



Insurable Value / Replacement Cost Appraisal

LOCATED AT:

12467 Country Greens Boulevard et al
Boynton Beach, FL 33437

FOR:

Country Greens at Westchester Homeowners Assoc
3916 Poinciana Drive S, # 9
Lake Worth, FL 33467

AS OF:

March 4th, 2017

BY:

Paul R. Cassidy, Cert Gen # RZ3176
All Florida Appraisal Group, Inc.
500 S Cypress Road, # 11
Pompano Beach, FL 33060
954/240-8911 (phone); 954/653-0637 (fax)
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A

**RESTRICTED USE
(Prepared in a Summary Format)
Insurable Value / Replacement Cost
APPRAISAL REPORT OF:**

60 Buildings Located at:

**Country Greens at Westchester
Boynton Beach, Florida 33437**

Date of Inspection:

March 4th, 2017

File Number: 0317-P11190

FOR:

***Country Greens at Westchester
Homeowners' Association, Inc.***

BY:

Paul R. Cassidy
State Certified General REA #RZ3176
Certified Marshall & Swift Estimator # 1055763

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Country Greens at Westchester Homeowners' Association, Inc.
c/o Campbell Property Management
Attn: Bob Freedman, President
3916 Poinciana Drive S, # 9
Lake Worth, FL 33467

March 20th, 2017

Reference/Address: Country Greens at Westchester Homeowners' Association
12467 Country Greens Boulevard et al
Boynton Beach, Florida 33437

Board of Directors,

In accordance with your request, we have appraised the above referenced residential buildings and common area improvements. The report of that appraisal is attached. The sole objective and purpose of this report is to establish an estimate of insurable value (replacement cost) for insurance purposes as of March 4th, 2017. This appraisal report is intended for sole use by the Client / Name Insured in obtaining adequate hazard insurance.

This report is based on a physical analysis of the site and improvements. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice. This is a "restricted use / limited" appraisal report as only the cost approach to value was considered. The value conclusions reported are as of the effective date stated in the body of the appraisal report and contingent upon the certification and limiting conditions attached.

Country Greens at Westchester
March 20th, 2017
Page Two

Based upon our analysis, it was concluded that the Estimated Insurable Value / Construction Cost for the buildings as of March 4th, 2017 (building and site improvements only - not including land value) to be:

Hazard Value: \$19,717,162.00

[Including Site Improvements - see next page for detail]

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Paul R. Cassidy".

Paul R. Cassidy
State Certified General Real Estate Appraiser # RZ3176
Certified Marshall & Swift Estimator # 105576

SUMMARY OF VALUES

Bldg #	Association Name Building Street Address / ID	# Units	Total RCV (above & below ground)	Below Ground Exclusions	Hazard Value (including HVAC)
	Country Greens at Westchester HOA				
1	12467 Country Greens Blvd (Clubhouse)	0	\$150,304.00	\$9,644.00	\$140,660.00
2	12076 Country Greens Blvd	1	\$175,201.00	\$14,191.00	\$161,010.00
3	12082 Country Greens Blvd	1	\$175,201.00	\$14,191.00	\$161,010.00
4	12088 Country Greens Blvd	1	\$153,651.00	\$12,662.00	\$140,989.00
5	12094 Country Greens Blvd	1	\$168,204.00	\$12,766.00	\$155,438.00
6	12100 Country Greens Blvd	1	\$175,201.00	\$14,191.00	\$161,010.00
7	12106 Country Greens Blvd	1	\$175,201.00	\$14,191.00	\$161,010.00
8	12112 Country Greens Blvd	1	\$153,651.00	\$12,662.00	\$140,989.00
9	12118 Country Greens Blvd	1	\$175,201.00	\$14,191.00	\$161,010.00
10	12124 Country Greens Blvd	1	\$153,651.00	\$12,662.00	\$140,989.00
11	12130 Country Greens Blvd	1	\$153,651.00	\$12,662.00	\$140,989.00
12	12136 Country Greens Blvd	1	\$175,201.00	\$14,191.00	\$161,010.00
13	12142 Country Greens Blvd	1	\$175,201.00	\$14,191.00	\$161,010.00
14	12148 Country Greens Blvd	1	\$153,651.00	\$12,662.00	\$140,989.00
15	12154 Country Greens Blvd	1	\$153,651.00	\$12,662.00	\$140,989.00
16	12160 Country Greens Blvd	1	\$153,651.00	\$12,662.00	\$140,989.00
17	12166 Country Greens Blvd	1	\$175,201.00	\$14,191.00	\$161,010.00
18	12172 Country Greens Blvd	1	\$168,204.00	\$12,766.00	\$155,438.00
19	12178 Country Greens Blvd	1	\$175,201.00	\$14,191.00	\$161,010.00
20	12184 Country Greens Blvd	1	\$175,201.00	\$14,191.00	\$161,010.00
21	12190 Country Greens Blvd	1	\$153,651.00	\$12,662.00	\$140,989.00
22	12196 Country Greens Blvd	1	\$153,651.00	\$12,662.00	\$140,989.00
23	12202 Country Greens Blvd	1	\$153,651.00	\$12,662.00	\$140,989.00
24	12208 Country Greens Blvd	1	\$168,204.00	\$12,766.00	\$155,438.00
25	12214 Country Greens Blvd	1	\$175,201.00	\$14,191.00	\$161,010.00
26	12220 Country Greens Blvd	1	\$153,651.00	\$12,662.00	\$140,989.00

27	12226 Country Greens Blvd	1	\$153,651.00	\$12,662.00	\$140,989.00
28	12232 Country Greens Blvd	1	\$153,651.00	\$12,662.00	\$140,989.00
29	12238 Country Greens Blvd	1	\$175,201.00	\$14,191.00	\$161,010.00
30	12244 Country Greens Blvd	1	\$153,651.00	\$12,662.00	\$140,989.00
31	12250 Country Greens Blvd	1	\$175,201.00	\$14,191.00	\$161,010.00
32	12256 Country Greens Blvd	1	\$153,651.00	\$12,662.00	\$140,989.00
33	12077 - 12095 Country Greens Blvd	4	\$524,564.00	\$32,579.00	\$491,985.00
34	12101 - 12119 Country Greens Blvd	4	\$516,748.00	\$32,430.00	\$484,318.00
35	12125 - 12137 Country Greens Blvd	3	\$410,618.00	\$27,308.00	\$383,310.00
36	12143 - 12149 Country Greens Blvd	2	\$295,239.00	\$20,394.00	\$274,845.00
37	12155 - 12185 Country Greens Blvd	6	\$761,264.00	\$44,199.00	\$717,065.00
38	12191 - 12221 Country Greens Blvd	6	\$768,659.00	\$44,433.00	\$724,226.00
39	12227 - 12239 Country Greens Blvd	3	\$409,192.00	\$27,237.00	\$381,955.00
40	12245 - 12275 Country Greens Blvd	6	\$770,743.00	\$44,315.00	\$726,428.00
41	12281 - 12299 Country Greens Blvd	4	\$524,564.00	\$32,579.00	\$491,985.00
42	12305 - 12323 Country Greens Blvd	4	\$516,748.00	\$32,430.00	\$484,318.00
43	12329 - 12353 Country Greens Blvd	5	\$656,393.00	\$39,029.00	\$617,364.00
44	12123 - 12135 Forest Greens Drive	4	\$543,096.00	\$32,405.00	\$510,691.00
45	12139 - 12155 Forest Greens Drive	5	\$647,478.00	\$38,526.00	\$608,952.00
46	12159 - 12175 Forest Greens Drive	5	\$646,726.00	\$38,403.00	\$608,323.00
47	12179 - 12191 Forest Greens Drive	4	\$509,119.00	\$33,205.00	\$475,914.00
48	12195 - 12203 Forest Greens Drive	3	\$409,192.00	\$27,237.00	\$381,955.00
49	12207 - 12219 Forest Greens Drive	4	\$545,103.00	\$32,918.00	\$512,185.00
50	12223 - 12231 Forest Greens Drive	3	\$410,618.00	\$27,308.00	\$383,310.00
51	12235 - 12255 Forest Greens Drive	6	\$770,743.00	\$44,315.00	\$726,428.00
52	12259 - 12279 Forest Greens Drive	6	\$761,264.00	\$44,199.00	\$717,065.00
53	12283 - 12299 Forest Greens Drive	5	\$626,881.00	\$40,111.00	\$586,770.00
54	12303 - 12315 Forest Greens Drive	4	\$513,446.00	\$33,893.00	\$479,553.00
55	12319 - 12331 Forest Greens Drive	4	\$545,103.00	\$32,918.00	\$512,185.00
56	12190 - 12206 Forest Greens Drive	5	\$647,478.00	\$38,526.00	\$608,952.00
57	12210 - 12222 Forest Greens Drive	4	\$545,103.00	\$32,918.00	\$512,185.00
58	12226 - 12242 Forest Greens Drive	5	\$647,478.00	\$38,526.00	\$608,952.00
59	12266 - 12270 Forest Greens Drive	2	\$251,331.00	\$20,609.00	\$230,722.00
60	12306 - 12314 Forest Greens Drive	3	\$400,239.00	\$27,532.00	\$372,707.00
Building Totals		150	\$20,812,424.00	\$1,382,837.00	\$19,429,587.00

Additional Improvements				Cost New		Cost New
Swimming Pool				\$96,750.00		\$96,750.00
Pool Equipment				\$12,995.00		\$12,995.00
Pool Heater (1)				\$5,050.00		\$5,050.00
Pool Patio Deck				\$31,110.00		\$31,110.00
Pool Patio Fencing / Gates				\$9,500.00		\$9,500.00
Tennis Court (1)				\$33,690.00		\$33,690.00
Tennis Court Fencing				\$10,250.00		\$10,250.00
Bocce Court (1)				\$2,375.00		\$2,375.00
Shade Canopy @ Bocce Court				\$3,200.00		\$3,200.00
Flag Pole (1)				\$1,125.00		\$1,125.00
Mail Boxes (12)				\$15,330.00		\$15,330.00
Perimeter/Identification Walls and Fencing				\$53,250.00		\$53,250.00
Pool Patio Lighting (7)				\$12,950.00		\$12,950.00
Total Additional Improvements				\$287,575.00		\$287,575.00
Grand Totals		150		\$21,099,999.00	\$1,382,837.00	\$19,717,162.00
Effective Date: 03/04/2017						

SUMMARY OF SALIENT FACTS

Valuation Date:	March 4 th , 2017
Appraisal Type:	Insurable Value/ Replacement Cost Estimate
Property Rights Appraised:	Fee Simple for Improvements only – Insurable / Replacement Cost (Construction Cost) value
Location / Address:	12467 Country Greens Blvd et al, Boynton Beach, FL 33437
County:	Palm Beach
Name Insured:	Country Greens at Westchester Homeowners' Association, Inc.
Zoning:	RM (Residential Multi-Family)
Year Built:	1987 - 1988
Site Information:	An irregular-shaped parcel totaling 1,696,350 +/- square feet and/or 38.94 acres.
Census Tract:	The buildings are located in Census Tract 0059.54. (Source: US Census Bureau)
Flood Data:	<p>The buildings are not located within a flood zone area per the National Flood Insurance Program; Map Number 1201920205B dated 10/15/1982. The subject is located in Flood Zone "B". See Flood Certificate or Survey for confirmation and which, if different, will supersede the information in this section.</p>
Folio Numbers:	00-42-46-02-04-000-2020 through 00-42-46-02-04-000-4000
Distance to Fire Hydrant:	Less than 800 feet
Distance to Tidal Water:	3.89 miles east

Building Improvements:

Country Greens at Westchester consists of 59 attached and detached one-story villa style residential buildings. The buildings have between 1 and 6 individual units each and the complex as a whole has 150 privately owned residences. Each unit includes an entry / rear / side terrace area and the majority of units include a one car parking garage. The buildings frame structures are composed of a combination of reinforced concrete block (CBS) and wood frame wall construction. Exterior finishes are stucco and paint. The buildings foundations are poured, steel reinforced concrete slabs over piles. Finished interior construction includes drywall partitions with steel & wood stud framing. The buildings have pitched, wood truss gable style roofs built up and finished with fiberglass shingles. The plumbing includes connections for a single kitchen and two bathrooms per each unit. The HVAC is provided via individual split system types with only the air handlers and thermostats located within each residence. The units are protected with owner maintained smoke detectors and fire extinguishers. *See attached sketches, floor plans and photograph addendums.*

Overall Condition: The buildings have received adequate routine continual maintenance and are considered to be in overall average to good condition. This summation is based on a cursory interior/exterior inspection with a very limited sample of the units inspected and should not be considered as a replacement for a more detailed property inspection with testing of the individual components and systems.

ISO Construction Class 2 (Joisted Masonry): The buildings were visited and on-site measurements performed and compared to those of layout plans provided, if any, as well as the Palm Beach County tax rolls for accuracy.

Additional Structures & Improvements (as requested by the client):

- 1) Clubhouse Building: Concrete block wall construction. Concrete slab. Pitched wood truss roof finished with fiberglass shingles. 1,070 square feet. ISO Construction Class 2 (Joisted Masonry).
- 2) Swimming Pool & Patio Area: Reinforced concrete in-ground swimming with a textured concrete deck. Chain link and aluminum fencing surrounds the pool patio area. Pool equipment located in fiberglass shelters; pool heater located on slab on ground. Seven approximate 12' single fixture lights on metal poles located on the pool patio area.
- 3) Tennis Court (1): One painted asphalt tennis court located on the west side of the clubhouse building. Approximate 12' chain link fence.
- 4) Bocce Court (1): Standard concrete frame/deck.
- 5) Mail Boxes (12): Metal pedestal and boxes located throughout the community.
- 6) Flag Pole (1): Approximate 18' metal pole.

7) Perimeter Wall / Fencing: Masonry construction with stucco and paint finish. Sections of 6' metal fencing at varying intervals along the masonry wall.

Bldg # / Type, Bldg Street Address, # of Units, Gross Building Area is as follows:

Bldg #	Bldg Type	Building Street Address / ID	# Units	Finished Floor Area (sqft)	Terrace Area (sqft)	Garage Area (sqft)	Total Gross Area (sqft)
1	Club	12467 Country Greens Blvd (Clubhouse)	0	1,070	0	0	1,070
2	A	12076 Country Greens Blvd	1	1,422	144	266	1,832
3	A	12082 Country Greens Blvd	1	1,422	144	266	1,832
4	B	12088 Country Greens Blvd	1	1,218	207	274	1,699
5	C	12094 Country Greens Blvd	1	1,257	80	425	1,762
6	A	12100 Country Greens Blvd	1	1,422	144	266	1,832
7	A	12106 Country Greens Blvd	1	1,422	144	266	1,832
8	B	12112 Country Greens Blvd	1	1,218	207	274	1,699
9	A	12118 Country Greens Blvd	1	1,422	144	266	1,832
10	B	12124 Country Greens Blvd	1	1,218	207	274	1,699
11	B	12130 Country Greens Blvd	1	1,218	207	274	1,699
12	A	12136 Country Greens Blvd	1	1,422	144	266	1,832
13	A	12142 Country Greens Blvd	1	1,422	144	266	1,832
14	B	12148 Country Greens Blvd	1	1,218	207	274	1,699
15	B	12154 Country Greens Blvd	1	1,218	207	274	1,699
16	B	12160 Country Greens Blvd	1	1,218	207	274	1,699
17	A	12166 Country Greens Blvd	1	1,422	144	266	1,832
18	C	12172 Country Greens Blvd	1	1,257	80	425	1,762
19	A	12178 Country Greens Blvd	1	1,422	144	266	1,832
20	A	12184 Country Greens Blvd	1	1,422	144	266	1,832
21	B	12190 Country Greens Blvd	1	1,218	207	274	1,699
22	B	12196 Country Greens Blvd	1	1,218	207	274	1,699
23	B	12202 Country Greens Blvd	1	1,218	207	274	1,699
24	C	12208 Country Greens Blvd	1	1,257	80	425	1,762
25	A	12214 Country Greens Blvd	1	1,422	144	266	1,832
26	B	12220 Country Greens Blvd	1	1,218	207	274	1,699
27	B	12226 Country Greens Blvd	1	1,218	207	274	1,699
28	B	12232 Country Greens Blvd	1	1,218	207	274	1,699
29	A	12238 Country Greens Blvd	1	1,422	144	266	1,832
30	B	12244 Country Greens Blvd	1	1,218	207	274	1,699
31	A	12250 Country Greens Blvd	1	1,422	144	266	1,832
32	B	12256 Country Greens Blvd	1	1,218	207	274	1,699
33	O	12077 - 12095 Country Greens Blvd	4	5,041	400	547	5,988
34	P	12101 - 12119 Country Greens Blvd	4	4,977	408	547	5,932
35	I	12125 - 12137 Country Greens Blvd	3	3,799	296	547	4,642
36	Q	12143 - 12149 Country Greens Blvd	2	2,516	200	547	3,263

37	G	12155 - 12185 Country Greens Blvd	6	7,540	608	1094	9,242
38	R	12191 - 12221 Country Greens Blvd	6	7,660	592	1094	9,346
39	J	12227 - 12239 Country Greens Blvd	3	3,771	304	547	4,622
40	H	12245 - 12275 Country Greens Blvd	6	7,600	600	1094	9,294
41	O	12281 - 12299 Country Greens Blvd	4	5,041	400	547	5,988
42	P	12305 - 12323 Country Greens Blvd	4	4,977	408	547	5,932
43	S	12329 - 12353 Country Greens Blvd	5	6,350	496	1094	7,940
44	N	12123 - 12135 Forest Greens Drive	4	4,970	408	1094	6,472
45	M	12139 - 12155 Forest Greens Drive	5	6,290	504	1094	7,888
46	L	12159 - 12175 Forest Greens Drive	5	6,230	512	1094	7,836
47	K	12179 - 12191 Forest Greens Drive	4	5,020	408	547	5,975
48	J	12195 - 12203 Forest Greens Drive	3	3,771	304	547	4,622
49	D	12207 - 12219 Forest Greens Drive	4	5,038	400	1094	6,532
50	I	12223 - 12231 Forest Greens Drive	3	3,799	296	547	4,642
51	H	12235 - 12255 Forest Greens Drive	6	7,600	600	1094	9,294
52	G	12259 - 12279 Forest Greens Drive	6	7,540	608	1094	9,242
53	F	12283 - 12299 Forest Greens Drive	5	6,451	488	547	7,486
54	E	12303 - 12315 Forest Greens Drive	4	5,141	392	547	6,080
55	D	12319 - 12331 Forest Greens Drive	4	5,038	400	1094	6,532
56	M	12190 - 12206 Forest Greens Drive	5	6,290	504	1094	7,888
57	D	12210 - 12222 Forest Greens Drive	4	5,038	400	1094	6,532
58	M	12226 - 12242 Forest Greens Drive	5	6,290	504	1094	7,888
59	U	12266 - 12270 Forest Greens Drive	2	2,504	208	0	2,712
60	T	12306 - 12314 Forest Greens Drive	3	3,888	274	547	4,709
		Totals	150	191,767	17,139	31,270	240,176

VALUATION ANALYSIS

DIRECT SALES COMPARISON APPROACH TO VALUE

Not requested and not considered.

INCOME APPROACH TO VALUE

Not requested and not considered.

COST APPROACH TO VALUE

In the case of valuation for INSURANCE PURPOSES, there is NO IMPUTED DEPRECIATION, as the Improvements IF DESTROYED must be replaced in whole.

DEFINITION OF INSURABLE VALUE:

The following definition is used by the Appraisal Institute and others in the valuation industry.

1. The portion of the value of an asset or asset group that is acknowledged or recognized under the provisions of an applicable loss insurance policy.
2. Value used by insurance companies as the basis for insurance. Often considered to be replacement or reproduction cost less deterioration of non-insurable items. Sometimes cash value or market value, but often entirely a cost concept.

Cost estimates derived from Marshall & Swift / Boeckh BVS software with the most recent costs updates as of December 2016. Administrative and entrepreneurial profit included in price per square foot estimates.

Porch/Terrace areas (square footage) for each building were included under "Building Additions" for each section and therefore not included in the gross floor area of the BVS reports.

See attached 12/2016 Marshall Swift / Boeckh BVS reports below.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

INSURED	Country Greens at WestchesterHOA	Effective Date:	3/04/2017
	c/o Campbell Property Mgmt	Expiration Date:	
	3916 Poinciana Drive S, # 9	Cost as of:	12/2016
	Lake Worth, FL 33467		

BUILDING 1	Clubhouse
	12467 Country Greens Blvd
	Boynton Beach, FL 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	100% Clubhouse/Recreation Building	Story Height:	12 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	1,070 sq. ft.	Irregular Adjustment:	None
Construction Quality:	2 - Average		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		215
Foundations	5,504	7,902
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	72,511	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	18,500	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	36,817	1,527
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	2,477	

SUBSTRUCTURE

SUBTOTAL RC	\$135,810	\$9,644
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ADDITIONS

Misc. Additional Features:

Canopy, canvas	4,850
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TOTAL RC SECTION 1	\$140,660	\$9,644
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TOTAL RC BUILDING1	Clubhouse	\$140,660	\$9,644
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

BUILDING 2 A Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	84% Row House	Story Height:	9 ft.
	16% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	1,688 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		306
Foundations	6,586	10,786
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	74,220	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	23,724	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	44,587	3,099
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	9,071	

SUBSTRUCTURE

SUBTOTAL RC	\$158,190	\$14,191
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ADDITIONS

Misc. Additional Features:	
Porch	2,820

TOTAL RC SECTION 1	\$161,010	\$14,191
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TOTAL RC BUILDING2	A Type Building	\$161,010	\$14,191
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

BUILDING 3 B Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	81% Row House	Story Height:	9 ft.
	19% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	1,492 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		270
Foundations	5,614	9,749
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	60,392	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	24,680	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	38,308	2,643
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	7,939	

SUBSTRUCTURE

SUBTOTAL RC	\$136,934	\$12,662
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ADDITIONS

Misc. Additional Features:	
Porch	4,055

TOTAL RC SECTION 1	\$140,989	\$12,662
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TOTAL RC BUILDING3	B Type Building	\$140,989	\$12,662
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

BUILDING 4 C Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	75% Row House	Story Height:	9 ft.
	25% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	1,682 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		305
Foundations	5,860	9,639
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	72,350	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	25,751	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	41,131	2,822
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	8,772	

SUBSTRUCTURE

SUBTOTAL RC	\$153,863	\$12,766
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ADDITIONS

Misc. Additional Features:	
Porch	1,575

TOTAL RC SECTION 1	\$155,438	\$12,766
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TOTAL RC BUILDING4	C Type Building	\$155,438	\$12,766
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

BUILDING 5 O Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	88% Row House	Story Height:	9 ft.
	12% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	5,588 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		1,014
Foundations	22,842	21,568
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	184,268	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	96,062	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	150,541	9,997
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	30,422	

SUBSTRUCTURE

SUBTOTAL RC	\$484,135	\$32,579
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ADDITIONS

Misc. Additional Features:	
Porch	7,850

TOTAL RC SECTION 1	\$491,985	\$32,579
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TOTAL RC BUILDING5	O Type Building	\$491,985	\$32,579
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

BUILDING 6 P Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	88% Row House	Story Height:	9 ft.
	12% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	5,524 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		1,002
Foundations	22,581	21,431
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	179,414	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	94,992	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	149,268	9,997
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	30,073	

SUBSTRUCTURE

SUBTOTAL RC	\$476,328	\$32,430
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ADDITIONS

Misc. Additional Features:	
Porch	7,990

TOTAL RC SECTION 1	\$484,318	\$32,430
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TOTAL RC BUILDING6	P Type Building	\$484,318	\$32,430
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

BUILDING 7 I Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	87% Row House	Story Height:	9 ft.
	13% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	4,346 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		789
Foundations	17,563	18,576
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	149,315	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	74,362	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	112,691	7,943
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	23,584	

SUBSTRUCTURE

SUBTOTAL RC	\$377,515	\$27,308
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ADDITIONS

Misc. Additional Features:

Porch	5,795
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TOTAL RC SECTION 1	\$383,310	\$27,308
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TOTAL RC BUILDING7	I Type Building	\$383,310	\$27,308
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

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BUILDING 8 Q Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	82% Row House	Story Height:	9 ft.
	18% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	3,063 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		555
Foundations	11,667	14,500
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	114,660	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	49,971	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	78,276	5,339
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	16,352	

SUBSTRUCTURE

SUBTOTAL RC	\$270,925	\$20,394
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ADDITIONS

Misc. Additional Features:

Porch	3,920
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TOTAL RC SECTION 1	\$274,845	\$20,394
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TOTAL RC BUILDING8	Q Type Building	\$274,845	\$20,394
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

BUILDING 9 G Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	87% Row House	Story Height:	9 ft.
	13% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	8,634 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		1,567
Foundations	34,893	27,204
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	255,878	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	145,557	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	221,970	15,428
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	46,852	

SUBSTRUCTURE

SUBTOTAL RC	\$705,150	\$44,199
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ADDITIONS

Misc. Additional Features:	
Porch	11,915

TOTAL RC SECTION 1	\$717,065	\$44,199
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TOTAL RC BUILDING9	G Type Building	\$717,065	\$44,199
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

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BUILDING 10 R Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	87% Row House	Story Height:	9 ft.
	13% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	8,754 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		1,588
Foundations	35,377	27,417
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	258,740	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	147,532	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	223,483	15,428
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	47,504	

SUBSTRUCTURE

SUBTOTAL RC	\$712,636	\$44,433
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ADDITIONS

Misc. Additional Features:	
Porch	11,590

TOTAL RC SECTION 1	\$724,226	\$44,433
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TOTAL RC BUILDING10	R Type Building	\$724,226	\$44,433
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

BUILDING 11 J Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	87% Row House	Story Height:	9 ft.
	13% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	4,318 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		783
Foundations	17,450	18,511
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	148,580	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	73,860	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	112,678	7,943
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	23,432	

SUBSTRUCTURE

SUBTOTAL RC	\$376,000	\$27,237
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ADDITIONS

Misc. Additional Features:	
Porch	5,955

TOTAL RC SECTION 1	\$381,955	\$27,237
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TOTAL RC BUILDING11	J Type Building	\$381,955	\$27,237
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

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BUILDING 12 H Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	87% Row House	Story Height:	9 ft.
	13% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	8,694 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		1,577
Foundations	35,135	27,310
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	257,310	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	146,507	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	228,547	15,428
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	47,178	

SUBSTRUCTURE

SUBTOTAL RC	\$714,678	\$44,315
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ADDITIONS

Misc. Additional Features:	
Porch	11,750

TOTAL RC SECTION 1	\$726,428	\$44,315
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TOTAL RC BUILDING12	H Type Building	\$726,428	\$44,315
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

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BUILDING 13 S Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	85% Row House	Story Height:	9 ft.
	15% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	7,444 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		1,350
Foundations	29,392	24,477
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	228,122	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	123,066	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	186,937	13,202
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	40,133	

SUBSTRUCTURE

SUBTOTAL RC	\$607,649	\$39,029
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ADDITIONS

Misc. Additional Features:	
Porch	9,715

TOTAL RC SECTION 1	\$617,364	\$39,029
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TOTAL RC BUILDING13	S Type Building	\$617,364	\$39,029
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

BUILDING 14 N Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	82% Row House	Story Height:	9 ft.
	18% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	6,064 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		1,099
Foundations	23,098	21,090
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	194,676	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	97,314	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	155,240	10,216
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	32,373	

SUBSTRUCTURE

SUBTOTAL RC	\$502,701	\$32,405
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ADDITIONS

Misc. Additional Features:	
Porch	7,990

TOTAL RC SECTION 1	\$510,691	\$32,405
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TOTAL RC BUILDING14	N Type Building	\$510,691	\$32,405
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

BUILDING 15 M Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	85% Row House	Story Height:	9 ft.
	15% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	7,384 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		1,339
Foundations	29,155	24,366
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	226,648	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	122,115	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	181,349	12,821
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	39,810	

SUBSTRUCTURE

SUBTOTAL RC	\$599,077	\$38,526
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ADDITIONS

Misc. Additional Features:	
Porch	9,875

TOTAL RC SECTION 1	\$608,952	\$38,526
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TOTAL RC BUILDING15	M Type Building	\$608,952	\$38,526
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

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BUILDING 16 L Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	85% Row House	Story Height:	9 ft.
	15% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	7,324 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		1,328
Foundations	28,918	24,254
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	225,172	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	121,112	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	183,605	12,821
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	39,486	

SUBSTRUCTURE

SUBTOTAL RC	\$598,293	\$38,403
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ADDITIONS

Misc. Additional Features:	
Porch	10,030

TOTAL RC SECTION 1	\$608,323	\$38,403
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TOTAL RC BUILDING16	L Type Building	\$608,323	\$38,403
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

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BUILDING 17 K Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	90% Row House	Story Height:	9 ft.
	10% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	5,567 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		1,011
Foundations	23,274	21,994
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	161,111	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	97,765	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	155,271	10,200
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	30,503	

SUBSTRUCTURE

SUBTOTAL RC	\$467,924	\$33,205
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ADDITIONS

Misc. Additional Features:	
Porch	7,990

TOTAL RC SECTION 1	\$475,914	\$33,205
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TOTAL RC BUILDING17	K Type Building	\$475,914	\$33,205
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

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BUILDING 18 D Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	82% Row House	Story Height:	9 ft.
	18% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	6,132 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		1,112
Foundations	23,357	21,222
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	196,412	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	98,337	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	153,507	10,584
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	32,736	

SUBSTRUCTURE

SUBTOTAL RC	\$504,350	\$32,918
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ADDITIONS

Misc. Additional Features:

Porch	7,835
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TOTAL RC SECTION 1	\$512,185	\$32,918
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TOTAL RC BUILDING18	D Type Building	\$512,185	\$32,918
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

BUILDING 19 F Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	92% Row House	Story Height:	9 ft.
	8% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	6,998 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		1,271
Foundations	29,906	25,505
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	190,359	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	124,920	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	193,436	13,335
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	38,590	

SUBSTRUCTURE

SUBTOTAL RC	\$577,210	\$40,111
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ADDITIONS

Misc. Additional Features:	
Porch	9,560

TOTAL RC SECTION 1	\$586,770	\$40,111
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TOTAL RC BUILDING19	F Type Building	\$586,770	\$40,111
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

BUILDING 20 E Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	90% Row House	Story Height:	9 ft.
	10% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	5,688 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		1,032
Foundations	23,780	22,257
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	163,714	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	99,916	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	153,297	10,604
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	31,166	

SUBSTRUCTURE

SUBTOTAL RC	\$471,873	\$33,893
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ADDITIONS

Misc. Additional Features:

Porch	7,680
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TOTAL RC SECTION 1	\$479,553	\$33,893
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TOTAL RC BUILDING20	E Type Building	\$479,553	\$33,893
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MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

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BUILDING 21 U Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	100% Row House	Story Height:	9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	2,504 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		434
Foundations	11,088	15,042
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	82,623	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	47,460	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	71,973	5,133
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	13,499	

SUBSTRUCTURE

SUBTOTAL RC	\$226,642	\$20,609
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ADDITIONS

Misc. Additional Features:	
Porch	4,080

TOTAL RC SECTION 1	\$230,722	\$20,609
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TOTAL RC BUILDING21	U Type Building	\$230,722	\$20,609
----------------------------	------------------------	------------------	-----------------

MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

BUILDING 22 T Type Building
various - see report
Boynton Beach, fl 33437

SECTION 1

SUPERSTRUCTURE

Occupancy:	87% Row House	Story Height:	9 ft.
	13% Parking Garage		9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	4,435 sq. ft.	Irregular Adjustment:	None
Construction Quality:	1.8 - Average -		

SUMMARY OF COSTS

Reconstruction

Exclusion

SUPERSTRUCTURE

Site Preparation		805
Foundations	17,923	18,784
Foundation Walls, Interior Foundations, Slab On Ground		
Exterior	129,615	
Framing, Exterior Wall, Structural Floor, Roof		
Interior	75,847	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	119,611	7,943
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	24,067	

SUBSTRUCTURE

SUBTOTAL RC	\$367,062	\$27,532
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ADDITIONS

Misc. Additional Features:

Porch	5,645
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TOTAL RC SECTION 1	\$372,707	\$27,532
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TOTAL RC BUILDING22	T Type Building	\$372,707	\$27,532
----------------------------	------------------------	------------------	-----------------

MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

INSURED

Country Greens at WestchesterHOA
c/o Campbell Property Mgmt
3916 Poinciana Drive S, # 9
Lake Worth, FL 33467

Effective Date:

3/04/2017

Expiration Date:

Cost as of:

12/2016

Equipment: BUILDING ITEM, AND SITE IMPROVEMENT BREAKDOWN

BUILDING 1SECTION 1

Misc. Additional Features

Canopy, canvas

4,850

BUILDING 2SECTION 1

Misc. Additional Features

Porch

2,820

BUILDING 3SECTION 1

Misc. Additional Features

Porch

4,055

BUILDING 4SECTION 1

Misc. Additional Features

Porch

1,575

BUILDING 5SECTION 1

Misc. Additional Features

Porch

7,850

BUILDING 6SECTION 1

Misc. Additional Features

Porch

7,990

BUILDING 7SECTION 1

Misc. Additional Features

Porch

5,795

BUILDING 8SECTION 1

Misc. Additional Features

Porch

3,920

BUILDING 9SECTION 1

Misc. Additional Features

Porch

11,915

BUILDING 10SECTION 1

Misc. Additional Features

Porch

11,590

MS/B 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.

Commercial Building Valuation Report

Hazard Value

Policy : Country Greens

3/20/2017

BUILDING 11SECTION 1

Misc. Additional Features

Porch 5,955

BUILDING 12SECTION 1

Misc. Additional Features

Porch 11,750

BUILDING 13SECTION 1

Misc. Additional Features

Porch 9,715

BUILDING 14SECTION 1

Misc. Additional Features

Porch 7,990

BUILDING 15SECTION 1

Misc. Additional Features

Porch 9,875

BUILDING 16SECTION 1

Misc. Additional Features

Porch 10,030

BUILDING 17SECTION 1

Misc. Additional Features

Porch 7,990

BUILDING 18SECTION 1

Misc. Additional Features

Porch 7,835

BUILDING 19SECTION 1

Misc. Additional Features

Porch 9,560

BUILDING 20SECTION 1

Misc. Additional Features

Porch 7,680

BUILDING 21SECTION 1

Misc. Additional Features

Porch 4,080

BUILDING 22SECTION 1

Misc. Additional Features

Porch 5,645

Valuation

Misc. Additional Features

Swimming Pool 96,750

MS/B 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.

Photograph Addendum

Borrower	N/A				
Property Address	12467 Country Greens Boulevard et al				
City	Boynton Beach	County	Palm Beach	State	FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc				



representative residential building



representative residential building



representative residential building



representative residential building



representative residential building



representative residential building

Photograph Addendum

Borrower	N/A				
Property Address	12467 Country Greens Boulevard et al				
City	Boynton Beach	County	Palm Beach	State	FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc				



representative residential building



distance to fire hydrant < 150'



representative residential building



representative residential building



representative residential building



representative residential building

Photograph Addendum

Borrower	N/A				
Property Address	12467 Country Greens Boulevard et al				
City	Boynton Beach	County	Palm Beach	State	FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc				



clubhouse



pool patio fencing



swimming pool



clubhouse rear



mailbox kiosk



pool equipment / heater

Photograph Addendum

Borrower	N/A				
Property Address	12467 Country Greens Boulevard et al				
City	Boynton Beach	County	Palm Beach	State	FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc				



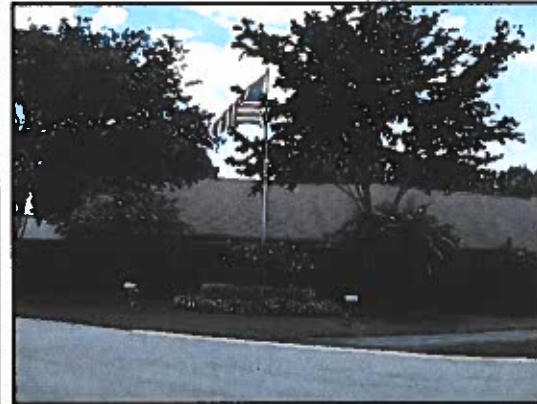
site lighting



pool patio lighting



tennis court / fencing



flag pole



clubhouse interior



bocce court

Photograph Addendum

Borrower	N/A				
Property Address	12467 Country Greens Boulevard et al				
City	Boynton Beach	County	Palm Beach	State	FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc				



perimeter walls / fencing



perimeter walls / fencing



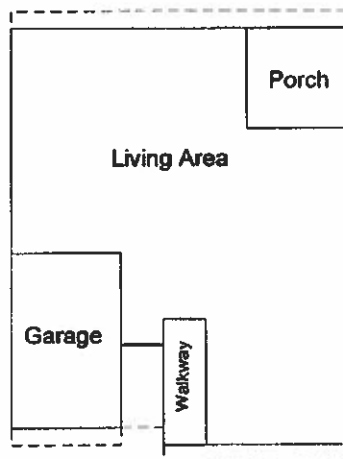
perimeter walls / fencing



clubhouse interior

Representative Building Sketch / Diagram

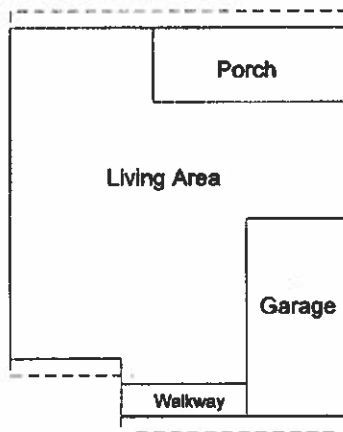
Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



Representative of Type "A and A1" Building

Representative Building Sketch / Diagram

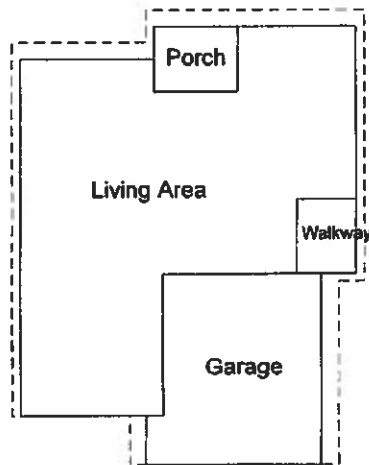
Borrower	N/A				
Property Address	12467 Country Greens Boulevard et al				
City	Boynton Beach	County	Palm Beach	State	FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc				



Representative of Type "B and B1" Building

Representative Building Sketch / Diagram

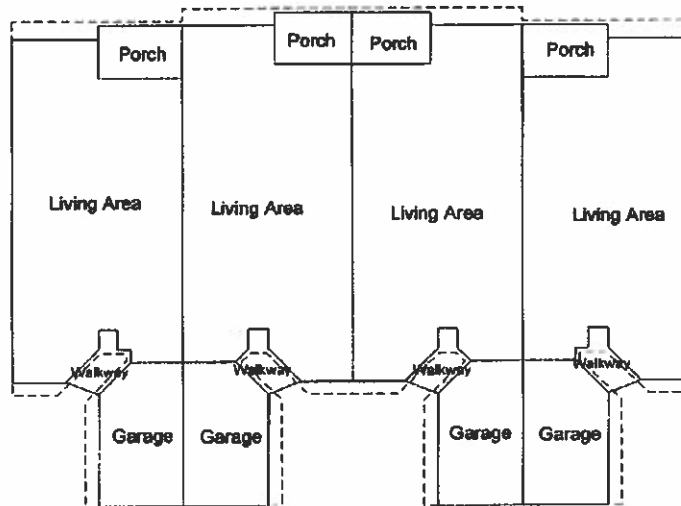
Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



Representative of Type "C and C1" Building

Representative Building Sketch / Diagram

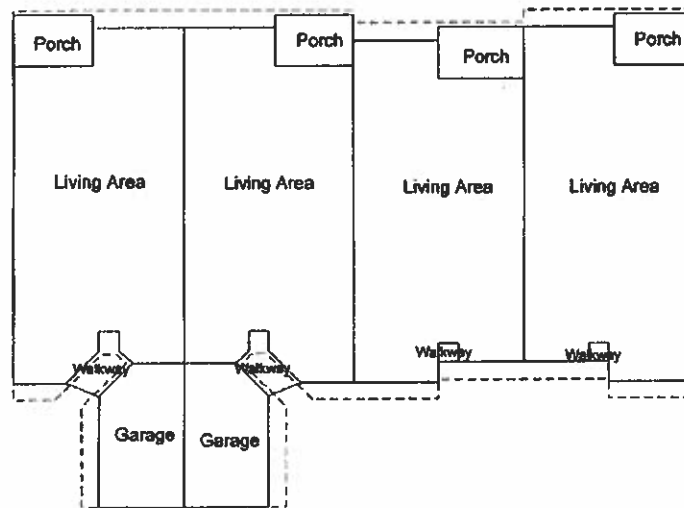
Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



Representative of Type "D" Building

Representative Building Sketch / Diagram

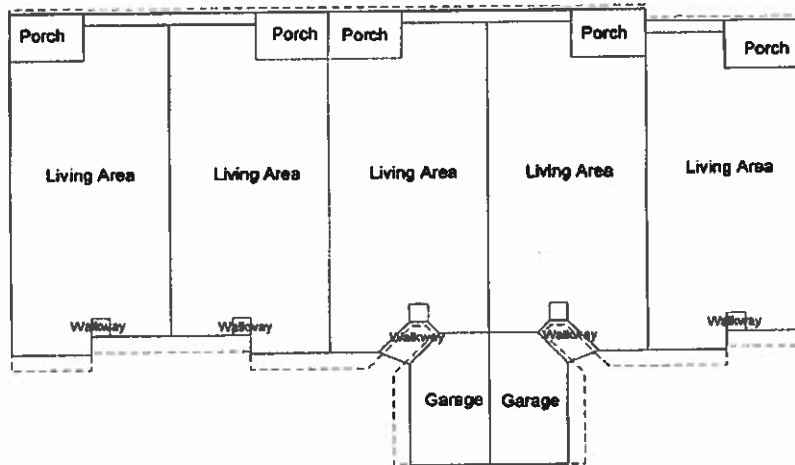
Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



Representative of Type "E" Building

Representative Building Sketch / Diagram

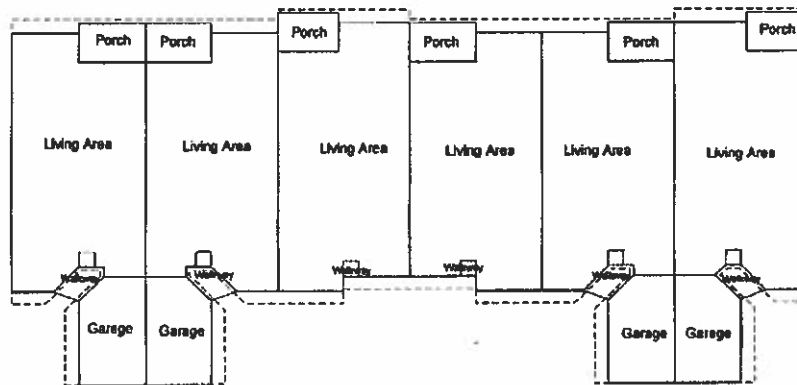
Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



Representative of Type "F" Building

Representative Building Sketch / Diagram

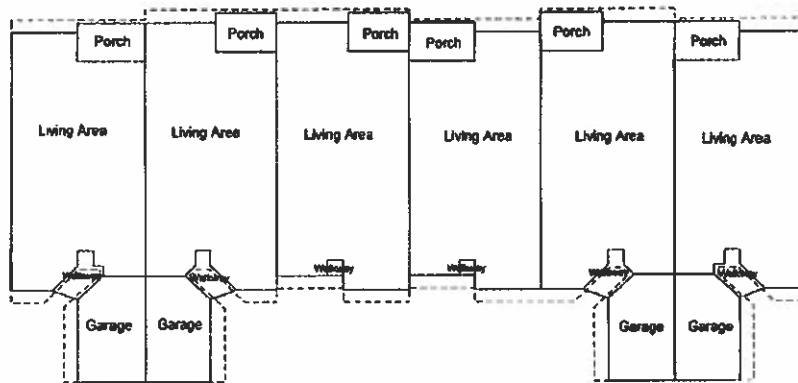
Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



Representative of Type "G" Building

Representative Building Sketch / Diagram

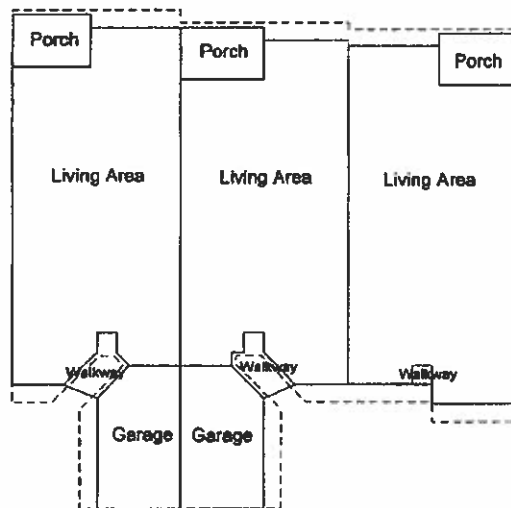
Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



Representative of Type "H" Building

Representative Building Sketch / Diagram

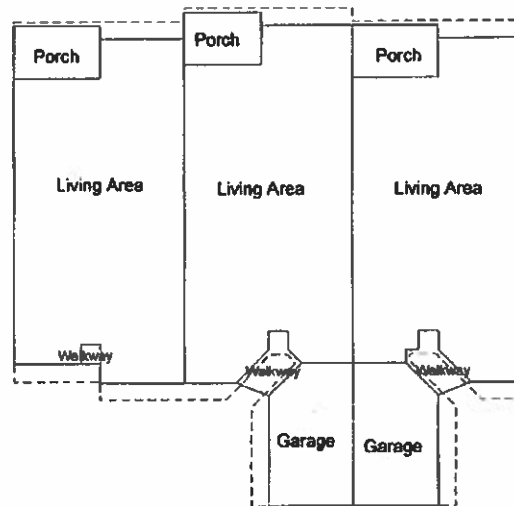
Borrower	N/A				
Property Address	12467 Country Greens Boulevard et al				
City	Boynton Beach	County	Palm Beach	State	FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc				



Representative of Type "I" Building

Representative Building Sketch / Diagram

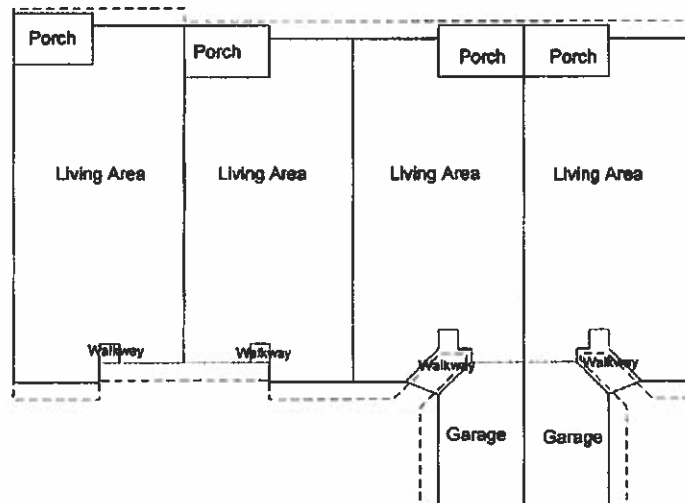
Borrower	N/A				
Property Address	12467 Country Greens Boulevard et al				
City	Boynton Beach	County	Palm Beach	State	FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc				



Representative of Type "J" Building

Representative Building Sketch / Diagram

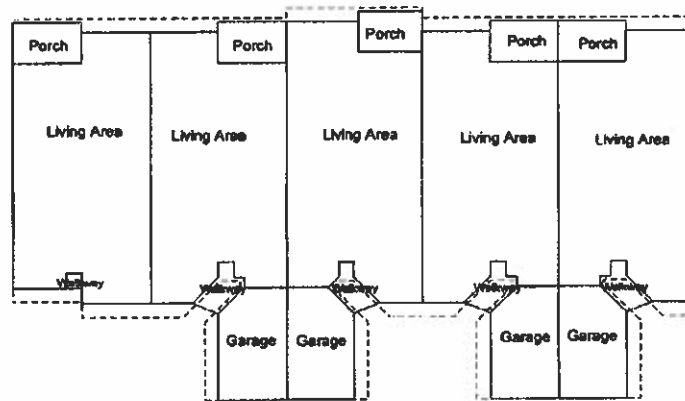
Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



Representative of Type "K" Building

Representative Building Sketch / Diagram

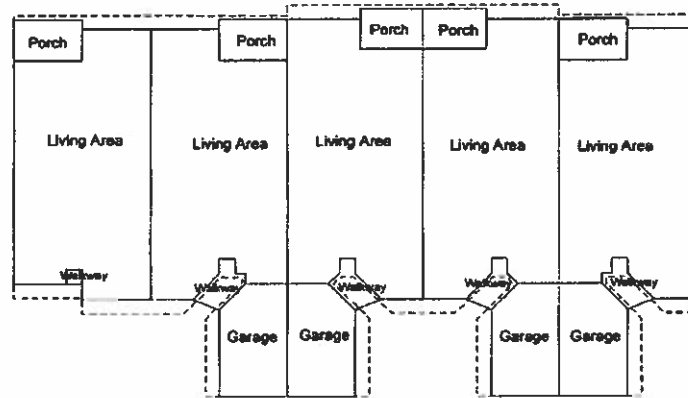
Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



Representative of Type "L" Building

Representative Building Sketch / Diagram

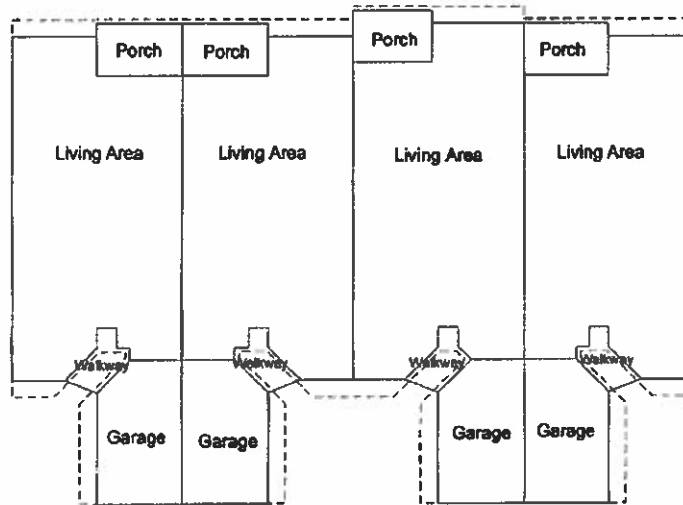
Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



Representative of Type "M" Building

Representative Building Sketch / Diagram

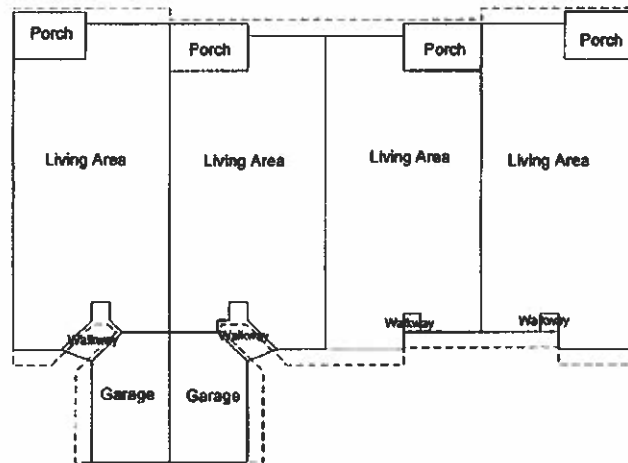
Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



Representative of Type "N" Building

Representative Building Sketch / Diagram

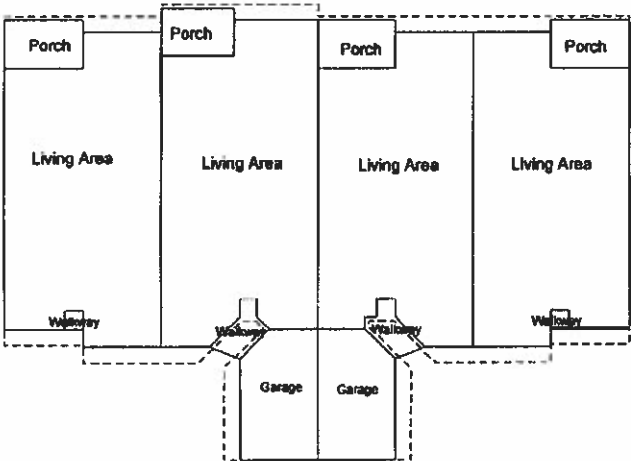
Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



Representative of Type "O and O1" Building

Representative Building Sketch / Diagram

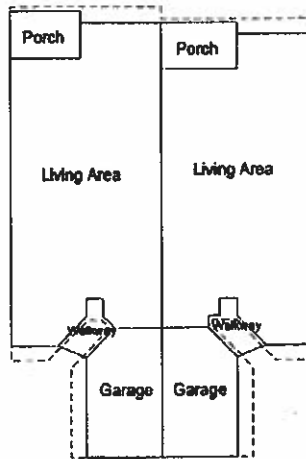
Borrower	N/A				
Property Address	12467 Country Greens Boulevard et al				
City	Boynton Beach	County	Palm Beach	State	FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc				



Representative of Type "P" Building

Representative Building Sketch / Diagram

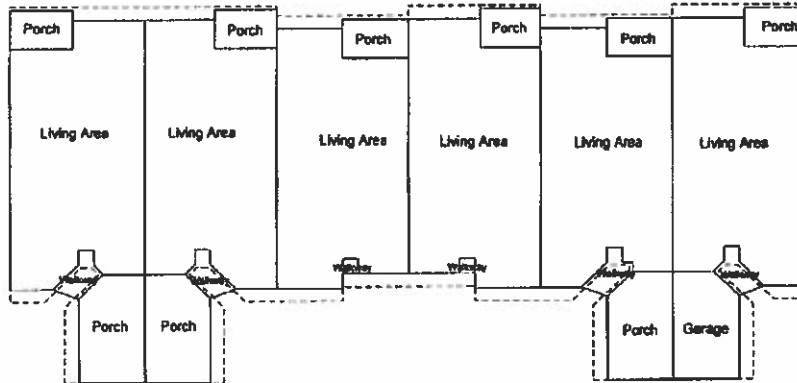
Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



Representative of Type "Q" Building

Representative Building Sketch / Diagram

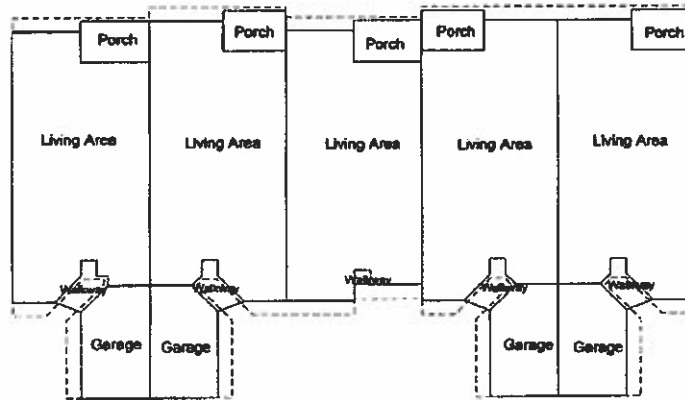
Borrower	N/A				
Property Address	12467 Country Greens Boulevard et al				
City	Boynton Beach	County	Palm Beach	State	FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc				



Representative of Type "R" Building

Representative Building Sketch / Diagram

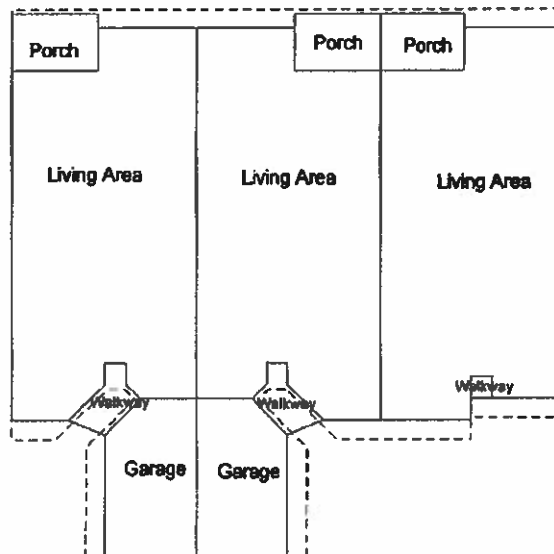
Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



Representative of Type "S" Building

Representative Building Sketch / Diagram

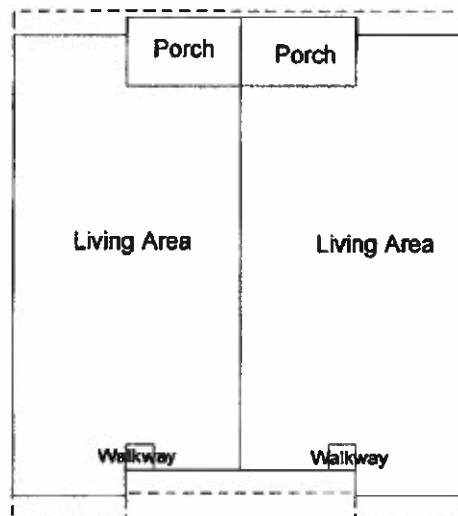
Borrower	N/A				
Property Address	12467 Country Greens Boulevard et al				
City	Boynton Beach	County	Palm Beach	State	FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc				



Representative of Type "T" Building

Representative Building Sketch / Diagram

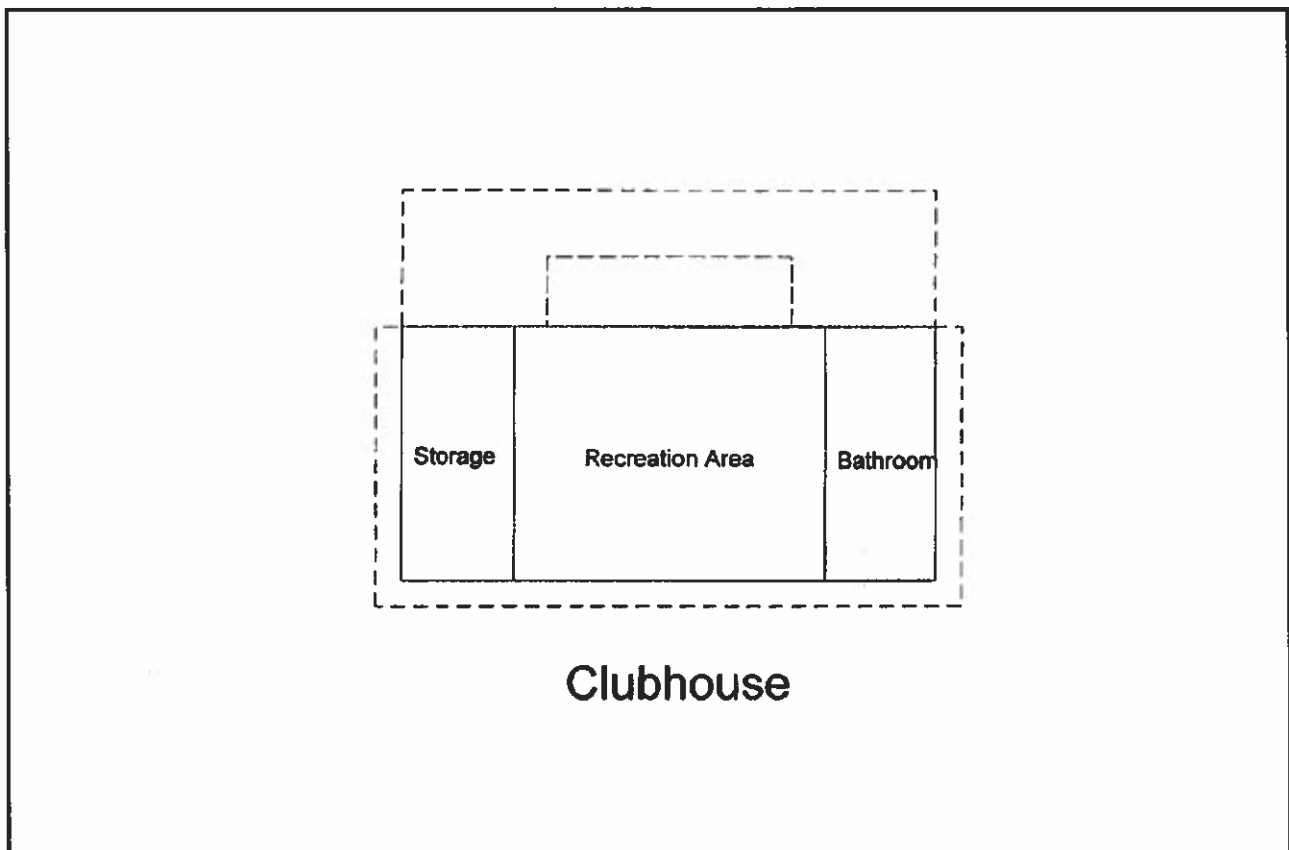
Borrower	N/A				
Property Address	12467 Country Greens Boulevard et al				
City	Boynton Beach	County	Palm Beach	State	FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc				



Representative of Type "U" Building

Representative Building Sketch / Diagram

Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



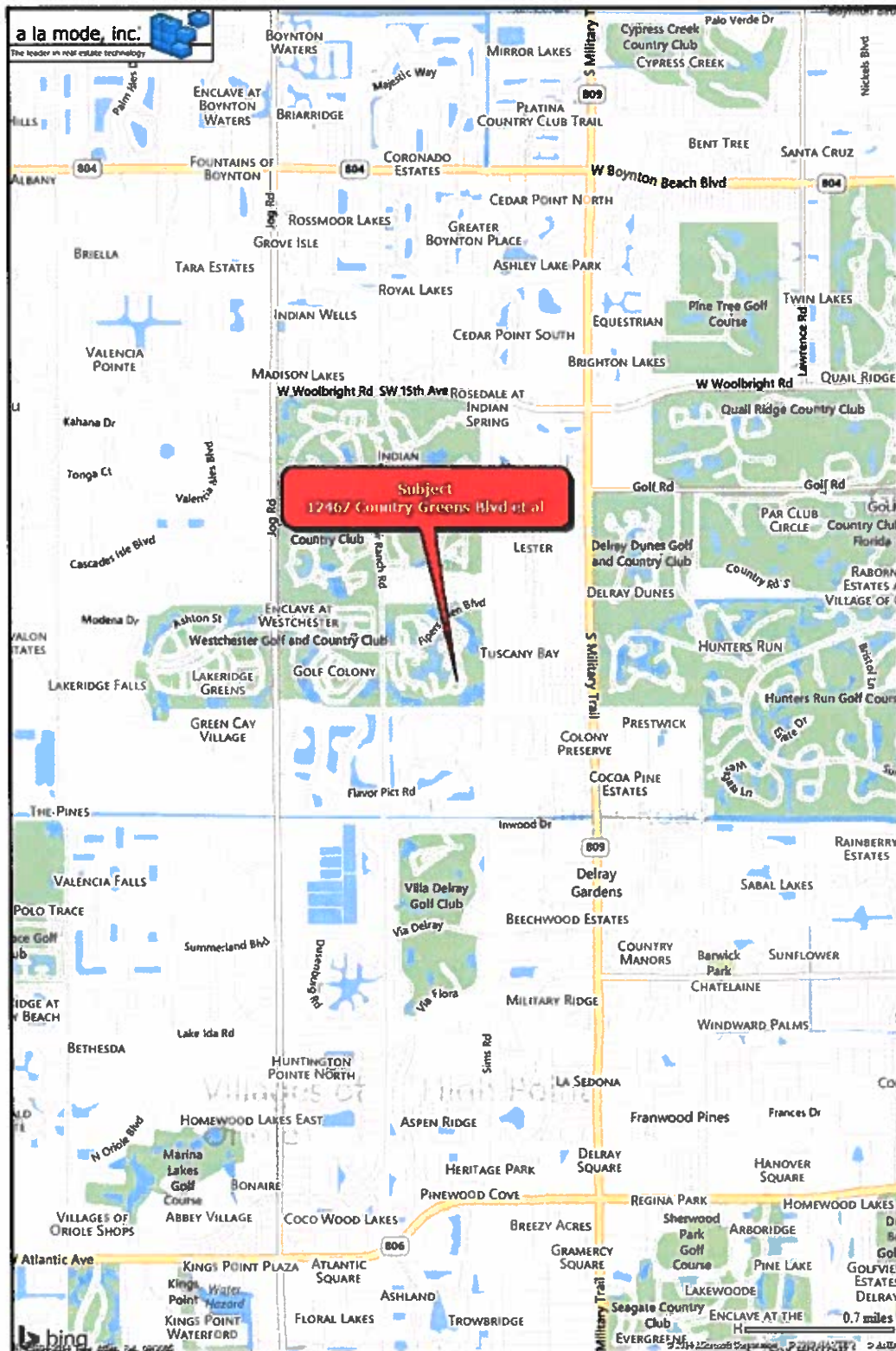
Aerial Map

Borrower	N/A				
Property Address	12467 Country Greens Boulevard et al				
City	Boynton Beach	County	Palm Beach	State	FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc				



Location Map

Borrower	N/A			
Property Address	12467 Country Greens Boulevard et al			
City	Boynton Beach	County	Palm Beach	State FL Zip Code 33437
Lender/Client	Country Greens at Westchester Homeowners Assoc			



Certificate # 1055763



Licensed User Certificate

THIS IS TO CERTIFY THAT

Paul Cassidy

Has Current Licensed-User Access to Marshall & Swift Building Cost Data

Marshall & Swift Product(s)	Active Dates	Appraiser License Number	State
Marshall Valuation Service	Jul 01, 2016 - Jun 30, 2017	RZ3176	FL



Peter Wells, President

ASSUMPTIONS AND LIMITING CONDITIONS

The value conclusions and the certification within this report are made expressly subject to the following assumptions and limiting conditions in this report, which are incorporated herein by reference.

1. No responsibility is accepted for matters legal in nature; titles is presumed to be good and assumed to be held in fee simple. All existing liens and encumbrances, if any, have been disregarded (unless otherwise stipulated within the report) and the property is appraised as though free and clear, under competent ownership and management.
2. The legal description and site drawings furnished (if provided) are assumed to be correct.
3. The maps and sketches are included to assist the reader (if provided). Unless a survey of the property has been provided, no responsibility, whatsoever, in connection with such matters will be recognized. Accordingly, the appraiser makes the extraordinary assumption that the square footage indicated herein is correct and is utilizing the departure provision in stating the indicated square footage is found to be different from that as indicted in the property tax rolls, the appraiser accepts no responsibility for same.
4. It is assumed that the project herein set forth is an allowable use under the zoning, and is further considered its highest and best use.
5. The land and soil of the area under the appraisal appears firm and solid. The analyst was not supplied with an engineering survey and under this condition this appraisal does not warrant this condition.
6. Existing buildings involved in this appraisal report have been inspected and damage, if any, by termites, dry rot, wet rot, or other infestations have been reported if discovered as a matter of information but no guarantee of the amount or degree of damage is intended.
7. In this appraisal of existing improvements, the physical condition of the improvements was based on a cursory visual inspection. No liability is assumed for the soundness of structural members since no engineering tests were made.
8. All furnishings and equipment, except those specifically indicated and typically considered as part or real estate, have been disregarded. Only the real estate has been considered.
9. Information furnished by others including comparable sales data is believed to be reliable, but the appraiser assumes no responsibility for its accuracy.
10. The fees received for preparation of this report were not contingent upon the final value estimate.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

11. The appraiser is not required to give testimony or attendance in court by reason of this appraisal with reference to the property in question, unless arrangements have been made previously thereto.

12. No consideration has been given to labor bonuses, material premiums, and additional costs to conform property replaced to future building codes, ordinances or other legal restrictions.

13. Possession of the reports or copies thereof, does not carry with it the right to publications nor may be used for any purpose by any but the applicant, without the written consent of the appraiser and then with the proper qualifications.

14. The valuations may not be used in conjunction with any other appraisal. The conclusions are based upon the program of utilization described herein and have not been separated into parts.

15. This appraisal has been made in accordance with the rules of professional ethics of the Appraisal Institute Inc.

16. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firms with which they are connected or any reference to the Appraisal Institute Inc., and /or the M.A.I. or S.R.A. designations.

17. The estimate of Replacement Cost applies only to the date specified in the report. Replacement Cost of Real Estate is affected by many related and unrelated economic conditions, local and national, which might necessarily affect the future market of the subject property. We, therefore, assume no liability for an unforeseen precipitous change in the economy, the project, region, or property.

18. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, agricultural chemicals, urea formaldehyde foam insulation, toxic waste, other contents of environmental conditions, which may or may not be present on the property has not been considered, they were not called to the attention of the Appraiser, not did the appraiser become aware of such during the Appraiser's inspection. The Appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. The value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. An expert in this field should be retained by the property owner if deemed appropriate.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

19. No environmental impact study has been ordered or made. The appraised property is assumed to be in compliance with all applicable regulations unless otherwise noted in the report.

20. The date of inspection represents the effective date of the Replacement Cost New opinion and is only considered valid for one year from the effective date. Given the recent price fluctuations for building materials (there is currently an over-supply and limited demand for building labor and materials), the client is strongly advised to annually update the replacement cost new estimate to prevent a situation of either "over/under insuring" the structure. It should be noted that the Replacement Cost New opinion does not consider the following: the cost of replacing pilings or foundation; the loss of use during any reconstruction; real estate taxes during construction; financing costs and/or interest on a construction loan.

21. The appraiser is valuing the property for a Replacement Cost Estimate for insurance purposes only. This is to replace the existing improvements in the event of total destruction including removal of existing improvements.

22. **Natural Disaster Disclaimer:**

Recover and reconstruction from widespread natural disasters such as hurricane or flood will create abnormal shortages of labor and materials, which, in turn will cause above average price increases as much as 50-75% above normal costs prior to the event. These increases, while temporary, may last for a year or more before returning to normal market conditions.

The values as reported herein are estimated based on current (normal) market conditions and are considered appropriate for various purposes including insurance coverage. Some or all of the estimated values as reported herein may be inadequate for reconstruction or repair in periods after a widespread natural disaster.

23. In the event of a partial loss, the amount of loss may be based upon the individual repair cost, which is usually proportionately higher than the replacement cost new for the entire property as defined and included in this report.

24. The component costs utilized in this report are derived solely from the cost data developed by the Marshall & Swift / Boeckh BVS software. As of July 2011 this is the preferred method, and in certain instances (i.e. Citizen Insurance Company), the only acceptable method of valuation. Information, data and opinions presented in this report are believed to be accurate, however, the author of this report accepts no responsibility for the accuracy of data that was developed by third parties. If Citizens Property Insurance Corporation of Florida (Citizens) is the end user of this report, the appraiser has restrictions on the options allowed via the Marshall & Swift BVS program and may not be fully USPAP compliant. The appraiser cites the Jurisdictional Exception Rule as reasoning to conform with said directives. The rule states: "If any part of USPAP is contrary to the law or public policy of any jurisdiction, only that part shall be void and of no force or effect in that jurisdiction".

25. It is agreed that the liability of consultants to the client is limited to the amount of fee paid therefore as liquidated damages.

26. Acceptance of, and/or use of, this appraisal report constitutes acceptance of the above conditions.