herein, an Insurance Adjuster or other expert be consulted.
- We have not been provided a copy of the insurance policy, and have no knowledge of its inclusion or exclusions. Further, we have not been provided the insurance agent's identity or information regarding their policies in placing coverage, and have had no discussions with them. Therefore, any further placing of coverage will be without our input. We therefore assume no responsibility for the amount of insurance coverage placed, or the subject's "Insurable Value."
- The inspectors assume no liability for the Insurable Value estimate provided and does not guarantee that any estimate will result in the subject property being fully insured for any possible loss that may be sustained. The inspector recommends that an insurance professional be consulted, in addition to this estimate of Insurable Value. The Insurable Value estimate may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this report due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

PURPOSE OF THE REPORT:

- The purpose of this report is to provide the inspector's best estimate for a replacement cost estimate for the subject real property as of the date of inspection above. See Assumptions And Limiting Conditions Above.

REPLACEMENT COST

- Replacement cost is provided, not insurable value, since the inspector does not have a copy of the subject's insurance policy. Each policy is different, and has specific inclusions and exclusions of various items. Secondly the inspectors are not a professional construction cost estimator, and must rely on currently available published cost estimated sources such as the Marshall and Swift for data. Lastly, replacement costs for the subject property may be significantly higher after natural disasters.

Intended Use of Report:

- The intended use of this report is to assist in determining a replacement cost for the subject.

Estimate Development and Reporting Process

In preparing this report, the inspector did:

1. Inspect the exterior of the improvements.
2. Researched the cost data, which could be applied to the subject building.
3. Applied the cost data to arrive at the estimated replacement cost.

Description of Real Estate Estimated:

- The inspector inspected the Subject property of this report which is improved with a structure. An exterior inspection was made of the improvements. The inspector took measurements at the time of inspection. Construction quality was noted by observation. The inspector has relied on measurements taken during the inspection and compared with those figures found in the tax roll. We utilized the RSMean e2value to determine the replacement cost.

Legal

- This insurance inspection report is based on the data collected on the inspection date. No consideration has been given to material premiums and additional items needed to conform to building codes, ordinances; or demolition in connection with reconstruction or the removal of destroyed risk items. The **values of the land and site improvements have not** been included. No responsibility is assumed for legal matters, questions of survey, opinions of title, soil or sub-soil conditions, engineering or other technical matters. **This report is NOT a Real Estate Appraisal. Insurance report only**
- It is the responsibility of the insured to obtain a legal opinion and interpretation of association documents as to adherence to Florida insurance statutes.
- This insurance inspection report is not a guarantee or warranty of any kind. We do not assume any liability for damages which may result from this report. We are not responsible for conditions this report fails to disclose. The report is valid for one year. This insurance inspection report should be updated at least once a year.
- Neither our employment nor our compensation in connection with this report is in anyway contingent upon the conclusions reached; this report sets forth all the assumptions and limiting conditions affecting the analysis, insurable analysis and conclusions contained herein; **Tri-County Engineering & Inspections, Inc.**, makes no warranties or representations regarding the insurance report conclusions found in this report.
- The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this inspection report. The conclusions in this insurance inspection report utilize acceptable insurance methods only. The Association, by accepting this insurance report, agrees to release TCE& I. from any claims, demands or damages. The insured, in consideration of TCE&I performing the insurance analysis report, hereby agrees to indemnify, defend and hold harmless **Tri-County Engineering & Inspections, Inc.** from and against any and all liability, damages, losses, claims, demands or lawsuits arising out of or relating to this insurance analysis report. Acceptance of and use of this report constitutes acceptance of the above statements.

Certification

- I hereby certify that to the best of my knowledge and belief, and except as otherwise noted in this report:
- The statements of fact contained in this report are believed to be true and correct.
- The reported analyses, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased, professional analyses and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- This replacement cost estimate assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- Neither the replacement cost estimate assignment nor our compensation is contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- No person, unless so stated, provided significant professional assistance to the person signing this report.
- Tri-County Engineering & Inspections, Inc. certifies that we meet or exceed Citizens Property Insurance Standards for the execution of Replacement Cost Estimates

I, William Scott Pluto, certify that or Tri-County Engineering & Inspections, Inc, have/has at least five (5) years experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluation.



William Scott Pluto CGC
Tri-County Engineering & Inspections, Inc.
Senior Appraiser
Certified General Contractor
CGC1507049