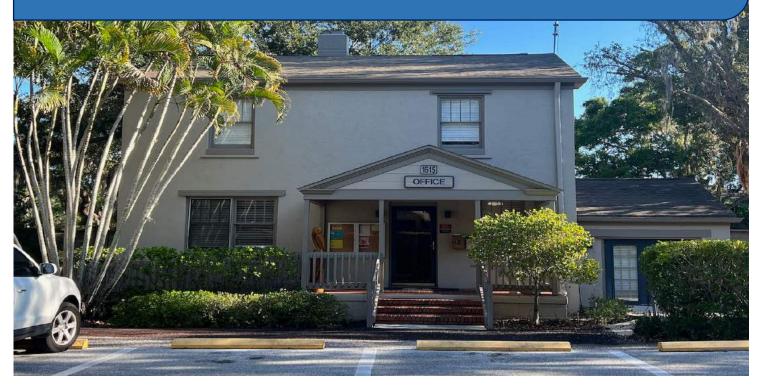


# Insurance Appraisal Pelican Cove Condominium Association

1615 Pelican Point Drive Sarasota, Florida 34231





Patricia Staebler, SRA, RS - State Certified General Appraiser RZ2890

Pelican Cove Condominium Association Attn: Ms. Sarah Metcalf, CAM, CFCAM, AMS, CMCA 1615 Pelican Point Drive Sarasota, Florida 34231

## RE: Pelican Cove Condominium Association Insurance Appraisal

August 14, 2023

Dear Ms. Metcalf,

As you requested, I have completed an appraisal of the above referenced condominium complex for the purpose of estimating the insurable value of the buildings and site improvements for the insurance policy. The intended users of this replacement valuation are you, the condominium association and your insurance provider/agent.

In order to complete this work, my associates inspected the buildings and site on August 4, 2023 and documented the various building components through physical inspection and photographic evidence. Measurements were taken on-site and verified with the condominium plat book. As a source of data, I utilized the cost estimating data service Core Logic. The attached study contains photos, excel spreadsheets, and the detailed improvement valuation. Please read the general and limiting conditions, which explain conditions and exclusions of the valuation.

The results of the appraisal as of August 4, 2023 (the day of inspection) show the replacement value of the buildings and site improvements as follows:

Summary of	Values - RECAP			
Description	Flood RCV	Wind RCV		
Condominium Buildings	\$179,210,619	\$126,044,486		
Common Buildings	\$3,908,939	\$3,599,425		
Site Improvements	\$6,952,290			
Carports	\$7,39	7,000		
For detailed values by building and component refer to pages 69ff.				



Patricia Staebler, SRA, RS - State Certified General Appraiser RZ2890

This appraisal is intended for your use in determining the necessary amount for insurance purposes. The undersigned is a Florida State-Certified General Real Estate Appraiser RZ 2890; I have complied with all the rules and regulations of the Florida Real Estate Appraisal Board, USPAP and Codes and Ethics of the Appraisal Institute. I have provided no insurance advice nor am I qualified to do so. I am not a professional cost estimator; this study is based on cost estimates by Core Logic which are assumed accurate.

Thank you for the opportunity of providing this service to you; please do not hesitate to call with any questions or comments.

Yours truly,

Institute SRA

Patricia E. Staebler, SRA, RS FL State Certified General Appraiser RZ2890



Patricia Staebler, SRA, RS - State Certified General Appraiser RZ2890

# **Certification**

## For the real estate identified as follows:

P	elican Cove Condominium Association
Section	Sarasota County Clerk Plat Book
1	8, Pages 37-37C, recorded April 22, 1975
2	8, Pages 47-47D, recorded September 12, 1975
3	9, Pages 14-14A, recorded March 9, 1976
4	9, Pages 23-23B, recorded July 20, 1976
5	9, Pages 25-25D, recorded October 7, 1976
6	9, Pages 41-41B, recorded February 2, 1977
7	10, Pages 7-7D, recorded August 4, 1977
8	10, Pages 11-11A, recorded September 29, 1977
9	10, Pages 23-23F, recorded December 20, 1977
10	10, Pages 24-24B, recorded December 20, 1977
11	10, Pages 25-25E, recorded December 20, 1977
12	11, Pages 18-18B, recorded August 24, 1978
13	11, Pages 33-33B, recorded October 20, 1978
14	12, Pages 2-2E, recorded January 8, 1979
15	12, Pages 15-15C, recorded March 8, 1979
16	15, Pages 7-71, recorded September 3, 1980
17	14, Pages 5-5A, recorded April 6, 1980

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have appraised the property before for the same function and use.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.



Patricia Staebler, SRA, RS - State Certified General Appraiser RZ2890

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- My associates, Mary Wilk and Brent Quashie, made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program of the State of Florida and my license is current until November 30, 2024.
- As of the date of this report, I have completed the continuing education program for Designated members of the Appraisal Institute until 12/31/2025.

atricia E' Saese

Patricia E. Staebler, SRA, RS State-Certified General Real Estate Appraiser RZ2890



Patricia Staebler, SRA, RS - State Certified General Appraiser RZ2890

#### **GENERAL ASSUMPTIONS**

The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included to assist the reader in visualizing the property. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined and considered in the appraisal report. It is assumed that the appropriate governing authority will allow the property to be used or developed in accordance with zoning and use regulations. It is assumed that all required licenses, Certificates of Occupancy, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based. If any of the foregoing does not come to pass, is changed or is prohibited by subsequent action on the part of a governing authority, the values herein may be adversely affected, and this appraisal may be rendered null and void or require revision.

It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report. The sketches in this report, which are approximate only, and the photographs are included to assist the reader in visualizing the property. All data, cost estimates and statements are, in most cases, gathered from reliable sources and from reputable local or area business concerns, but in no sense guaranteed. If a survey has been included, or relied upon, it is assumed to be correct. No responsibility is assumed in the contrary and should an error in the survey sufficiently alter the subject property, this appraisal is considered null and void.

#### **GENERAL LIMITING CONDITIONS**

#### Definitions. In these Terms and Conditions:

"Appraisal Services Agreement" means any written agreement between Client and Appraiser for performance of the appraisal services, including any agreement entered into electronically or through a web portal; "Client" means a party identified expressly as a client in an Appraisal Services Agreement and also any party identified expressly as a client by the Appraiser in an appraisal report; and "Appraiser" means (a) the appraiser(s) performing part or all of the appraisal services and/or signing an appraisal report, (b) the firm employing such appraiser or of which the appraiser is a partner, owner, shareholder, member, officer, director or independent contractor, and (c) the employees, partners, owners, shareholders, members, officers, directors or independent contractors of any such firm.



Patricia Staebler, SRA, RS - State Certified General Appraiser RZ2890

#### Appraiser Independence

As required by law and professional standards, Appraiser's performance of the appraisal is independent, impartial and objective. Accordingly, Appraiser cannot agree to provide a value opinion that is contingent on a predetermined amount and cannot ensure that the opinion of value will serve to facilitate any specific objective of Client or others or advance any particular cause.

#### Acceptance and Applicability

These Standard Terms and Conditions for Appraisal Services and Reports ("Terms and Conditions") shall apply to any appraisal reports, contracts or orders into which they are incorporated. In addition, with respect to any appraisal report, any use of or reliance on the appraisal by any party, regardless of whether the use or reliance is authorized or known by Appraiser, constitutes acceptance of these Terms and Conditions as well as acceptance of all other appraisal statements, limiting conditions and assumptions stated in the appraisal report. An Appraisal Services Agreement may contain different provisions than stated in this document but such different provisions shall only apply between Client and Appraiser, unless the Appraisal Services Agreement expressly states otherwise.

#### Intended Users of Appraisal and Reliance

The only intended user(s) of the appraisal shall be Client and those parties who are identified expressly as intended users in the report. Appraiser does not intend or anticipate that any other parties will use or rely on the appraisal. The appraisal is provided for Client's and the intended user's benefit alone and solely for the use identified in the report. The appraisal may not, without Appraiser's express written authorization, be used or relied on by any other party, even if that party pays all or part of the appraisal fee, or receives or sees a copy of the report. If Appraiser has granted authorization for other parties to use or rely on the appraisal, that authorization will be subject to additional terms which may be stated by Appraiser.

## Unauthorized Use or Publication

No part of the appraisal report or the Appraiser's opinions or conclusions may be published or used in any advertising materials, property listings, investment offerings or prospectuses, or securities filings or statements without Appraiser's written authorization. Any party who publishes or uses the report or Appraiser's work product without such authorization or who provides the report or Appraiser's work product for such unauthorized use or publication agrees to indemnify and hold Appraiser harmless from and against all damages, expenses, claims and costs, including attorneys' fees, incurred in Appraiser's investigation and/or defense of any claim arising from or in any way connected to the unauthorized use or publication.

#### No Third-Party Beneficiaries of the Appraisal Services Agreement

Unless identified expressly in the agreement, there are no third-party beneficiaries of any Appraisal Services Agreement between Client and Appraiser pertaining to the appraisal, and no other person or entity shall have any right, benefit or interest under such agreement. The identification of a party as an intended user of the appraisal does mean that the party is a third-party beneficiary of the Appraisal Services Agreement.



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### Appraiser Not Responsible for Certain Conditions

Notwithstanding that Appraiser may comment on, analyze or assume certain conditions in the appraisal, Appraiser shall have no monetary liability or responsibility for alleged claims or damages pertaining to: (a) title defects, liens or encumbrances affecting the property, (b) the property's compliance with local, state or federal zoning, planning, building, disability access and environmental laws, regulations and standards, (c) building permits and planning approvals for improvements on the property; (d) structural or mechanical soundness or safety, (e) contamination, mold, pollution, storage tanks, animal infestations and other hazardous conditions affecting the property, and (f) other conditions and matters for which licensed real estate appraisers are not customarily deemed to have professional expertise.

#### Maximum Time Period for Legal Actions

Unless the time period is shorter under applicable law, any legal action or claim relating to the appraisal or Appraisal Services Agreement shall be filed in court (or in the applicable arbitration tribunal, if the parties to the dispute have executed an arbitration agreement) within two (2) years from the date of delivery to Client of the appraisal report to which the claims or causes of action relate or, in the case of acts or conduct after delivery of the report, two (2) years from the date of the alleged acts or conduct. The time period stated in this section shall not be extended by any delay in the discovery or accrual of the underlying claims, causes of action or damages. The time period stated in this section shall apply to all non-criminal claims or causes of action of any type.

#### Limitations of Liability and Assignment of Claims

Professional standards for the performance of real estate appraisals require that appraisers perform their services independently, impartially and objectively. Clients and other users of appraisals often have separate legal or regulatory obligations imposed on them in relation to the appraisal process. The provisions of this section are designed to assure that an appraiser can render appraisal services in compliance with professional standards for reasonable compensation and to assure that clients and users can comply freely with their own professional and legal obligations. If any conditions are not appropriate for a particular assignment, they may be negotiated, but the modification must be in writing and signed by the parties subject to the modification.

#### a. Limitations of Liability

To the fullest extent permitted by applicable law, the maximum monetary liability of Appraiser or Client to each other or to any other party (regardless of whether that party's claimed use or reliance on the appraisal was authorized by Appraiser or Client) for any and all claims or causes of action relating to the appraisal or any Appraisal Services Agreement shall be limited to \$25,000 or the total compensation actually received by Appraiser for the appraisal or other services that are the subject of the claim(s) or cause(s) of action. This limitation of liability extends to all types of claims and causes of action, whether in contract or tort, including without limitation claims/causes of action based on another party's (including Appraiser's or Client's) own negligence or negligent misrepresentation, but excludes: (i) claims/causes of action for intentionally fraudulent or criminal conduct, intentionally caused injury, or unauthorized use or publication of the appraisal or other appraisal or other services (for which the maximum



Patricia Staebler, SRA, RS - State Certified General Appraiser RZ2890

recovery shall be the total amount unpaid and owing to Appraiser, plus applicable interest and late charges).

#### b. No Special or Consequential Damages

No party shall be liable to any other party for special or consequential damages, including, without limitation, loss of profits or damages proximately caused by loss of use of any property, regardless of whether arising from negligence or breach of the Appraisal Services Agreement or otherwise, and regardless of whether a party was advised or knew of the possibility of such damages.

#### No Assignment of Claims

Legal claims or causes of action relating to the appraisal or Appraisal Services Agreement are not assignable or transferrable.

#### Subpoenas and Testimony

In the event that Appraiser is compelled by subpoena or other legal or administrative process to provide testimony or produce documents relating to the appraisal or Appraiser's services, whether in court, deposition, arbitration or any other proceeding, the party seeking such testimony or documents agrees to compensate Appraiser for the reasonable time incurred by Appraiser in connection with preparation for and provision of such testimony and/or documents at Appraiser's rates in effect at that time and reimburse Appraiser's reasonable actual expenses.

#### Severability

If any provision of these Terms and Conditions is held, in whole or part, to be unenforceable or invalid for any reason, the remainder of that provision and the remainder of the entire Terms and Conditions will be severable and remain in effect.



Patricia Staebler, SRA, RS - State Certified General Appraiser RZ2890

#### **Distribution of Appraisal**

If any person(s) other than the intended users of the appraisal report receive portions of and/or the appraisal report in its entirety, it is deemed unauthorized. The appraisal may not be disseminated whether partially or wholly, to any party other than the intended users. The appraisal is considered incomplete and unauthorized if received in any state other than in its entirety by any person(s) other than the intended users. Note to insurance agents and carriers: if you receive a partial copy of the appraisal report please request a complete copy from the client.

#### Insurable Value

- It is the responsibility of the client and the intended users to obtain legal interpretation as to adherence to the appropriate statutes in regard to flood and hazard/windstorm insurance.
- The estimate of the building replacement value was performed under the consideration of a construction market, which is in balance in terms of supply and demand. Construction prices in a post hurricane market will most likely be highly demand driven and cannot be reflected in this appraisal.
- Demolition costs/Debris Removal are not included in this cost estimate. Furthermore, no depreciation is being considered in this valuation as Replacement Cost Value (RCV) versus Actual Cash Value (ACV) is the responsibility of the insurance carrier.
- Rebuilding (replacement) will require compliance with new building codes. The extra cost associated with said compliance is not included in this appraisal.
- The replacement value was calculated depending on Core Logic which is deemed reliable.
- We were not provided with a full set of as-built plans for each building. Should we be presented with as-built construction plans, we reserve the right of revision, if necessary.



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# Introduction

The subject property is located in a mixed-use area in Sarasota, Sarasota County. The office is located at 1615 Pelican Cove Road, and there are multiple physical addresses, which are listed at several points throughout the report.

The property consists of 71 condominium buildings, three clubhouses, several pool restroom buildings, and multiple other support buildings. The condominium buildings are all wood frame built, with a wood truss roof system, making them an ISO 1 insurance risk. They share common exterior wall features, are similarly built with regard to style and architectural features, and most buildings are two stories throughout. The buildings range in size from four to twenty-four units; the preponderance of units contain two bathrooms and all units have a laundry hook up. Upon inspection the buildings were found in average condition. The buildings will be described in more detail in a later section of this report.

Section	4-unit	6-unit	8-unit	10-unit	12-unit	14-unit	16-unit	18-unit	20-unit	22-unit	24-unit	Total
1			1	1	1	1		1			1	6
2					3							3
3					2							2
4										1		1
5					3							3
6									1			1
7						2		1				3
8							1					1
9		1	1			2	1					5
10					4							4
11				1		1	2					4
12		1		1		1						3
13			1						1			2
14	1		9		4							14
15		1					1		1			3
16	1	1	8	3	2							15
17			1									1
Total	2	4	21	6	19	7	5	2	3	1	1	71

Insurable site improvements consist of six in-ground pools and pool decks, a spa, four tennis courts, a bocce court, extensive walkways and docks, pedestrian & vehicular bridges, and fencing.

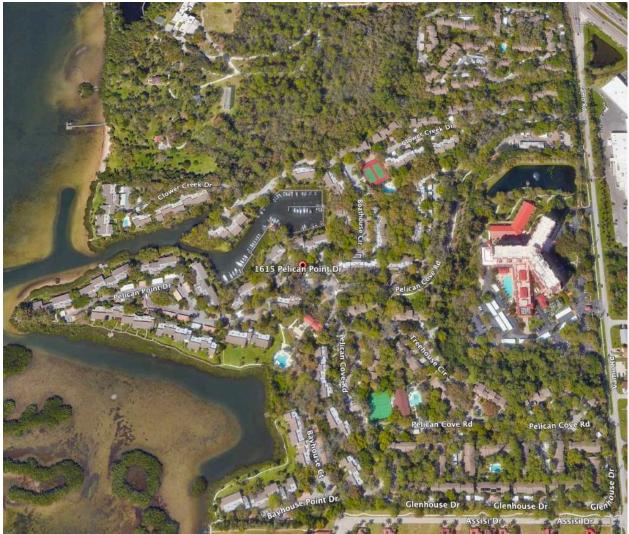
Please refer to the following section which will help to visualize the improvements and the property location, followed by the valuation section:





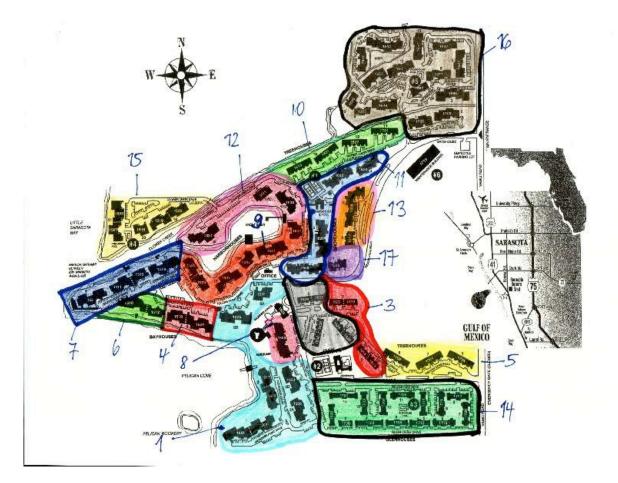


Aerial View Close

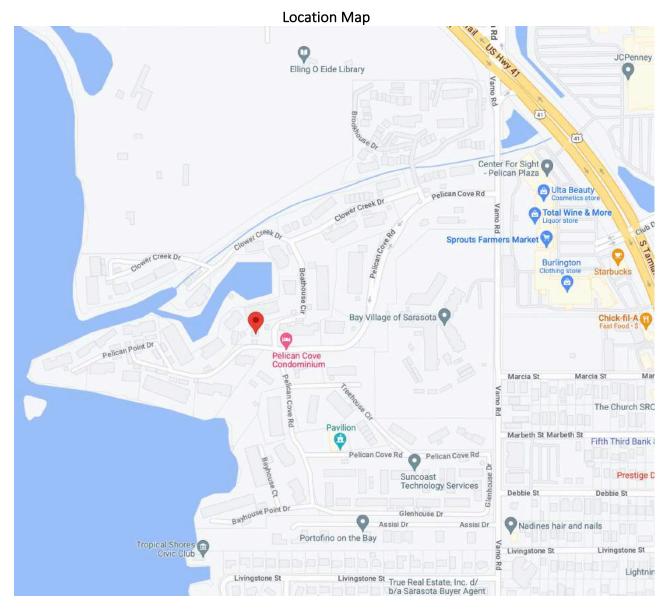




Complex Map by Sections

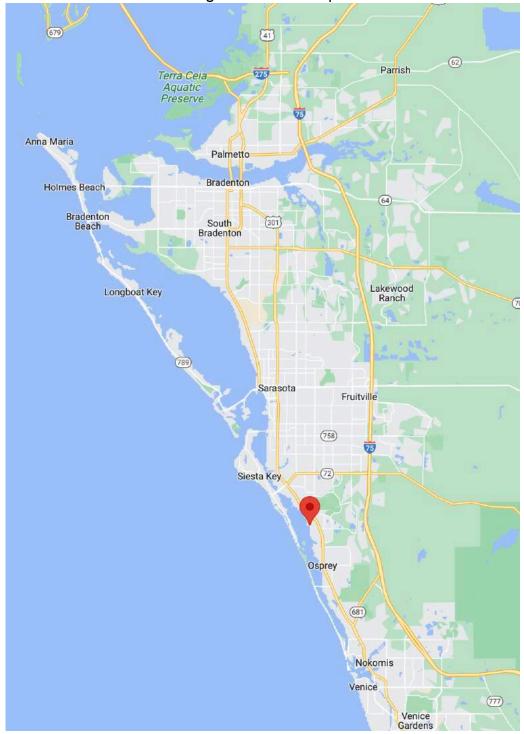




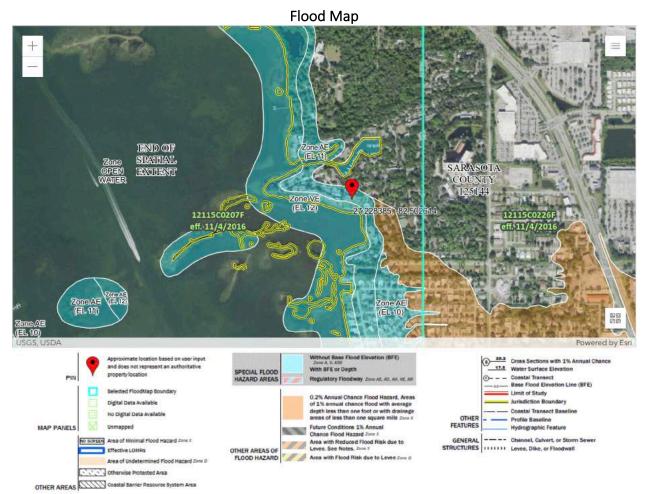




**Regional Location Map** 







The subject property is located in flood zone AE with base flood elevations of 10 feet and 11, very closely borders zone VE with a base flood elevation of 12 feet, and zone X, according to FEMA FIRM panels 12115C0207F and 12115C0226F, effective November 4, 2016.

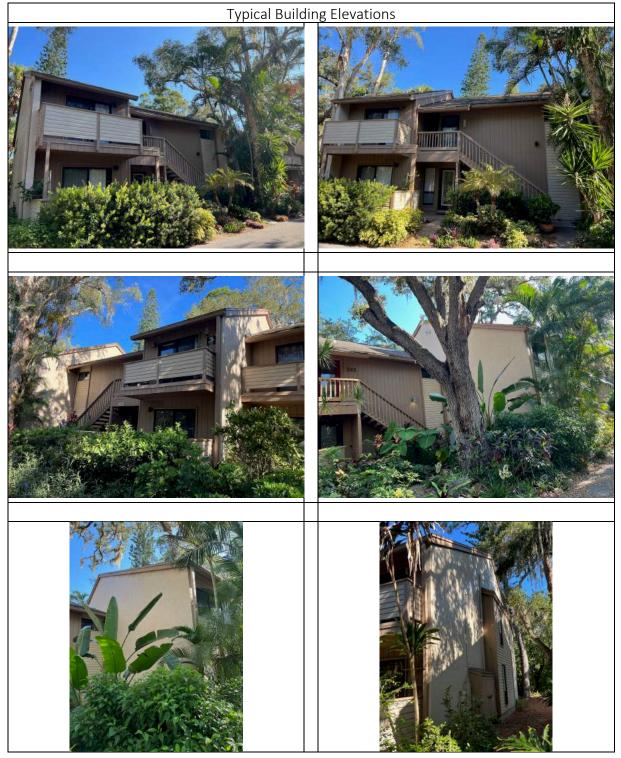


	n
Search by Address Search by Co	ordinate
1615 Pelican Point Drive Saras	sota, Florida 34231 Q Searc
Coordinates: 27.2289622, -82.50182	339999999
🛹 Wind 🎄 Snow	🌱 Tornado 🛛 👫 Seismic
Print these results	Save these results
- ASCE 7-16	Select a dataset to view contours
MRI 10-Year	83 mpt
MRI 25-Year	
MRI 50-Year	<b>112</b> mpt
MRI 100-Year	124 mpt
Risk Category I	
Risk Category II	A 150 mp
You are in a wind-borne debris reg	ion.
Risk Category III	🔒 160 mpt
Risk Category IV You are in a wind-borne debris reg	A 167 mpl
-	ion.
You are in a wind-borne debris reg	ion. Select a dataset to view contours
You are in a wind-borne debris reg - ASCE 7-10 MRI 10-Year	ion. Select a dataset to view contours 83 mpl
You are in a wind-borne debris reg - ASCE 7-10 MRI 10-Year	ion. Select a dataset to view contours 83 mpl 99 mpl
You are in a wind-borne debris reg ▼ ASCE 7-10 MRI 10-Year MRI 25-Year	ion. Select a dataset to view contours 83 mpi 99 mpi 112 mpi
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<ul> <li>You are in a wind-borne debris reg</li> <li>ASCE 7-10</li> <li>MRI 10-Year</li> <li>MRI 25-Year</li> <li>MRI 50-Year</li> <li>MRI 100-Year</li> <li>Risk Category I</li> <li>Risk Category I</li> <li>You are in a wind-borne debris reg</li> <li>Risk Category II</li> <li>You are in a wind-borne debris reg</li> <li>Risk Category III-IV</li> <li>If the structure under consideration within 1 mile of the coastal mean h debris region. If other occupancy, speed contours to determine if you</li> </ul>	ion. Select a dataset to view contours 83 mpl 99 mpl 112 mpl 124 mpl 124 mpl 140 mpl A 150 mpl ion. A 160 mpl is a healthcare facility and you are also sigh water line, you are in a wind-borne use the Risk Category II basic wind u are in a wind-borne debris region.

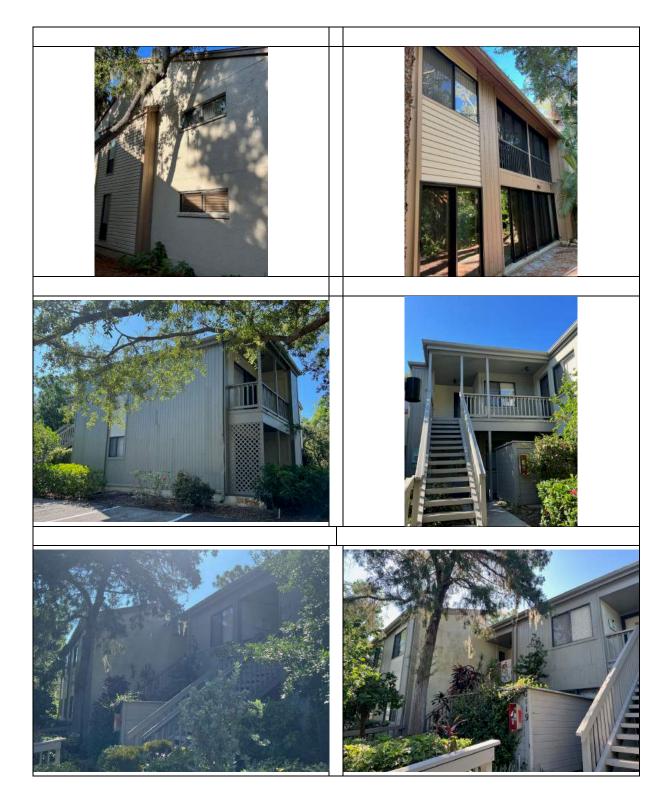
# Wind Speed Location Map



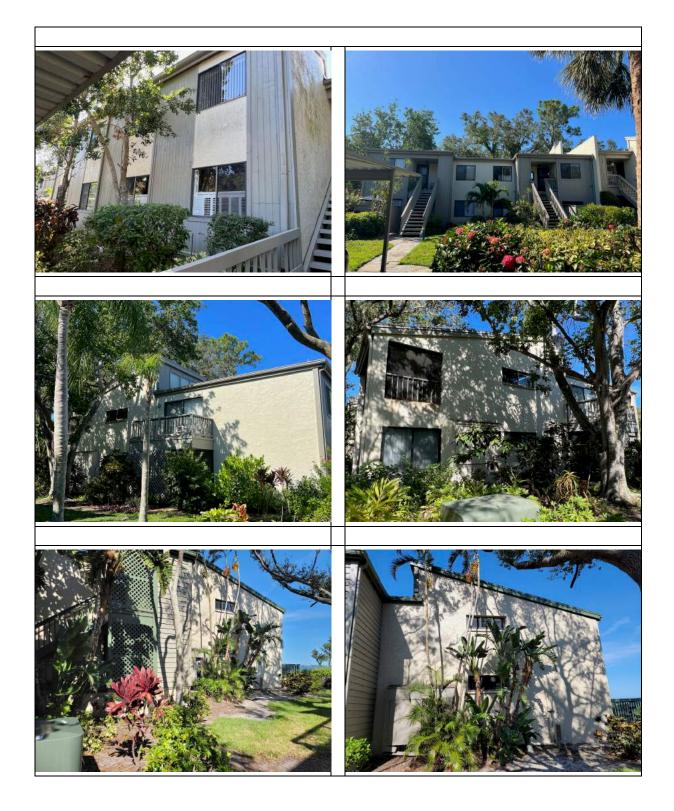
**Photo Section** 







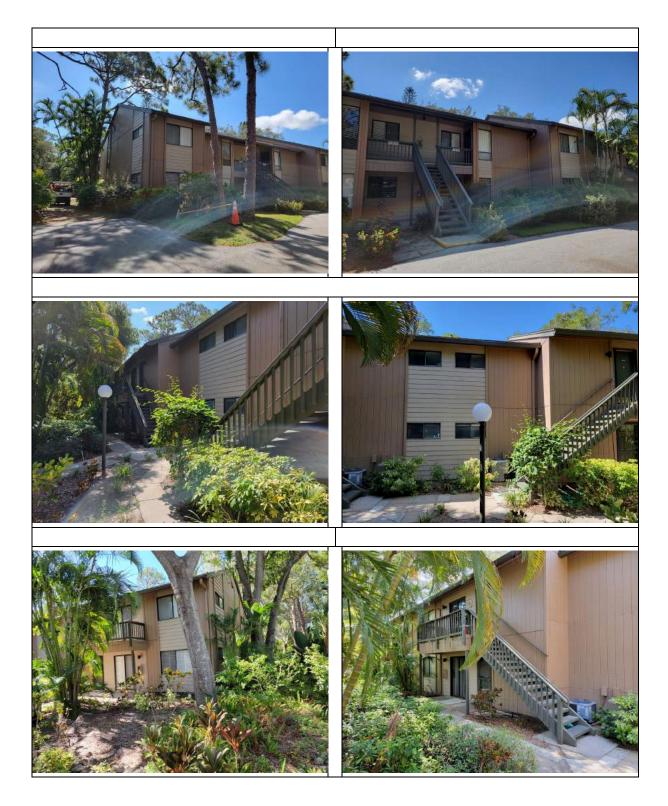




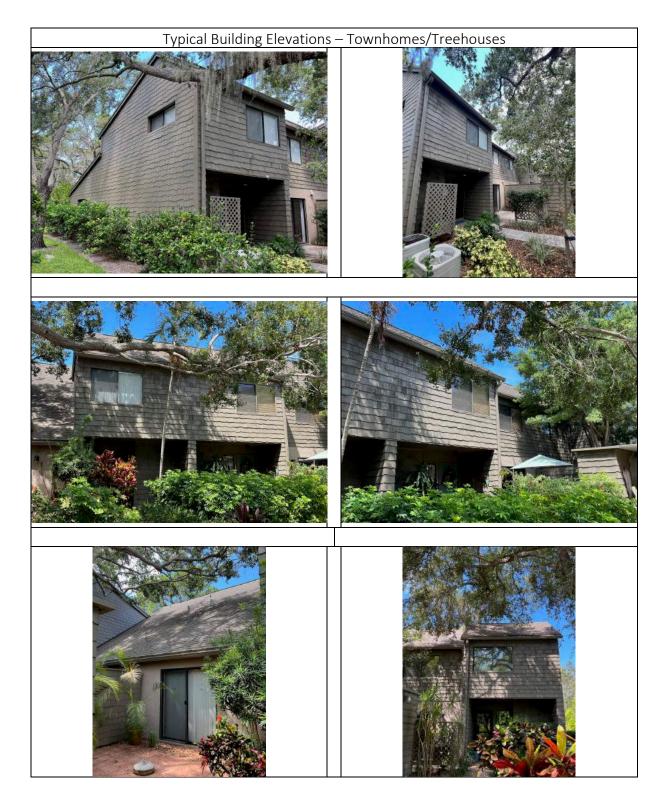




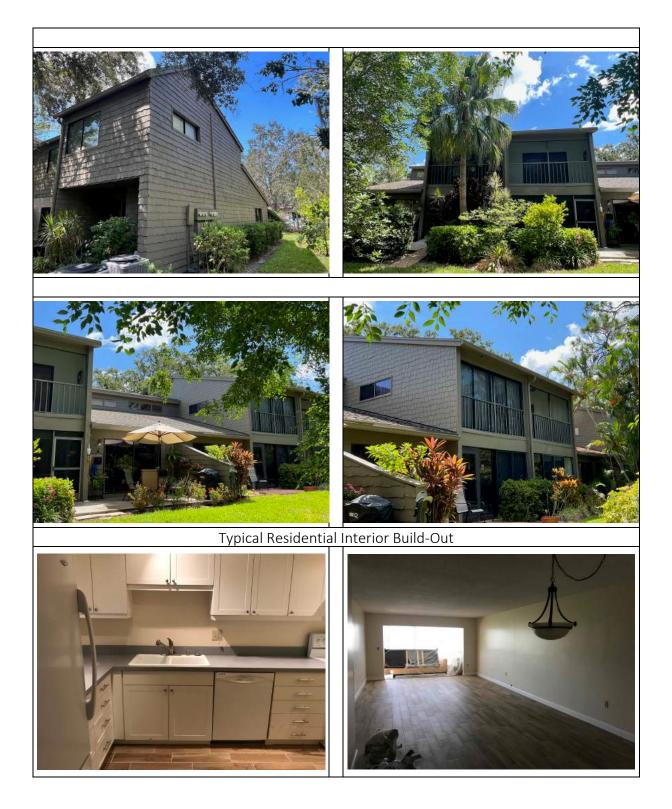




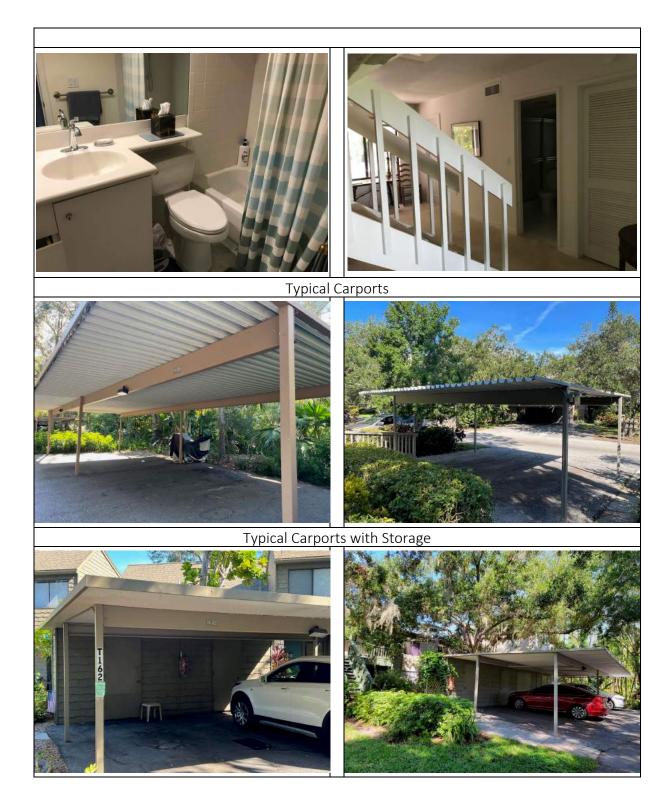




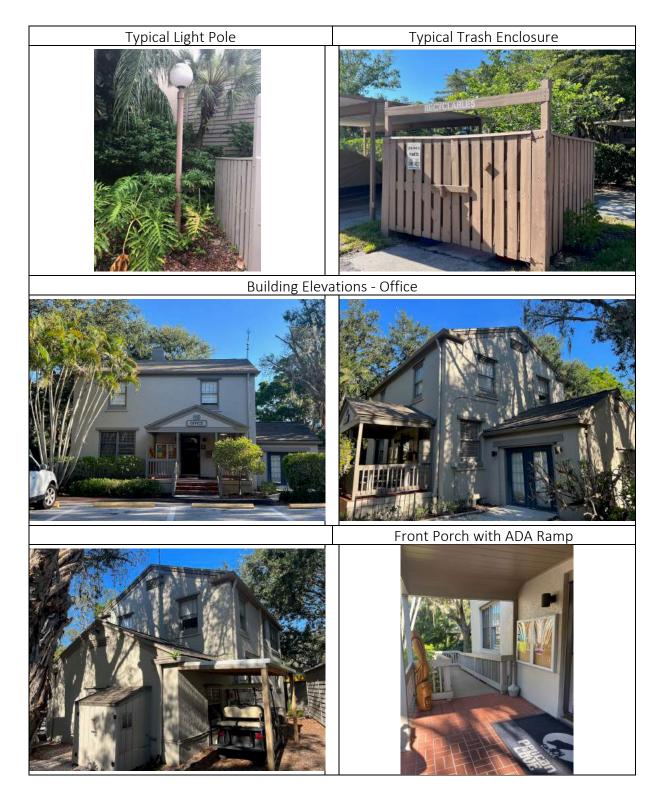




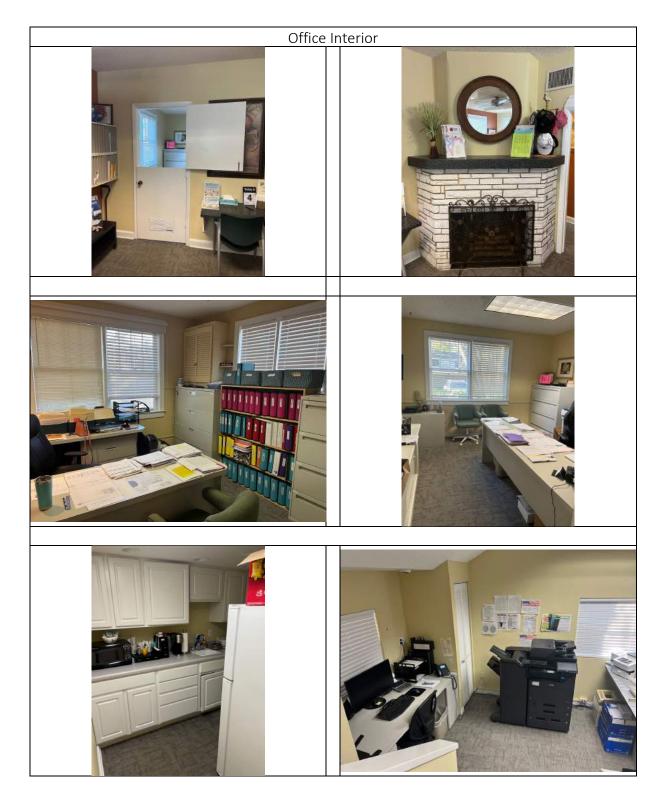




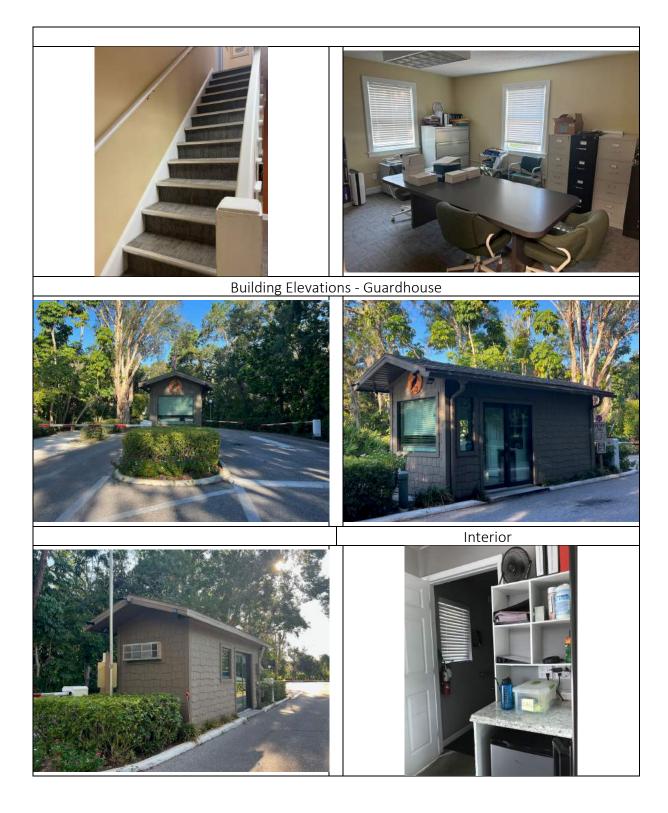




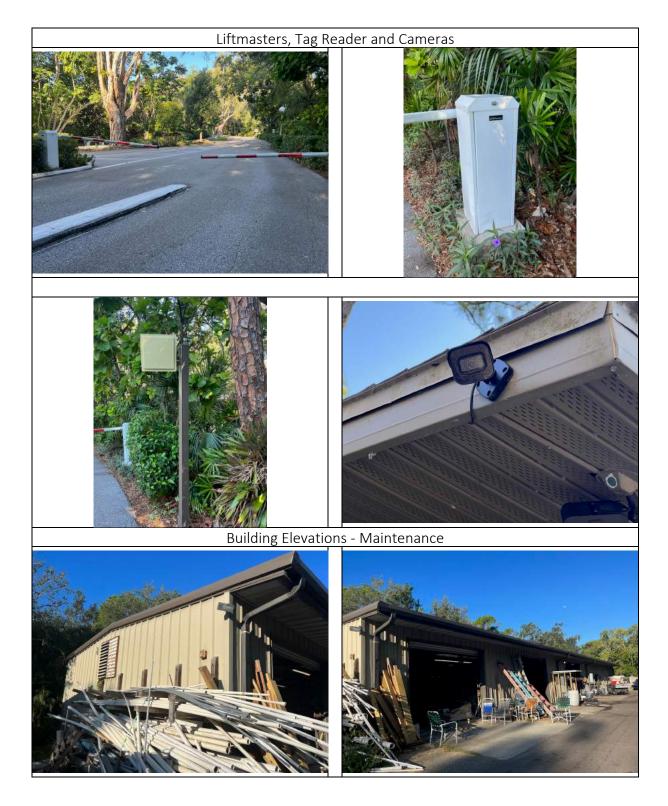




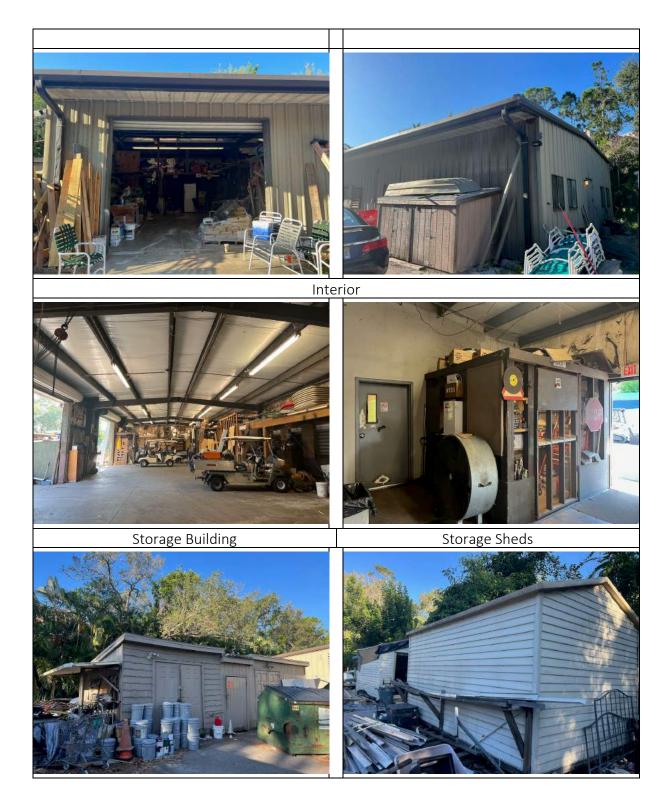








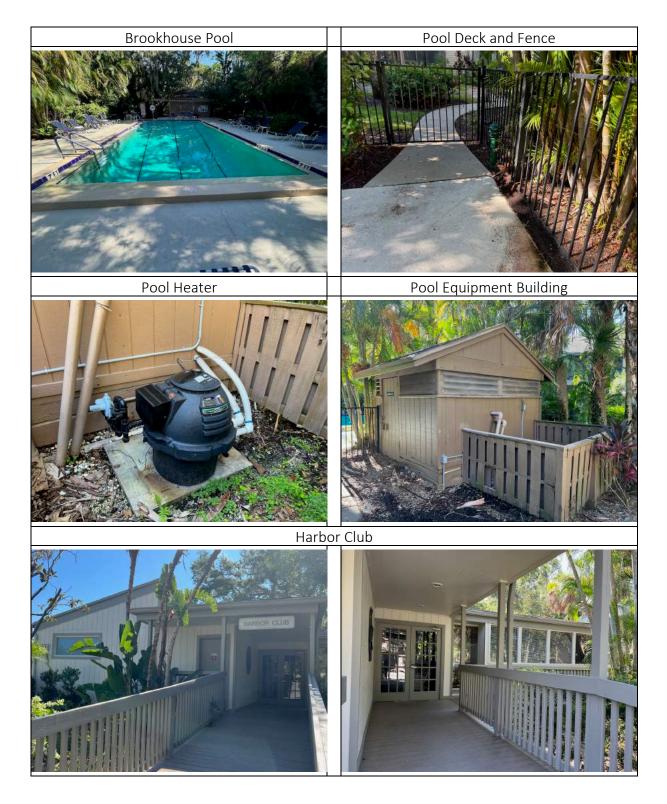












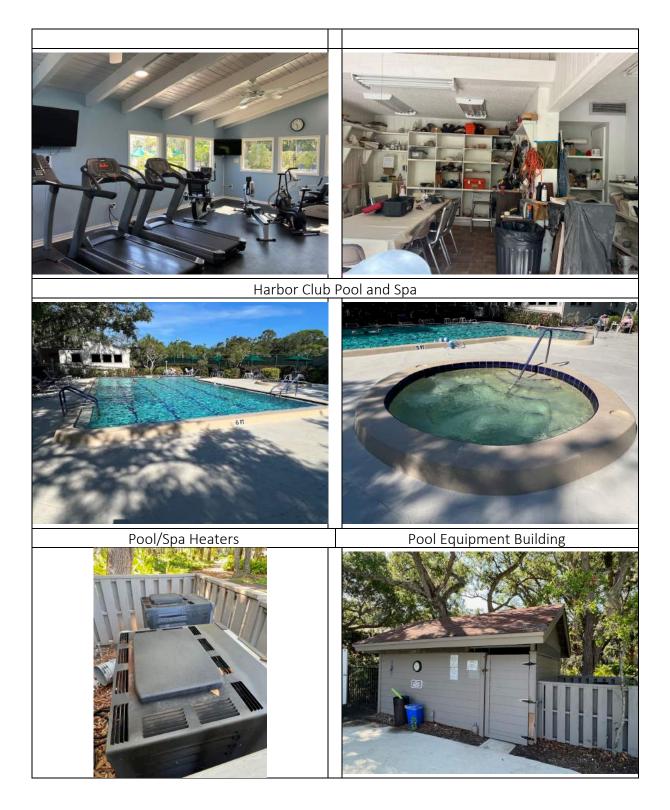




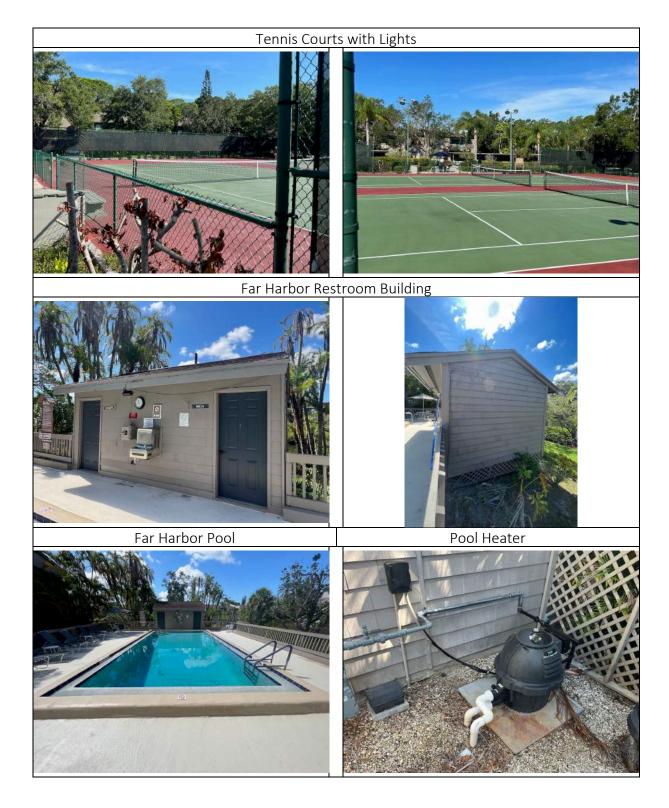




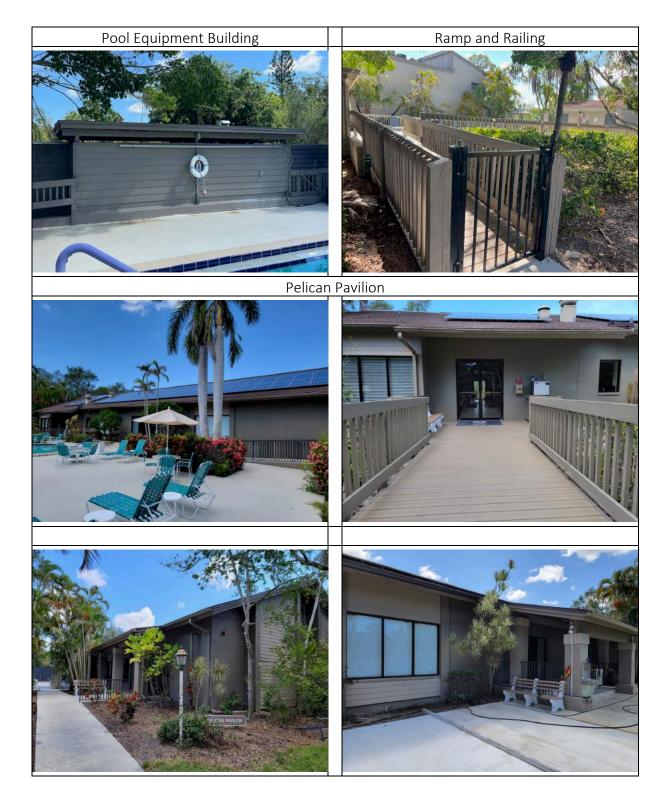




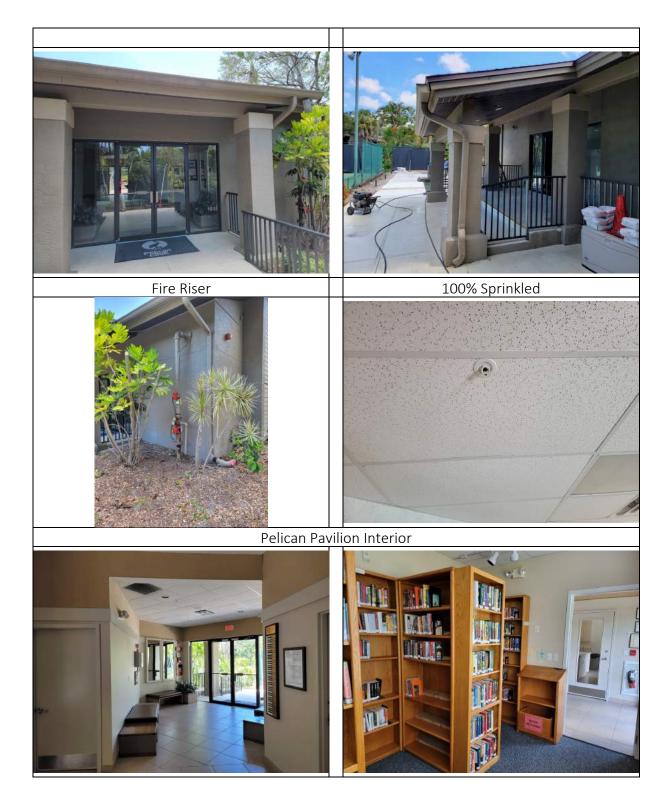








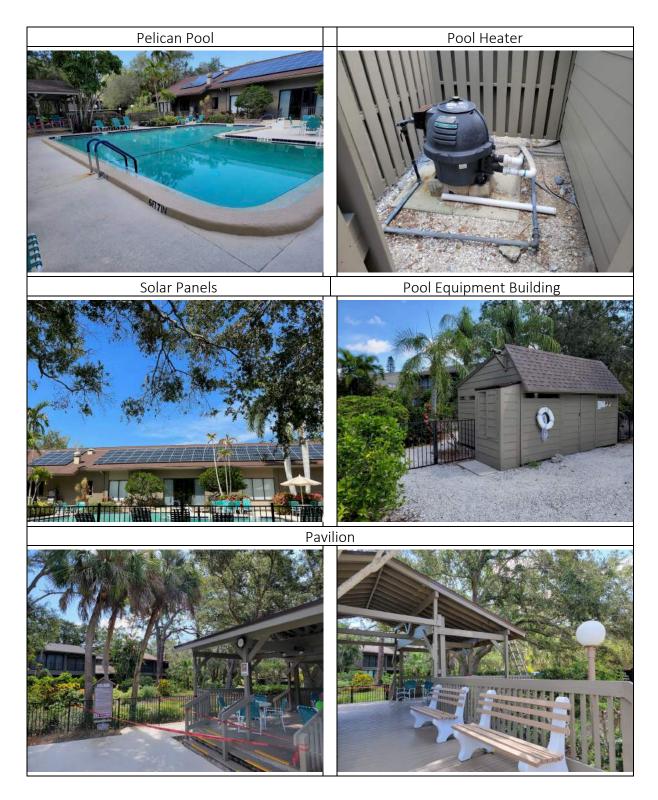




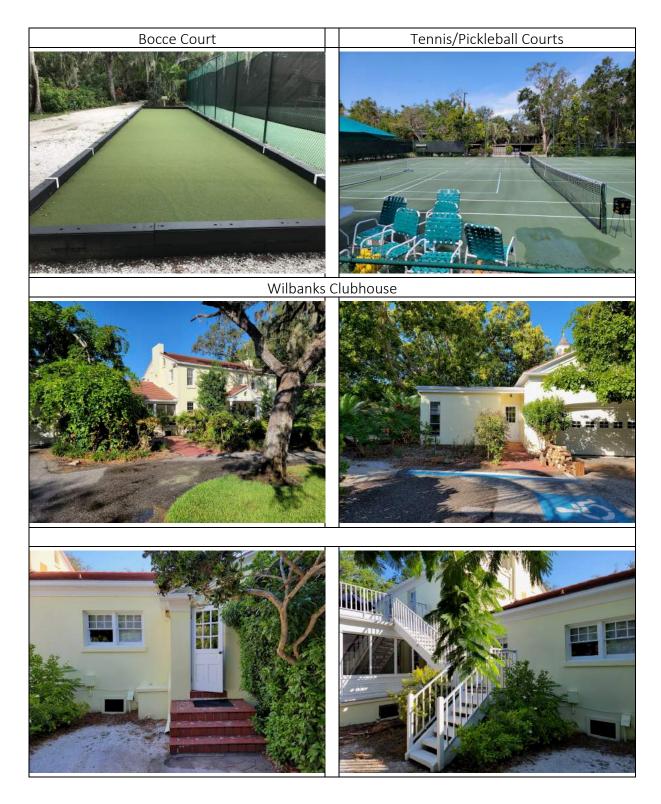












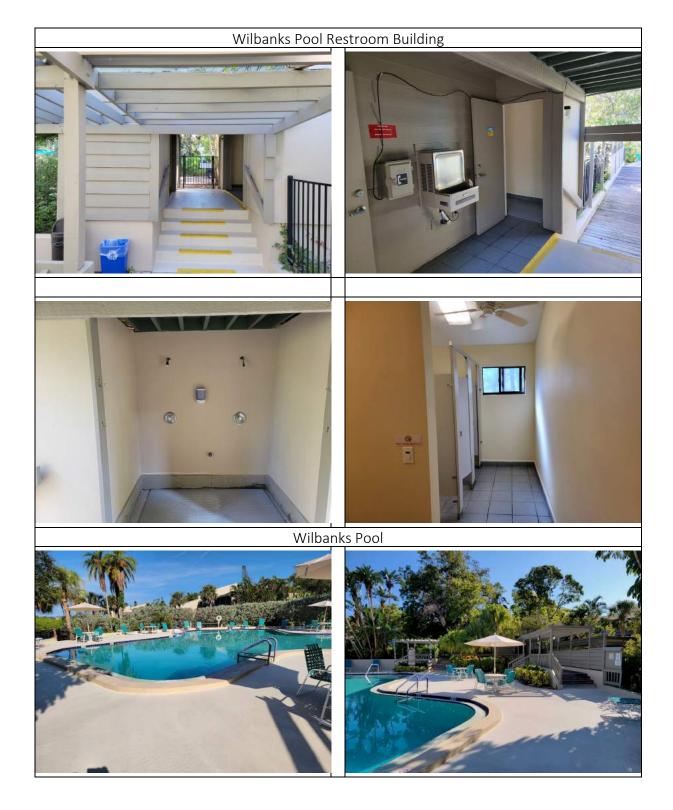




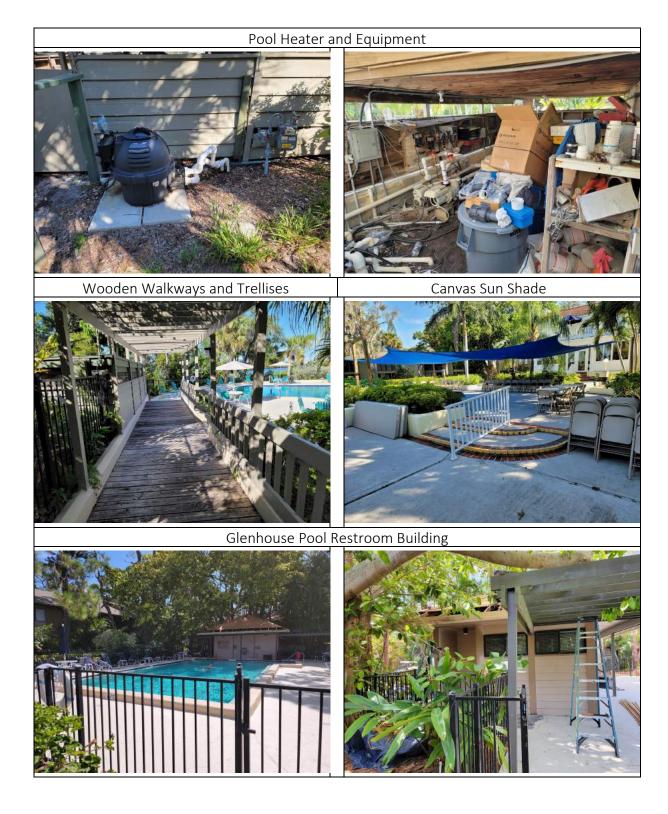




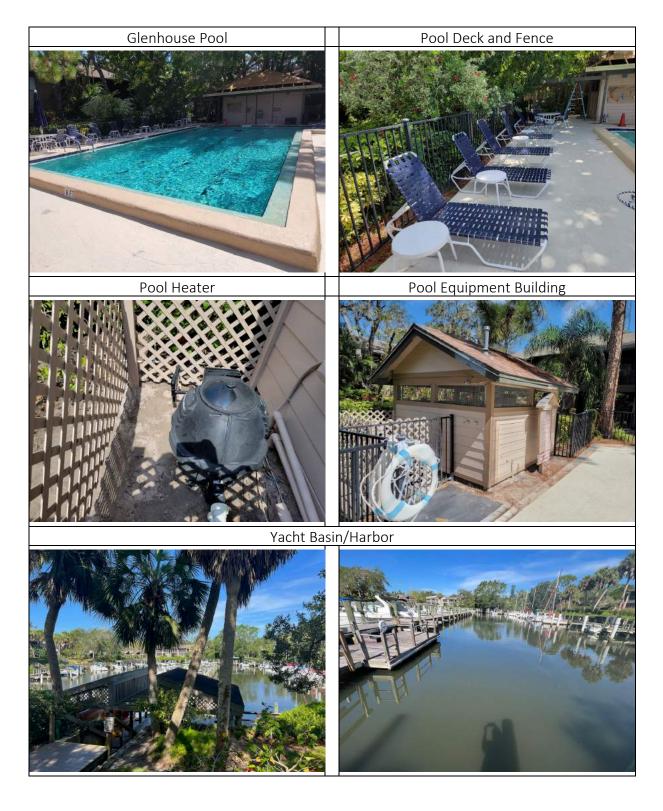




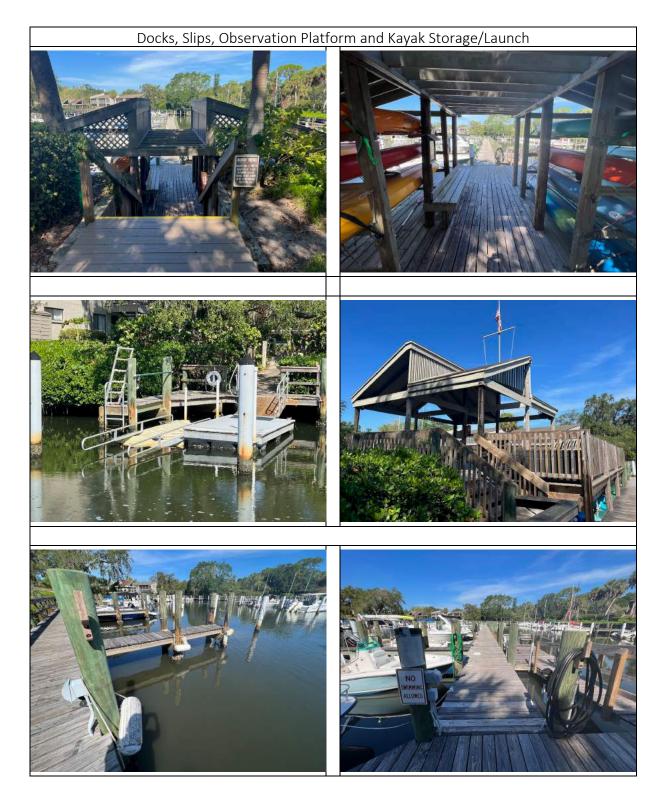




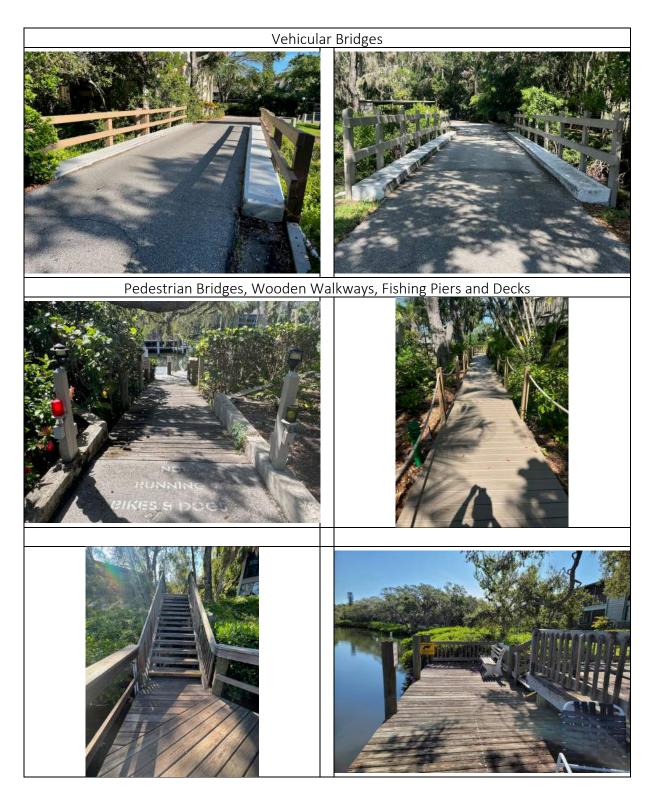


















# Improvement Description

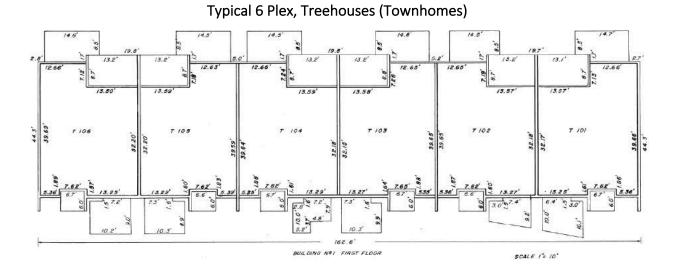
	Ir	mprovement Descriptio	ิวท	
Building	Condominium Buildings	Pavilion Clubhouse	Harbor Club Clubhouse	Wilbanks Clubhouse
Construction	ISO 1, Wood Frame	ISO 2, Joisted Masonry	ISO 1, Wood Frame	ISO 2, Joisted Masonry
Stories	2 stories (some w/ 3rd story section)	1	1	1-story section,partially with basement; 2-story section with basement
Foundation	Footer	Footer	Stem Wall	Footer
Floor System	Concrete Slab	Concrete Slab	Wood Trusses	Concrete Slab
Subfloor System	Wood Trusses	n/a	n/a	n/a
Exterior Walls	Stucco on Frame, Hardi Siding on Frame, Cedar Shake on Frame	Stucco on Masonry	T1/11 on Frame	Stucco on Masonry
Demising Walls	Fire Rated	n/a	n/a	n/a
Interior Walls	Frame	Frame	Frame	Frame
Roof System	Wood Trusses	Wood Trusses	Wood Trusses	Wood Trusses
Roof Cover	Asphalt Shingle	Asphalt Shingle	Concrete Tiles	Concrete Tiles
Windows	Adequate	Adequate	Adequate	Adequate
Doors	Adequate	Adequate	Adequate	Adequate
HVAC	Central	Central	Central	Central
Construction Quality	Average	Average	Average	Good
Condition	Average	Average	Average	Good
Fire Safety	Smoke Detectors	100% Sprinkled	n/a	n/a
Extras	n/a	Kitchen Fire Supression	n/a	Fireplace

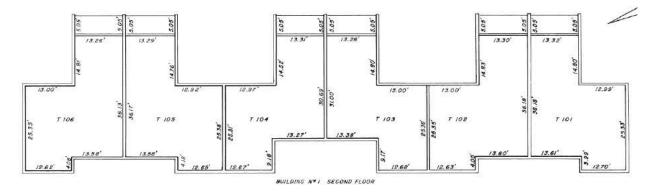


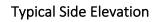
	Improvement Des	cription, continued	
Building	Pool Restroom Buildings & Pool Equipment Buildings; Gate House	Office Building	Maintenance Building
Construction	ISO 1, Wood Frame	ISO 2, Joisted Masonry	ISO 3, Non-Combustible Metal
Stories	1	2	1
Foundation	Footer	Footer	Footer
Floor System	Concrete Slab	Concrete Slab	Concrete Slab
Exterior Walls	Siding on Frame, Cedar Shakes on Frame, Hardi (Cedar Immitate) on Frame	Stucco on Masonry	Metal Siding
Interior Walls	Frame; n/a for Equipment Buildings	Frame	n/a
Roof System	Wood Trusses	Wood Trusses	Steel Trusses
Roof Cover	Asphalt Shingles, Rolled Asphalt	Asphalt Shingle	Metal
Windows	Adequate	Adequate	Adequate
Doors	Adequate	Adequate	Adequate
HVAC	Window Unit (Gatehouse)	Central	n/a
Construction Quality	Average	Average	Average
Condition	Average	Average	Average
Extras	n/a	Fireplace	n/a

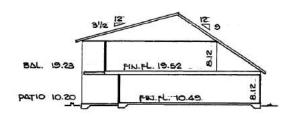


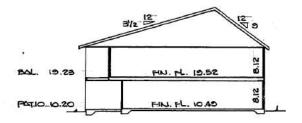
# Excerpts from the Condominium Plat Book





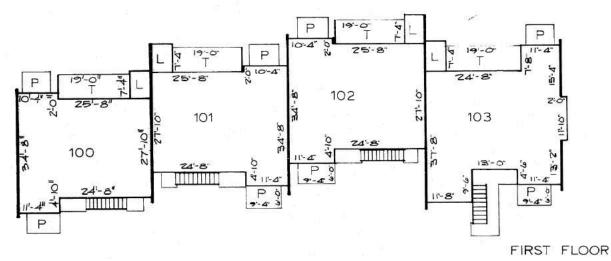


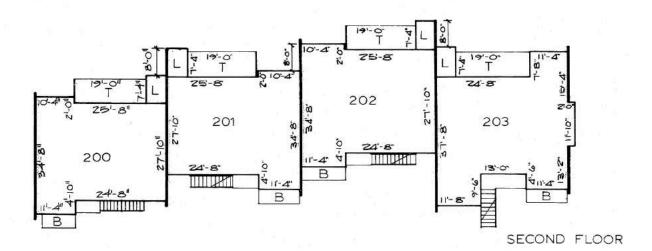






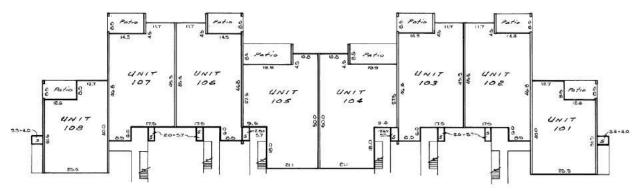
# Typical 8 Plex, Brookhouses



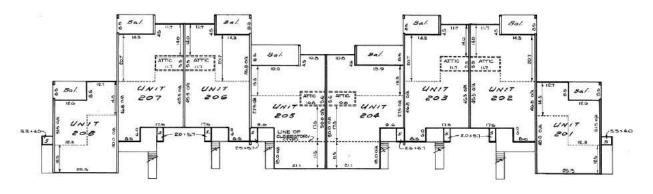




Typical Floor Plan, Grovehouses

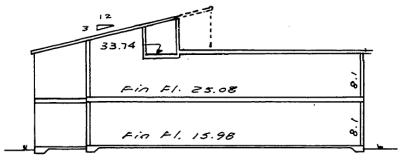


#### FIRST FLOOR PLAN



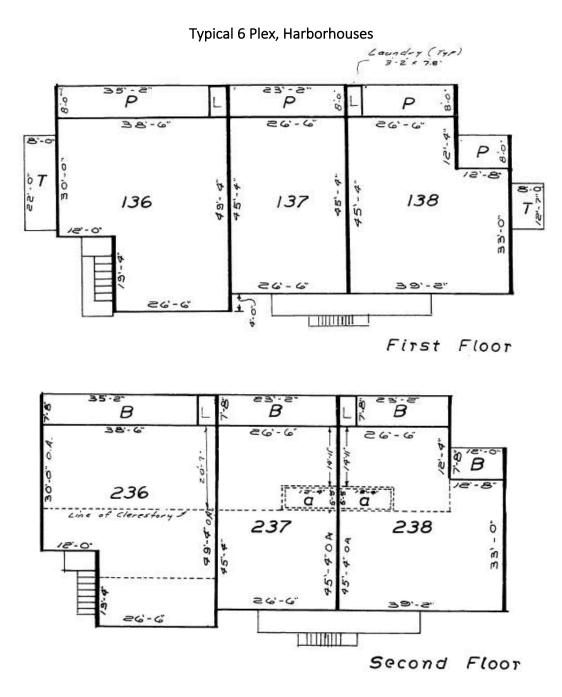
SECOND FLOOR PLAN

Typical Side Elevation with Attic

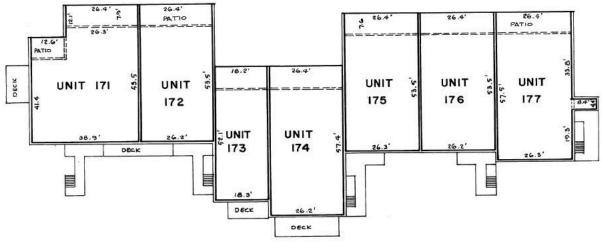


UNITS 106 -206 -107-207



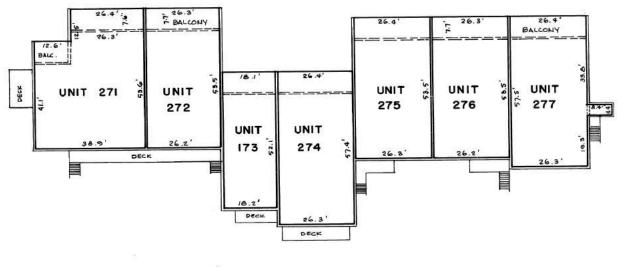






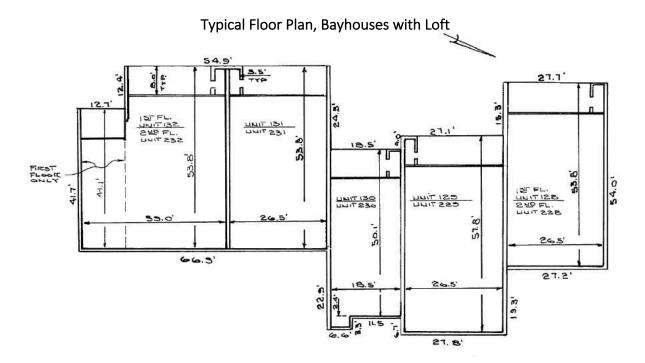
# Typical Floor Plan, Bayhouses without Loft





SECOND FLOOR BUILDING 8

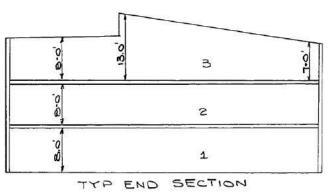




BUILDING Nº 3-B

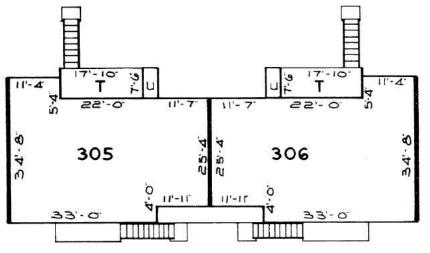
**Typical Section** 

3 STORY PENTHOUSE BLOGS. Nº 1,2,3,34 4 58 NG 38 STORY PENTHOUSE BLOG Nº 34

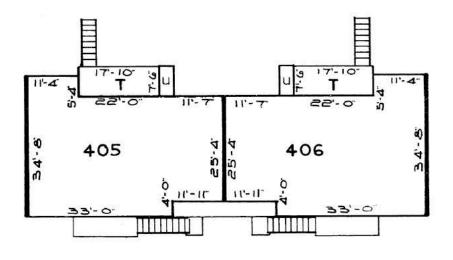




Typical 4 Plex, Glenhouses



FIRST FLOOR



SECOND FLOOR



# **Dimensions**

	В	uilding Din	nensions -	Section 1		
		One Floor			Total Floor	S
Building 1	GBA	OP	GBA net	Total GBA	Total OP	Total GBA net
1-story Section	1,092 SF	208 SF	884 SF	1,092 SF	208 SF	884 SF
2-story Section	15,387 SF	1,950 SF	13,437 SF	30,774 SF	3,900 SF	26,874 SF
3-story Section	2,018 SF	258 SF	1,760 SF	6,054 SF	774 SF	5,280 SF
Total Building				37,920 SF	4,882 SF	33,038 SF
		One Floor			Total Floor	S
Building 2	GBA	OP	GBA net	Total GBA	Total OP	Total GBA net
1-story Section	1,092 SF	208 SF	884 SF	1,092 SF	208 SF	884 SF
2-story Section	12,597 SF	1,576 SF	11,021 SF	25,194 SF	3,152 SF	22,042 SF
3-story Section	985 SF	128 SF	857 SF	2,955 SF	384 SF	2,571 SF
Total Building				29,241 SF	3,744 SF	25,497 SF
	1			,	,	,
		One Floor			Total Floor	S
Building 3A	GBA	0P	GBA net	Total GBA	Total OP	Total GBA net
1-story Section	546 SF	104 SF	442 SF	546 SF	104 SF	442 SF
2-story Section	7,674 SF	984 SF	6,690 SF	15,348 SF	1,968 SF	13,380 SF
3-story Section	984 SF	128 SF	856 SF	2,952 SF	384 SF	2,568 SF
Total Building				18,846 SF	2,456 SF	16,390 SF
				-		
		One Floor			Total Floor	S
Building 3B	GBA	OP	GBA net	Total GBA	Total OP	Total GBA net
1-story Section	546 SF	104 SF	442 SF	546 SF	104 SF	442 SF
2-story Section	6,189 SF	792 SF	5,397 SF	12,378 SF	1,584 SF	10,794 SF
3-story Section	991 SF	128 SF	863 SF	2,973 SF	384 SF	2,589 SF
Total Building				15,897 SF	2,072 SF	13,825 SF
· · · · · · · · · · · · · · · · · · ·						
		One Floor			Total Floor	S
Building 5A	GBA	0P	GBA net	Total GBA	Total OP	Total GBA net
2-story Section	5,662 SF	720 SF	4,942 SF	11,324 SF	1,440 SF	9,884 SF
Total Building				11,324 SF	1,440 SF	9,884 SF
Totat Daitaing				11,024 01	1,440 31	7,004 01
		One Floor			Total Floor	S
Building 5B	GBA	0P	GBA net	Total GBA	Total OP	Total GBA net
1-story Section	546 SF	104 SF	442 SF	546 SF	104 SF	442 SF
2-story Section	9,187 SF	1,176 SF	8,011 SF	18,374 SF	2,352 SF	16,022 SF
3-story Section	985 SF	128 SF	857 SF	2,955 SF	384 SF	2,571 SF
Total Building				21,875 SF	2,840 SF	19,035 SF



			Building Dim	nensions - Se	ction 2			
	Enclosed GF	Open Porch GF	Screened Porch GF	Enclosed 2nd	Screened Porch 2nd	Enclosed Total	Open Porch Total	Screened Porch Total
Building 1	6,170 SF	370 SF	700 SF	4,973 SF	403 SF	11,143 SF	370 SF	1,103 SF
Building 2	6,170 SF	370 SF	700 SF	4,784 SF	403 SF	10,954 SF	370 SF	1,103 SF
Building 4	6,170 SF	370 SF	700 SF	4,973 SF	403 SF	11,143 SF	370 SF	1,103 SF
			Building Dim	nensions - Se	ction 3			
	Enclosed GF	Open Porch GF	Screened Porch GF	Enclosed 2nd	Screened Porch 2nd	Enclosed Lotal	Open Porch Total	Screened Porch Total
Building 3	6,170 SF	370 SF	700 SF	4,784 SF	403 SF	10,954 SF	370 SF	1,103 SF
Building 5	6,170 SF	370 SF	700 SF	4,973 SF	403 SF	11,143 SF	370 SF	1,103 SF

	В	uilding Din	nensions -	Section 4		
	One Floor			Total Floors		
Building 6/Sec 4	GBA	0P	GBA net	Total GBA	Total OP	Total GBA ne
1-story Section	546 SF	104 SF	442 SF	546 SF	104 SF	442 SF
2-story Section	14,980 SF	2,072 SF	12,908 SF	29,960 SF	4,144 SF	25,816 SI
3-story Section	983 SF	144 SF	839 SF	2,949 SF	432 SF	2,517 SI
Total Building				33,455 SF	4,680 SF	28,775 S

	Building Dimensions - Section 5										
	Enclosed GF	Open Porch GF	Screened Porch GF	Enclosed 2nd	Screened Porch 2nd	Enclosed Total	Open Porch Total	Screened Porch Total			
Building 6	6,170 SF	370 SF	700 SF	4,973 SF	403 SF	11,143 SF	370 SF	1,103 SF			
Building 7	6,170 SF	370 SF	700 SF	4,973 SF	403 SF	11,143 SF	370 SF	1,103 SF			
Building 8	6,170 SF	370 SF	700 SF	4,784 SF	403 SF	10,954 SF	370 SF	1,103 SF			



		В	uilding Dimensior	is - Section 6	·						
	Enclosed GF	Screened Porch GF	Enclosed 2nd	Screened Porch 2nd	Enclosed Lotal	Screened Porch Total	Deck				
Building 7	13,046 SF	2,245 SF	13,046 SF	2,245 SF	26,092 SF	4,490 SF	1,600 SF				
	Building Dimensions - Section 7										
	Enclosed GF	Screened Porch GF	Enclosed 2nd	Screened Porch 2nd	Enclosed Iotal	Screened Porch Total	Deck				
Building 8	8,947 SF	1,508 SF	8,947 SF	1,508 SF	17,894 SF	3,016 SF	840 SF				
Building 9	11,557 SF	1,933 SF	11,557 SF	1,933 SF	23,114 SF	3,866 SF	1,080 SF				
Building 10	8,815 SF	1,508 SF	8,815 SF	1,508 SF	17,630 SF	3,016 SF	840 SF				

		Building	Dimensions - See	ction 8						
	Enclosed GF	Screened Porch GF	Enclosed 2nd	Screened Porch 2nd	Enclosed Total	Screened Porch Total				
Building 4	9,445 SF	1,564 SF	9,083 SF	1,564 SF	18,528 SF	3,128 SF				
Building Dimensions - Section 9										
	Enclosed GF	Screened Porch GF	Enclosed 2nd	Screened Porch 2nd	Enclosed Total	Screened Porch Total				
Building 14										
Duntuning 14	9,659 SF	1,665 SF	9,659 SF	1,665 SF	19,318 SF	3,330 SF				
Building 16A	9,659 SF 4,761 SF	1,665 SF 765 SF	9,659 SF 4,761 SF	1,665 SF 765 SF	19,318 SF 9,522 SF	3,330 SF 1,530 SF				

Building Dimensions - Section 9											
		One Floor		Total Floors							
Building 15/Sec 9	GBA	OP	GBA net	Total GBA	Total OP	Total GBA net					
2-story Section	8,910 SF	1,128 SF	7,782 SF	17,820 SF	2,256 SF	15,564 SF					
3-story Section	962 SF	124 SF	838 SF	2,886 SF	372 SF	2,514 SF					
Total Building				20,706 SF	2,628 SF	18,078 SF					

	Building Dimensions - Section 10											
	Enclosed GF	Open Porch GF	Screened Porch GF	Enclosed 2nd	Screened Porch 2nd	Enclosed Total	Open Porch Total	Screened Porch Total	Deck			
Building 11	6,170 SF	370 SF	700 SF	5,270 SF	398 SF	11,440 SF	370 SF	1,098 SF	720 SF			
Building 12	6,170 SF	370 SF	700 SF	5,270 SF	398 SF	11,440 SF	370 SF	1,098 SF	720 SF			
Building 13	6,170 SF	370 SF	700 SF	5,270 SF	398 SF	11,440 SF	370 SF	1,098 SF	720 SF			
Building 14	6,170 SF	370 SF	700 SF	5,270 SF	398 SF	11,440 SF	370 SF	1,098 SF	720 SF			

		Bu	uilding Dimension	s - Section 11			
	Enclosed GF	Screened Porch GF	Enclosed 2nd	Screened Porch 2nd	Enclosed Total	Screened Porch Total	Balconv
Building 1	9,006 SF	1,023 SF	9,006 SF	1,023 SF	18,012 SF	2,046 SF	0 SF
Building 2	9,006 SF	1,023 SF	9,006 SF	1,023 SF	18,012 SF	2,046 SF	0 SF
Building 3	8,032 SF	918 SF	8,032 SF	918 SF	16,064 SF	1,836 SF	77 SF
Building 4	5,561 SF	585 SF	5,561 SF	585 SF	11,122 SF	1,170 SF	77 SF

	Building Dimensions - Section 12										
	Enclosed GF	Screened Porch GF	Enclosed 2nd	Screened Porch 2nd	Enclosed Total	Screened Porch Total	Deck	Balcony			
Building 17B	6,987 SF	1,064 SF	6,987 SF	1,064 SF	13,974 SF	2,128 SF	600 SF	83 SF			
Building 17C	4,220 SF	752 SF	4,220 SF	752 SF	8,440 SF	1,504 SF	360 SF	50 SF			
Building 18	9,080 SF	1,332 SF	9,080 SF	1,332 SF	18,160 SF	2,664 SF	832 SF	116 SF			



		Building	Dimensions - Sec	tion 13	<u> </u>	
	Enclosed GF	Screened Porch GF	Enclosed 2nd	Screened Porch 2nd	Enclosed Total	Screened Porch Total
Building 5	11,190 SF	1,283 SF	11,190 SF	1,283 SF	22,380 SF	2,567 SF
Building 6	4,757 SF	581 SF	4,757 SF	581 SF	9,514 SF	1,161 SF
		Building	Dimensions - Sec	tion 14		
	Enclosed GF	Screened Porch GF	Enclosed 2nd	Screened Porch 2nd	Enclosed Total	Screened Porch Total
Building 1	4,751 SF	542 SF	4,751 SF	542 SF	9,502 SF	1,085 SF
Building 2	2,652 SF	267 SF	2,652 SF	267 SF	5,304 SF	535 SF
Building 3	5,303 SF	535 SF	5,303 SF	535 SF	10,606 SF	1,070 SF
Building 4	4,751 SF	542 SF	4,751 SF	542 SF	9,502 SF	1,085 SF
Building 5	4,751 SF	542 SF	4,751 SF	542 SF	9,502 SF	1,085 SF
Building 6	5,208 SF	666 SF	5,208 SF	666 SF	10,416 SF	1,332 SF
Building 7	5,208 SF	666 SF	5,208 SF	666 SF	10,416 SF	1,332 SF
Building 8	4,751 SF	542 SF	4,751 SF	542 SF	9,502 SF	1,085 SF
Building 9	5,208 SF	666 SF	5,208 SF	666 SF	10,416 SF	1,332 SF
Building 10	4,751 SF	542 SF	4,751 SF	542 SF	9,502 SF	1,085 SF
Building 11	5,208 SF	666 SF	5,208 SF	666 SF	10,416 SF	1,332 SF
Building 12	4,751 SF	542 SF	4,751 SF	542 SF	9,502 SF	1,085 SF
Building 13	4,751 SF	542 SF	4,751 SF	542 SF	9,502 SF	1,085 SF
Building 14	5,303 SF	535 SF	5,303 SF	535 SF	10,606 SF	1,070 SF



	Building Dimensions - Section 15							
	Enclosed GF	Screened Porch GF	Enclosed 2nd	Screened Porch 2nd	Enclosed Total	Screened Porch Total	Deck	Balcony
Building 19	12,730 SF	1,776 SF	12,730 SF	1,776 SF	25,460 SF	3,552 SF	2,750 SF	0 SF
Building 20	4,038 SF	552 SF	4,038 SF	552 SF	8,076 SF	1,104 SF	552 SF	0 SF
Building 21	12,317 SF	1,947 SF	12,317 SF	2,259 SF	24,634 SF	4,206 SF	2,200 SF	187 SF

		Bu	uilding Dimension	s - Section 16	)		
	Enclosed GF	Screened Porch GF	Enclosed 2nd	Screened Porch 2nd	Enclosed Total	Screened Porch Total	Balcony
Building 1	4,598 SF	557 SF	4,598 SF	557 SF	9,196 SF	1,114 SF	240 SF
Building 2	4,598 SF	557 SF	4,598 SF	557 SF	9,196 SF	1,114 SF	240 SF
Building 3	6,144 SF	738 SF	6,144 SF	738 SF	12,288 SF	1,476 SF	360 SF
Building 4	4,270 SF	582 SF	4,270 SF	582 SF	8,540 SF	1,163 SF	240 SF
Building 5	5,426 SF	582 SF	5,426 SF	582 SF	10,852 SF	1,163 SF	300 SF
Building 6	4,598 SF	557 SF	4,598 SF	557 SF	9,196 SF	1,114 SF	240 SF
Building 7	3,524 SF	436 SF	3,524 SF	436 SF	7,048 SF	872 SF	180 SF
Building 8	4,900 SF	582 SF	4,900 SF	582 SF	9,800 SF	1,164 SF	240 SF
Building 9	4,330 SF	471 SF	4,330 SF	471 SF	8,660 SF	943 SF	240 SF
Building 10	2,135 SF	279 SF	2,135 SF	279 SF	4,270 SF	558 SF	120 SF
Building 11	4,900 SF	582 SF	4,900 SF	582 SF	9,800 SF	1,164 SF	240 SF
Building 12	5,084 SF	599 SF	5,084 SF	599 SF	10,168 SF	1,198 SF	300 SF
Building 13	5,462 SF	599 SF	5,462 SF	599 SF	10,924 SF	1,198 SF	300 SF
Building 14	7,058 SF	836 SF	7,058 SF	836 SF	14,116 SF	1,672 SF	360 SF
Building 15	4,900 SF	582 SF	4,900 SF	582 SF	9,800 SF	1,164 SF	240 SF
	Building Dimensions - Section 17						
	Enclosed GF	Screened Porch GF	Enclosed 2nd	Screened Porch 2nd	Enclosed Total	Screened Porch Total	Balcony
Building 7	4,838 SF	558 SF	4,838 SF	558 SF	9,676 SF	1,117 SF	240 SF

Building [	Dimensions - Clu	ubhouses, Office,	, etc.
Building	GBA gross	Open Porch Total	GBA net
Office	1,852 SF	136 SF	1,852 SF
Pelican Pavilion Clubhouse	6,003 SF	526 SF	5,477 SF
Pelican Pavilion Pool Equipment Building	208 SF	0 SF	208 SF
Wilbanks Pool Restroom Building	522 SF	170 SF	352 SF
Wilbanks Pool Equipment Building	250 SF	0 SF	250 SF
Harbor Club Clubhouse	3,219 SF	1,301 SF	1,918 SF
Harbor Club Pool Equipment Building	187 SF	0 SF	187 SF
Brookhouses Pool Restroom Building	315 SF	32 SF	283 SF
Brookhouses Pool Equipment Building	121 SF	0 SF	121 SF
Glenhouses Pool Restroom Building	315 SF	32 SF	283 SF
Glenhouses Pool Equipment Building	132 SF	0 SF	132 SF
Far Harbor Pool Restroom Building	228 SF	0 SF	228 SF
Far Harbor Pool Equipment Building	126 SF	0 SF	126 SF
Guard House	133 SF	0 SF	133 SF
Maintenance Building	3,660 SF	0 SF	3,660 SF

Building Dimensions - Wilbanks							
Building	Total Enclosed Basement	Total Enclosed 1- story Section			Total Enclosed 2- story Section	Enclosed Total	Portico
Wilbanks Clubhouse	1,488 SF	2,586 SF	1,204 SF	1,204 SF	2,408 SF	6,482 SF	70 SF



# Scope of Work

The scope of work for this assignment is to appraise the improvements of the subject property *without* the underlying land value and develop an opinion of the insurable value of the structure. As the assignment calls for the replacement value of the improvements, no Sales Comparison or Income Approach is necessary, and no development of highest and best use is necessary for this kind of assignment.

Because the subject property is located in a flood zone, the scope of work requires two values for determination of the appropriate coverage for the flood and hazard/wind insurance.

It is important to keep in mind the scope of work for insurance replacement valuation is to appraise the buildings "as-built" without the consideration of depreciation, without ordinance of law and without other factors which will be part of the insurance policy such as debris removal.

Furthermore, the difference between the as-built condition and the replacement or repair up to code is not included in an appraisal for insurance replacement valuation. Depending on the age of a building the gap between as-built condition and up-to-code requirements can be more or less significant. To insure said gap, some insurance carriers offer Ordinance of Law coverage and we added recommendations for the amount of Ordinance of Law at the end of the report.

The subject property was inspected, photographed and measured. In order to estimate the replacement value new of the improvements, I utilized the cost service published by Core Logic. This national cost estimating publication covers a wide range of improvement types and construction qualities utilizing regional, location, size, climate and cost modification multipliers. Cost figures are checked with local building contractors in coastal areas of Florida and are found to be accurate and reliable. I also analyzed cost data furnished by other developers of similar projects in the area. Site improvements are separately itemized and are based upon the yard improvement section in the commercial Marshall and Swift Cost Book and information obtained from local contractors.

Analysis and comparison of these costs with the costs of the Valuation Service publications indicate that they are mutually supported and, thus, reliable.

#### Highest and Best Use

Because the scope of work explicitly demands the valuation of the improvements only, without the underlying land value and without consideration of the market value, no development of the highest and best use is necessary.



# Owner of Record

Pelican Cove Condominium Association 1615 Pelican Point Drive Sarasota, Florida 34231

#### History of Ownership

Other than the formation of the condominium association and single unit sales no transaction was recorded.

#### Identification of users and the client

The user of this appraisal report is the condominium association and its management as well as the insurance provider and its agent. The client is identified as the owner of record.

#### Identification of the Subject Property

Р	Pelican Cove Condominium Association					
Section	Sarasota County Clerk Plat Book					
1	8, Pages 37-37C, recorded April 22, 1975					
2	8, Pages 47-47D, recorded September 12, 1975					
3	9, Pages 14-14A, recorded March 9, 1976					
4	9, Pages 23-23B, recorded July 20, 1976					
5	9, Pages 25-25D, recorded October 7, 1976					
6	9, Pages 41-41B, recorded February 2, 1977					
7	10, Pages 7-7D, recorded August 4, 1977					
8	10, Pages 11-11A, recorded September 29, 1977					
9	10, Pages 23-23F, recorded December 20, 1977					
10	10, Pages 24-24B, recorded December 20, 1977					
11	10, Pages 25-25E, recorded December 20, 1977					
12	11, Pages 18-18B, recorded August 24, 1978					
13	11, Pages 33-33B, recorded October 20, 1978					
14	12, Pages 2-2E, recorded January 8, 1979					
15	12, Pages 15-15C, recorded March 8, 1979					
16	15, Pages 7-7I, recorded September 3, 1980					
17	14, Pages 5-5A, recorded April 6, 1980					



# Date of the Appraisal

The date of the appraisal is the date of the inspection August 4, 2023; the date of the appraisal report is August 14, 2021.

# Purpose and Function of the Appraisal

The purpose of the appraisal is to estimate the insurable value of the improvements without the underlying land value to determine proper insurance coverage by the insurance agent/provider.

#### Flood Map Information:

The subject property is located in flood zone AE with base flood elevations of 10 feet and 11 feet, very closely borders zone VE with a base flood elevation of 12 feet, and zone X; according to FEMA FIRM panels 12115C0207F and 12115C0226F, effective November 4, 2016. The Flood Zone data is for informational purposes only; flood zones should always be verified with FEMA or the local building department. A copy of the flood map was presented in the map and aerial section.



# Insurable value defined:

"Replacement value or actual cash value of a structure for which standard insurance policies provide indemnity cover. Insurable value is less than the property's market value because it excludes the value of land on which the building stands."<sup>1</sup>

Amount for which an insurance cover is bought on a building, and the basis on which insurance premium is computed. According to the coinsurance clause, it must not be lower than a certain percentage (e.g. 80%, 90%) of the insurable value of the building to be able to claim a partial loss in full.<sup>2</sup>

Contrary to the cost approach in market value appraisals, no depreciation is taken off the replacement value.

#### Other definitions:

#### Flood RCV:

The flood replacement value (RCV) contains the entire building from the foundation to the rooftop with all interior finishes.

#### Wind RCV:

The wind replacement value contains the entire building from the slab (above ground) to the rooftop without all interior finishes.

#### GBA net:

Gross Building Area; total floor area of a building excluding unenclosed areas (balconies, lanais, etc.), measured from the exterior of the walls.

#### GBA gross:

Gross Building Area; total floor area of a building including unenclosed areas (balconies, lanais, etc.), measured from the exterior of the walls.

#### GLA:

Total area of finished, above grade space, calculated by measuring the inside perimeter of the structure and includes only finished habitable, above grade space.

An excerpt from the Marshall and Swift website, explains further which items are included in the structure:

<sup>&</sup>lt;sup>1</sup> http://www.businessdictionary.com/definition/insurable-value.html

 $<sup>^{2}\</sup> http://www.businessdictionary.com/definition/insured-value.html$ 



# Occupancy:

# Condominium, without Interior Finishes – CASUALTY/WIND Valuation

This occupancy should be used when states or insurance policies require the condominium association to be responsible for many of the components:

For the electrical, all the wiring running within the walls is included, but fixtures are not. The same is true for plumbing. Hot and cold-water pipes run within the walls or below the slab, along with sewer and ventilation stacks are included. However, no water heaters, sinks, showers, or toilets are included. All interior partition walls are framed, dry walled, and primed, but they lack any paint or other coverings offered within the program. The same is true for the floor and ceiling finishes. This occupancy contains air conditioning and according to Florida law all AC condenser units are included as well. Omitted from this occupancy are any cabinets or appliances.

#### Included

- Partition Walls
- Structural Framing
- Roof
- Exterior Wall Finish
- Doors and Windows
- AC System

- Plumbing
- Electrical Wiring
- Structured Wiring (communication)
- Stairs when appropriate
- Elevators when appropriate
- Balconies and Decks, open porches
- Garage when appropriate

#### Not Included

- Swimming Pools
- Electrical Fixtures
- Plumbing Fixtures
- Interior Floor, Ceiling, and Partition Wall Finishes
- Appliances
- Window Treatments

For the flood valuation the interior built-out and the foundation will be included.



### **Construction Economics**

ENR publishes both a Construction Cost Index and Building Cost index that are widely used in the construction industry. Both indexes have a materials and labor component. In the second issue of each month ENR publishes the CCI, BCI, materials index, skilled labor index and common labor index for 20 cities and the national average. The first issue also contains an index review of all five national indexes for the latest 14-month period.

<b>BUILDERS' CO</b>	ISTRU	ICTIC	ON C	OST	INDE	XE	S
NAME, AREA AND TYPE	APRIL 2022	JULY 2022	0CT. 2022	JAN. 2023	APRIL 2023	<mark>% Cha</mark> Qtr.	NGE YEAR
GENERAL-PURPOSE COST INDEXES:							
ENR 20-CITY: CONSTRUCTION COST	1200.84	1225.87	1226.53	1226.54	1231.62	+0.4	+2.6
ENR 20-CITY: BUILDING COST <sup>1</sup>	1136.40	1176.80	1178.97	1180.69	1184.27	+0.3	+4.2
BUREC: GENERAL BUILDINGS <sup>2</sup>	511.00	521.00	528.00	530.00	534.00	+0.8	+4.5
FM GLOBAL: INDUSTRIAL <sup>3</sup>	NA	NA	NA	NA	NA	NA	NA
SIERRA WEST: GENERAL BUILDING	1173.14	NA	1286.13	1268.77	NA	NA	NA
LELAND SAYLOR: MATERIAL/LABOR	1331.33	1327.42	1305.45	1313.37	1308.67	-0.4	-1.7
ECC, EDWARTOSKI COST CONSULTING <sup>4</sup>	NA	NA	NA	NA	NA	NA	NA

In general construction cost increased as can be seen in the tables below:

### CONSTRUCTION ECONOMICS

### ENR's 20-city average cost indexes, wages and materials prices. Historical data for ENR's 20 cities can be found at ENR.com/economics

ANNUAL INFLATION RA	TE	AUG. 2	023	ANNUAL	RATE	AUG. 20	123	MONTHLY	RATE	AUG.	2023
1913=100	INDEX VALUE	MONTH	YEAR	1913=100	INDEX VALUE	MONTH	YEAR	1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	13472.56	+0.4%	+2.3%	BUILDING COST	8227.44	+0.6%	+3.5%	MATERIALS COST	6083.18	+1.2%	+2.8%
COMMON LABOR	25080.22	0.0%	+2.0%	SKILLED LABOR	11686.01	0.0%	+4.2%	CEMENT \$/TON	207.09	+0.2%	+20.4%
WAGE \$/HR.	48.30	0.0%	+2.0%	WAGE \$/HR.	64.56	0.0%	+4.2%	STEEL \$/CWT	97.36	+0.3%	+8.0%
								LUMBER \$/MBF	1075.99	+4.0%	-8.2%



<b>CONSTRUCTION N</b>	ATERI/	ALS	PRI	CEN	νον	EMI	ENT
IN 2023	4	7	Ϋ́.			Ÿ	8

		NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY
AGGREGATES	MONTHLY % CHG.	-0.1	+0.3	+4.9	+1.0	0.0	+0.1	+0.2
	ANNUAL % CHG.	+11.4	+12.0	+12.9	+12.8	+11.9	+11.3	+10.7
ALUMINUM SHEET	MONTHLY % CHG.	-1.3	+1.5	+0.4	+0.2	-0.3	-1.1	-0.1
	ANNUAL % CHG.	-17.0	-9.1	-11.8	-18.5	-18.4	-20.3	-18.1
ASPHALT PAVING	MONTHLY % CHG.	-0.8	-2.0	+8.9	+2.7	-0.2	-6.9	-2.3
	ANNUAL % CHG.	+19.8	+16.1	+15.8	+16.7	+16.3	+10.9	+4.6
CEMENT	MONTHLY % CHG.	+0.4	+0.1	+4.9	+1.2	+0.2	+0.1	+0.1
	ANNUAL % CHG.	+13.5	+13.4	+15.0	+15.7	+15.9	+13.8	+13.9
CONCRETE PIPE	MONTHLY % CHG.	+1.9	+3.1	+1.5	+0.2	+0.6	0.0	+0.4
	ANNUAL % CHG.	+21.0	+19.9	+21.7	+20.6	+16.9	+16.4	+17.4
COPPER PIPE	MONTHLY % CHG.	+5.2	+0.8	+3.5	+2.1	-0.5	-0.8	-2.4
	ANNUAL % CHG.	-7.0	-4.0	-2.7	-1.8	-4.7	-7.4	-6.9
DIESEL FUEL	MONTHLY % CHG.	-3.4	-28.4	+7.2	-3.0	-6.7	-4.8	-6.2
	ANNUAL % CHG.	+59.6	+21.1	+22.9	+4.9	-19.2	-26.7	-38.3
FABRICATED STEEL	MONTHLY % CHG.	-0.6	-0.9	+0.8	+0.4	+1.4	+0.6	-0.5
	ANNUAL % CHG.	+10.7	+7.6	+4.7	+3.7	+2.3	-1.1	-2.6
GYPSUM PRODUCTS	MONTHLY % CHG.	+0.3	-0.2	0.0	+1.0	+0.6	-0.9	-0.9
	ANNUAL % CHG.	+16.0	-15.6	+10.3	+12.0	+10.9	+9.7	+3.1
LUMBER, SOFTWOOD	MONTHLY % CHG.	-1.2	-5.6	-5.2	+3.2	-0.9	-1.2	-0.3
	ANNUAL % CHG.	-3.1	-26.5	-44.2	-45.2	-49.3	-39.0	-40.4
PLYWOOD	MONTHLY % CHG.	-4.0	-1.9	-1.3	-1.6	-1.0	-0.3	-0.6
	ANNUAL % CHG.	+5.3	+0.7	-15.8	-23.3	-29.0	-24.1	-21.4
PVC PRODUCTS	MONTHLY % CHG.	-1.1	-0.2	-0.2	-1.1	+0.1	-0.2	-0.7
	ANNUAL % CHG.	+11.1	+8.7	+6.7	+4.0	+2.6	+0.5	-1.6
READY-MIX CONCRETE	MONTHLY % CHG.	+1.0	+1.0	+1.7	+0.5	+0.9	+0.4	+1.1
	ANNUAL % CHG.	+12.4	+13.0	+13.1	+12.2	+13.3	+11.9	+12.8
SHEET METAL	MONTHLY % CHG.	-1.0	-0.1	-0.4	+0.1	+0.2	+1.0	-0.6
	ANNUAL % CHG.	+11.7	+9.1	+7.7	+6.0	+4.6	+4.7	+2.2
EQUIPMENT	MONTHLY % CHG.	+0.4	0.0	+3.7	+0.2	+0.2	+0.3	0.0
	ANNUAL % CHG.	+9.9	+9.0	+12.7	+12.9	+12.9	+10.0	+9.4



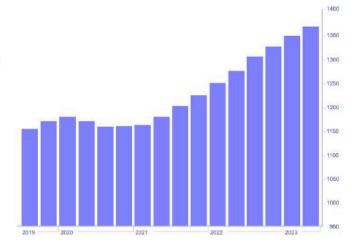
The following chart is taken from the National Association of Home Builders' (NAHB) Producer Price Index (PPI) released by the Bureau of Labor Statistics. The dramatic increase in softwood lumber effects all buildings but is especially impactful for wood frame buildings (ISO 1). However, all types of wood are affected, e.g., wood for millwork, cabinetry, framing wood, roof trusses, roof sheathing, etc.





The Turner Construction index (overall construction cost and activity) shows 1.19% increase from the 1<sup>st</sup> quarter of 2023 to the 2<sup>nd</sup> quarter of 2023.

"Certain geographic regions are experiencing robust markets as large industrial, data center, and energy-related projects move forward. These regions are experiencing above average increases in wage rates. Promoting job opportunities in growing markets and offering attractive work environments for the work force alleviates some of the pressure in a tight labor market."



Attilio Rivetti Vice President

Quarter	Index	∆%
2nd Quarter 2023	1365	1.19
1st Quarter 2023	1349	1.28
4th Quarter 2022	1332	1.60
3rd Quarter 2022	1311	2.18



The following chart is taken from the U.S. Markets Construction Overview with an outlook up to 2025, published by the FMI Corporation, it shows the permanent increase in construction put in place and with that underlines the increasing cost for material and labor:



	1	1	% CH/	NGE
	2022	2023	'21-'22	'22-'23
BUILDING COST INDEX: 1913=100	7971.96	8275.00	+9.4	+3.8
SKILLED-LABOR INDEX: 1913=100	11320.21	11500.00	+2.4	+1.6
WAGES, \$/HR.	62.47	63.50	+2.4	+1.6
CONST. COST INDEX: 1913=100	13175.00	13330.00	+5.6	+1.2
COMMON-LABOR INDEX: 1913=100	24634.46	24975.00	+1.1	+1.4
WAGES, \$/HR.	47.36	48.00	+1.1	+1.4
MATERIALS COST INDEX: 1913=100	5889.91	5968.00	+18.6	+1.3
PORTLAND CEMENT, \$/TON	174.09	180.00	+14.4	+3.4
LUMBER, 2X4, \$/MBF	1094.73	1075.00	+15.0	-1.8
STRUCTURAL STEEL, \$/CWT	92.00	94.00	+20.2	+2.2



**Improvement Valuation** 

Due to the amount of buildings, the valuation pages were added to the addenda. The report is not valid without the addenda and the valuation pages. Should you receive a copy of this report without the valuation pages, please notify the preparer.

Remarks:

Please note that the amount of exclusions is automatically deducted from the total value; no additional deduction is necessary.



## Site Improvements

Sit	e Improve	ments b	by Location		
Description	Quantity	Unit	\$/Unit	Total	Totals by Area
Pool w/ equipment @ Pelican Pavilion	1,200	SF	\$115	\$138,000	
Pool Heater	1	ea	\$6,000	\$6,000	
Concrete Pool Deck	3,500	SF	\$15	\$52,500	
4' Aluminum Fence	175	LF	\$55	\$9,625	
Wood Pavilion	480	SF	\$85	\$40,800	
Wood Walkways at Pavilion	510	SF	\$50	\$25,500	
Solar Panels Pelican Pavilion *)	1	LS	\$145,000	\$145,000	
Bocce Court	1	ea	\$12,000	\$12,000	
Tennis Court w/ lights @ Pelican Pavilion	2	ea	\$80,000	\$160,000	
Total Site Improvements at Pelican	Pavilion	I	<u> </u>		\$589,425
Pool w/ equipment @ Wilbanks Clubhouse	1,600	SF	\$115	\$184,000	
Pool Heater	1	ea	\$6,000	\$6,000	
Concrete Pool Deck	6,150	SF	\$15	\$92,250	
4' Aluminum Fence	160	LF	\$55	\$8,800	
Wood Walkways	400	SF	\$50	\$20,000	
Trellis	400	SF	\$45	\$18,000	
4' CB Retaining Wall	230	LF	\$150	\$34,500	
2' CB Retaining Wall	155	LF	\$95	\$14,725	
CB Planter	260	LF	\$40	\$10,400	
Sun Shade	1	LS	\$9,500	\$9,500	
Wood Walking Path @ Shore behind Wilbanks	1,840	SF	\$85	\$156,400	
Fishing Dock w/ Shade Structures	600	SF	\$180	\$108,000	
Total Site Improvements at Wilbank	.S				\$662,57
Pool w/ equipment @ Harbor Club	1,350	SF	\$115	\$155,250	
Detached Spa @ Harbor Club	1	ea	\$35,000	\$35,000	
Pool Heater	2	ea	\$6,000	\$12,000	
Concrete Pool Deck	3,420	SF	\$15	\$51,300	
4' Aluminum Fence	170	LF	\$55	\$9,350	
Tennis Court w/ lights @ Harbor Club	2	ea	\$80,000	\$160,000	
Total Site Improvements at Harbor	Club				\$422,900



Site Im	provemen	ts by Loo	cation, con	tinued	
Description	Quantity	Unit	\$/Unit	Total	Totals by Area
Brookhouse Pool w/ equipment	1,150	SF	\$115	\$132,250	
Concrete Pool Deck	2,200	SF	\$15	\$33,000	
Pool Heater	1	ea	\$6,000	\$6,000	
4' Aluminum Fence	265	LF	\$55	\$14,575	
Trellis	310	SF	\$45	\$13,950	
Pedestrian Bridge 1	100	SF	\$125	\$12,500	
Aerator	1	ea	\$3,500	\$3,500	
Total Site Improvements at Brookl	nouses				\$215,775
Glenhouse Pool w/ equipment	1,305	SF	\$115	\$150,075	
Pool Heater	1	ea	\$6,000	\$6,000	
Concrete Pool Deck	2,300	SF	\$15	\$34,500	
4' Aluminum Fence	275	LF	\$55	\$15,125	
Trellis	275	SF	\$45	\$12,375	
Pedestrian Bridge 1	60	SF	\$125	\$7,500	
Pedestrian Bridge 2	80	SF	\$125	\$10,000	
Pedestrian Bridge 3	32	SF	\$125	\$4,000	
Pedestrian Bridge 4	32	SF	\$125	\$4,000	
Pedestrian Bridge 5	204	SF	\$125	\$25,500	
Pedestrian Bridge 6	176	SF	\$125	\$22,000	
Total Site Improvements at Glenho	ouses				\$291,075
Far Harbor Pool w/ equipment	740	SF	\$115	\$85,100	
Pool Heater	1	ea	\$6,000	\$6,000	
Concrete Pool Deck	1,400	SF	\$15	\$21,000	
Total Site Improvements at Far Ha	irbor				\$112,100



Description	Quantity	Unit	\$/Unit	Total	Totals by Are
Docks	8,000	SF	\$150	\$1,200,000	
Slips/Fingers	1,800	SF	\$150	\$270,000	
Yacht Basin Kayak Rack Deck/Shade Structure	1,260	SF	\$140	\$176,400	
Yacht Basin 2nd Kayak Rack Deck/Shade Structure	730	SF	\$140	\$102,200	
Yacht Basin Walking Paths	2,700	SF	\$80	\$216,000	
Yacht Basin Wood Deck	1,210	SF	\$50	\$60,500	
Yacht Basin Aerator w/ 6 pads	1	ea	\$6,000	\$6,000	
Concrete Walking Path on Stilts @ Pelican Point	1,185	SF	\$95	\$112,575	
Wooden Walking Path @ Pelican Point	670	SF	\$75	\$50,250	
Trex Walking Path & Sun Deck @ Pelican Point	5,620	SF	\$75	\$421,500	
Fishing Dock @ Bayhouse 9	895	SF	\$150	\$134,250	
Fishing Dock @ Bayhouse 10	690	SF	\$150	\$103,500	
Metal Maintenance Sheds	3	ea	\$5,000	\$15,000	
Solar Panels Maintenance Bldg. *)	1	LS	\$70,000	\$70,000	
Wood Frame Maintenance Shed	462	SF	\$70	\$32,340	
Lumber Yard	1,250	SF	\$30	\$37,500	
CB Diesel Tank Storage	1	LS	\$7,500	\$7,500	
Liftmaster	3	ea	\$3,000	\$9,000	
NiftyLift	1	ea	\$26,000	\$26,000	
Kayak Rack	257	ea	\$150	\$38,550	
Lights	2,176	ea	\$350	\$761,600	
Trash Enclosures	59	ea	\$500	\$29,500	
Vehicle Bridge to Section 15	635	SF	\$325	\$206,375	
Vehicle Bridge to Section 16	432	SF	\$325	\$140,400	
Security Gates with motors	2	ea	\$25,000	\$50,000	
8' Perimeter CB Wall	700	LF	\$200	\$140,000	
8' Perimeter Chainlink	6,900	LF	\$35	\$241,500	
General Site Improvements					\$4,658,44
Total Site Improvements				\$6,952,290	



# Carports

			Carport Cost	per Sectio	n		
	With Storage	\$/Unit	Total Cost per Section	No Storage	\$/Unit	Total Cost per Section	
Section 1	85	\$11,000	\$935,000				
Section 2	18	\$11,000	\$198,000				
Section 3	12	\$11,000	\$132,000				
Section 4	22	\$11,000	\$242,000				
Section 5	18	\$11,000	\$198,000				
Section 6	20	\$11,000	\$220,000				
Section 7	46	\$11,000	\$506,000				
Section 8	16	\$11,000	\$176,000				
Section 9	58	\$11,000	\$638,000				
Section 10	24	\$11,000	\$264,000				
Section 11				56	\$9,000	\$504,000	
Section 12	30	\$11,000	\$330,000				
Section 13				28	\$9,000	\$252,000	
Section 14				124	\$9,000	\$1,116,000	
Section 15	42	\$11,000	\$462,000				
Section 16				128	\$9,000	\$1,152,000	
Section 17				8	\$9,000	\$72,000	
Total			\$4,301,000			\$3,096,000	\$7,397,000

### Note:

The cost/value of the carports is estimated in the "as-built" condition. No current building code considerations are included. For Ordinance of Law coverage contact your insurance agent.



# **Reconciliation and Summary of Values**

	_	Summary of Values Condom	ninium Buildings	
Section	Building	Address	Flood RCV	Wind RCV
1	1	1601-1603 Bayhouse Point Drive	\$6,012,311	\$4,251,124
1	2	1615-1617 Bayhouse Court	\$4,657,050	\$3,306,932
1	ЗA	1623 Pelican Cove Road	\$3,142,235	\$2,238,181
1	3B	1609 Bayhouse Point Drive	\$2,672,045	\$1,912,983
1	5A	1532 Pelican Point Drive	\$1,897,547	\$1,340,933
1	5B	1526 Pelican Point Drive	\$3,583,980	\$2,549,948
2	1	1630-1634 Treehouse Circle	\$2,124,926	\$1,485,082
2	2	1625-1629 Treehouse Circle	\$2,101,417	\$1,468,290
2	4	1620-1624 Treehouse Circle	\$2,124,926	\$1,485,082
3	3	1619-1623 Treehouse Circle	\$2,101,417	\$1,468,290
3	5	1610-1614 Treehouse Circle	\$2,124,926	\$1,485,082
4	6	1518-1520 Pelican Point Drive	\$5,240,900	\$3,710,995
5	6	1700 Treehouse Circle	\$2,124,926	\$1,485,082
5	7	1704 Pelican Cove Road	\$2,124,926	\$1,485,082
5	8	1706 Pelican Cove Road	\$2,101,417	\$1,468,290
6	7	1510-1512 Pelican Point Drive	\$5,031,262	\$3,516,848
7	8	1505 Pelican Point Drive	\$3,352,856	\$2,366,952
7	9	1511-1515 Pelican Point Drive	\$4,236,637	\$2,973,611
7	10	1519 Pelican Point Drive	\$3,321,588	\$2,344,703
8	4	1629 Pelican Cove Road	\$3,562,056	\$2,476,289
9	14	1525-1529 Pelican Point Drive	\$3,667,383	\$2,564,682
9	15	1601 Pelican Point Drive	\$3,392,701	\$2,402,702
9	16A	1607 Boathouse Circle	\$1,814,486	\$1,277,965
9	16B	1621 Boathouse Circle	\$3,313,172	\$2,320,163
9	17A	1627 Boathouse Circle	\$1,987,132	\$1,394,638
10	11	1701 Clower Creek Drive	\$2,178,142	\$1,533,702
10	12	1627 Clower Creek Drive	\$2,178,142	\$1,533,702
10	13	1621 Clower Creek Drive	\$2,178,142	\$1,533,702
10	14	1615 Clower Creek Drive	\$2,178,142	\$1,533,702
11	1	1620 Boathouse Circle	\$3,388,546	\$2,350,470
11	2	1628 Boathouse Circle	\$3,388,546	\$2,350,470
11	3	1622 Clower Creek Drive	\$3,029,112	\$2,106,645
11	4	1628 Clower Creek Drive	\$2,135,579	\$1,492,338



ection	Building	Address	Flood RCV	Wind RCV
12	17B	1633 Boathouse Circle	\$2,649,050	\$1,864,208
12	17C	1611 Clower Creek Drive	\$1,694,106	\$1,196,178
12	18	1531 Clower Creek Drive	\$3,368,066	\$2,373,085
13	5	1508 Pelican Cove Road	\$4,178,811	\$2,896,269
13	6	1512 Pelican Cove Road	\$1,835,614	\$1,287,213
14	1	1608 Bayhouse Point Drive	\$1,849,341	\$1,295,776
14	2	1700 Glenhouse Drive	\$1,046,488	\$741,225
14	3	1702 Glenhouse Drive	\$1,982,563	\$1,390,806
14	4	1708 Glenhouse Drive	\$1,849,341	\$1,295,776
14	5	1712 Glenhouse Drive	\$1,849,341	\$1,295,776
14	6	1716 Glenhouse Drive	\$2,064,910	\$1,456,240
14	7	1720 Glenhouse Drive	\$2,064,910	\$1,456,240
14	8	1717 Pelican Cove Road	\$1,849,341	\$1,295,776
14	9	1715 Pelican Cove Road	\$2,064,910	\$1,456,240
14	10	1711 Pelican Cove Road	\$1,849,341	\$1,295,776
14	11	1709 Pelican Cove Road	\$2,064,910	\$1,456,240
14	12	1707 Pelican Cove Road	\$1,849,341	\$1,295,776
14	13	1703 Pelican Cove Road	\$1,849,341	\$1,295,776
14	14	1701 Pelican Cove Road	\$1,982,563	\$1,390,806
15	19	1519-1523 Clower Creek Drive	\$4,678,416	\$3,305,832
15	20	1515 Clower Creek Drive	\$1,565,286	\$1,111,900
15	21	1503-1507 Clower Creek Drive	\$4,446,257	\$3,159,934
16	1	1705 Clower Creek Drive	\$1,824,527	\$1,281,574
16	2	1709 Clower Creek Drive	\$1,824,527	\$1,281,574
16	3	1680 Brookhouse Circle	\$2,375,398	\$1,673,215
16	4	1697 Brookhouse Circle	\$1,747,433	\$1,227,227
16	5	1687 Brookhouse Circle	\$2,061,263	\$1,456,525
16	6	1677 Brookhouse Circle	\$1,824,527	\$1,281,574
16	7	1667 Brookhouse Circle	\$1,394,064	\$988,317
16	8	1636 Brookhouse Drive	\$1,901,230	\$1,321,952
16	9	1626 Brookhouse Drive	\$1,719,022	\$1,209,143
16	10	1606 Brookhouse Drive	\$916,181	\$650,422
16	11	1637 Brookhouse Court	\$1,901,230	\$1,321,952
16	12	1647 Brookhouse Court	\$1,980,429	\$1,399,328
16	13	1657 Brookhouse Circle	\$2,072,013	\$1,536,530
16	14	1617 Brookhouse Drive	\$2,683,943	\$1,881,294
16	15	1627 Brookhouse Circle	\$1,901,230	\$1,321,952
17	7	1516 Pelican Cove Road	\$1,982,782	\$1,384,399
otal Risk B	uildinas		\$179,210,619	\$126,044,486



Summary of Values Commor	n Buildings	
Building	Flood RCV	Wind RCV
Office	\$386,672	\$357,788
Pelican Pavilion Clubhouse	\$1,013,938	\$951,393
Pelican Pavilion Pool Equipment Building	\$22,394	\$19,197
Wilbanks Clubhouse	\$1,058,973	\$989,132
Wilbanks Pool Restroom Building	\$130,927	\$113,954
Wilbanks Pool Equipment Building	\$25,473	\$21,954
Harbor Club Clubhouse	\$455,246	\$418,773
Harbor Club Pool Equipment Building	\$20,949	\$17,925
Brookhouses Pool Restroom Building	\$109,059	\$94,232
Brookhouses Pool Equipment Building	\$31,420	\$27,160
Glenhouses Pool Restroom Building	\$87,049	\$74,863
Glenhouses Pool Equipment Building	\$32,289	\$27,918
Far Harbor Pool Restroom Building	\$80,022	\$68,563
Far Harbor Pool Equipment Building	\$24,281	\$20,894
Guard House	\$53,294	\$47,725
Maintenance Building	\$376,953	\$347,954
Total Risk Common Buildings	\$3,908,939	\$3,599,425



Summary of	Values - RECAP	
Description	Flood RCV	Wind RCV
Condominium Buildings	\$179,210,619	\$126,044,486
Common Buildings	\$3,908,939	\$3,599,425
Site Improvements	\$6,95	2,290
Carports	\$7,39	7,000

### Flood Valuation

For the valuation, I chose the construction quality "2.0 Average" in the property category "Condominium" which adequately reflects the occupancy and quality of the subject property. The value per SF of GBA reflects the cost in the construction market under the consideration of the quality of the overall construction and the as-built condition.

### Wind/Casualty Valuation

As discussed in an earlier section of this report, the foundation and the interior built-out are excluded in the occupancy "Condominium without interior finishes" according to FL Statute 718. However, the AC condenser units have to be included in the wind/casualty valuation to comply with said statutes.

### Value Increase

The condominium buildings increased on average 22%, the common buildings 25%. These increases go along with construction cost observed in the market over the past two years.

### Ordinance of Law Disclaimer

Currently the 2020 building codes are in effect. The buildings were constructed between 1976-1980 and therefore, do not conform to current building codes. The values calculated in this appraisal report will not be sufficient to rebuild the buildings "up-to-code". To insure the gap between the value "as-built" and the value "up-to-code" contact your insurance agent for "Ordinance of Law" coverage.



### Ordinance of Law

Because the buildings are all not up to code, we provide an up-to-code valuation for a sample of buildings. We used two buildings in flood zones and two buildings not in flood zones.

Buildings in flood zones will need elevation in excess of 6 feet, buildings not in flood zones will not have to be elevated. All buildings will need impact resistant openings and a variety of upgrades, mostly for utilities.

We did not see any sense in doing up-to-code valuations for every single building as it would be redundant. Therefore, an application of the percentage to all buildings as indicated would be applicable.

The table below shows the comparison between "as-built" values and "up-to-code" values, resulting in an average percentage increase.

			Ordinance	of Law				
			Values as	s Built	Values Up	to Code	Percentag	e Increase
Section	Building	Address	Flood RCV	Wind RCV	Flood RCV	Wind RCV	Flood	Wind
2	1	1630-1634 Treehouse Circle	\$2,124,926	\$1,485,082	\$2,455,829	\$1,677,295	16%	13%
14	6	1716 Glenhouse Drive	\$2,064,910	\$1,456,240	\$2,378,420	\$1,680,324	15%	15%
15	19	1519-1523 Clower Creek Drive	\$4,678,416	\$3,305,832	\$6,614,420	\$4,883,143	41%	48%
16	11	1637 Brookhouse Court	\$1,901,230	\$1,321,952	\$2,758,372	\$1,998,586	45%	51%

Ordinan	ce of Law RECA	AP
Buildings in Flood Zones	46%	Recommended Ordinance of Law
Buildings not in Flood Zones	15%	Recommended Ordinance of Law



# Addenda

- Valuation Pages
- Core Logic, Reconstruction versus New Construction
  - Appraiser's Qualifications

Valuation Pages Condominium Buildings

By Section and Building Numbers According to the Plat Books



Replacement Value

VALUATION				
Valuation Number:	Pelican Cove SRQ	Effective Date:	08/03/2023	
Value Basis:	Reconstruction	Expiration Date:	08/02/2024	
		Cost as of:	06/2023	
BUSINESS				
Pelican Cove Condominium	Association			
Pelican Cove Road				
Sarasota, FL 34231 USA				
LOCATION 1 - Section 1				
Section 1				
Pelican Cove Road				
Sarasota, FL 34231 USA				
Location Adjustments				
Climatic Region:	3 - Warm			
High Wind Region:	3 - Major Damage			
Seismic Zone:	1 - No Damage			
BUILDING 1 - Building	1 - FLOOD			
1-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium		Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)		Number of Stories:	2
Gross Floor Area:	884 sq.ft.		Irregular Adjustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
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			

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Policy Number: Pelican Cove SRQ

8/3/2023

Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
SUPERSTRUCTURE				
Site Preparation			\$128	
Foundations			\$13,732	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$54,959	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$14,946	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$50,418	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	126 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$53,108	
Heating	100% Heat Pump			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	5 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$11,399	
SUBTOTAL RC			\$198,689	
ADDITIONS				
Custom Items				
Screened Porc	ch		\$12,	,480
Total Additions			\$12,480	
TOTAL RC 1-story Sec	ction		\$211,169	
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Ste	ory Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Nu	Imber of Stories:	2
Gross Floor Area:	26,874 sq.ft.		egular ljustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	S	ite Accessibility:	Excellent
	Site Position: Unknown	S	oil Condition:	Excellent
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			

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8/3/2023

Replacement Value

Policy Number:	Pelican Cove SRQ
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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
SUPERSTRUCTURE				
Site Preparation			\$3,903	
Foundations			\$165,185	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$561,166	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$254,581	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$1,311,535	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	3,839 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,901,274	
Heating	100% Heat Pump			

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Policy Number: Pelican Cove SRQ

# Valuation Detailed Report

8/3/2023

Replacement Value

				0,0,202
SUMMARY OF COST	S User Provided	System Provided	Reconstruction	Exclusion
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	200 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$346,529	
SUBTOTAL RC			\$4,544,173	
ADDITIONS				
Custom Items				
Screened Por	ch		\$234,	000
Total Additions			\$234,000	
TOTAL RC 2-story Se	ction		\$4,778,173	
3-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	St	ory Height:	9 ft.
Construction Type:	100% Frame (ISO 1)		umber of Stories:	3
Gross Floor Area:	5,280 sq.ft.		egular ljustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	S	ite Accessibility:	Excellent
	Site Position: Unknown	S	oil Condition:	Excellent
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			

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Policy Number: Pelican Cove SRQ

8/3/2023

Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
SUPERSTRUCTURE				
Site Preparation			\$511	
Foundations			\$34,543	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$207,198	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$43,566	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$274,736	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	754 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$347,890	
Heating	100% Heat Pump			

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provide	d Reconstruction	Exclusio
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	35 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$68,083	
SUBTOTAL RC			\$976,528	
ADDITIONS				
Custom Items				
Screened Porc	ch		\$46	,440
Total Additions			\$46,440	
TOTAL RC 3-story Sec	tion		\$1,022,968	
TOTAL NO 3-SIOTY Sec				
			\$6,012,311	
OTAL RC BUILDING 1	Building 1 - FLOOD		\$6,012,311	
	Building 1 - FLOOD		\$6,012,311	
OTAL RC BUILDING 1	Building 1 - FLOOD		\$6,012,311	
OTAL RC BUILDING 1 E	Building 1 - FLOOD		\$6,012,311	
DTAL RC BUILDING 1 E	Building 1 - FLOOD	Interior S	\$6,012,311 Story Height:	91
OTAL RC BUILDING 1 E UILDING 2 - Building 1 1-story Section SUPERSTRUCTURE	Building 1 - FLOOD - WIND 100% Condominium, w/o			91
DTAL RC BUILDING 1 E UILDING 2 - Building 1 1-story Section SUPERSTRUCTURE Occupancy:	Building 1 - FLOOD - WIND 100% Condominium, w/o Finishes	N	Story Height:	
DTAL RC BUILDING 1 E UILDING 2 - Building 1 - 1-story Section SUPERSTRUCTURE Occupancy: Construction Type:	Building 1 - FLOOD - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1)	N	Story Height: Number of Stories: rregular	
DTAL RC BUILDING 1 E UILDING 2 - Building 1 - 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	Building 1 - FLOOD - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 884 sq.ft.	N	Story Height: Number of Stories: rregular	
DTAL RC BUILDING 1 E UILDING 2 - Building 1 - 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	Building 1 - FLOOD - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 884 sq.ft.	N	Story Height: Number of Stories: rregular	
DTAL RC BUILDING 1 E UILDING 2 - Building 1 - 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	Building 1 - FLOOD - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 884 sq.ft.	N li A	Story Height: Number of Stories: rregular	Nor
DTAL RC BUILDING 1 E UILDING 2 - Building 1 - 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	Building 1 - FLOOD         - WIND         100% Condominium, w/o         Finishes         100% Frame (ISO 1)         884 sq.ft.         2.0 - Average 2.0	N li A	Story Height: Number of Stories: rregular Adjustment:	9 f Non Exceller Exceller
DTAL RC BUILDING 1 E UILDING 2 - Building 1 - 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	Building 1 - FLOOD         - WIND         100% Condominium, w/o         Finishes         100% Frame (ISO 1)         884 sq.ft.         2.0 - Average 2.0         Degree of Slope: Level	N li A	Story Height: Number of Stories: rregular Adjustment: Site Accessibility:	Nor
DTAL RC BUILDING 1 E UILDING 2 - Building 1 - 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction:	Building 1 - FLOOD         - WIND         100% Condominium, w/o         Finishes         100% Frame (ISO 1)         884 sq.ft.         2.0 - Average 2.0         Degree of Slope: Level	N li A	Story Height: Number of Stories: rregular Adjustment: Site Accessibility:	Nor
DTAL RC BUILDING 1 E UILDING 2 - Building 1 - 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees	Building 1 - FLOOD         - WIND         100% Condominium, w/o         Finishes         100% Frame (ISO 1)         884 sq.ft.         2.0 - Average 2.0         Degree of Slope: Level         Site Position: Unknown	N li A	Story Height: Number of Stories: rregular Adjustment: Site Accessibility:	Nor

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

Number. Pelican Cove SP				0/3/2023
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundations			\$6,735	\$15,362
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$36,934	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$25,858	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$31,064	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	126 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$25,775	\$2,098
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	5 Total Fixtures			

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusi
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$10,112	
SUBTOTAL RC			\$136,479	\$17,7
ADDITIONS				
Custom Items				
Screened Porc	h		\$12,4	180
Total Additions			\$12,480	
TOTAL RC 1-story Sec	tion		\$148,959	\$17,7
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o I Finishes	Interior St	tory Height:	9
Construction Type:	100% Frame (ISO 1)	N	umber of Stories:	
Gross Floor Area:	26,874 sq.ft.		egular djustment:	No
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	S	Site Accessibility:	Excelle
	Site Position: Unknown	S	Soil Condition:	Excelle
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusi
SUPERSTRUCTURE				
Site Preparation				\$4,0
Foundations			\$102,379	\$67,1
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$576,064	

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# Valuation Detailed Report

8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$261,340	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$844,358	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	3,839 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$931,230	\$83,902
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	200 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$307,400	
UBTOTAL RC			\$3,022,771	\$155,101

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Replacement Value

Custom Items				
Screened Porc	h		\$234,000	
20 HVAC units			\$100,0	000
Total Additions			\$334,000	
TOTAL RC 2-story Sec	tion		\$3,356,771	\$155,1
3-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o In Finishes	iterior Sto	ry Height:	9
Construction Type:	100% Frame (ISO 1)	Nur	mber of Stories:	
Gross Floor Area:	5,280 sq.ft.		gular ustment:	No
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Sit	e Accessibility:	Excelle
	Site Position: Unknown	So	il Condition:	Excelle
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusi
SUPERSTRUCTURE				
Site Preparation				\$5
Foundations			\$13,410	\$22,0
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$212,699	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$177,978	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	754 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$169,749	\$14,683
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	35 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$60,396	
SUBTOTAL RC			\$678,955	\$37,258
ADDITIONS				
Custom Items				
Screened Porch			\$46,4	40
4 HVAC units			\$20,0	000
Total Additions			\$66,440	
TOTAL RC 3-story Section	on		\$745,395	\$37,258

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Replacement Value

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OTAL RC BUILDING 2	Building 1 - WIND		\$4,251,124	\$210,081
3UILDING 3 - Building 2	- FLOOD			
1-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Stor	y Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Nun	nber of Stories:	1
Gross Floor Area:	884 sq.ft.		gular ıstment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excellent
	Site Position: Unknown	Soi	I Condition:	Excellent
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	S User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$257	
Foundations			\$21,526	
Foundation Wall				
Interior Foundations	i de la companya de l			
Slab On Ground				
Exterior			\$35,979	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$25,189	
Material	70% Shingles, Asphalt			
	30% Single-Ply			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Excl
Pitch	30% Flat			
	70% Low (2:12 to			
Interior	6:12 pitch)		¢52 004	
Floor Finish	70% Carpet		\$53,884	
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
Centry I mish	100% Paint			
	100% Textured Finish			
Partitions				
Length	156 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$53,108	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	5 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$11,399	
UBTOTAL RC			\$201,342	
DDITIONS				
Custom Items				
Screened Porch			\$12,4	80
Total Additions			\$12,480	
FOTAL RC 1-story Section	on		\$213,822	
2-story Section				
SUPERSTRUCTURE				

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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

Occupancy:	100% Condominium	Story H	leight:	9 ft.
Construction Type:	100% Frame (ISO 1)	Numbe	r of Stories:	2
Gross Floor Area:	22,042 sq.ft.	Irregula Adjustn		None
Construction Quality: Year Built:	2.0 - Average 2.0			
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site A	ccessibility:	Excellent
	Site Position: Unknown	Soil C	ondition:	Excellent
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided F	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$3,201	
Foundations			\$140,260	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$481,274	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$212,589	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$1,079,788	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	<b>5</b> User Provided	System Provide	d Reconstruction	Exclusion
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	3,148 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,535,286	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	160 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$284,223	
SUBTOTAL RC			\$3,736,621	
ADDITIONS				
Custom Items				
Screened Porc	ch		\$189,	120
Total Additions			\$189,120	
TOTAL RC 2-story Sec	tion		\$3,925,741	
Section 3				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	S	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	1	Number of Stories:	2
Gross Floor Area:	2,571 sq.ft.		rregular Adjustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				

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Replacement Value

Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excell
	Site Position: Unknown	Soi	I Condition:	Excel
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclus
SUPERSTRUCTURE				
Site Preparation			\$373	
Foundations			\$27,743	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$106,205	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$33,811	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$135,969	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	367 ft.			
Structure	10% Concrete Block			

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# Valuation Detailed Report

8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$157,195	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	15 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$33,152	
SUBTOTAL RC			\$494,448	
ADDITIONS				
Custom Items				
Screened Porch			\$23,0	40
Total Additions			\$23,040	
TOTAL RC Section 3			\$517,488	
TAL RC BUILDING 3 Bu	ilding 2 - FLOOD		\$4,657,050	
III DING 4 - Building 2 - M				

#### BUILDING 4 - Building 2 - WIND

1-story Section			
SUPERSTRUCTURE			
Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	1
Gross Floor Area:	884 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average 2.0		
Year Built:			
Adjustments			
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

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Replacement Value



#### Policy Number: Pelican Cove SRQ

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$264
Foundations			\$6,735	\$15,362
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$36,934	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$25,858	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$31,064	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	126 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$25,775	\$2,098

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8/3/2023



8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS **User Provided** System Provided Reconstruction **Exclusion** Heating 100% Heat Pump Cooling 100% Heat Pump Fire Protection 0% Sprinkler System 0% Manual Fire Alarm System 0% Automatic Fire Alarm System Plumbing **5** Total Fixtures Electrical 100% Average Quality Elevators 0 Passenger 0 Freight **Built-ins** \$10,112 SUBTOTAL RC \$136,479 \$17,723 **ADDITIONS** Custom Items Screened Porch \$12,480 **Total Additions** \$12,480 **TOTAL RC 1-story Section** \$148,959 \$17,723 2-story Section SUPERSTRUCTURE 9 ft. Occupancy: 100% Condominium, w/o Interior Story Height: Finishes Number of Stories: 2 Construction Type: 100% Frame (ISO 1) Gross Floor Area: 22,042 sq.ft. Irregular None Adjustment: Construction Quality: 2.0 - Average 2.0 Year Built: **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

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$3,286
Foundations			\$83,971	\$60,013
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$494,051	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$218,233	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$695,403	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	3,148 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$751,366	\$67,122
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		

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8/3/2023

Replacement Value



#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
		0% Automatic Fire Alarm System	9	
Plumbing	160 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$252,129	
SUBTOTAL RC			\$2,495,153	\$130,421
ADDITIONS				
Custom Items				
Screened Porc	h		\$189,1	20
14 HVAC units			\$70,0	000
Total Additions			\$259,120	
TOTAL RC 2-story Sec	tion		\$2,754,273	\$130,421
3-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior S	tory Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Ν	umber of Stories:	3
Gross Floor Area:	2,571 sq.ft.		regular djustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	S	Site Accessibility:	Excellent
	Site Position: Unknown	S	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				\$256
Foundations			\$6,530	\$15,116
roundations			ψ0,000	φ10,110

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Replacement Value

#### Policy Number: Pelican Cove SRQ

JMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior Foundations				
Slab On Ground				
Exterior			\$132,459	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$25,245	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$90,646	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	367 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$76,372	\$6,293
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	15 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
		0 Freight		
Built-ins			\$29,409	
SUBTOTAL RC			\$360,661	\$21,664
ADDITIONS				
Custom Items				
Screened Porc	h		\$23,0	040
4 HVAC units			\$20,0	000
Total Additions			\$43,040	
TOTAL RC 3-story Sec	tion		\$403,701	\$21,66
TAL RC BUILDING 4 E	Building 2 - WIND		\$3,306,932	\$169,808
IILDING 5 - Building 3A	- FLOOD			
1-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Stor	y Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Nun	nber of Stories:	1
Gross Floor Area:	442 sq.ft.		gular ustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excellent
	Site Position: Unknown	Soi	il Condition:	Excellent
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
SUPERSTRUCTURE				
Site Preparation			\$128	
Foundations			\$13,732	
Foundation Wall				
Interior Foundations				
Slab On Ground				

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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

UMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior			\$24,519	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$14,946	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$25,209	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	63 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$29,541	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	3 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Built-ins			\$5,699	
SUBTOTAL RC			\$113,775	
ADDITIONS				
Custom Items				
Screened Porc	h		\$6,2	240
Total Additions			\$6,240	
TOTAL RC 1-story Sec	tion		\$120,015	
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Stor	ry Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Nun	nber of Stories:	2
Gross Floor Area:	13,380 sq.ft.		gular ustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excellent
	Site Position: Unknown	Soi	il 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			\$1,943	
Foundations			\$93,852	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$330,459	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Structural Floor				
Roof			\$135,944	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$663,173	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,911 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$949,139	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	100 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$172,530	
SUBTOTAL RC			\$2,347,039	
ADDITIONS				
Custom Items				
Screened Porch			\$118,0	080

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8/3/2023

Replacement Value



Policy Number: Pelican Cove SRQ

#### **Total Additions** \$118,080 **TOTAL RC 2-story Section** \$2,465,119 **3-story Section** SUPERSTRUCTURE 100% Condominium Story Height: 9 ft. Occupancy: Construction Type: 100% Frame (ISO 1) Number of Stories: 3 Gross Floor Area: 2,568 sq.ft. Irregular None Adjustment: Construction Quality: 2.0 - Average 2.0 Year Built: 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 \$249 Foundations \$21,069 Foundation Wall Interior Foundations Slab On Ground Exterior \$128,937 Framing Exterior Wall 25% Wall Openings Exterior Wall 50% Siding, Wood on Frame 50% Stucco on Frame Structural Floor Roof \$24,569 Material 70% Shingles, Asphalt 30% Single-Ply Membrane Pitch 30% Flat

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Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclus
	70% Low (2:12 to 6:12 pitch)			
Interior			\$139,134	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	366 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$186,989	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	20 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$33,113	
SUBTOTAL RC			\$534,061	
ADDITIONS				
Custom Items				
Screened Porch			\$23,0	40
Total Additions			\$23,040	
TOTAL RC 3-story Section		\$557,101		
TAL RC BUILDING 5 Building 3A - FLOOD			\$3,142,235	
IILDING 6 - Building 3A -	WIND			

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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Replacement Value

### Policy Number: Pelican Cove SRQ

1-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)		Number of Stories:	1
Gross Floor Area:	442 sq.ft.		Irregular Adjustment:	None
Construction Quality: Year Built:	2.0 - Average 2.0			
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 Provide	ed Reconstruction	Exclusior
SUPERSTRUCTURE				
Site Preparation				\$132
Foundations			\$3,368	\$10,729
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$25,170	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$15,342	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			

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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior			\$16,462	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	63 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$14,426	\$1,259
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	3 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$5,056	
SUBTOTAL RC			\$79,824	\$12,119
ADDITIONS				
Custom Items				
Screened Porcl	า		\$6,2	240
Total Additions			\$6,240	
TOTAL RC 1-story Sect	tion		\$86,064	\$12,119
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior Story	y Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Num	ber of Stories:	2

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Replacement Value

Gross Floor Area:	13,380 sq.ft.	Irregular Adjustment:		Nor
Construction Quality:	2.0 - Average 2.0	,		
Year Built:	ů.			
Adjustments				
Hillside Construction:	Degree of Slope: Level	Sit	e Accessibility:	Exceller
	Site Position: Unknown	So	il Condition:	Exceller
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,9
Foundations			\$50,972	\$45,3
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$339,232	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$139,553	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$427,600	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,911 ft.			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

				0/0/2020
SUMMARY OF COSTS	S User Provided	System Provided	Reconstruction	Exclusion
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$464,945	\$41,951
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System	I	
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	100 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$153,048	
SUBTOTAL RC			\$1,575,351	\$89,317
ADDITIONS				
Custom Items				
Screened Por	ch		\$118,0	080
10 HVAC units	S		\$50,0	000
Total Additions			\$168,080	
TOTAL RC 2-story Sec	ction		\$1,743,431	\$89,317
3-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior Stor	y Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Num	ber of Stories:	3
Gross Floor Area:	2,568 sq.ft.		jular istment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excellent

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8/3/2023

Replacement Value

### Policy Number: Pelican Cove SRQ

	Site Position: Unknown	Soil Condition:	Excellent
Fees			Exoclicit
Architect Fees:	7% is included		

Overhead and Profit:

20% is included

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
SUPERSTRUCTURE				
Site Preparation				\$255
Foundations			\$6,522	\$15,100
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$132,360	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$25,222	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$90,449	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	366 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$91,719	\$8,39
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire		

Alarm System

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# Valuation Detailed Report Replacement Value



Number: Pelican Cove	SKQ			
		0% Automatic Fire Alarm System		
Plumbing	20 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$29,374	
SUBTOTAL RC			\$375,646	\$23,75
ADDITIONS				
Custom Items				
Screened Porc	ch		\$23,0	040
2 HVAC units			\$10,0	000
Total Additions			\$33,040	
TOTAL RC 3-story Sec	ction		\$408,686	\$23,7
DTAL RC BUILDING 6			\$2,238,181	\$125,1
JILDING 7 - Building 3E			\$2,238,181	\$125,18
JILDING 7 - Building 3E 1-story Section		Stor	\$2,238,181	
JILDING 7 - Building 3E 1-story Section SUPERSTRUCTURE	3 - FLOOD			
JILDING 7 - Building 3E 1-story Section SUPERSTRUCTURE Occupancy:	3 - FLOOD 100% Condominium	Nun Irreç	ry Height:	91
JILDING 7 - Building 3E 1-story Section SUPERSTRUCTURE Occupancy: Construction Type:	3 - FLOOD 100% Condominium 100% Frame (ISO 1)	Nun Irreç	ry Height: nber of Stories: gular	91
JILDING 7 - Building 3E 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	3 - FLOOD 100% Condominium 100% Frame (ISO 1) 442 sq.ft.	Nun Irreç	ry Height: nber of Stories: gular	91
JILDING 7 - Building 3E 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	3 - FLOOD 100% Condominium 100% Frame (ISO 1) 442 sq.ft.	Nun Irreç	ry Height: nber of Stories: gular	91
JILDING 7 - Building 3E 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	3 - FLOOD 100% Condominium 100% Frame (ISO 1) 442 sq.ft.	Nun Irreç Adjı	ry Height: nber of Stories: gular	9 t Non
JILDING 7 - Building 3E 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	<b>3 - FLOOD</b> 100% Condominium 100% Frame (ISO 1) 442 sq.ft. 2.0 - Average 2.0	Nun Irreg Adju Site	ry Height: nber of Stories: gular ustment:	9 t Non
JILDING 7 - Building 3E 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	3 - FLOOD 100% Condominium 100% Frame (ISO 1) 442 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Nun Irreg Adju Site	ry Height: nber of Stories: gular ustment: e Accessibility:	9 f Non
JILDING 7 - Building 3E 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction:	3 - FLOOD 100% Condominium 100% Frame (ISO 1) 442 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Nun Irreg Adju Site	ry Height: nber of Stories: gular ustment: e Accessibility:	\$125,18 9 f Non Excellen Excellen
JILDING 7 - Building 3E 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees	3 - FLOOD 100% Condominium 100% Frame (ISO 1) 442 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown	Nun Irreg Adju Site	ry Height: nber of Stories: gular ustment: e Accessibility:	9 f Non
JILDING 7 - Building 3E 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees Architect Fees:	3 - FLOOD 100% Condominium 100% Frame (ISO 1) 442 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown 7% is included 20% is included	Nun Irreg Adju Site	ry Height: nber of Stories: gular ustment: e Accessibility:	9 f Non
JILDING 7 - Building 3E          1-story Section         SUPERSTRUCTURE         Occupancy:         Construction Type:         Gross Floor Area:         Construction Quality:         Year Built:         Adjustments         Hillside Construction:         Fees         Architect Fees:         Overhead and Profit:	3 - FLOOD 100% Condominium 100% Frame (ISO 1) 442 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown 7% is included 20% is included	Nun Irreg Adju Site Soi	ry Height: nber of Stories: gular ustment: e Accessibility: il Condition:	9 t Non Exceller Exceller
JILDING 7 - Building 3E 1-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees Architect Fees: Overhead and Profit: SUMMARY OF COSTS	3 - FLOOD 100% Condominium 100% Frame (ISO 1) 442 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown 7% is included 20% is included	Nun Irreg Adju Site Soi	ry Height: nber of Stories: gular ustment: e Accessibility: il Condition:	9 f Non Excellen Excellen

b represented in the software.

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundation Wall		-		
Interior Foundations				
Slab On Ground				
Exterior			\$24,519	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$14,946	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$25,209	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	63 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$29,541	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	3 Total Fixtures			

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclus
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$5,699	
SUBTOTAL RC			\$113,775	
ADDITIONS				
Custom Items				
Screened Porch	า		\$6,2	240
Total Additions			\$6,240	
TOTAL RC 1-story Sect	tion		\$120,015	
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Sto	ory Height:	
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	
Gross Floor Area:	10,794 sq.ft.		egular justment:	N
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Excell
	Site Position: Unknown	Sc	oil Condition:	Excell
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclus
SUPERSTRUCTURE				
Site Preparation			\$1,568	
Foundations			\$79,319	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$282,454	

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

JMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$112,526	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$538,256	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,542 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$761,677	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	80 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$139,184	
IBTOTAL RC			\$1,914,983	

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# Valuation Detailed Report Replacement Value



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ADDITIONS					
Custom Items					
Screened Porc	h		\$95,0	)40	
Total Additions			\$95,040		
TOTAL RC 2-story Sec	tion		\$2,010,023		
3-story Section					
SUPERSTRUCTURE					
Occupancy:	100% Condominium	S	tory Height:		
Construction Type:	100% Frame (ISO 1)	Ν	umber of Stories:		
Gross Floor Area:	2,589 sq.ft.		regular djustment:	Ν	
Construction Quality:	2.0 - Average 2.0				
Year Built:					
Adjustments					
Hillside Construction:	Degree of Slope: Level	S	Site Accessibility:	Excel	
	Site Position: Unknown	S	Soil Condition:	Excel	
Fees					
Architect Fees:	7% is included				
Overhead and Profit:	20% is included				
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclu	
SUPERSTRUCTURE					
Site Preparation			\$251		
Foundations			\$21,184		
Foundation Wall					
Interior Foundations					
Slab On Ground					
Exterior			\$129,610		
Framing					
Exterior Wall	25% Wall Openings				
Exterior Wall	50% Siding, Wood on Frame				
	50% Stucco on Frame				
Structural Floor					
			\$24,725		
Roof			$\psi 24, 720$		

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclus
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$140,197	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	369 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$169,617	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	17 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$33,384	
SUBTOTAL RC			\$518,967	
ADDITIONS				
Custom Items				
Screened Porch			\$23,0	40
Total Additions			\$23,040	
TOTAL RC 3-story Section	on		\$542,007	
TAL RC BUILDING 7 Bu	ilding 3B - FLOOD		\$2,672,045	

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Replacement Value

### Policy Number: Pelican Cove SRQ

8/3/2023

Number. Pelican Cove 3	אחנ			0/3/20
JILDING 8 - Building 3E	3 - WIND			
1-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior S	tory Height:	91
Construction Type:	100% Frame (ISO 1)	Ν	lumber of Stories:	
Gross Floor Area:	442 sq.ft.		regular djustment:	Non
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	:	Site Accessibility:	Exceller
	Site Position: Unknown	:	Soil Condition:	Exceller
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$13
Foundations			\$3,368	\$10,72
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$25,170	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$15,342	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	70% Low (2:12 to 6:12 pitch)			
Interior			\$16,462	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	63 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$14,426	\$1,259
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	3 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$5,056	
SUBTOTAL RC			\$79,824	\$12,119
ADDITIONS				
Custom Items				
Screened Porc	h		\$6,2	240
Total Additions			\$6,240	
TOTAL RC 1-story Sec	tion		\$86,064	\$12,119
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior Story	<sup>,</sup> Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Num	ber of Stories:	2

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



Replacement Value

Gross Floor Area:	10,794 sq.ft.		gular ustment:	Non
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Sit	e Accessibility:	Exceller
	Site Position: Unknown	So	il Condition:	Exceller
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$1,6
Foundations			\$41,121	\$40,3
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$289,952	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$115,513	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$347,276	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,542 ft.			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

				0/0/2020
SUMMARY OF COSTS	S User Provided	System Provided	Reconstruction	Exclusion
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$373,014	\$33,561
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	80 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$123,468	
SUBTOTAL RC			\$1,290,345	\$75,475
ADDITIONS				
Custom Items				
Screened Pore	ch		\$95,04	C
8 HVAC units			\$40,00	C
Total Additions			\$135,040	
TOTAL RC 2-story Sec	ction		\$1,425,385	\$75,475
3-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior Story	/ Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Num	ber of Stories:	3
Gross Floor Area:	2,589 sq.ft.	Irreg Adju	ular stment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	Accessibility:	Excellent

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8/3/2023

Replacement Value

### Policy Number: Pelican Cove SRQ

	Site Position: Unknown	Soil Condition:	Excellent
Fees			Exoclicit
Architect Fees:	7% is included		

Overhead and Profit:

20% is included

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Policy Number: Pelican Cove SRQ

8/3/2023

Replacement Value

UPERSTRUCTURE         Site Preparation         Foundations       \$6,575       \$         Foundation Wall       Interior Foundations       \$         Interior Foundations       \$       \$         Slab On Ground       Exterior       \$133,051         Framing       \$       \$         Exterior Wall       25% Wall Openings       \$         Exterior Wall       50% Siding, Wood on Frame       \$         50% Stucco on Frame       \$       \$         Structural Floor       \$       \$         Roof       \$       \$         Material       70% Shingles, Asphalt       \$         30% Single-Ply       \$       \$         Material       70% Low (2:12 to 6:12 pitch)       \$         Interior       \$       \$         Pitch       30% Flat       \$         70% Low (2:12 to 6:12 pitch)       \$       \$         Interior       \$       \$         Ceiling Finish       100% Drywall       \$         Partitions       \$       \$         Length       369 ft.       \$         Structure       10% Concrete Block       \$         90% Studs, Girts, etc.       \$	UMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundations         \$6,575         \$           Foundation Wall         Interior Foundations         \$           Interior Foundations         \$         \$           Slab On Ground         \$         \$           Exterior         \$133,051         \$           Exterior Wall         25% Wall Openings         \$           Exterior Wall         50% Siding, Wood on Frame         \$           Exterior Wall         50% Succo on Frame         \$           Structural Floor         \$         \$           Roof         \$         \$           Material         70% Shingles, Asphalt         \$           30% Single-Ply Membrane         \$         \$           Pitch         30% Flat         \$           70% Low         (2:12 to 6)         \$           Floor Finish         \$         \$           Ceiling Finish         100% Drywall         \$           Partitions         \$         \$           Length         369 ft.         \$           Structure         10% Concrete Block         \$	UPERSTRUCTURE				
Foundation WallInterior FoundationsSlab On GroundExterior\$133,051Exterior Wall\$5% Wall OpeningsExterior Wall25% Wall OpeningsExterior Wall50% Siding, Wood on Frame 50% Stucco on FrameStructural Floor\$25,381Roof\$25,381Material70% Shingles, Asphalt 30% Single-Ply MembranePitch30% Flat 10% Low 6:12 pitch)Interior\$91,135Floor Finish\$91,135Ceiling Finish10% DrywallPartitions10% Concrete Block	Site Preparation				\$257
Interior Foundations         Slab On Ground         Exterior       \$133,051         Framing       \$133,051         Exterior Wall       25% Wall Openings         Exterior Wall       50% Siding, Wood on Frame         50% Stucco on Frame       50% Stucco on Frame         Structural Floor       \$25,381         Roof       \$25,381         Material       70% Shingles, Asphalt         30% Single-Ply Membrane       \$25,381         Pitch       30% Flat         70% Low 6:12 pitch)       \$91,135         Interior       \$91,135         Floor Finish       \$91,135         Partitions       \$69 ft.         Length       369 ft.         Structure       10% Concrete Block	Foundations			\$6,575	\$15,17 <sup>-</sup>
Slab On Ground $\                                    $	Foundation Wall				
Exterior\$133,051Framing25% Wall OpeningsExterior Wall50% Siding, Wood on Frame 50% Stucco on Frame 50% Stucco on FrameStructural Floor\$25,381Roof\$25,381Material70% Shingles, Asphalt 30% Single-Ply MembranePitch30% Single-Ply MembranePitch10% Concrete Block	Interior Foundations				
Framing25% Wall OpeningsExterior Wall25% Wall OpeningsExterior Wall50% Siding, Wood on Frame 50% Stucco on FrameStructural Floor50% Stucco on FrameRoof\$25,381Material70% Shingles, Asphalt 30% Single-Ply MembranePitch30% Flat (2:12 to 6:12 pitch)Interior\$91,135Floor Finish\$91,135Ceiling Finish100% DrywallPartitions369 ft.Length369 ft.Structure10% Concrete Block	Slab On Ground				
Exterior Wall25% Wall OpeningsExterior Wall50% Siding, Wood on Frame 50% Stucco on FrameStructural Floor50% Stucco on FrameStructural Floor\$25,381Roof70% Shingles, Asphalt 30% Single-Ply MembranePitch30% Flat 70% Low 6:12 pitch)Interior70% Low 6:12 pitch)Interior\$91,135Floor Finish\$91,135Ceiling Finish100% DrywallPartitions369 ft.Structure10% Concrete Block	Exterior			\$133,051	
Exterior Wall50% Siding, Wood on Frame 50% Stucco on FrameStructural Floor50% Stucco on FrameRoof\$25,381Material70% Shingles, Asphalt 30% Single-Ply MembranePitch30% Flat 70% Low 6:12 pitch)Interior70% Low 6:12 pitch)Interior\$91,135Floor Finish\$91,135Ceiling Finish100% DrywallPartitions369 ft.Structure10% Concrete Block	Framing				
Frame50% Stucco on FrameStructural FloorRoof\$25,381Material70% Shingles, Asphalt30% Single-Ply MembranePitch30% Flat70% Low 6:12 pitch70% Low 6:12 pitchInterior70% Low 6:12 pitchFloor Finish\$91,135Ceiling Finish100% DrywallPartitions50% Single FlockLength369 ft.Structure10% Concrete Block	Exterior Wall	25% Wall Openings			
Structural Floor\$25,381Roof70% Shingles, AsphaltMaterial70% Shingles, Asphalt30% Single-Ply MembranePitch30% Flat70% Low 6:12 pitch)Interior70% Low 6:12 pitch)Interior\$91,135Floor Finish100% DrywallPartitions509 ft.Length369 ft.Structure10% Concrete Block	Exterior Wall				
Roof\$25,381Material70% Shingles, Asphalt30% Single-Ply MembranePitch30% Flat70% Low 6:12 pitch)Interior70% Low 6:12 pitch)Interior\$91,135Floor Finish\$91,135Ceiling Finish100% DrywallPartitions\$100% DrywallLength369 ft.Structure10% Concrete Block		50% Stucco on Frame			
Material70% Shingles, Asphalt 30% Single-Ply MembranePitch30% Flat 70% Low 6:12 pitch)Interior70% Low 6:12 pitch)Interior\$91,135Floor Finish\$91,135Ceiling Finish100% DrywallPartitions100% DrywallPartitions369 ft.Structure10% Concrete Block	Structural Floor				
Pitch       30% Single-Ply Membrane         Pitch       30% Flat         70% Low       (2:12 to         6:12 pitch)       \$91,135         Interior       \$91,135         Floor Finish       \$91,135         Ceiling Finish       100% Drywall         Partitions       \$69 ft.         Length       369 ft.         Structure       10% Concrete Block	Roof			\$25,381	
MembranePitch30% Flat70% Low 6:12 pitch)70% Low 6:12 pitch)Interior\$91,135Floor Finish\$91,135Ceiling Finish100% DrywallPartitions100% DrywallLength369 ft.Structure10% Concrete Block	Material	70% Shingles, Asphalt			
70% Low 6:12 pitch)(2:12 to 6:12 pitch)Interior\$91,135Floor Finish\$91,135Ceiling Finish100% DrywallPartitions100% DrywallLength369 ft.Structure10% Concrete Block					
6:12 pitch)Interior\$91,135Floor Finish100% DrywallCeiling Finish100% DrywallPartitions100% ft.Length369 ft.Structure10% Concrete Block	Pitch	30% Flat			
Floor Finish100% DrywallCeiling Finish100% DrywallPartitions10% Concrete Block		<b>`</b>			
Ceiling Finish100% DrywallPartitions369 ft.Length369 ft.Structure10% Concrete Block	Interior			\$91,135	
Partitions       Length     369 ft.       Structure     10% Concrete Block	Floor Finish				
Length369 ft.Structure10% Concrete Block	Ceiling Finish	100% Drywall			
Structure 10% Concrete Block	Partitions				
	Length	369 ft.			
90% Studs, Girts, etc.	Structure	10% Concrete Block			
		90% Studs, Girts, etc.			
Finish 100% Drywall	Finish	100% Drywall			
Mechanicals \$82,737	Mechanicals			\$82,737	\$7,132
Heating 100% Heat Pump	Heating	100% Heat Pump			
Cooling 100% Heat Pump	Cooling	100% Heat Pump			
Fire Protection 0% Sprinkler System	Fire Protection		0% Sprinkler System		
0% Manual Fire Alarm System					

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# Valuation Detailed Report Replacement Value



	BRQ			8/3/20
		0% Automatic Fire Alarm System		
Plumbing	17 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$29,614	
SUBTOTAL RC			\$368,494	\$22,50
ADDITIONS				
Custom Items				
Screened Porc	h		\$23,0	040
2 HVAC units			\$10,0	000
Total Additions			\$33,040	
TOTAL RC 3-story Sec	tion		\$401,534	\$22,5
OTAL RC BUILDING 8 B	Building 3B - WIND		\$1,912,983	\$110,1
JILDING 9 - Building 5A	- FLOOD			
2-story Section	- FLOOD			
2-story Section SUPERSTRUCTURE	100% Condominium	Stor	ry Height:	9
2-story Section SUPERSTRUCTURE Occupancy:	100% Condominium		ry Height: nber of Stories:	9
2-story Section SUPERSTRUCTURE		Nun Irreg		
2-story Section SUPERSTRUCTURE Occupancy: Construction Type:	100% Condominium 100% Frame (ISO 1)	Nun Irreg	nber of Stories: gular	
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	100% Condominium 100% Frame (ISO 1) 9,984 sq.ft.	Nun Irreg	nber of Stories: gular	
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	100% Condominium 100% Frame (ISO 1) 9,984 sq.ft.	Nun Irreç Adjı	nber of Stories: gular	Nor
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	100% Condominium 100% Frame (ISO 1) 9,984 sq.ft. 2.0 - Average 2.0	Nun Irreg Adju Site	nber of Stories: gular ustment:	Nor Exceller
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	100% Condominium 100% Frame (ISO 1) 9,984 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Nun Irreg Adju Site	nber of Stories: gular ustment: e Accessibility:	Nor Exceller
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction:	100% Condominium 100% Frame (ISO 1) 9,984 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Nun Irreg Adju Site	nber of Stories: gular ustment: e Accessibility:	Nor Exceller
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees	100% Condominium 100% Frame (ISO 1) 9,984 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown	Nun Irreg Adju Site	nber of Stories: gular ustment: e Accessibility:	9 f Nor Exceller Exceller
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees Architect Fees:	100% Condominium 100% Frame (ISO 1) 9,984 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown 7% is included 20% is included	Nun Irreg Adju Site	nber of Stories: gular ustment: e Accessibility:	Nor Exceller
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees Architect Fees: Overhead and Profit:	100% Condominium 100% Frame (ISO 1) 9,984 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown 7% is included 20% is included	Nun Irreç Adju Site Soi	nber of Stories: gular ustment: e Accessibility: il Condition:	Nor Exceller Exceller
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees Architect Fees: Overhead and Profit: SUMMARY OF COSTS	100% Condominium 100% Frame (ISO 1) 9,984 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown 7% is included 20% is included	Nun Irreç Adju Site Soi	nber of Stories: gular ustment: e Accessibility: il Condition:	Nor Exceller Exceller

represented in the software.

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

UMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$266,990	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$105,114	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$498,958	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,426 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$740,386	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	80 Total Fixtures			

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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Replacement Value

SUMMARY OF COSTS	User Provided	System Provide	d Reconstruction	Exclusio
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$128,740	
SUBTOTAL RC			\$1,816,307	
ADDITIONS				
Custom Items				
Screened Porc	h		\$81,2	240
Total Additions			\$81,240	
TOTAL RC 2-story Sec	tion		\$1,897,547	
OTAL RC BUILDING 9 E	Building 5A - FLOOD		\$1,897,547	
UILDING 10 - Building 5	A - WIND			
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior S	Story Height:	9
Construction Type:	100% Frame (ISO 1)	Ν	lumber of Stories:	
Gross Floor Area:	9,984 sq.ft.		rregular Adjustment:	Nor
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level		Site Accessibility:	Exceller
	Site Position: Unknown		Soil Condition:	Exceller
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provide	d Reconstruction	Exclusion
SUPERSTRUCTURE				
				\$1,4
Site Preparation				
Site Preparation Foundations Foundation Wall			\$38,035	\$38,6

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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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

Number: Felican Cove Si				0/3/2023
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Slab On Ground				
Exterior			\$274,078	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$107,904	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$321,982	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,426 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$363,491	\$33,561
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	80 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		

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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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
Built-ins			\$114,203	
SUBTOTAL RC			\$1,219,693	\$73,667
ADDITIONS				
Custom Items				
Screened Porc	h		\$81,2	240
8 HVAC units			\$40,0	000
Total Additions			\$121,240	
TOTAL RC 2-story Sec	tion		\$1,340,933	\$73,66
OTAL RC BUILDING 10	Building 5A - WIND		\$1,340,933	\$73,667
JILDING 11 - Building 5	B - FLOOD			
1-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Sto	ry Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	1
Gross Floor Area:	442 sq.ft.		gular ustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Sit	e Accessibility:	Excellent
	Site Position: Unknown	Sc	il Condition:	Excellent
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
SUPERSTRUCTURE				
Site Preparation			\$128	
Foundations			\$13,732	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$24,519	

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

UMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$14,946	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$25,209	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	63 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$29,541	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	3 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$5,699	

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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## Valuation Detailed Report Replacement Value



		\$113,775	
n		\$6,2	240
		\$6,240	
tion		\$120,015	
100% Condominium	Sto	ry Height:	
100% Frame (ISO 1)	Nur	nber of Stories:	
16,022 sq.ft.			1
2.0 - Average 2.0			
Degree of Slope: Level	Sit	e Accessibility:	Exce
Site Position: Unknown	So	il Condition:	Exce
7% is included			
20% is included			
User Provided	System Provided	Reconstruction	Exclu
		\$2,327	
		\$108,315	
		\$377,814	
25% Wall Openings			
50% Siding, Wood on Frame			
50% Stucco on Frame			
t	ion 100% Condominium 100% Frame (ISO 1) 16,022 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown 7% is included 20% is included User Provided 20% is included 20% is included	ion 100% Condominium Sto 100% Frame (ISO 1) Nur 16,022 sq.ft. Irre Adj 2.0 - Average 2.0 Degree of Slope: Level Sit Site Position: Unknown So 7% is included 20% is included 20% is included 20% is included 20% is included	ion       \$6,240         ion       \$120,015         100% Condominium       Story Height:         100% Frame (ISO 1)       Number of Stories:         16,022 sq.ft.       Irregular Adjustment:         2.0 - Average 2.0       Site Accessibility:         Site Position: Unknown       Soil Condition:         7% is included 20% is included       story Height:         Vser Provided       System Provided         Reconstruction       \$2,327 \$108,315         \$377,814       25% Wall Openings 50% Siding, Wood on Frame

CoreLogi labor and material, normal profit and overhead as of date of rep 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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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$790,457	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	2,288 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,138,073	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	120 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$206,597	
SUBTOTAL RC			\$2,783,148	
ADDITIONS				
Custom Items				
Screened Porch			\$141,1	20
Total Additions			\$141,120	
TOTAL RC 2-story Section	on		\$2,924,268	

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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

SUPERSTRUCTURE				
	100% Condominium	C+/	ory Height:	9 ft
Occupancy:			, ,	
Construction Type:	100% Frame (ISO 1)		mber of Stories:	S
Gross Floor Area:	2,571 sq.ft.		egular justment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Excellent
	Site Position: Unknown	Se	oil 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			\$249	
Foundations			\$21,085	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$129,033	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$24,592	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to			

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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
Interior			\$139,402	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	367 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$169,144	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	17 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$33,152	
SUBTOTAL RC			\$516,658	
ADDITIONS				
Custom Items				
Screened Porch			\$23,0	40
Total Additions			\$23,040	
TOTAL RC 3-story Sectio	n		\$539,698	
TAL RC BUILDING 11 Bu	uilding 5B - FLOOD		\$3,583,980	
IILDING 12 - Building 5B ·	WIND			

#### 1-story Section

### SUPERSTRUCTURE

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

9 ft. Occupancy: 100% Condominium, w/o Interior Story Height: Finishes Number of Stories: Construction Type: 100% Frame (ISO 1) 1 Gross Floor Area: 442 sq.ft. Irregular None Adjustment: Construction Quality: 2.0 - Average 2.0 Year Built: Adjustments Hillside Construction: Degree of Slope: Level Site Accessibility: Excellent Site Position: Unknown Soil Condition: Excellent Fees 7% is included Architect Fees: Overhead and Profit: 20% is included SUMMARY OF COSTS **User Provided System Provided** Reconstruction Exclusion SUPERSTRUCTURE Site Preparation \$132 Foundations \$3,368 \$10,729 Foundation Wall Interior Foundations Slab On Ground Exterior \$25.170 Framing Exterior Wall 25% Wall Openings Exterior Wall 50% Siding, Wood on Frame 50% Stucco on Frame Structural Floor Roof \$15,342 Material 70% Shingles, Asphalt 30% Single-Ply Membrane Pitch 30% Flat 70% Low (2:12 to 6:12 pitch) Interior \$16,462 Floor Finish

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Ceiling Finish	100% Drywall			
Partitions				
Length	63 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$14,426	\$1,259
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	3 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$5,056	
SUBTOTAL RC			\$79,824	\$12,119
ADDITIONS				
Custom Items				
Screened Porc	h		\$6,2	240
Total Additions			\$6,240	
TOTAL RC 1-story Sec	tion		\$86,064	\$12,119
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior Story	y Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Num	ber of Stories:	2
Gross Floor Area:	16,022 sq.ft.	Irreg Adju	ular stment:	None
Construction Quality:	2.0 - Average 2.0			
Veer Built				

Year Built:

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Replacement Value

Hillside Construction:				
	Degree of Slope: Level	Site	e Accessibility:	Excell
	Site Position: Unknown	Soi	I Condition:	Excell
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclus
SUPERSTRUCTURE				
Site Preparation				\$2,
Foundations			\$61,037	\$50
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$387,845	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$163,802	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$509,424	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	2,288 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	S User Provided	System Provided	Reconstruction	Exclusion
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler Syste	em	
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	120 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$183,269	
SUBTOTAL RC			\$1,862,911	\$102,883
ADDITIONS				
Custom Items				
Screened Por	ch		\$141, <sup>2</sup>	120
12 HVAC			\$60,0	000
Total Additions			\$201,120	
TOTAL RC 2-story Sec	ction		\$2,064,031	\$102,883
3-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior St	ory Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Nu	umber of Stories:	3
Gross Floor Area:	2,571 sq.ft.		egular ljustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	S	ite Accessibility:	Excellent
	Site Position: Unknown	S	oil Condition:	Excellent
Fees				
Architect Fees:	7% is included			

Overhead and Profit: 20% is included

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
SUPERSTRUCTURE				
Site Preparation				\$256
Foundations			\$6,530	\$15,116
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$132,459	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$25,245	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$90,646	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	367 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$82,525	\$7,13
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire		

Alarm System

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8/3/2023

Replacement Value



#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provide	d Red	construction	Exclusion
		0% Automatic Fi Alarm System	re		
Plumbing	17 Total Fixtures				
Electrical	100% Average Quality				
Elevators		0 Passenger			
		0 Freight			
Built-ins				\$29,409	
SUBTOTAL RC				\$366,814	\$22,503
ADDITIONS					
Custom Items					
Screened Porch	1			\$23,0	)40
2 HVAC				\$10,0	000
Total Additions				\$33,040	
TOTAL RC 3-story Sect	ion			\$399,854	\$22,503
OTAL RC BUILDING 12	Building 5B - WIND			\$2,549,948	\$137,505
	D				
	Kt	econstruction	Sq.Ft.	\$/Sq.Ft.	
ATION TOTAL, Location		\$37,565,271	235,538	\$/Sq.Ft. \$159	
ATION TOTAL, Location ATION 2 - Section 2				-	
•				-	
ATION 2 - Section 2				-	
ATION 2 - Section 2 on 2				-	
ATION 2 - Section 2 on 2 an Cove Road				-	
ATION 2 - Section 2 on 2 an Cove Road sota, FL 34231 USA				-	
ATION 2 - Section 2 on 2 an Cove Road sota, FL 34231 USA ocation Adjustments	1	\$37,565,271		-	
ATION 2 - Section 2 on 2 an Cove Road sota, FL 34231 USA ocation Adjustments limatic Region:	1 3 - Warm	\$37,565,271		-	
ATION 2 - Section 2 on 2 an Cove Road sota, FL 34231 USA ocation Adjustments limatic Region: igh Wind Region:	1 3 - Warm 2 - Moderate Dan 1 - No Damage	\$37,565,271		-	
ATION 2 - Section 2 on 2 an Cove Road sota, FL 34231 USA ocation Adjustments limatic Region: igh Wind Region: eismic Zone:	1 3 - Warm 2 - Moderate Dan 1 - No Damage	\$37,565,271		-	
ATION 2 - Section 2 on 2 an Cove Road sota, FL 34231 USA ocation Adjustments limatic Region: igh Wind Region: eismic Zone: UILDING 1 - Building 1+4	1 3 - Warm 2 - Moderate Dan 1 - No Damage	\$37,565,271		-	
ATION 2 - Section 2 on 2 an Cove Road sota, FL 34231 USA ocation Adjustments limatic Region: eismic Zone: UILDING 1 - Building 1+4 Section 1 SUPERSTRUCTURE	1 3 - Warm 2 - Moderate Dan 1 - No Damage	\$37,565,271		\$159	9 ft.

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Replacement Value

Gross Floor Area:	11,143 sq.ft.	Irreg Adju	ular stment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Factor	: 1.03 - Cedar Shake Multi	plier vs. Siding		
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			\$1,667	
Foundations			\$83,033	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$298,913	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	30% Siding, Fiber Cement on Frame			
	70% Siding, Wood on Frame			
Structural Floor				
Roof			\$113,179	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$570,715	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	100% Textured Finish			
Partitions				
Length	1,591 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$824,744	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$147,995	
SUBTOTAL RC			\$2,040,246	
ADDITIONS				
Custom Items				
Open Porch			\$18,5	00
Screened Porcl	h		\$66,1	80
Total Additions			\$84,680	
TOTAL RC Section 1			\$2,124,926	
TAL RC BUILDING 1 B	Building 1+4 - FLOOD		\$2,124,926	
JILDING 2 - Building 1+4	4 - WIND			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior Sto	ry Height:	9

Construction Type:

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Number of Stories:

2

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100% Frame (ISO 1)

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Replacement Value

Gross Floor Area:	11,143 sq.ft.		gular ustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Factor:	1.03 - Cedar Shake Multi	olier vs. Siding		
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excellent
	Site Position: Unknown	Soi	il 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				\$1,711
Foundations			\$43,724	\$41,514
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$306,849	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	30% Siding, Fiber Cement on Frame			
	70% Siding, Wood on Frame			
Structural Floor				
Roof			\$116,183	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$368,088	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,591 ft.			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
Structure	10% Concrete Block	· • • • • • • • • • • • • • • • • • • •		
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$404,274	\$36,72
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$131,284	
SUBTOTAL RC			\$1,370,402	\$79,95
ADDITIONS				
Custom Items				
Open Porch			\$18,5	00
6 HVAC units			\$30,0	00
Screened Porch			\$66,1	80
Total Additions			\$114,680	
TOTAL RC Section 1			\$1,485,082	\$79,95
TAL RC BUILDING 2 Bui	ilding 1+4 - WIND		\$1,485,082	\$79,95
JILDING 3 - Building 2 - F	LOOD			
Section 1				

### SUPERSTRUCTURE

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	10,954 sq.ft.	Irregular Adjustment:	None
Construction Quality: Year Built:	2.0 - Average 2.0		

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Replacement Value

/ Number: Pelican Cove Sl	RQ		8/3/2023
Adjustments			
User Adjustment Factor:	1.03 - Cedar Shake Multiplier vs. Siding		
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		

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Policy Number: Pelican Cove SRQ

8/3/2023

Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$1,639	
Foundations			\$81,932	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$295,252	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	30% Siding, Fiber Cement on Frame			
	70% Siding, Wood on Frame			
Structural Floor				
Roof			\$111,502	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$561,300	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,564 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$819,627	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provide	d Reconstruction	Exclus
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$145,485	
SUBTOTAL RC			\$2,016,737	
ADDITIONS				
Custom Items				
Open Porch			\$18	,500
Screened Porc	h		\$66,	,180
Total Additions			\$84,680	
TOTAL RC Section 1			\$2,101,417	
DTAL RC BUILDING 3 E			\$2,101,417	
JILDING 4 - Building 2 Section 1			\$2,101,417	
JILDING 4 - Building 2		Interior S	\$2,101,417	
JILDING 4 - Building 2 Section 1 SUPERSTRUCTURE	- WIND 100% Condominium, w/o			
JILDING 4 - Building 2 Section 1 SUPERSTRUCTURE Occupancy:	- WIND 100% Condominium, w/o Finishes	1	Story Height:	
JILDING 4 - Building 2 Section 1 SUPERSTRUCTURE Occupancy: Construction Type:	- WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1)	1	Story Height: Number of Stories: rregular	
JILDING 4 - Building 2 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	- WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,954 sq.ft.	1	Story Height: Number of Stories: rregular	
JILDING 4 - Building 2 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	- WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,954 sq.ft.	1	Story Height: Number of Stories: rregular	
JILDING 4 - Building 2 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	- WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,954 sq.ft.	ז ן ק	Story Height: Number of Stories: rregular	
JILDING 4 - Building 2 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	- WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,954 sq.ft. 2.0 - Average 2.0	۱ ۶ plier vs. Siding	Story Height: Number of Stories: rregular	N
JILDING 4 - Building 2 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor	- WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,954 sq.ft. 2.0 - Average 2.0 : 1.03 - Cedar Shake Multi	۱ ب plier vs. Siding	Story Height: Number of Stories: rregular Adjustment:	Ne
JILDING 4 - Building 2 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor	- WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,954 sq.ft. 2.0 - Average 2.0 : 1.03 - Cedar Shake Multi Degree of Slope: Level	۱ ب plier vs. Siding	Story Height: Number of Stories: rregular Adjustment: Site Accessibility:	N
JILDING 4 - Building 2 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor Hillside Construction:	- WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,954 sq.ft. 2.0 - Average 2.0 : 1.03 - Cedar Shake Multi Degree of Slope: Level	۱ ب plier vs. Siding	Story Height: Number of Stories: rregular Adjustment: Site Accessibility:	Ne
JILDING 4 - Building 2 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor Hillside Construction: Fees	- WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,954 sq.ft. 2.0 - Average 2.0 : 1.03 - Cedar Shake Multi Degree of Slope: Level Site Position: Unknown	۱ ب plier vs. Siding	Story Height: Number of Stories: rregular Adjustment: Site Accessibility:	Ne Excell Excell

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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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

y Number: Pelican Cove SF	RQ			8/3/2023
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Site Preparation				\$1,682
Foundations			\$42,982	\$41,125
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$303,090	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	30% Siding, Fiber Cement on Frame			
	70% Siding, Wood on Frame			
Structural Floor				
Roof			\$114,462	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$362,033	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,564 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$401,985	\$36,728
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$129,057	

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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8/3/2023



Policy Number: Pelican Cove SRQ

Replacement Value

Olicy Number. Pelican Com					0/3/2023
SUBTOTAL RC			\$	1,353,610	\$79,535
ADDITIONS					
Custom Items					
Open Porch				\$18,5	00
6 HVAC unit	S			\$30,0	00
Screened Po	orch			\$66,1	80
Total Additions				\$114,680	
TOTAL RC Section 1			\$	1,468,290	\$79,535
TOTAL RC BUILDING 4 Building 2 - WIND			\$	1,468,290	\$79,535
		Reconstruction	Sq.Ft.	\$/Sq.Ft.	
OCATION TOTAL, Locati	on 2	\$7,179,714	44,194	\$162	
OCATION 3 - Section 3					
Section 3					
elican Cove Road					
Sarasota, FL 34231 USA					
Location Adjustments					
Climatic Region:	3 - Warm				
High Wind Region:	2 - Moderate D	amage			
Seismic Zone:	1 - No Damage	2			
BUILDING 1 - Building	3 - FLOOD				
Section 1					
SUPERSTRUCTURE	1				
Occupancy:	100% Condominium		Story Height	t:	9 ft.
Construction Type:	100% Frame (ISO 1)		Number of S	Stories:	2
Gross Floor Area:	10,954 sq.ft.		Irregular Adjustment:		None
Construction Quality:	2.0 - Average 2.0				
Year Built:					
Adjustments					
User Adjustment Fac	tor: 1.03 - Cedar Shake M	ultiplier vs. Siding			
Hillside Construction:	Degree of Slope: Leve	el	Site Access	sibility:	Excellent
	Site Position: Unknow	n	Soil Conditi	on:	Excellent

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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8/3/2023

Replacement Value

Policy Number: Pelican Cove SR	2		
Fees			
Architect Fees:	7% is included		
Overhead and Profit:	20% is included		
SUMMARY OF COSTS	User Provided	System Provided	Re
SUPERSTRUCTURE			
Site Preparation			

econstruction **Exclusion** \$1,639 Foundations \$81,932 Foundation Wall Interior Foundations Slab On Ground Exterior \$295,252 Framing Exterior Wall 25% Wall Openings Exterior Wall 30% Siding, Fiber Cement on Frame 70% Siding, Wood on Frame Structural Floor Roof \$111,502 Material 100% Shingles, Asphalt Pitch 100% Low (2:12 to 6:12 pitch) Interior \$561,300 Floor Finish 70% Carpet 30% Tile, Ceramic **Ceiling Finish** 100% Drywall 100% Paint 100% Textured Finish Partitions Length 1,564 ft. Structure 10% Concrete Block 90% Studs, Girts, etc. Finish 100% Drywall 100% Paint 100% Textured Finish

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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# Valuation Detailed Report

Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclu
Mechanicals			\$819,627	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$145,485	
SUBTOTAL RC			\$2,016,737	
ADDITIONS				
Custom Items				
Open Porch			\$18,	500
Screened Porch	ı		\$66,	180
<b>T</b> ( ) <b>A</b> ( );;;				
Total Additions			\$84,680	
			\$84,680 <b>\$2,101,417</b>	
TOTAL RC Section 1	uilding 3 - FLOOD		\$2,101,417	
TOTAL RC Section 1	-			
TOTAL RC Section 1	-		\$2,101,417	
TOTAL RC Section 1 DTAL RC BUILDING 1 B JILDING 2 - Building 3 -	-		\$2,101,417	
TOTAL RC Section 1 DTAL RC BUILDING 1 B JILDING 2 - Building 3 - Section 1 SUPERSTRUCTURE Occupancy:	-	Interior S	\$2,101,417	
TOTAL RC Section 1 DTAL RC BUILDING 1 B JILDING 2 - Building 3 - Section 1 SUPERSTRUCTURE Occupancy:	WIND 100% Condominium, w/o		\$2,101,417 \$2,101,417	
TOTAL RC Section 1 TAL RC BUILDING 1 B JILDING 2 - Building 3 - Section 1 SUPERSTRUCTURE Occupancy: Construction Type:	WIND 100% Condominium, w/o Finishes	N	\$2,101,417 \$2,101,417 tory Height:	
TOTAL RC Section 1 TAL RC BUILDING 1 B JILDING 2 - Building 3 - Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1)	N	\$2,101,417 \$2,101,417 tory Height: umber of Stories: regular	
TOTAL RC Section 1 TAL RC BUILDING 1 B JILDING 2 - Building 3 - Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,954 sq.ft.	N	\$2,101,417 \$2,101,417 tory Height: umber of Stories: regular	
TOTAL RC Section 1 TAL RC BUILDING 1 B JILDING 2 - Building 3 - Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,954 sq.ft.	N	\$2,101,417 \$2,101,417 tory Height: umber of Stories: regular	
TOTAL RC Section 1DTAL RC BUILDING 1BJILDING 2 - Building 3JILDING 2 - Building 3Section 1SUPERSTRUCTUREOccupancy:Construction Type:Gross Floor Area:Construction Quality:Year Built:Adjustments	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,954 sq.ft.	N Ir A	\$2,101,417 \$2,101,417 tory Height: umber of Stories: regular	
TOTAL RC Section 1DTAL RC BUILDING 1 BUILDING 2 - Building 3 -Section 1SuperstructureOccupancy:Construction Type:Gross Floor Area:Construction Quality:Year Built:Adjustments	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,954 sq.ft. 2.0 - Average 2.0	N Iri A olier vs. Siding	\$2,101,417 \$2,101,417 tory Height: umber of Stories: regular	

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Replacement Value

Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,682
Foundations			\$42,982	\$41,125
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$303,090	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	30% Siding, Fiber Cement on Frame			
	70% Siding, Wood on Frame			
Structural Floor				
Roof			\$114,462	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$362,033	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,564 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$401,985	\$36,728
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		

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Policy Number: Pelican Cove SRQ

8/3/2023

Replacement Value

SUMMARY OF COSTS	User Provided	System Provide	d Reconstruction	Exclusio
		0 Freight		
Built-ins			\$129,057	
SUBTOTAL RC			\$1,353,610	\$79,53
ADDITIONS				
Custom Items				
Screened Porc	h		\$66,	180
6 HVAC units			\$30,0	000
Open Porch			\$18,5	500
Total Additions			\$114,680	
TOTAL RC Section 1			\$1,468,290	\$79,53
TAL RC BUILDING 2 E	Building 3 - WIND		\$1,468,290	\$79,53
	FLOOD			
JILDING 3 - Building 5	- FLOOD			
Section 1				
SUPERSTRUCTURE			S	
Occupancy:	100% Condominium		Story Height:	9 f
Construction Type:	100% Frame (ISO 1)		Number of Stories:	
Gross Floor Area:	11,143 sq.ft.		rregular Adjustment:	Non
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Factor	: 1.03 - Cedar Shake Mult	iplier vs. Siding		
Hillside Construction:	Degree of Slope: Level		Site Accessibility:	Exceller
	Site Position: Unknown		Soil Condition:	Excellen
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included	t		
SUMMARY OF COSTS	User Provided	System Provide	d Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation			\$1,667	
Foundations			\$83,033	
Foundation Wall				

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior Foundations				
Slab On Ground				
Exterior			\$298,913	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	30% Siding, Fiber Cement on Frame			
	70% Siding, Wood on Frame			
Structural Floor				
Roof			\$113,179	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$570,715	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,591 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$824,744	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		

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Policy Number: Pelican Cove SRQ

8/3/2023

Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
		0 Freight		
Built-ins			\$147,995	
SUBTOTAL RC			\$2,040,246	
ADDITIONS				
Custom Items				
Screened Porc	h		\$66,	,180
Open Porch			\$18,	,500
Total Additions			\$84,680	
TOTAL RC Section 1			\$2,124,926	
TAL RC BUILDING 3 E	Building 5 - FLOOD		\$2,124,926	
JILDING 4 - Building 5	- WIND			
JILDING 4 - Building 5 Section 1	- WIND			
-	- WIND			
Section 1 SUPERSTRUCTURE	- WIND 100% Condominium, w/o Finishes	Interior S	tory Height:	9 -
Section 1 SUPERSTRUCTURE Occupancy:	100% Condominium, w/o		tory Height: umber of Stories:	9
Section 1 SUPERSTRUCTURE Occupancy: Construction Type:	100% Condominium, w/o Finishes	N		-
Section 1	100% Condominium, w/o Finishes 100% Frame (ISO 1)	N	umber of Stories: regular	-
Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,143 sq.ft.	N	umber of Stories: regular	-
Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,143 sq.ft.	N	umber of Stories: regular	-
Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,143 sq.ft.	N Ir A	umber of Stories: regular	-
Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,143 sq.ft. 2.0 - Average 2.0	N Ir A iplier vs. Siding	umber of Stories: regular	Nor
Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor	100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,143 sq.ft. 2.0 - Average 2.0 : 1.03 - Cedar Shake Mult	N Ir A iplier vs. Siding	umber of Stories: regular djustment:	Nor
Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor	<ul> <li>100% Condominium, w/o Finishes</li> <li>100% Frame (ISO 1)</li> <li>11,143 sq.ft.</li> <li>2.0 - Average 2.0</li> <li>: 1.03 - Cedar Shake Mult Degree of Slope: Level</li> </ul>	N Ir A iplier vs. Siding	umber of Stories: regular djustment: Site Accessibility:	Nor
Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor Hillside Construction:	<ul> <li>100% Condominium, w/o Finishes</li> <li>100% Frame (ISO 1)</li> <li>11,143 sq.ft.</li> <li>2.0 - Average 2.0</li> <li>: 1.03 - Cedar Shake Mult Degree of Slope: Level</li> </ul>	N Ir A iplier vs. Siding	umber of Stories: regular djustment: Site Accessibility:	Nor
Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor Hillside Construction: Fees	<ul> <li>100% Condominium, w/o Finishes</li> <li>100% Frame (ISO 1)</li> <li>11,143 sq.ft.</li> <li>2.0 - Average 2.0</li> <li>: 1.03 - Cedar Shake Mult Degree of Slope: Level Site Position: Unknown</li> </ul>	N Ir A iplier vs. Siding	umber of Stories: regular djustment: Site Accessibility:	9 f Non Exceller Exceller

#### SUPERSTRUCTURE

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8/3/2023

Replacement Value

# Policy Number: Pelican Cove SRQ

				0,0,2020
UMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Site Preparation				\$1,711
Foundations			\$43,724	\$41,514
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$306,849	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	30% Siding, Fiber Cement on Frame			
	70% Siding, Wood on Frame			
Structural Floor				
Roof			\$116,183	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$368,088	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,591 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$404,274	\$36,728
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$131,284	

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Replacement Value

olicy Number: Pelican Cove	SRQ				8/3/2023
SUBTOTAL RC			\$	51,370,402	\$79,953
ADDITIONS					
Custom Items					
Screened Po	rch			\$66,1	80
6 HVAC units	;			\$30,0	00
Open Porch				\$18,5	00
Total Additions				\$114,680	
TOTAL RC Section 1			Ş	\$1,485,082	\$79,953
TOTAL RC BUILDING 4	Building 5 - WIND		\$	51,485,082	\$79,953
		Reconstruction	Sq.Ft.	\$/Sq.Ft.	
OCATION TOTAL, Location	on 3	\$7,179,714	44,194	\$162	
LOCATION 4 - Section 4					
Section 4					
Pelican Cove Road					
Sarasota, FL 34231 USA					
Location Adjustments					
Climatic Region:	3 - Warm				
High Wind Region:	2 - Moderate D	amage			
Seismic Zone:	1 - No Damage				
BUILDING 1 - Building 6	- FLOOD				
1-story Section					
SUPERSTRUCTURE					
Occupancy:	100% Condominium		Story Heigh	t:	9 ft.
Construction Type:	100% Frame (ISO 1)		Number of S	Stories:	1
Gross Floor Area:	442 sq.ft.		Irregular Adjustment:		None
Construction Quality:	2.0 - Average 2.0				
Year Built:					
Adjustments					
Hillside Construction:	Degree of Slope: Leve		Site Acces	sibility:	Excellent
	Site Position: Unknow	n	Soil Condit	ion:	Excellent

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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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

<b>F</b>				
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$128	
Foundations			\$13,537	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$23,858	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$14,535	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$25,084	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	63 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
	100% Textured Finish			
Mechanicals			\$17,592	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	1 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$5,699	
SUBTOTAL RC			\$100,435	
ADDITIONS				
Custom Items				
Screened Porc	h		\$6,	240
Total Additions			\$6,240	
TOTAL RC 1-story Sec	tion		\$106,675	
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Sto	ory Height:	9 ft
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	2
Gross Floor Area:	25,816 sq.ft.		egular justment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Excellent
	Site Position: Unknown	So	oil 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			\$3,749	

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundations			\$158,718	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$531,416	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$237,104	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$1,259,547	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	3,688 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,753,974	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclu
Plumbing	180 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$332,887	
SUBTOTAL RC			\$4,277,394	
ADDITIONS				
Custom Items				
Open Porch			\$248,6	640
Total Additions			\$248,640	
TOTAL RC 2-story Sec	tion		\$4,526,034	
3-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	St	ory Height:	
Construction Type:	100% Frame (ISO 1)	Nu	umber of Stories:	
Gross Floor Area:	2,517 sq.ft.		egular ljustment:	1
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	S	ite Accessibility:	Exce
	Site Position: Unknown	S	oil Condition:	Exce
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclu
SUPERSTRUCTURE				
Site Preparation			\$244	
Foundations			\$20,521	
Foundation Wall				
Interior Foundations				

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Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion	
Framing					
Exterior Wall	25% Wall Openings				
Exterior Wall	50% Siding, Wood on Frame				
	50% Stucco on Frame				
Structural Floor					
Roof			\$23,493		
Material	70% Shingles, Asphalt				
	30% Single-Ply Membrane				
Pitch	30% Flat				
	70% Low (2:12 to 6:12 pitch)				
Interior			\$136,096		
Floor Finish	70% Carpet				
	30% Tile, Ceramic				
Ceiling Finish	100% Drywall				
	100% Paint				
	100% Textured Finish				
Partitions					
Length	359 ft.				
Structure	10% Concrete Block				
	90% Studs, Girts, etc.				
Finish	100% Drywall				
	100% Paint				
	100% Textured Finish				
Mechanicals			\$245,394		
Heating	100% Heat Pump				
Cooling	100% Heat Pump				
Fire Protection					
Plumbing	30 Total Fixtures				
Electrical	100% Average Quality				
Elevators		0 Passenger			
		0 Freight			
Built-ins			\$32,456		

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Replacement Value

y Number: Pelican Cove S	RQ				8/3/202
SUBTOTAL RC				\$582,271	
ADDITIONS					
Custom Items					
Open Porch				\$25,9	920
Total Additions				\$25,920	
TOTAL RC 3-story Sec	tion			\$608,191	
OTAL RC BUILDING 1 B	uilding 6 - FLOOD			\$5,240,900	
3UILDING 1 - Building 6 -	WIND				
1-story Section					
SUPERSTRUCTURE					
Occupancy:	100% Condominium, w/o Finishes	Interior	Stor	ry Height:	9 f
Construction Type:	100% Frame (ISO 1)		Nun	nber of Stories:	
Gross Floor Area:	442 sq.ft.			gular ustment:	Non
Construction Quality:	2.0 - Average 2.0				
Year Built:					
Adjustments					
Hillside Construction:	Degree of Slope: Level		Site	e Accessibility:	Exceller
	Site Position: Unknown		Soi	il Condition:	Exceller
Fees					
Architect Fees:	7% is included				
Overhead and Profit:	20% is included	l			
SUMMARY OF COSTS	User Provided	System Pro	vided	Reconstruction	Exclusio
SUPERSTRUCTURE					
Site Preparation					\$13
Foundations				\$3,368	\$10,52
Foundation Wall					
Interior Foundations					
Slab On Ground					
Exterior				\$24,492	
Framing					
Exterior Wall	25% Wall Openings				

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Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$14,921	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$16,374	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	63 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$8,273	\$420
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	1 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$5,056	
SUBTOTAL RC			\$72,483	\$11,080
DITIONS				

**Custom Items** 

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Replacement Value

Screened Porc	h		\$6,240		
Total Additions					
TOTAL RC 1-story Sec	tion		\$78,723	\$11,080	
2-story Section					
SUPERSTRUCTURE					
Occupancy:	100% Condominium, w/o Finishes	Interior	Story Height:	9 ft.	
Construction Type:	100% Frame (ISO 1)		Number of Stories:	2	
Gross Floor Area:	25,816 sq.ft.		Irregular Adjustment:	None	
Construction Quality: Year Built:	2.0 - Average 2.0				
Adjustments					
Fillside 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 Provid	ed Reconstruction	Exclusion	
SUPERSTRUCTURE					
Site Preparation				\$3,849	
Foundations			\$98,348	\$64,583	
Foundation Wall					
Interior Foundations					
Slab On Ground					
Exterior			\$545,524		
Framing					
Exterior Wall	25% Wall Openings				
Exterior Wall	50% Siding, Wood on Frame				
	50% Stucco on Frame				
Structural Floor					
Deef			\$243,398		
Roof			ψ240,000		

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Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$810,869	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	3,688 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$857,263	\$75,512
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	180 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$295,298	
SUBTOTAL RC			\$2,850,702	\$143,944
ADDITIONS				
Custom Items				
Screened Porch			\$248,6	640
20 HVAC units		\$100,0	000	
Total Additions			\$348,640	
TOTAL RC 2-story Section	on		\$3,199,342	\$143,944

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Replacement Value

#### Policy Number: Pelican Cove SRQ

3-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior S	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	١	Number of Stories:	3
Gross Floor Area:	2,517 sq.ft.		rregular Adjustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
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 Provide	d Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$250
Foundations			\$6,392	\$14,674
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$127,361	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$24,117	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			

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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior			\$88,466	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	359 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$121,884	\$12,585
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	30 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$28,791	
SUBTOTAL RC			\$397,010	\$27,509
ADDITIONS				
Custom Items				
Screened Porch			\$25,9	920
2 HVAC units			\$10,0	000
Total Additions			\$35,920	
TOTAL RC 3-story Section	on		\$432,930	\$27,509
OTAL RC BUILDING 1 Bu	ilding 6 - WIND		\$3,710,995	\$182,533
	Re	construction Sc	q.Ft. \$/Sq.Ft.	
ATION TOTAL, Location 4	ļ	\$8,951,895 57,	550 \$156	

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Replacement Value



Policy Number: Pelican Cove	SRQ			8/3/2023
LOCATION 5 - Section 5				
Section 5				
Pelican Cove Road				
Sarasota, FL 34231 USA				
Location Adjustments				
Climatic Region:	3 - Warm			
High Wind Region:	2 - Moderate Dama	age		
Seismic Zone:	1 - No Damage			
BUILDING 1 - Building 6	+7 - FLOOD			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	S	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	1	Number of Stories:	2
Gross Floor Area:	11,143 sq.ft.		rregular Adjustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Facto	or: 1.03 - Cedar Shake Multip	olier vs. Siding		
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 COST	S User Provided	System Provide	d Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$1,667	
Foundations			\$83,033	
Foundation Wall				
Interior Foundations	5			
Slab On Ground				
Exterior			\$298,913	
Framing				

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Replacement Value

#### Policy Number: Pelican Cove SRQ

UMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
Exterior Wall	25% Wall Openings			
Exterior Wall	30% Siding, Fiber Cement on Frame			
	70% Siding, Wood on Frame			
Structural Floor				
Roof			\$113,179	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$570,715	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,591 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$824,744	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$147,995	
UBTOTAL RC			\$2,040,246	

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Replacement Value

Custom Items				
Screened Porc	h		\$66, <sup>2</sup>	180
Open Porch		\$18,5		
Total Additions			\$84,680	
TOTAL RC Section 1			\$2,124,926	
OTAL RC BUILDING 1	Building 6+7 - FLOOD		\$2,124,926	
BUILDING 2 - Building 6+	7 - WIND			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior S	tory Height:	91
Construction Type:	100% Frame (ISO 1)	Ν	umber of Stories:	
Gross Floor Area:	11,143 sq.ft.		regular djustment:	Nor
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Factor	: 1.03 - Cedar Shake Multi	plier vs. Siding		
Hillside Construction:	Degree of Slope: Level	S	Site Accessibility:	Exceller
	Site Position: Unknown	S	Soil Condition:	Exceller
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,7
Foundations			\$43,724	\$41,5
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$306,849	
Framing				

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## Valuation Detailed Report

8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

	~				0/0/2020
SUMMARY OF COSTS	User Provide	əd	System Provided	Reconstruction	Exclusion
Exterior Wall	30% Siding, I Cement on F				
	70% Siding, \ Frame	Nood on			
Structural Floor					
Roof				\$116,183	
Material	100% Shingle Asphalt	es,			
Pitch	100% Low 6:12 pitch)	(2:12 to			
Interior				\$368,088	
Floor Finish					
Ceiling Finish	100% Drywal	I			
Partitions					
Length	1,591 ft.				
Structure	10% Concret	e Block			
	90% Studs, 0	Girts, etc.			
Finish	100% Drywal	I			
Mechanicals				\$404,274	\$36,728
Heating	100% Heat P	ump			
Cooling	100% Heat P	ump			
Fire Protection					
Plumbing	85 Total Fixtu	ires			
Electrical	100% Averag	e Quality			
Elevators			0 Passenger		
			0 Freight		
Built-ins				\$131,284	
SUBTOTAL RC				\$1,370,402	\$79,953
ADDITIONS					
Custom Items					
Screened Porch				\$66,18	0
6 HVAC units				\$30,00	0
Open Porch				\$18,50	0
Total Additions				\$114,680	
TOTAL RC Section 1				\$1,485,082	\$79,953

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8/3/2023

Replacement Value

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Policy Number: Pelican Cove SRQ

TAL RC BUILDING 2 B	Building 6+7 - WIND		\$1,485,082	\$79,95
ILDING 3 - Building 8	- FLOOD			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Sto	ory Height:	9
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	
Gross Floor Area:	10,954 sq.ft.		egular justment:	Nor
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Factor	: 1.03 - Cedar Shake Multip	olier vs. Siding		
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Exceller
	Site Position: Unknown	So	oil Condition:	Exceller
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$1,639	
Foundations			\$81,932	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$295,252	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	30% Siding, Fiber Cement on Frame			
	70% Siding, Wood on Frame			
Structural Floor				
Roof			\$111,502	
Material	100% Shingles, Asphalt			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusi
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$561,300	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,564 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$819,627	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$145,485	
SUBTOTAL RC			\$2,016,737	
ADDITIONS				
Custom Items				
Screened Porch			\$66,1	80
Open Porch			\$18,5	00
Total Additions			\$84,680	
TOTAL RC Section 1			\$2,101,417	
TAL RC BUILDING 3 Bui	ilding 8 - FLOOD		\$2,101,417	

#### BUILDING 4 - Building 8 - WIND

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Replacement Value

#### Policy Number: Pelican Cove SRQ

SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o ∣ Finishes	Interior St	ory Height:	9 ft
Construction Type:	100% Frame (ISO 1)	N	umber of Stories:	2
Gross Floor Area:	10,954 sq.ft.		egular djustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Factor	: 1.03 - Cedar Shake Multi	plier vs. Siding		
Hillside Construction:	Degree of Slope: Level	S	Site Accessibility:	Excellen
	Site Position: Unknown	S	Soil Condition:	Excellent
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$1,68
Foundations			\$42,982	\$41,12
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$303,090	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	30% Siding, Fiber Cement on Frame			
	70% Siding, Wood on Frame			
Structural Floor				
Roof			\$114,462	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to			

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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

User Provided	System Provide	ed Rec	construction	Exclusio
			\$362,033	
100% Drywall				
1,564 ft.				
10% Concrete Block				
90% Studs, Girts, etc.				
100% Drywall				
			\$401,985	\$36,72
100% Heat Pump				
100% Heat Pump				
85 Total Fixtures				
100% Average Quality				
	0 Passenger			
	0 Freight			
			\$129,057	
			\$1,353,610	\$79,5
			\$66,1	80
			\$30,0	00
			\$18,5	00
			\$114,680	
			\$1,468,290	\$79,5
lding 8 - WIND			\$1,468,290	\$79,5
R	econstruction	Sq.Ft.	\$/Sq.Ft.	
	\$7,179,714	44,194	\$162	
	100% Drywall 1,564 ft. 10% Concrete Block 90% Studs, Girts, etc. 100% Drywall 100% Heat Pump 100% Heat Pump 85 Total Fixtures 100% Average Quality	100% Drywall 1,564 ft. 10% Concrete Block 90% Studs, Girts, etc. 100% Drywall 100% Heat Pump 100% Heat Pump 100% Heat Pump 0 Passenger 0 Freight Iding 8 - WIND Reconstruction	100% Drywall 1,564 ft. 10% Concrete Block 90% Studs, Girts, etc. 100% Drywall 100% Heat Pump 100% Heat Pump 85 Total Fixtures 100% Average Quality 0 Passenger 0 Freight Iding 8 - WIND Reconstruction Sq.Ft.	\$362,033 100% Drywall 1,564 ft. 10% Concrete Block 90% Studs, Girts, etc. 100% Drywall \$401,985 100% Heat Pump 100% Heat Pump 100% Heat Pump 100% Average Quality 0 Passenger 0 Freight \$129,057 \$1,353,610 \$1,353,610 \$1,353,610 \$1,353,610 \$1,468,290 Iding 8 - WIND Reconstruction Sq.Ft. \$1,468,290 \$1,468,290

Sarasota, FL 34231 USA

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Replacement Value



#### Policy Number: Pelican Cove SRQ

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

#### BUILDING 1 - Building 7 - FLOOD

2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Story Height:		9 ft.
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	2
Gross Floor Area:	26,092 sq.ft.		egular justment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Sit	te Accessibility:	Excellent
	Site Position: Unknown	Sc	oil 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			\$3,789	
Foundations			\$160,127	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$535,842	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$239,410	

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Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$1,272,674	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	3,727 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$2,149,575	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	245 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$336,446	
SUBTOTAL RC			\$4,697,862	
ADDITIONS				
Custom Items				
Screened Porch			\$269,4	00
Wood Deck w/ ra	ailing		\$64,0	00
Total Additions			\$333,400	

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Replacement Value

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TOTAL RC 2-story Sec	tion		\$5,031,262	
TOTAL RC BUILDING 1 B	Building 7 - FLOOD		\$5,031,262	
BUILDING 1 - Building 7 -	WIND			
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior	Story Height:	9 f
Construction Type:	100% Frame (ISO 1)	I	Number of Stories:	:
Gross Floor Area:	26,092 sq.ft.		lrregular Adjustment:	Non
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level		Site Accessibility:	Exceller
	Site Position: Unknown		Soil Condition:	Exceller
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included	1		
SUMMARY OF COSTS	User Provided	System Provide	d Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$3,89
Foundations			\$99,400	\$64,97
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$550,067	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$245,766	
Material	70% Shingles, Asphalt			

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Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$819,284	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	3,727 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$1,060,475	\$102,780
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	245 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$298,456	
SUBTOTAL RC			\$3,073,448	\$171,648
ADDITIONS				
Custom Items				
Screened Porch			\$269,4	100
22 HVAC units			\$110,0	000
Wood Deck w/ ra	ailing		\$64,0	000
Total Additions			\$443,400	
TOTAL RC 2-story Section	on		\$3,516,848	\$171,648

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Replacement Value



TOTAL RC BUILDING 1 E	Building 7 - WIND			\$3,516,84	8 \$1	71,64
	Re	construction	Sq.	Ft. \$/Sq.	Ft.	
CATION TOTAL, Location	6	\$8,548,110	52,1	84 \$1	64	
CATION 7 - Section 7						
ction 7						
lican Cove Road						
rasota, FL 34231 USA						
Location Adjustments						
Climatic Region:	3 - Warm					
High Wind Region:	2 - Moderate Dam	age				
Seismic Zone:	1 - No Damage					
BUILDING 1 - Building 8 -	FLOOD					
2-story Section						
SUPERSTRUCTURE						
Occupancy:	100% Condominium		Story H	leight:		9
Construction Type:	100% Frame (ISO 1)		Numbe	r of Stories:		
Gross Floor Area:	17,894 sq.ft.		Irregula Adjustr			No
Construction Quality: Year Built:	2.0 - Average 2.0					
Adjustments						
Hillside Construction:	Degree of Slope: Level		Site A	ccessibility:	Ex	celle
	Site Position: Unknown		Soil C	ondition:	Ex	celle
Fees						
Architect Fees:	7% is included					
Overhead and Profit:	20% is included	l				
SUMMARY OF COSTS	User Provided	System Provi	ded I	Reconstructio	on Exc	clusi
SUPERSTRUCTURE						
Site Preparation				\$2,59	99	
Foundations				\$117,50	)3	
Foundation Wall						
Interior Foundations						

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Replacement Value

#### Policy Number: Pelican Cove SRQ

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UMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior			\$401,001	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$170,276	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$879,540	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	2,556 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,336,641	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	145 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Built-ins			\$230,736	
SUBTOTAL RC			\$3,138,296	
ADDITIONS				
Custom Items				
Screened Porc	h		\$180,9	960
Wood Deck w/ railing			\$33,6	300
Total Additions			\$214,560	
TOTAL RC 2-story Sec	tion		\$3,352,856	
TAL RC BUILDING 1 B	Building 8 - FLOOD		\$3,352,856	
IILDING 2 - Building 8 -	WIND			
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior Sto	ory Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	2
Gross Floor Area:	17,894 sq.ft.		egular justment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Excellent
	Site Position: Unknown	So	oil 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				\$2,668
Foundations			\$68,169	\$52,454
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$411,647	

Со 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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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$174,797	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$566,645	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	2,556 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$656,453	\$60,829
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	145 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$204,682	
SUBTOTAL RC			\$2,082,392	\$115,950

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ADDITIONS					
Custom Items					
Screened Porc	h		\$180,960		
14 HVAC units			\$70,000		
Wood Deck w/	railing		\$33,6	600	
Total Additions			\$284,560		
TOTAL RC 2-story Sec	tion		\$2,366,952	\$115,9	
OTAL RC BUILDING 2 B	Building 8 - WIND		\$2,366,952	\$115,9	
UILDING 3 - Building 9 -	FLOOD				
2-story Section					
SUPERSTRUCTURE					
Occupancy:	100% Condominium	Ste	ory Height:	9	
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:		
Gross Floor Area:	23,114 sq.ft.		egular ljustment:	No	
Construction Quality:	2.0 - Average 2.0				
Year Built:					
Adjustments					
Hillside Construction:	Degree of Slope: Level	S	ite Accessibility:	Excelle	
	Site Position: Unknown	S	oil Condition:	Excelle	
Fees					
Architect Fees:	7% is included				
Overhead and Profit:	20% is included				
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusi	
SUPERSTRUCTURE					
Site Preparation			\$3,357		
Foundations			\$144,840		
Foundation Wall					
Interior Foundations					
Slab On Ground					
Exterior			\$487,716		
Framing					

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Replacement Value

#### Policy Number: Pelican Cove SRQ

UMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$214,452	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$1,130,113	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	3,302 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals	4000/11 / -		\$1,682,954	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection	100 Total Fintures			
Plumbing	180 Total Fixtures			
Electrical	100% Average Quality	0 December		
Elevators		0 Passenger		
Puilt inc		0 Freight	¢000.046	
Built-ins JBTOTAL RC			\$298,046 \$3,961,477	

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Replacement Value

Custom Items					
Screened Porc	h		\$231,9	960	
Wood Deck w/	railing		\$43,2	200	
Total Additions			\$275,160		
TOTAL RC 2-story Sec	tion		\$4,236,637		
TOTAL RC BUILDING 3 E	Building 9 - FLOOD		\$4,236,637		
3UILDING 4 - Building 9 -	WIND				
2-story Section					
SUPERSTRUCTURE					
Occupancy:	100% Condominium, w/o Finishes	Interior S	Story Height:	91	
Construction Type:	100% Frame (ISO 1)	Ν	lumber of Stories:		
Gross Floor Area:	23,114 sq.ft.		regular djustment:	Nor	
Construction Quality:	2.0 - Average 2.0				
Year Built:					
Adjustments					
Hillside Construction:	Degree of Slope: Level	:	Site Accessibility:	Exceller	
	Site Position: Unknown	:	Soil Condition:	Exceller	
Fees					
Architect Fees:	7% is included				
Overhead and Profit:	20% is included				
SUMMARY OF COSTS	User Provided	System Provideo	d Reconstruction	Exclusio	
SUPERSTRUCTURE					
Site Preparation				\$3,44	
Foundations			\$88,055	\$60,63	
Foundation Wall					
Interior Foundations					
Slab On Ground					
Exterior			\$500,664		
Framing					
Exterior Wall	25% Wall Openings				
Exterior Wall	50% Siding, Wood on Frame				

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Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	50% Stucco on Frame			
Structural Floor				
Roof			\$220,146	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$727,699	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	3,302 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$825,497	\$75,512
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	180 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$264,391	
SUBTOTAL RC			\$2,626,451	\$139,588
ADDITIONS				
Custom Items				
Screened Porch			\$213,9	960
18 HVAC units			\$90,0	000

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## Valuation Detailed Report Replacement Value

Mood Dook w/	railing		ሮለን (	200	
Wood Deck w/	railing		\$43,200 \$347,160		
TOTAL RC 2-story Sec	tion		\$2,973,611	\$139,588	
DTAL RC BUILDING 4 B	-		\$2,973,611	\$139,588	
UILDING 5 - Building 10	- FLOOD				
2-story Section					
SUPERSTRUCTURE					
Occupancy:	100% Condominium	Stor	y Height:	9 ft.	
Construction Type:	100% Frame (ISO 1)	Nun	nber of Stories:	2	
Gross Floor Area:	17,630 sq.ft.		gular ustment:	None	
Construction Quality:	2.0 - Average 2.0				
Year Built:					
Adjustments					
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excellent	
	Site Position: Unknown	Soi	I 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			\$2,560		
Foundations			\$116,098		
Foundation Wall					
Interior Foundations					
Slab On Ground					
Exterior			\$396,518		
Framing					
Exterior Wall	25% Wall Openings				
Exterior Wall	50% Siding, Wood on Frame				
	50% Stucco on Frame				
Structural Floor					
Roof			\$168,024		

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Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$866,793	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	2,518 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,329,702	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	145 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$227,332	
SUBTOTAL RC			\$3,107,028	
ADDITIONS				
Custom Items				
Screened Porch			\$180,9	960
Wood Deck w/ ra	ailing		\$33,6	600
Total Additions			\$214,560	

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Replacement Value

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TOTAL RC 2-story Sec	tion		\$3,321,588	
TOTAL RC BUILDING 5 E	Building 10 - FLOOD		\$3,321,588	
BUILDING 6 - Building 10	- WIND			
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior S	Story Height:	9 f
Construction Type:	100% Frame (ISO 1)	Ν	lumber of Stories:	
Gross Floor Area:	17,630 sq.ft.		rregular Adjustment:	Non
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level		Site Accessibility:	Exceller
	Site Position: Unknown		Soil Condition:	Exceller
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included	l		
SUMMARY OF COSTS	User Provided	System Provide	d Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$2,62
Foundations			\$67,163	\$52,01
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$407,045	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$172,485	
Material	70% Shingles, Asphalt			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$558,438	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	2,518 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$653,349	\$60,829
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	145 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$201,662	
SUBTOTAL RC			\$2,060,143	\$115,475
ADDITIONS				
Custom Items				
Screened Porch		\$180,960		
14 HVAC units			\$70,0	000
Wood Deck w/ ra	Wood Deck w/ railing			600
Total Additions			\$284,560	
TOTAL RC 2-story Section	on		\$2,344,703	\$115,475

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Replacement Value



TOTAL RC BUILDING 6 B	Building 10 - WIND		\$	2,344,703	\$115,47
	Re	construction	Sq.Ft.	\$/Sq.Ft.	
CATION TOTAL, Location	7	\$18,596,348	117,276	\$159	
CATION 8 - Section 8					
ection 8					
lican Cove Road					
ırasota, FL 34231 USA					
Location Adjustments					
Climatic Region:	3 - Warm				
High Wind Region:	2 - Moderate Dam	age			
Seismic Zone:	1 - No Damage				
BUILDING 1 - Building 4 -	FLOOD				
2-story Section					
SUPERSTRUCTURE					
Occupancy:	100% Condominium		Story Heigh	t:	9
Construction Type:	100% Frame (ISO 1)		Number of S	Stories:	
Gross Floor Area:	18,528 sq.ft.		Irregular Adjustment:		Nor
Construction Quality: Year Built:	2.0 - Average 2.0				
Adjustments					
Hillside Construction:	Degree of Slope: Level		Site Acces	sibility:	Excelle
	Site Position: Unknown		Soil Condit	ion:	Exceller
Fees					
Architect Fees:	7% is included				
Overhead and Profit:	20% is included				
SUMMARY OF COSTS	User Provided	System Provi	ded Reco	nstruction	Exclusion
SUPERSTRUCTURE					
Site Preparation				\$2,691	
Foundations				\$120,867	
Foundation Wall					
Interior Foundations					

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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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

UMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior			\$411,724	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$175,676	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$909,889	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	2,646 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,514,618	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	172 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclu
Built-ins			\$238,911	
SUBTOTAL RC			\$3,374,376	
ADDITIONS				
Custom Items				
Screened Porc	h		\$187,6	380
Total Additions			\$187,680	
TOTAL RC 2-story Sec	tion		\$3,562,056	
DTAL RC BUILDING 1 E	Building 4 - FLOOD		\$3,562,056	
UILDING 1 - Building 4 -	WIND			
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior Sto	ory Height:	
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	
Gross Floor Area:	18,528 sq.ft.		egular justment:	١
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Exce
	Site Position: Unknown	So	oil Condition:	Exce
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included	Ł		
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclu
SUPERSTRUCTURE				
Site Preparation				\$2
Foundations			\$70,584	\$53
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$422,655	
Framing				

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## Valuation Detailed Report

8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$180,340	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$586,127	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	2,646 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$746,969	\$72,156
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	172 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$211,934	
UBTOTAL RC			\$2,218,609	\$128,410

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Replacement Value

licy Number: Pelican Cove					8/3/202
Custom Items					
Screened Por				\$187,6	
14 HVAC units	5			\$70,0	000
Total Additions				\$257,680	
TOTAL RC 2-story Sec	ction			\$2,476,289	\$128,41
TOTAL RC BUILDING 1	Building 4 - WIND			\$2,476,289	\$128,41
	F	Reconstruction	Sq.Ft.	\$/Sq.Ft.	
OCATION TOTAL, Locatio	n 8	\$6,038,346	37,056	\$163	
OCATION 9 - Section 9					
ection 9					
elican Cove Road					
arasota, FL 34231 USA					
Location Adjustments					
Climatic Region:	3 - Warm				
High Wind Region:	2 - Moderate Da	mage			
Seismic Zone:	1 - No Damage				
BUILDING 1 - Building 14	4 - FLOOD				
2-story Section					
SUPERSTRUCTURE					
Occupancy:	100% Condominium		Story Heig	ıht:	9 fl
Construction Type:	100% Frame (ISO 1)		Number of	f Stories:	:
Gross Floor Area:	19,318 sq.ft.		lrregular Adjustmer	nt:	None
Construction Quality:	2.0 - Average 2.0				
Year Built:					
Adjustments					
Hillside Construction:	Degree of Slope: Level		Site Acce	ssibility:	Excellen
	Site Position: Unknown		Soil Cond	lition:	Excellen
Fees					
Architect Fees:	7% is included	1			
Overhead and Profit:	20% is include	ed			
SUMMARY OF COSTS	6 User Provided	System Provi	ided Rec	onstruction	Exclusio

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$2,806	
Foundations			\$125,040	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$425,004	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$182,391	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$947,863	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	2,759 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,535,383	
Heating	100% Heat Pump			

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	172 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$249,098	
SUBTOTAL RC			\$3,467,583	
ADDITIONS				
Custom Items				
Screened Porc	h		\$199,	800
Total Additions			\$199,800	
	tion		\$3,667,383	
TOTAL RC 2-story Sec			, -, ,	
DTAL RC BUILDING 1 E	Building 14 - FLOOD		\$3,667,383	
DTAL RC BUILDING 1 E JILDING 2 - Building 14 Section	Building 14 - FLOOD			
DTAL RC BUILDING 1 E JILDING 2 - Building 14 Section SUPERSTRUCTURE	Building 14 - FLOOD - WIND		\$3,667,383	
DTAL RC BUILDING 1 E JILDING 2 - Building 14 Section SUPERSTRUCTURE	Building 14 - FLOOD	Interior S <sup>i</sup>		9 f
DTAL RC BUILDING 1 E JILDING 2 - Building 14 Section	Building 14 - FLOOD - WIND 100% Condominium, w/o		\$3,667,383	9 f
DTAL RC BUILDING 1 E JILDING 2 - Building 14 Section SUPERSTRUCTURE Occupancy:	Building 14 - FLOOD         - WIND         100% Condominium, w/o         Finishes	N	\$3,667,383 tory Height:	-
DTAL RC BUILDING 1 E JILDING 2 - Building 14 Section SUPERSTRUCTURE Occupancy: Construction Type:	Building 14 - FLOOD - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1)	N	\$3,667,383 tory Height: umber of Stories: regular	
DTAL RC BUILDING 1 E JILDING 2 - Building 14 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	Building 14 - FLOOD         - WIND         100% Condominium, w/o         Finishes         100% Frame (ISO 1)         19,318 sq.ft.	N	\$3,667,383 tory Height: umber of Stories: regular	
DTAL RC BUILDING 1 E JILDING 2 - Building 14 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	Building 14 - FLOOD         - WIND         100% Condominium, w/o         Finishes         100% Frame (ISO 1)         19,318 sq.ft.	N	\$3,667,383 tory Height: umber of Stories: regular	
DTAL RC BUILDING 1 E JILDING 2 - Building 14 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	Building 14 - FLOOD         - WIND         100% Condominium, w/o         Finishes         100% Frame (ISO 1)         19,318 sq.ft.	N Iri Ad	\$3,667,383 tory Height: umber of Stories: regular	
DTAL RC BUILDING 1 E JILDING 2 - Building 14 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	Building 14 - FLOOD         - WIND         100% Condominium, w/o         Finishes         100% Frame (ISO 1)         19,318 sq.ft.         2.0 - Average 2.0	N Iri Ar	\$3,667,383 tory Height: umber of Stories: regular djustment:	Non
DTAL RC BUILDING 1 E JILDING 2 - Building 14 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	Building 14 - FLOOD         - WIND         100% Condominium, w/o         Finishes         100% Frame (ISO 1)         19,318 sq.ft.         2.0 - Average 2.0         Degree of Slope: Level	N Iri Ar	\$3,667,383 tory Height: umber of Stories: regular djustment:	Non
DTAL RC BUILDING 1 E JILDING 2 - Building 14 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction:	Building 14 - FLOOD         - WIND         100% Condominium, w/o         Finishes         100% Frame (ISO 1)         19,318 sq.ft.         2.0 - Average 2.0         Degree of Slope: Level	N Iri Ar	\$3,667,383 tory Height: umber of Stories: regular djustment:	Non
DTAL RC BUILDING 1 E JILDING 2 - Building 14 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees	Building 14 - FLOOD         - WIND         100% Condominium, w/o         Finishes         100% Frame (ISO 1)         19,318 sq.ft.         2.0 - Average 2.0         Degree of Slope: Level         Site Position: Unknown	N Irr Ar S	\$3,667,383 tory Height: umber of Stories: regular djustment:	Non

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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion	
Foundations			\$73,594	\$54,766	
Foundation Wall					
Interior Foundations					
Slab On Ground					
Exterior			\$436,287		
Framing					
Exterior Wall	25% Wall Openings				
Exterior Wall	50% Siding, Wood on Frame				
	50% Stucco on Frame				
Structural Floor					
Roof			\$187,233		
Material	70% Shingles, Asphalt				
	30% Single-Ply Membrane				
Pitch	30% Flat				
	70% Low (2:12 to 6:12 pitch)				
Interior			\$610,541		
Floor Finish					
Ceiling Finish	100% Drywall				
Partitions					
Length	2,759 ft.				
Structure	10% Concrete Block				
	90% Studs, Girts, etc.				
Finish	100% Drywall				
Mechanicals			\$756,257	\$72,156	
Heating	100% Heat Pump				
Cooling	100% Heat Pump				
Fire Protection		0% Sprinkler System	I		
		0% Manual Fire Alarm System			
		0% Automatic Fire Alarm System			
Plumbing	172 Total Fixtures				

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$220,971	
SUBTOTAL RC			\$2,284,882	\$129,80
ADDITIONS				
Custom Items				
Screened Porc	h		\$199,8	300
16 HVAC units	units \$80,000		000	
Total Additions		\$279,800		
TOTAL RC Section			\$2,564,682	\$129,80
OTAL RC BUILDING 2 B	Ruilding 14 - WIND		\$2,564,682	\$129,80
2-story Section				
-				
SUPERSTRUCTURE	100% Condominium	Stor	av Height:	Q f
SUPERSTRUCTURE Occupancy:	100% Condominium		y Height:	
SUPERSTRUCTURE Occupancy: Construction Type:	100% Frame (ISO 1)	Nun	nber of Stories:	:
SUPERSTRUCTURE Occupancy:		Nun Irreç		:
SUPERSTRUCTURE Occupancy: Construction Type:	100% Frame (ISO 1)	Nun Irreç	nber of Stories: gular	:
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	100% Frame (ISO 1) 15,564 sq.ft.	Nun Irreç	nber of Stories: gular	:
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	100% Frame (ISO 1) 15,564 sq.ft.	Nun Irreç	nber of Stories: gular	:
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	100% Frame (ISO 1) 15,564 sq.ft.	Nun Irreç Adju	nber of Stories: gular	None
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	100% Frame (ISO 1) 15,564 sq.ft. 2.0 - Average 2.0	Nun Irreg Adju Site	nber of Stories: gular ustment:	None
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	100% Frame (ISO 1) 15,564 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Nun Irreg Adju Site	nber of Stories: gular ustment: e Accessibility:	None
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction:	100% Frame (ISO 1) 15,564 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Nun Irreg Adju Site	nber of Stories: gular ustment: e Accessibility:	None
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees	100% Frame (ISO 1) 15,564 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown	Nun Irreg Adju Site	nber of Stories: gular ustment: e Accessibility:	9 ft 2 None Excellent Excellent
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees Architect Fees:	100% Frame (ISO 1) 15,564 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown 7% is included 20% is included	Nun Irreg Adju Site	nber of Stories: gular ustment: e Accessibility:	Non Excellen Excellen
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees Architect Fees: Overhead and Profit:	100% Frame (ISO 1) 15,564 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown 7% is included 20% is included	Nun Irreg Adju Site Soi	nber of Stories: gular ustment: e Accessibility: il Condition:	Non Excellen Excellen
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees Architect Fees: Overhead and Profit: SUMMARY OF COSTS	100% Frame (ISO 1) 15,564 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown 7% is included 20% is included	Nun Irreg Adju Site Soi	nber of Stories: gular ustment: e Accessibility: il Condition:	Non Excellen Excellen
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees Architect Fees: Overhead and Profit: SUMMARY OF COSTS SUPERSTRUCTURE	100% Frame (ISO 1) 15,564 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown 7% is included 20% is included	Nun Irreg Adju Site Soi	nber of Stories: gular ustment: e Accessibility: il Condition: <b>Reconstruction</b>	None

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

Number: Pelican Cove SP				8/3/2023
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior Foundations				
Slab On Ground				
Exterior			\$361,041	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$150,330	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$767,440	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	2,223 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,185,780	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	130 Total Fixtures			
Electrical	100% Average Quality			

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclus
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$200,691	
SUBTOTAL RC			\$2,772,556	
ADDITIONS				
Custom Items				
Screened Porch		\$135,360		
Total Additions			\$135,360	
TOTAL RC 2-story Sec	tion	\$2,907,916		
3-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Stor	y Height:	ç
Construction Type:	100% Frame (ISO 1)	Num	ber of Stories:	
Gross Floor Area:	2,514 sq.ft.		gular istment:	No
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site Accessibility:		Excelle
	Site Position: Unknown	Soi	I Condition:	Excelle
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusi
SUPERSTRUCTURE				
Site Preparation		\$243		
Foundations		\$20,505		
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$123,973	
Framing				
Exterior Wall	25% Wall Openings			

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Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$23,471	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$136,031	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	359 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$125,824	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	10 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$32,417	
SUBTOTAL RC			\$462,465	

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Replacement Value

Custom Items				
Screened Porc	h		\$22,3	320
Total Additions			\$22,320	
TOTAL RC 3-story Sec	tion		\$484,785	
OTAL RC BUILDING 3 E	Building 15 - FLOOD		\$3,392,701	
UILDING 4 - Building 15	- WND			
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior Sto	ory Height:	9
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	
Gross Floor Area:	15,564 sq.ft.		egular justment:	Nor
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Exceller
	Site Position: Unknown	So	oil Condition:	Exceller
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$2,32
Foundations			\$59,292	\$48,5
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$370,626	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			

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8/3/2023

Replacement Value

### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Structural Floor				
Roof			\$154,321	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$494,575	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	2,223 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$582,914	\$54,536
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	130 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$178,030	
SUBTOTAL RC			\$1,839,759	\$105,366
ADDITIONS				
Custom Items				
Screened Porch			\$135,3	360
12 HVAC units			\$60,0	000
Total Additions			\$195,360	
TOTAL RC 2-story Section	on		\$2,035,119	\$105,366
3-story Section				

## SUPERSTRUCTURE

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8/3/2023

Replacement Value

## Policy Number: Pelican Cove SRQ

9 ft. Occupancy: 100% Condominium, w/o Interior Story Height: Finishes Construction Type: 100% Frame (ISO 1) Number of Stories: 3 Gross Floor Area: 2,514 sq.ft. Irregular None Adjustment: Construction Quality: 2.0 - Average 2.0 Year Built: Adjustments Hillside Construction: Degree of Slope: Level Site Accessibility: Excellent Site Position: Unknown Soil Condition: Excellent Fees 7% is included Architect Fees: 20% is included Overhead and Profit: SUMMARY OF COSTS **User Provided System Provided** Reconstruction Exclusion SUPERSTRUCTURE Site Preparation \$250 Foundations \$6,385 \$14,665 Foundation Wall Interior Foundations Slab On Ground Exterior \$127.264 Framing Exterior Wall 25% Wall Openings Exterior Wall 50% Siding, Wood on Frame 50% Stucco on Frame Structural Floor Roof \$24,094 Material 70% Shingles, Asphalt 30% Single-Ply Membrane Pitch 30% Flat 70% Low (2:12 to 6:12 pitch) Interior \$88,442 Floor Finish

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8/3/2023

Replacement Value

### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Ceiling Finish	100% Drywall			
Partitions				
Length	359 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$60,320	\$4,195
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	10 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$28,757	
SUBTOTAL RC			\$335,263	\$19,110
ADDITIONS				
Custom Items				
Screened Porch			\$22,3	20
2 HVAC Units			\$10,0	00
Total Additions			\$32,320	
TOTAL RC 3-story Section	on		\$367,583	\$19,110
TAL RC BUILDING 4 Bu	ilding 15 - WND		\$2,402,702	\$124,475
IILDING 5 - Building 16A	- FLOOD			
2-story Section				
SUPERSTRUCTURE				
0		61		0.0

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	9,552 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average 2.0		

Year Built:

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Replacement Value

Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Exce
	Site Position: Unknown	Soi	I Condition:	Exce
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclu
SUPERSTRUCTURE				
Site Preparation			\$1,387	
Foundations			\$71,527	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$252,442	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$97,867	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$477,134	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,364 ft.			
Structure	10% Concrete Block			

CoreLogi oor and material, normal profit and overhead as of date of rep 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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Replacement Value

### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provide	d Reconstruction	Exclusion
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$699,159	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	75 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$123,169	
SUBTOTAL RC			\$1,722,686	
ADDITIONS				
Custom Items				
Screened Porch	ı		\$91,80	00
Total Additions			\$91,800	
TOTAL RC 2-story Sect	ion		\$1,814,486	
TAL RC BUILDING 5 B	uilding 16A - FLOOD		\$1,814,486	
JILDING 6 - Building 16	A - WIND			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o	Interior S	Story Height:	9 ft.

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	9,552 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average 2.0		
Year Built:			
Adjustments			
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

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Replacement Value



### Policy Number: Pelican Cove SRQ

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,424
Foundations			\$36,389	\$37,037
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$259,144	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$100,465	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$307,875	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,364 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$343,030	\$31,463

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8/3/2023



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Replacement Value

### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	S User Provided	System Provided	Reconstruction	Exclusior
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	75 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$109,261	
SUBTOTAL RC			\$1,156,165	\$69,925
ADDITIONS				
Custom Items				
Screened Por	ch		\$91,8	300
6 HVAC units			\$30,000	
Total Additions			\$121,800	
TOTAL RC Section			\$1,277,965	\$69,92
TAL RC BUILDING 6	Building 16A - WIND		\$1,277,965	\$69,925
JILDING 7 - Building 1	B - FLOOD			
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Story	' Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Num	ber of Stories:	2
Gross Floor Area:	18,102 sq.ft.	Irregi Adjus	ular stment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:	5			

Adjustment

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

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8/3/2023

Replacement Value

## Policy Number: Pelican Cove SRQ

Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$2,629	
Foundations			\$118,608	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$404,526	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$172,049	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$889,595	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	2,586 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			

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Replacement Value

### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	S User Provided	System Provided	Reconstruction	Exclusion
	100% Textured Finish			
Mechanicals			\$1,342,108	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	145 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$233,418	
SUBTOTAL RC			\$3,162,932	
ADDITIONS				
Custom Items				
Screened Por	ch		\$150,3	240
Total Additions				
			\$150,240	
TOTAL RC 2-story Sec	ction		\$150,240 <b>\$3,313,172</b>	
TOTAL RC 2-story Sec			\$3,313,172	
TOTAL RC 2-story Sec	Building 16B - FLOOD			
TOTAL RC 2-story Sec	Building 16B - FLOOD		\$3,313,172	
TOTAL RC 2-story Sec	Building 16B - FLOOD		\$3,313,172	
TOTAL RC 2-story Sec TAL RC BUILDING 7	Building 16B - FLOOD		\$3,313,172	
TOTAL RC 2-story Sec TAL RC BUILDING 7 ILDING 8 - Building 16 Section SUPERSTRUCTURE	Building 16B - FLOOD	Interior Sto	\$3,313,172	9 ft.
TOTAL RC 2-story Sec TAL RC BUILDING 7 IILDING 8 - Building 16 Section	Building 16B - FLOOD BB - WIND		\$3,313,172 \$3,313,172	9 ft. 2
TOTAL RC 2-story Sec TAL RC BUILDING 7 IILDING 8 - Building 16 Section SUPERSTRUCTURE Occupancy:	Building 16B - FLOOD BB - WIND 100% Condominium, w/o Finishes	Nu Irre	\$3,313,172 \$3,313,172	2
TOTAL RC 2-story Sec TAL RC BUILDING 7 IILDING 8 - Building 16 Section SUPERSTRUCTURE Occupancy: Construction Type:	Building 16B - FLOOD B - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1)	Nu Irre	\$3,313,172 \$3,313,172	2
TOTAL RC 2-story Sec TAL RC BUILDING 7 IILDING 8 - Building 16 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	Building 16B - FLOOD BB - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 18,102 sq.ft.	Nu Irre	\$3,313,172 \$3,313,172	2
TOTAL RC 2-story Sec TAL RC BUILDING 7 IILDING 8 - Building 10 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	Building 16B - FLOOD BB - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 18,102 sq.ft.	Nu Irre	\$3,313,172 \$3,313,172	2
TOTAL RC 2-story Sec TAL RC BUILDING 7 IILDING 8 - Building 16 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	Building 16B - FLOOD BB - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 18,102 sq.ft.	Nu Irre Adj	\$3,313,172 \$3,313,172	2
TOTAL RC 2-story Sec TAL RC BUILDING 7 IILDING 8 - Building 16 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	Building 16B - FLOOD 3B - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 18,102 sq.ft. 2.0 - Average 2.0	Nu Irre Adj Si	\$3,313,172 \$3,313,172 ory Height: mber of Stories: egular ustment:	2 None
TOTAL RC 2-story Sec TAL RC BUILDING 7 IILDING 8 - Building 16 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	Building 16B - FLOOD B - WIND 100% Condominium, w/o I Finishes 100% Frame (ISO 1) 18,102 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Nu Irre Adj Si	\$3,313,172 \$3,313,172 \$3,313,172 ory Height: mber of Stories: egular ustment: te Accessibility:	2 None Excellent
TOTAL RC 2-story Sec TAL RC BUILDING 7 IILDING 8 - Building 16 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction:	Building 16B - FLOOD B - WIND 100% Condominium, w/o I Finishes 100% Frame (ISO 1) 18,102 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Nu Irre Adj Si	\$3,313,172 \$3,313,172 \$3,313,172 ory Height: mber of Stories: egular ustment: te Accessibility:	2 None Excellent

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
SUPERSTRUCTURE				
Site Preparation				\$2,699
Foundations			\$68,961	\$52,796
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$415,265	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$176,617	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$573,120	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	2,586 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$658,898	\$60,82
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		

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Replacement Value



### Policy Number: Pelican Cove SRQ

SUMMARY OF COST	S User Provided	System Provided	Reconstruction	Exclusion
		0% Automatic Fire Alarm System		
Plumbing	145 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$207,061	
SUBTOTAL RC			\$2,099,923	\$116,324
ADDITIONS				
Custom Items				
Screened Por	ch		\$150,2	240
14 HVAC unit	S		\$70,0	000
Total Additions			\$220,240	
TOTAL RC Section			\$2,320,163	\$116,324
TAL RC BUILDING 8	Building 16B - WIND		\$2,320,163	\$116,324
ILDING 9 - Building 1	7A - FLOOD			
g .				
2-story Section				
2-story Section	100% Condominium	Sto	ry Height:	9 ft.
2-story Section SUPERSTRUCTURE			ry Height: nber of Stories:	9 ft. 2
2-story Section SUPERSTRUCTURE Occupancy:	100% Condominium	Nur		2
2-story Section SUPERSTRUCTURE Occupancy: Construction Type:	100% Condominium 100% Frame (ISO 1)	Nur	nber of Stories: gular	2
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	100% Condominium 100% Frame (ISO 1) 10,202 sq.ft.	Nur	nber of Stories: gular	2
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	100% Condominium 100% Frame (ISO 1) 10,202 sq.ft.	Nur	nber of Stories: gular	2
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	100% Condominium 100% Frame (ISO 1) 10,202 sq.ft.	Nur Irre Adji	nber of Stories: gular	2 None
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	100% Condominium 100% Frame (ISO 1) 10,202 sq.ft. 2.0 - Average 2.0	Nur Irreı Adjı Sit	nber of Stories: gular ustment:	2 None Excellent
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	100% Condominium 100% Frame (ISO 1) 10,202 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Nur Irreı Adjı Sit	nber of Stories: gular ustment: e Accessibility:	2 None Excellent
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction:	100% Condominium 100% Frame (ISO 1) 10,202 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Nur Irreı Adjı Sit	nber of Stories: gular ustment: e Accessibility:	2 None
2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees	100% Condominium 100% Frame (ISO 1) 10,202 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown	Nur Irreı Adjı Sit	nber of Stories: gular ustment: e Accessibility:	2 None Excellent

## SUPERSTRUCTURE

Site Preparation \$1,482 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 should not be considered the actual value of

commercial contents insurance coverage that should be underwritten for the insured.



Replacement Value

### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundations			\$75,265	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$264,693	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$103,631	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$508,649	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,457 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$805,862	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				

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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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Plumbing	90 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$131,551	
SUBTOTAL RC			\$1,891,132	
ADDITIONS				
Custom Items				
Screened Porc	h		\$96,0	000
Total Additions			\$96,000	
TOTAL RC 2-story Sec	tion		\$1,987,132	
OTAL RC BUILDING 9 E	Building 17A - FLOOD		\$1,987,132	
UILDING 10 - Building 1	7A - WIND			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior St	ory Height:	9
Construction Type:	100% Frame (ISO 1)	Nu	umber of Stories:	
Gross Floor Area:	10,202 sq.ft.		egular ljustment:	No
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	S	ite Accessibility:	Excelle
	Site Position: Unknown	S	oil Condition:	Excelle
Fees				
Fees Architect Fees:	7% is included			
	7% is included 20% is included			
Architect Fees:	20% is included	System Provided	Reconstruction	Exclusi
Architect Fees: Overhead and Profit:	20% is included		Reconstruction	Exclusi
Architect Fees: Overhead and Profit: SUMMARY OF COSTS	20% is included		Reconstruction	Exclusi \$1,5

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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Replacement Value

### Policy Number: Pelican Cove SRQ

UMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior Foundations		-		
Slab On Ground				
Exterior			\$271,720	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$106,382	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$328,155	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,457 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$396,818	\$37,756
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	90 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		

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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Replacement Value

SUMMARY OF COST	S User Provided	System Provi	ded Rec	onstruction	Exclusior
		0 Freight			
Built-ins				\$116,696	
SUBTOTAL RC				\$1,258,638	\$77,674
ADDITIONS					
Custom Items					
Screened Por	ch			\$96,0	000
8 HVAC units				\$40,0	000
Total Additions				\$136,000	
TOTAL RC Section				\$1,394,638	\$77,674
TOTAL RC BUILDING 10	Building 17A - WIND			\$1,394,638	\$77,674
		Reconstruction	Sq.Ft.	\$/Sq.Ft.	
OCATION TOTAL, Locatio	n 9	\$24,135,024	150,504	\$160	
OCATION 10 - Section 10					
ection 10					
elican Cove Road					
arasota, FL 34231 USA					
Location Adjustments					
Climatic Region:	3 - Warm				
High Wind Region:	2 - Moderate	Damage			
Seismic Zone:	1 - No Dama	ge			
BUILDING 1 - Building 1	1,12,13,14 - FLOOD				
Section 1					
SUPERSTRUCTURE					
Occupancy:	100% Condominium		Story Heigl	ht:	9 ft.
Construction Type:	100% Frame (ISO 1)		Number of	Stories:	2
Gross Floor Area:	11,440 sq.ft.		Irregular Adjustmen	t:	None
Construction Quality:	2.0 - Average 2.0				

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Replacement Value

Number: Pelican Cove SI Adjustments	RQ		8/3/2023
-	1.03 - Cedar Shake Multiplier vs. Siding		
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		

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Policy Number: Pelican Cove SRQ

8/3/2023

Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$1,711	
Foundations			\$84,759	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$304,643	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	30% Siding, Fiber Cement on Frame			
	70% Siding, Wood on Frame			
Structural Floor				
Roof			\$115,809	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$585,623	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,634 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$820,477	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Fire Protection				
Plumbing	83 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$151,940	
SUBTOTAL RC			\$2,064,962	
ADDITIONS				
Custom Items				
Screened Porc	h		\$65,	880
Open Porch			\$18,	500
Wood Deck w/	railing		\$28,	800
Total Additions			\$113,180	
TOTAL RC Section 1			\$2,178,142	
TOTAL NC Section 1			<i><b>\$</b>2,178,142</i>	
TAL RC BUILDING 1 E	Building 11,12,13,14 - FLC ,12,13,14 - WIND	OD	\$2,178,142	
	• • • •	OD		
TAL RC BUILDING 1 E	• • • •	OD		
TAL RC BUILDING 1 E JILDING 2 - Building 11 Section 1 SUPERSTRUCTURE	• • • •			9 ft.
TAL RC BUILDING 1 E JILDING 2 - Building 11 Section 1 SUPERSTRUCTURE Occupancy:	,12,13,14 - WIND 100% Condominium, w/o	Interior St	\$2,178,142	
DTAL RC BUILDING 1 E JILDING 2 - Building 11 Section 1 SUPERSTRUCTURE Occupancy: Construction Type:	,12,13,14 - WIND 100% Condominium, w/o Finishes	Interior Sta Nu	<b>\$2,178,142</b> ory Height:	2
OTAL RC BUILDING 1 E JILDING 2 - Building 11 Section 1	,12,13,14 - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1)	Interior Sta Nu	\$2,178,142 ory Height: umber of Stories: egular	2
DTAL RC BUILDING 1 E JILDING 2 - Building 11 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	<b>,12,13,14 - WIND</b> 100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,440 sq.ft.	Interior Sta Nu	\$2,178,142 ory Height: umber of Stories: egular	2
DTAL RC BUILDING 1 E JILDING 2 - Building 11 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	<b>,12,13,14 - WIND</b> 100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,440 sq.ft.	Interior Sta Nu	\$2,178,142 ory Height: umber of Stories: egular	2
DTAL RC BUILDING 1 E JILDING 2 - Building 11 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	<b>,12,13,14 - WIND</b> 100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,440 sq.ft.	Interior Ste Nu Irre Ac	\$2,178,142 ory Height: umber of Stories: egular	2
DTAL RC BUILDING 1 E JILDING 2 - Building 11 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	<b>,12,13,14 - WIND</b> 100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,440 sq.ft. 2.0 - Average 2.0	Interior Stu Nu Irru Ad	\$2,178,142 ory Height: umber of Stories: egular	2
DTAL RC BUILDING 1 E JILDING 2 - Building 11 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor	<b>,12,13,14 - WIND</b> 100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,440 sq.ft. 2.0 - Average 2.0 : 1.03 - Cedar Shake Multi	Interior Sto Nu Irro Ac plier vs. Siding S	\$2,178,142 ory Height: umber of Stories: egular ljustment:	2 None
DTAL RC BUILDING 1 E JILDING 2 - Building 11 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor	<ul> <li>,12,13,14 - WIND</li> <li>100% Condominium, w/o Finishes</li> <li>100% Frame (ISO 1)</li> <li>11,440 sq.ft.</li> <li>2.0 - Average 2.0</li> <li>: 1.03 - Cedar Shake Multi Degree of Slope: Level</li> </ul>	Interior Sto Nu Irro Ac plier vs. Siding S	\$2,178,142 ory Height: umber of Stories: egular ljustment:	2 None
DTAL RC BUILDING 1 E JILDING 2 - Building 11 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor Hillside Construction:	<ul> <li>,12,13,14 - WIND</li> <li>100% Condominium, w/o Finishes</li> <li>100% Frame (ISO 1)</li> <li>11,440 sq.ft.</li> <li>2.0 - Average 2.0</li> <li>: 1.03 - Cedar Shake Multi Degree of Slope: Level</li> </ul>	Interior Sto Nu Irro Ac plier vs. Siding S	\$2,178,142 ory Height: umber of Stories: egular ljustment:	9 ft. 2 None Excellent Excellent
TAL RC BUILDING 1 E JILDING 2 - Building 11 Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor Hillside Construction: Fees	<ul> <li>,12,13,14 - WIND</li> <li>100% Condominium, w/o Finishes</li> <li>100% Frame (ISO 1)</li> <li>11,440 sq.ft.</li> <li>2.0 - Average 2.0</li> <li>1.03 - Cedar Shake Multi Degree of Slope: Level Site Position: Unknown</li> </ul>	Interior Sta Nu Irra Ac plier vs. Siding S S	\$2,178,142 ory Height: umber of Stories: egular ljustment:	2 None

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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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,757
Foundations			\$44,889	\$42,120
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$312,731	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	30% Siding, Fiber Cement on Frame			
	70% Siding, Wood on Frame			
Structural Floor				
Roof			\$118,884	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$377,703	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,634 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$401,533	\$35,864
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire		

#### Plumbing 83 Total Fixtures

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Replacement Value

# Policy Number: Pelican Cove SRQ SUMMARY OF COSTS User Prov

Construction Type:

SUMMARY OF COS	TS User Provided	System Provided	Reconstructio	n Exclusion
Electrical	100% Average Quality	/		
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$134,783	3
SUBTOTAL RC			\$1,390,522	\$79,740
ADDITIONS				
Custom Items				
Screened Po	brch		\$0	65,880
6 HVAC unit	s		\$3	30,000
Open Porch			\$	18,500
Wood Deck	w/ railing		\$2	28,800
Total Additions			\$143,180	)
TOTAL RC Section 1			\$1,533,702	\$79,740
TOTAL RC BUILDING 2	Building 11,12,13,14 - WI	ND	\$1,533,702	\$79,740
	R	econstruction	Sq.Ft. \$/Sq.F	t.
LOCATION TOTAL, Locati			Sq.Ft. \$/Sq.F 22,880 \$16	
LOCATION TOTAL, Locati	on 10			
· ·	on 10			
LOCATION 11 - Section 11	on 10			
LOCATION 11 - Section 11 Section 11	on 10			
<b>-OCATION 11 - Section 11</b> Section 11 Pelican Cove Road	on 10			
LOCATION 11 - Section 11 Section 11 Pelican Cove Road Sarasota, FL 34231 USA	on 10			
LOCATION 11 - Section 11 Section 11 Pelican Cove Road Sarasota, FL 34231 USA Location Adjustments	on 10	\$3,711,844		
LOCATION 11 - Section 11 Section 11 Pelican Cove Road Sarasota, FL 34231 USA Location Adjustments Climatic Region:	on 10 3 - Warm	\$3,711,844		
LOCATION 11 - Section 11 Section 11 Pelican Cove Road Sarasota, FL 34231 USA Location Adjustments Climatic Region: High Wind Region:	on 10 3 - Warm 2 - Moderate Dan 1 - No Damage	\$3,711,844		
LOCATION 11 - Section 11 Section 11 Pelican Cove Road Sarasota, FL 34231 USA Location Adjustments Climatic Region: High Wind Region: Seismic Zone:	on 10 3 - Warm 2 - Moderate Dan 1 - No Damage	\$3,711,844		
LOCATION 11 - Section 11 Section 11 Pelican Cove Road Sarasota, FL 34231 USA Location Adjustments Climatic Region: High Wind Region: Seismic Zone: BUILDING 1 - Building	on 10 3 - Warm 2 - Moderate Dan 1 - No Damage 1+2 - FLOOD	\$3,711,844		

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.

Number of Stories:

2

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100% Frame (ISO 1)

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Replacement Value

Gross Floor Area:	18,012 sq.ft.		gular ustment:	Nor
Construction Quality:	2.0 - Average 2.0			
Year Built:	Ũ			
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Exceller
	Site Position: Unknown	So	il Condition:	Exceller
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$2,616	
Foundations			\$118,130	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$403,001	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$171,282	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$885,240	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			

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Replacement Value

### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provid	ed Reconstruction	Exclusio
	100% Textured Finish			
Partitions				
Length	2,573 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,453,259	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	164 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$232,257	
SUBTOTAL RC			\$3,265,786	
ADDITIONS				
Custom Items				
Screened Porc	h		\$122,7	60
Total Additions			\$122,760	
TOTAL RC Section			\$3,388,546	
OTAL RC BUILDING 1	Building 1+2 - FLOOD		\$3,388,546	
UILDING 2 - Building 1+	-2 - WIND			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior	Story Height:	9
Construction Type:	100% Frame (ISO 1)		Number of Stories:	
Gross Floor Area:	18,012 sq.ft.		Irregular Adjustment:	Noi

Construction Quality: 2.0 - Average 2.0

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.

Adjustment:

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Replacement Value

Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excelle
	Site Position: Unknown	So	il Condition:	Excelle
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusi
SUPERSTRUCTURE				
Site Preparation				\$2,6
Foundations			\$68,618	\$52,6
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$413,700	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$175,830	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$570,315	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	2,573 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			

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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Replacement Value

## Policy Number: Pelican Cove SRQ

8/3/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
Mechanicals			\$713,215	\$68,38
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	163 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$206,032	
SUBTOTAL RC			\$2,147,710	\$123,713
DITIONS				
Custom Items				
Screened Porc	ch		\$122,7	760
16 HVAC units	;		\$80,0	000
Fotal Additions			\$202,760	
TOTAL RC Section			\$2,350,470	\$123,713
TAL RC BUILDING 2	Building 1+2 - WIND		\$2,350,470	\$123,713
ILDING 3 - Building 3	- FLOOD			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Story	/ Height:	9 ft
Construction Type:	100% Frame (ISO 1)	Num	ber of Stories:	2
Gross Floor Area:	16,064 sq.ft.	Irreg Adjus	ular stment:	None
Construction Quality:	2.0 - Average 2.0			
∕ear Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	Accessibility:	Excellent
	Site Position: Unknown		Condition:	Excellent

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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8/3/2023

Replacement Value

## Policy Number: Pelican Cove SRQ

_				
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$2,333	
Foundations			\$107,711	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$369,695	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$154,625	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$791,418	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	2,294 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			

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8/3/2023

None

Excellent

Excellent

Replacement Value

### Policy Number: Pelican Cove SRQ

				0,0,2020
SUMMARY OF COSTS	User Provided	System Provid	ed Reconstruction	Exclusion
	100% Textured Finish			
Mechanicals			\$1,282,566	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	144 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$207,139	
SUBTOTAL RC			\$2,915,487	
ADDITIONS				
Custom Items				
Screened Porce	ch		\$110,	160
Balcony			\$3,	465
Total Additions			\$113,625	
TOTAL RC Section			\$3,029,112	
TOTAL RC BUILDING 3	Building 3 - FLOOD		\$3,029,112	
BUILDING 4 - Building 3	- WIND			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)		Number of Stories:	2

Fees Architect Fees:

Gross Floor Area:

Year Built:

Adjustments

Construction Quality:

Hillside Construction:

7% is included

16,064 sq.ft.

2.0 - Average 2.0

Degree of Slope: Level

Site Position: Unknown

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Irregular

Adjustment:

Site Accessibility:

Soil Condition:

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8/3/2023

Replacement Value

Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$2,395
Foundations			\$61,197	\$49,374
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$379,510	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$158,730	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$509,972	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	2,294 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$631,862	\$60,409
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		

### Policy Number: Pelican Cove SRQ

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Replacement Value



### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	S User Provided	System Provided	Reconstruction	Exclusior
		0% Automatic Fire Alarm System	)	
Plumbing	144 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$183,749	
SUBTOTAL RC			\$1,925,020	\$112,178
ADDITIONS				
Custom Items				
Screened Por	ch		\$110, <sup>2</sup>	160
14 HVAC units	S		\$70,0	000
Balcony			\$3,4	165
Total Additions			\$183,625	
TOTAL RC Section			\$2,108,645	\$112,178
TOTAL RC Section	Building 3 - WIND		\$2,108,645 \$2,108,645	\$112,178 \$112,178
	_			
TAL RC BUILDING 4	_			
TAL RC BUILDING 4	_			
TAL RC BUILDING 4 IILDING 5 - Building 4 Section	_	Si		\$112,178
TAL RC BUILDING 4 IILDING 5 - Building 4 Section SUPERSTRUCTURE	- FLOOD		\$2,108,645	\$112,178
TAL RC BUILDING 4 IILDING 5 - Building 4 Section SUPERSTRUCTURE Occupancy:	- FLOOD 100% Condominium	N	\$2,108,645	\$112,178 9 ft. 2
TAL RC BUILDING 4 IILDING 5 - Building 4 Section SUPERSTRUCTURE Occupancy: Construction Type:	- FLOOD 100% Condominium 100% Frame (ISO 1)	N	\$2,108,645 tory Height: umber of Stories: regular	\$112,178 9 ft. 2
TAL RC BUILDING 4 IILDING 5 - Building 4 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	- FLOOD 100% Condominium 100% Frame (ISO 1) 11,122 sq.ft.	N	\$2,108,645 tory Height: umber of Stories: regular	\$112,178 9 ft 2
TAL RC BUILDING 4 IILDING 5 - Building 4 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	- FLOOD 100% Condominium 100% Frame (ISO 1) 11,122 sq.ft.	N	\$2,108,645 tory Height: umber of Stories: regular	\$112,178 9 ft. 2
TAL RC BUILDING 4 IILDING 5 - Building 4 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	- FLOOD 100% Condominium 100% Frame (ISO 1) 11,122 sq.ft.	N In Ad	\$2,108,645 tory Height: umber of Stories: regular	\$112,178 9 ft. 2 None
TAL RC BUILDING 4 IILDING 5 - Building 4 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	- FLOOD 100% Condominium 100% Frame (ISO 1) 11,122 sq.ft. 2.0 - Average 2.0	N Irr Ad	\$2,108,645 tory Height: umber of Stories: regular djustment:	\$112,178 9 ft 2 None
TAL RC BUILDING 4 IILDING 5 - Building 4 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	- FLOOD 100% Condominium 100% Frame (ISO 1) 11,122 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	N Irr Ad	\$2,108,645 tory Height: umber of Stories: regular djustment:	\$112,178 9 ft 2 None
TAL RC BUILDING 4 UILDING 5 - Building 4 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction:	- FLOOD 100% Condominium 100% Frame (ISO 1) 11,122 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	N Irr Ad	\$2,108,645 tory Height: umber of Stories: regular djustment:	

 SUMMARY OF COSTS
 User Provided
 System Provided
 Reconstruction
 Exclusion

 SUPERSTRUCTURE
 Superstructure

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Replacement Value

### Policy Number: Pelican Cove SRQ

\$1,615 \$80,496	
\$80,496	
\$281,779	
\$111,745	
\$553,076	
\$889,789	
	\$889,789

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provide	d Reconstruction	Exclusion
Fire Protection				
Plumbing	100 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$143,414	
SUBTOTAL RC			\$2,061,914	
ADDITIONS				
Custom Items				
Screened Porc	h		\$70	),200
Balcony			\$3	3,465
Total Additions			\$73,665	
TOTAL RC Section			\$2,135,579	
DTAL RC BUILDING 5 E	-		\$2,135,579	
DTAL RC BUILDING 5 E	-			
DTAL RC BUILDING 5 E UILDING 6 - Building 4 -	-			
DTAL RC BUILDING 5 E UILDING 6 - Building 4 - Section	-	Interior S		9
DTAL RC BUILDING 5 E UILDING 6 - Building 4 - Section SUPERSTRUCTURE	WIND 100% Condominium, w/o		\$2,135,579	9
DTAL RC BUILDING 5 E UILDING 6 - Building 4 - Section SUPERSTRUCTURE Occupancy:	WIND 100% Condominium, w/o Finishes	1	<b>\$2,135,579</b>	
DTAL RC BUILDING 5 E JILDING 6 - Building 4 - Section SUPERSTRUCTURE Occupancy: Construction Type:	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1)	1	\$2,135,579 Story Height: Number of Stories: Irregular	
DTAL RC BUILDING 5 E JILDING 6 - Building 4 - Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,122 sq.ft.	1	\$2,135,579 Story Height: Number of Stories: Irregular	
DTAL RC BUILDING 5 E JILDING 6 - Building 4 - Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,122 sq.ft.	1	\$2,135,579 Story Height: Number of Stories: Irregular	
DTAL RC BUILDING 5 E JILDING 6 - Building 4 - Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,122 sq.ft.	1   	\$2,135,579 Story Height: Number of Stories: Irregular	Nor
DTAL RC BUILDING 5 E JILDING 6 - Building 4 - Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,122 sq.ft. 2.0 - Average 2.0	1   	\$2,135,579 Story Height: Number of Stories: Irregular Adjustment:	Nor Exceller
DTAL RC BUILDING 5 E JILDING 6 - Building 4 - Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,122 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	1   	\$2,135,579 \$2,135,579 Story Height: Number of Stories: Irregular Adjustment: Site Accessibility:	Nor Exceller
DTAL RC BUILDING 5 E JILDING 6 - Building 4 - Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees Architect Fees:	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,122 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown 7% is included	1 /	\$2,135,579 \$2,135,579 Story Height: Number of Stories: Irregular Adjustment: Site Accessibility:	Nor Exceller
DTAL RC BUILDING 5 E JILDING 6 - Building 4 - Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 11,122 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown	1 /	\$2,135,579 \$2,135,579 Story Height: Number of Stories: Irregular Adjustment: Site Accessibility:	9 t Nor Exceller Exceller

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Replacement Value

## Policy Number: Pelican Cove SRQ

8/3/2023

Number: Pelican Cove SF	ζŲ			8/3/2023
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundations			\$42,370	\$40,263
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$289,260	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$114,711	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$356,714	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,588 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$438,398	\$41,951
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System	1	
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	100 Total Fixtures			

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Replacement Value

### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provid	led Rec	onstruction	Exclusion
Electrical	100% Average Quality	1			
Elevators		0 Passenger			
		0 Freight			
Built-ins				\$127,220	
SUBTOTAL RC				\$1,368,673	\$83,87
ADDITIONS					
Custom Items					
Screened Porch				\$70,2	200
10 HVAC units				\$50,0	000
Balcony				\$3,4	465
Total Additions				\$123,665	
TOTAL RC Section				\$1,492,338	\$83,87
OTAL RC BUILDING 6 Bu	uilding 4 - WIND			\$1,492,338	\$83,87
	R	econstruction	Sq.Ft.	\$/Sq.Ft.	
ATION TOTAL, Location 1	11	\$14,504,691	90,396	\$160	
ATION 12 - Section 12					
ion 12					
an Cove Road					
sota, FL 34231 USA					
ocation Adjustments					
limatic Region:	3 - Warm				
igh Wind Region:	2 - Moderate Dar	nage			
eismic Zone:	1 - No Damage				
UILDING 1 - Building 17B	- FLOOD				
Section					
Section SUPERSTRUCTURE					
SUPERSTRUCTURE	100% Condominium		Story Heig	ht:	9 f

Construction Quality: 2.0 - Average 2.0

13,974 sq.ft.

Year Built:

Gross Floor Area:

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.

Irregular

Adjustment:

None

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Replacement Value

Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Exceller
	Site Position: Unknown		il Condition:	Excelle
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$2,029	
Foundations			\$96,359	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$333,198	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$136,615	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$690,875	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,996 ft.			

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8/3/2023

Replacement Value

## Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Structure	10% Concrete Block	-		
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,054,370	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	115 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$180,189	
SUBTOTAL RC			\$2,493,635	
ADDITIONS				
Custom Items				
Screened Porch			\$127,6	680
Wood Deck w/ ra	ailing		\$24,0	000
Balcony			\$3,7	735
Total Additions			\$155,415	
TOTAL RC Section			\$2,649,050	
OTAL RC BUILDING 1 Bu	iilding 17B - FLOOD		\$2,649,050	
BUILDING 2 - Building 17B	- WIND			
Section				

# Т

Section			
SUPERSTRUCTURE			
Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	13,974 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average 2.0		
Year Built:			

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Replacement Value

Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excell
	Site Position: Unknown	Soi	I Condition:	Excell
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclus
SUPERSTRUCTURE				
Site Preparation				\$2
Foundations			\$53,235	\$45,
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$342,044	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$140,241	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$445,355	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,996 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

Construction Quality:

Year Built:

SUMMARY OF COST	S User Provided	System Provided	Reconstruction	Exclusion
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	115 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$159,843	
SUBTOTAL RC			\$1,658,793	\$96,009
ADDITIONS				
Custom Items				
Screened Por	ch		\$127,680	
10 HVAC unit	S		\$50,0	000
Wood Deck w	// railing		\$24,000	
Balcony			\$3,7	735
Total Additions			\$205,415	
TOTAL RC Section			\$1,864,208	\$96,009
TAL RC BUILDING 2	Building 17B - WIND		\$1,864,208	\$96,009
JILDING 3 - Building 1	7C - FLOOD			
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Story	/ Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Num	ber of Stories:	2
Gross Floor Area:	8,440 sq.ft.	Irreg Adjus	ular stment:	None

 Adjustments

 Hillside Construction:
 Degree of Slope: Level
 Site Accessibility:
 Excellent

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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2.0 - Average 2.0



8/3/2023

Replacement Value

### Policy Number: Pelican Cove SRQ

	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.

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8/3/2023

Replacement Value

Policy Number:	Pelican Cove SRQ
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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$1,226	
Foundations			\$65,044	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$231,092	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$87,933	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$423,161	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,205 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$669,931	
Heating	100% Heat Pump			

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Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS

8/3/2023

Exclusion

Replacement Value

SUMMARY OF COSTS	S User Provided	System Provide	ed Reconstruction	Exclusion
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	75 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$108,830	
SUBTOTAL RC			\$1,587,216	
ADDITIONS				
Custom Items				
Screened Por	ch		\$90	,240
Wood Deck w	/ railing		\$14	,400
Balcony			\$2	,250
			\$106,890	
Total Additions				
	ction		\$1,694,106	
Total Additions TOTAL RC 2-story Sec TAL RC BUILDING 3	ction Building 17C - FLOOD		\$1,694,106 \$1,694,106	
TOTAL RC 2-story Se	Building 17C - FLOOD		· , ,	
TOTAL RC 2-story Ser	Building 17C - FLOOD		· , ,	
TOTAL RC 2-story Se TAL RC BUILDING 3 JILDING 4 - Building 1	Building 17C - FLOOD		· , ,	
TOTAL RC 2-story Section SUPERSTRUCTURE	Building 17C - FLOOD	Interior	· , ,	9 ft.
TOTAL RC 2-story Sec TAL RC BUILDING 3 JILDING 4 - Building 1 Section SUPERSTRUCTURE Occupancy:	Building 17C - FLOOD 7C - WIND 100% Condominium, w/o		\$1,694,106	9 ft. 2
TOTAL RC 2-story Sec TAL RC BUILDING 3 JILDING 4 - Building 1 Section SUPERSTRUCTURE Occupancy: Construction Type:	Building 17C - FLOOD 7C - WIND 100% Condominium, w/o Finishes		\$1,694,106 Story Height:	
TOTAL RC 2-story Sec TAL RC BUILDING 3 JILDING 4 - Building 1 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	Building 17C - FLOOD 7C - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1)		\$1,694,106 Story Height: Number of Stories: Irregular	2
TOTAL RC 2-story Ser TAL RC BUILDING 3 JILDING 4 - Building 1 Section	Building 17C - FLOOD 7C - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 8,440 sq.ft.		\$1,694,106 Story Height: Number of Stories: Irregular	2
TOTAL RC 2-story Sec TAL RC BUILDING 3 IILDING 4 - Building 1 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	Building 17C - FLOOD 7C - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 8,440 sq.ft.		\$1,694,106 Story Height: Number of Stories: Irregular	2
TOTAL RC 2-story Sec TAL RC BUILDING 3 ILDING 4 - Building 1 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	Building 17C - FLOOD 7C - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 8,440 sq.ft.		\$1,694,106 Story Height: Number of Stories: Irregular	2
TOTAL RC 2-story Sec TAL RC BUILDING 3 UILDING 4 - Building 1 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	Building 17C - FLOOD7C - WIND100% Condominium, w/o Finishes100% Frame (ISO 1)8,440 sq.ft.2.0 - Average 2.0		\$1,694,106 Story Height: Number of Stories: Irregular Adjustment:	2 None
TOTAL RC 2-story Sec DTAL RC BUILDING 3 JILDING 4 - Building 1 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	Building 17C - FLOOD 7C - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 8,440 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level		\$1,694,106 \$1,694,106 Story Height: Number of Stories: Irregular Adjustment: Site Accessibility:	2 None Excellent
TOTAL RC 2-story Sec DTAL RC BUILDING 3 JILDING 4 - Building 1 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction:	Building 17C - FLOOD 7C - WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 8,440 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level		\$1,694,106 \$1,694,106 Story Height: Number of Stories: Irregular Adjustment: Site Accessibility:	2 None Excellent

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System Provided

Reconstruction

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**User Provided** 



Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,258
Foundations			\$32,153	\$34,618
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$237,227	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$90,268	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$273,142	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,205 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$329,957	\$31,46
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		

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8/3/2023

Replacement Value



#### Policy Number: Pelican Cove SRQ

c Fire m \$96,542 \$1,059,288	\$67,339	
\$96,542		
\$96,542		
\$96,542		
\$1,059,288		
	240	
	240	
	240	
\$90,	\$90,240	
\$30,	\$30,000	
\$14,	\$14,400	
\$2,	,250	
\$136,890		
\$1,196,178	\$67,33	
\$1,196,178	\$67,33	
	\$1,196,178	

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Overhead and Profit:	20% is included			
Architect Fees:	7% is included			
Fees				
	Site Position: Unknown	Soi	I Condition:	Excellent
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excellent
Adjustments				
Year Built:				
Construction Quality:	2.0 - Average 2.0			
Gross Floor Area:	18,160 sq.ft.		gular istment:	None
Construction Type:	100% Frame (ISO 1)	Num	nber of Stories:	2
Occupancy:	100% Condominium	Stor	y Height:	9 ft.
SUPERSTRUCTURE				

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8/3/2023

Replacement Value

Policy Number: Pelican Cove SRQ
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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$2,637	
Foundations			\$118,916	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$405,507	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$172,543	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$892,324	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	2,594 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,343,632	
Heating	100% Heat Pump			

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**Replacement Value** 

#### Policy Number: Pelican Cove SRQ

Cooling

**Built-ins** 

ADDITIONS

8/3/2023 SUMMARY OF COSTS **User Provided** System Provided Reconstruction Exclusion 100% Heat Pump **Fire Protection** Plumbing 145 Total Fixtures Electrical 100% Average Quality Elevators 0 Passenger 0 Freight \$234,166 SUBTOTAL RC \$3,169,726 Custom Items Screened Porch \$159,840 Wood Deck w/ railing \$33,280 \$5,220 Balcony **Total Additions** \$198,340 **TOTAL RC Section** \$3,368,066 TOTAL RC BUILDING 5 Building 18 - FLOOD \$3,368,066

### **BUILDING 6 - Building 18 - WIND**

Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o I Finishes	nterior Stor	ry Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Nun	nber of Stories:	2
Gross Floor Area:	18,160 sq.ft.		gular ustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excellent
	Site Position: Unknown	Soi	il Condition:	Excellent
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion

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Replacement Value

/ Number: Pelican Cove SRQ 8/3/2023				
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$2,707
Foundations			\$69,182	\$52,891
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$416,273	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$177,124	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$574,862	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	2,594 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$659,580	\$60,829
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		

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Replacement Value



#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reco	onstruction	Exclusion
		0% Automatic Fire Alarm System	•		
Plumbing	145 Total Fixtures				
Electrical	100% Average Quality				
Elevators		0 Passenger			
		0 Freight			
Built-ins				\$207,725	
SUBTOTAL RC			;	\$2,104,745	\$116,42
ADDITIONS					
Custom Items					
Screened Porch				\$159,8	340
14 HVAC units				\$70,0	000
Wood Deck w/ railing				\$33,280	
Balcony				\$5,2	220
Total Additions				\$268,340	
TOTAL RC Section				\$2,373,085	\$116,42
OTAL RC BUILDING 6 Bui	lding 18 - WIND		:	\$2,373,085	\$116,42
	Re	econstruction	Sq.Ft.	\$/Sq.Ft.	
ATION TOTAL, Location 12	2	\$13,144,693	81,148	\$162	
ATION 13 - Section 13					
on 13					
an Cove Road					
sota, FL 34231 USA					
ocation Adjustments					
limatic Region:	3 - Warm				
igh Wind Region:	2 - Moderate Dan	nage			
eismic Zone:	1 - No Damage				

### Section

### SUPERSTRUCTURE

Occupancy:

100% Condominium

Story Height: Number of Stories:

9 ft.

2

8/3/2023

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Replacement Value

Number: Pelican Cove S	SRQ			8/3/202
Construction Type:	100% Frame (ISO 1)			
Gross Floor Area:	22,380 sq.ft.	Irreg Adju	jular istment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excellent
	Site Position: Unknown	Soi	I Condition:	Excellent
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
SUPERSTRUCTURE				
Site Preparation			\$3,250	
Foundations			\$141,041	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$475,719	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$208,276	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$1,094,898	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provideo	d Reconstruction	Exclusio
	100% Paint			
	100% Textured Finish			
Partitions				
Length	3,197 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,813,025	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	205 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$288,581	
SUBTOTAL RC			\$4,024,791	
ADDITIONS				
Custom Items				
Screened Porch	h		\$154,0	20
Total Additions			\$154,020	
TOTAL RC Section			\$4,178,811	
TAL RC BUILDING 1 B	uilding 5 - FLOOD		\$4,178,811	
JILDING 2 - Building 5 -	WIND			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior S	Story Height:	9
Construction Type:	100% Frame (ISO 1)	Ν	lumber of Stories:	

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Replacement Value

Gross Floor Area:	22,380 sq.ft.		gular ustment:	Nor
Construction Quality:	2.0 - Average 2.0	-		
Year Built:	-			
Adjustments				
Hillside Construction:	Degree of Slope: Level	Sit	e Accessibility:	Exceller
	Site Position: Unknown	So	il Condition:	Excelle
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusi
SUPERSTRUCTURE				
Site Preparation				\$3,3
Foundations			\$85,258	\$59,5
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$488,349	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$213,806	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$705,062	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	3,197 ft.			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

cy Number. Pelican Cove				0/3/202
SUMMARY OF COST	S User Provided	System Provided	Reconstruction	Exclusion
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$893,778	\$85,999
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	205 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$255,995	
SUBTOTAL RC			\$2,642,249	\$148,863
ADDITIONS				
Custom Items				
Screened Por	ch		\$154,0	)20
20 HVAC unit	s		\$100,0	000
Total Additions			\$254,020	
TOTAL RC Section			\$2,896,269	\$148,863
TOTAL RC BUILDING 2	Building 5 - WIND		\$2,896,269	\$148,863
BUILDING 3 - Building 6	- FLOOD			
2-story Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Story	/ Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Num	ber of Stories:	2
Gross Floor Area:	9,514 sq.ft.	Irreg Adju	ular stment:	None
Construction Quality:	2.0 - Average 2.0			

Year Built:

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Replacement Value

Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excel
	Site Position: Unknown	Soi	I Condition:	Excel
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclus
SUPERSTRUCTURE				
Site Preparation			\$1,382	
Foundations			\$71,308	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$251,721	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$97,529	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$475,379	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,359 ft.			
Structure	10% Concrete Block			

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### Valuation Detailed Report

8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$745,956	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	83 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$122,679	
SUBTOTAL RC			\$1,765,954	
ADDITIONS				
Custom Items				
Screened Porch			\$69,6	60
Total Additions			\$69,660	
TOTAL RC 2-story Section	on		\$1,835,614	
TAL RC BUILDING 3 Bu	ilding 6 - FLOOD		\$1,835,614	
III DING 4 - Building 6 - V	VIND			

### BUILDING 4 - Building 6 - WIND

Section			
SUPERSTRUCTURE			
Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	9,514 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average 2.0		
Year Built:			
Adjustments			
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

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Replacement Value



#### Policy Number: Pelican Cove SRQ

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,418
Foundations			\$36,244	\$36,957
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$258,404	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$100,118	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$306,765	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,359 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$367,195	\$34,819

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8/3/2023



8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS **User Provided** System Provided Reconstruction **Exclusion** Heating 100% Heat Pump Cooling 100% Heat Pump Fire Protection 0% Sprinkler System 0% Manual Fire Alarm System 0% Automatic Fire Alarm System Plumbing 83 Total Fixtures Electrical 100% Average Quality Elevators 0 Passenger 0 Freight **Built-ins** \$108,827 SUBTOTAL RC \$1,177,553 \$73,194 **ADDITIONS** Custom Items **Open Porch** \$69,660 8 HVAC units \$40,000 **Total Additions** \$109,660 **TOTAL RC Section** \$1,287,213 \$73,194 TOTAL RC BUILDING 4 Building 6 - WIND \$1,287,213 \$73,194 Reconstruction \$/Sq.Ft. Sq.Ft. **LOCATION TOTAL, Location 13** \$10,197,907 63,788 \$160 **LOCATION 14 - Section 14** Section 14 Pelican Cove Road Sarasota, FL 34231 USA **Location Adjustments** Climatic Region: 3 - Warm High Wind Region: 2 - Moderate Damage

Seismic Zone: 1 - No Damage

### BUILDING 1 - Building 1,4,5,8,10,12,13 - FLOOD

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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Sto	ry Height:	9 ft
Construction Type:	100% Frame (ISO 1)	Nur	nber of Stories:	:
Gross Floor Area:	9,502 sq.ft.		gular ustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Sit	e Accessibility:	Excellen
	Site Position: Unknown	So	il Condition:	Excellen
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation			\$1,380	
Foundations			\$71,238	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$261,092	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$95,676	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$474,740	
Floor Finish	70% Carpet			
	•			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provide	d Reconstruction	Exclusio
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,357 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$757,590	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$122,524	
SUBTOTAL RC			\$1,784,241	
ADDITIONS				
Custom Items				
Screened Porc	h		\$65,1	00
Total Additions			\$65,100	
TOTAL RC Section			\$1,849,341	
TAL RC BUILDING 1 E	Building 1,4,5,8,10,12,13 -	FLOOD	\$1,849,341	
JILDING 2 - Building 1,4	I,5,8,10,12,13 - WIND			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior	Story Height:	91
Construction Type:	100% Frame (ISO 1)		Number of Stories:	

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Replacement Value

Gross Floor Area:	9,502 sq.ft.		gular ustment:	None
Construction Quality:	2.0 - Average 2.0	, aj		
Year Built:				
Adjustments				
- Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excellent
	Site Position: Unknown	So	il 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				\$1,41 <sup>-</sup>
Foundations			\$36,199	\$36,93
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$268,024	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$98,216	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$306,341	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,357 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			

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Replacement Value

SUMMARY OF COST	S User Provided	System Provide	d Reconstruction	Exclusion
Mechanicals			\$373,206	\$35,6
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$108,689	
SUBTOTAL RC			\$1,190,676	\$74,0
ADDITIONS				
Custom Items				
Screened Por	ch		\$65,7	100
8 HVAC units		\$40,000		000
Total Additions			¢405 400	
			\$105,100	
TOTAL RC Section			\$105,100 <b>\$1,295,776</b>	\$74,0
TOTAL RC Section	Building 1,4,5,8,10,12,13 - \	WIND		\$74,0 \$74,0
TOTAL RC Section	_	WIND	\$1,295,776	
TOTAL RC Section TAL RC BUILDING 2	_	WIND	\$1,295,776	
TOTAL RC Section TAL RC BUILDING 2 IILDING 3 - Building 2	_	WIND	\$1,295,776	
TOTAL RC Section TAL RC BUILDING 2 IILDING 3 - Building 2 Section	_		\$1,295,776	\$74,0
TOTAL RC Section TAL RC BUILDING 2 IILDING 3 - Building 2 Section SUPERSTRUCTURE	- FLOOD	ξ	\$1,295,776	\$74,0
TOTAL RC Section TAL RC BUILDING 2 ILDING 3 - Building 2 Section SUPERSTRUCTURE Occupancy: Construction Type:	- FLOOD 100% Condominium	2	\$1,295,776 \$1,295,776	<b>\$74,0</b>
TOTAL RC Section TAL RC BUILDING 2 IILDING 3 - Building 2 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	- FLOOD 100% Condominium 100% Frame (ISO 1)	2	\$1,295,776 \$1,295,776 Story Height: Number of Stories: rregular	
TOTAL RC Section TAL RC BUILDING 2 IILDING 3 - Building 2 Section SUPERSTRUCTURE Occupancy:	- FLOOD 100% Condominium 100% Frame (ISO 1) 5,304 sq.ft.	2	\$1,295,776 \$1,295,776 Story Height: Number of Stories: rregular	<b>\$74,0</b>
TOTAL RC Section TAL RC BUILDING 2 IILDING 3 - Building 2 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	- FLOOD 100% Condominium 100% Frame (ISO 1) 5,304 sq.ft.	2	\$1,295,776 \$1,295,776 Story Height: Number of Stories: rregular	<b>\$74,0</b>
TOTAL RC Section TAL RC BUILDING 2 IILDING 3 - Building 2 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	- FLOOD 100% Condominium 100% Frame (ISO 1) 5,304 sq.ft.	5 N   	\$1,295,776 \$1,295,776 Story Height: Number of Stories: rregular	<b>\$74,0</b>
TOTAL RC Section TAL RC BUILDING 2 IILDING 3 - Building 2 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	- FLOOD 100% Condominium 100% Frame (ISO 1) 5,304 sq.ft. 2.0 - Average 2.0	S N   #	\$1,295,776 \$1,295,776	<b>\$74,0</b> 9 Nor
TOTAL RC Section TAL RC BUILDING 2 ILDING 3 - Building 2 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction:	- FLOOD 100% Condominium 100% Frame (ISO 1) 5,304 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	S N   #	\$1,295,776 \$1,295,776 \$1,295,776 Story Height: Story Height: Number of Stories: rregular Adjustment: Site Accessibility:	\$74,0 9 Nor
TOTAL RC Section TAL RC BUILDING 2 IILDING 3 - Building 2 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	- FLOOD 100% Condominium 100% Frame (ISO 1) 5,304 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	S N   #	\$1,295,776 \$1,295,776 \$1,295,776 Story Height: Story Height: Number of Stories: rregular Adjustment: Site Accessibility:	\$74,0 9 Nor

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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Policy Number: Pelican Cove SRQ

8/3/2023

Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
SUPERSTRUCTURE				
Site Preparation			\$770	
Foundations			\$45,923	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$174,405	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$58,283	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$270,297	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	757 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$396,318	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	43 Total Fixtures			

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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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	d Reconstruction	Exclusio
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$68,393	
SUBTOTAL RC			\$1,014,388	
ADDITIONS				
Custom Items				
Screened Porc	h		\$32,1	100
Total Additions			\$32,100	
TOTAL RC Section			\$1,046,488	
OTAL RC BUILDING 3 E	Building 2 - FLOOD		\$1,046,488	
UILDING 4 - Building 2 -	WIND			
-				
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior S	tory Height:	9 f
Construction Type:	100% Frame (ISO 1)	N	lumber of Stories:	
Gross Floor Area:	5,304 sq.ft.		regular djustment:	Non
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	5	Site Accessibility:	Excellen
	Site Position: Unknown	5	Soil Condition:	Excellen
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included	l		
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$79
Foundations			\$20,206	\$26,93
Foundation Wall				
Interior Foundations				

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Slab On Ground				
Exterior			\$179,035	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$59,830	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$174,741	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	757 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$194,643	\$18,039
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	43 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$60,670	
UBTOTAL RC			\$689,125	\$45,766

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Replacement Value

Custom Items				
Screened Porc	h		\$32,7	100
4 HVAC units			\$20,000	
Total Additions		\$52,10		
TOTAL RC Section			\$741,225	\$45,76
TOTAL RC BUILDING 4 B	Building 2 - WIND		\$741,225	\$45,76
3UILDING 5 - Building 3,1	I4 - FLOOD			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Stor	y Height:	9 f
Construction Type:	100% Frame (ISO 1)	Nun	nber of Stories:	
Gross Floor Area:	10,606 sq.ft.		gular ustment:	Non
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Exceller
	Site Position: Unknown	So	I Condition:	Exceller
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation			\$1,540	
Foundations			\$77,570	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$282,371	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Roof			\$105,252	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$528,262	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,515 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$786,608	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$136,760	
SUBTOTAL RC			\$1,918,363	
ADDITIONS				
Custom Items				
Screened Porch			\$64,2	200
Total Additions			\$64,200	
TOTAL RC Section			\$1,982,563	
OTAL RC BUILDING 5 Bu	ilding 3,14 - FLOOD		\$1,982,563	

### TOTAL RC BUILDING 5 Building 3,14 - FLOOD

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Replacement Value

### Policy Number: Pelican Cove SRQ

8/3/2023

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IILDING 6 - Building 3,	14 - WIND			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior S	Story Height:	9 ft
Construction Type:	100% Frame (ISO 1)	1	Number of Stories:	
Gross Floor Area:	10,606 sq.ft.		rregular Adjustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level		Site Accessibility:	Excellen
	Site Position: Unknown		Soil Condition:	Excellen
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included	l		
SUMMARY OF COSTS	User Provided	System Provide	d Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$1,58
Foundations			\$40,404	\$39,22
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$289,868	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$108,046	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$340,784	

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### Valuation Detailed Report

8/3/2023

2

Number of Stories:

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,515 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$386,186	\$35,658
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$121,318	
SUBTOTAL RC			\$1,286,606	\$76,464
ADDITIONS				
Custom Items				
Open Porch			\$64,2	00
8 HVAC units			\$40,0	00
Total Additions			\$104,200	
TOTAL RC Section			\$1,390,806	\$76,464
OTAL RC BUILDING 6	Building 3,14 - WIND		\$1,390,806	\$76,464
UILDING 7 - Building 6,	7,9,11 - FLOOD			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Story	Height:	9 ft.

Construction Type: 100% Frame (ISO 1)

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Replacement Value

Gross Floor Area:	10,416 sq.ft.		gular ustment:	N
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Sit	e Accessibility:	Excell
	Site Position: Unknown	So	il Condition:	Excell
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclu
SUPERSTRUCTURE				
Site Preparation			\$1,513	
Foundations			\$76,487	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$278,742	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$103,610	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$519,096	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,488 ft.			

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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8/3/2023

Replacement Value

### Policy Number: Pelican Cove SRQ

,				
SUMMARY OF COSTS	User Provided	System Provide	ed Reconstruction	Exclusion
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$871,232	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	100 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$134,310	
SUBTOTAL RC			\$1,984,990	
ADDITIONS				
Custom Items				
Screened Porc	h		\$79,	920
Total Additions			\$79,920	
TOTAL RC Section			\$2,064,910	
OTAL RC BUILDING 7	Building 6,7,9,11 - FLOOD		\$2,064,910	
BUILDING 8 - Building 6,	7,9,11 - WIND			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior	Story Height:	9 ft
Construction Type:	100% Frame (ISO 1)		Number of Stories:	2
Gross Floor Area:	10,416 sq.ft.		Irregular	None

Year Built:

Construction Quality:

#### **Adjustments** Hillside Construction: Degree of Slope: Level Site Accessibility: Excellent

Adjustment:

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2.0 - Average 2.0

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8/3/2023

Replacement Value

### Policy Number: Pelican Cove SRQ

	Site Position: Unknown	Soil Condition:	Excellent
Fees			
Architect Fees:	7% is included		

Overhead and Profit:

20% is included

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,553
Foundations			\$39,681	\$38,837
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$286,142	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$106,360	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$334,894	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,488 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$430,098	\$41,951
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	100 Total Fixtures			
Electrical	100% Average Quality			

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.



Replacement Value

SUMMARY OF COST	S User Provided	System Provi	ded Re	construction	Exclusion
Elevators		0 Passenger			
		0 Freight			
Built-ins				\$119,144	
SUBTOTAL RC				\$1,316,320	\$82,34
ADDITIONS					
Custom Items					
Screened Por	ch			\$79,9	920
12 HVAC unit	S			\$60,0	000
Total Additions				\$139,920	
TOTAL RC Section				\$1,456,240	\$82,34 <sup>-</sup>
TOTAL RC BUILDING 8	Building 6,7,9,11 - WIND	)		\$1,456,240	\$82,341
		Reconstruction	Sq.Ft.	\$/Sq.Ft.	
OCATION TOTAL, Locatio	n 14	\$11,827,348	71,656	\$165	
OCATION 15 - Section 15					
ection 15					
elican Cove Road					
arasota, FL 34231 USA					
Location Adjustments					
Climatic Region:	3 - Warm				
High Wind Region:	2 - Moderate D	amage			
Seismic Zone:	1 - No Damage	•			
BUILDING 1 - Building 1	9 - FLOOD				
Section					
SUPERSTRUCTURE					
Occupancy:	100% Condominium		Story Heig	ght:	9 ft.
Construction Type:	100% Frame (ISO 1)		Number c	f Stories:	2
Gross Floor Area:	25,460 sq.ft.		Irregular Adjustme	nt:	None
Construction Quality	2.0 - Average 2.0				
Construction Quality:	Z.U - Average Z.U				

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Replacement Value

### Policy Number: Pelican Cove SRQ

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		

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$3,698	
Foundations			\$156,898	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$525,697	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$234,126	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$1,242,472	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	3,637 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,864,108	
Heating	100% Heat Pump			

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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	200 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$328,296	
SUBTOTAL RC			\$4,355,296	
ADDITIONS				
Custom Items				
Screened Porc	h		\$213,	120
Wood Deck w/	railing		\$110,0	000
Total Additions			\$323,120	
			¢ 4 670 446	
TOTAL RC Section			\$4,678,416	
TAL RC BUILDING 1 E			\$4,678,416	
TAL RC BUILDING 1 E				
TAL RC BUILDING 1 E IILDING 2 - Building 19 Section SUPERSTRUCTURE	- WIND		\$4,678,416	
TAL RC BUILDING 1 E		Interior St		9 ft
TAL RC BUILDING 1 E IILDING 2 - Building 19 Section SUPERSTRUCTURE	- WIND 100% Condominium, w/o		\$4,678,416	-
TAL RC BUILDING 1 E IILDING 2 - Building 19 Section SUPERSTRUCTURE Occupancy:	- WIND 100% Condominium, w/o Finishes	Nu	\$4,678,416	2
TAL RC BUILDING 1 E IILDING 2 - Building 19 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	100% Condominium, w/o Finishes 100% Frame (ISO 1)	Nu	\$4,678,416 ory Height: umber of Stories: egular	2
TAL RC BUILDING 1 E IILDING 2 - Building 19 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	100% Condominium, w/o Finishes 100% Frame (ISO 1) 25,460 sq.ft.	Nu	\$4,678,416 ory Height: umber of Stories: egular	2
TAL RC BUILDING 1 E IILDING 2 - Building 19 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	100% Condominium, w/o Finishes 100% Frame (ISO 1) 25,460 sq.ft.	Nu	\$4,678,416 ory Height: umber of Stories: egular	2
TAL RC BUILDING 1 E IILDING 2 - Building 19 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	100% Condominium, w/o Finishes 100% Frame (ISO 1) 25,460 sq.ft.	Nu Irr Ac	\$4,678,416 ory Height: umber of Stories: egular	2 None
TAL RC BUILDING 1 E IILDING 2 - Building 19 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	100% Condominium, w/o Finishes 100% Frame (ISO 1) 25,460 sq.ft. 2.0 - Average 2.0	Nu Irr Ac	\$4,678,416 ory Height: umber of Stories: egular djustment:	2 None Excellent
TAL RC BUILDING 1 E IILDING 2 - Building 19 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	100% Condominium, w/o Finishes 100% Frame (ISO 1) 25,460 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Nu Irr Ac	\$4,678,416 ory Height: umber of Stories: egular djustment:	2 None Excellent
TAL RC BUILDING 1 E IILDING 2 - Building 19 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction:	100% Condominium, w/o Finishes 100% Frame (ISO 1) 25,460 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Nu Irr Ac	\$4,678,416 ory Height: umber of Stories: egular djustment:	2 None Excellent
TAL RC BUILDING 1 E IILDING 2 - Building 19 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees	100% Condominium, w/o Finishes 100% Frame (ISO 1) 25,460 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown	Nu Irr Ac S	\$4,678,416 ory Height: umber of Stories: egular djustment:	9 ft. 2 None Excellent Excellent

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

				0/0/2020
UMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Site Preparation				\$3,796
Foundations			\$96,992	\$64,072
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$539,654	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$240,342	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$799,892	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	3,637 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$914,606	\$83,902
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		

0% Automatic Fire Alarm System

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
Plumbing	200 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$291,226	
SUBTOTAL RC			\$2,882,712	\$151,76
ADDITIONS				
Custom Items				
Screened Porch	h		\$213, <sup>2</sup>	120
20 HVAC units			\$100,0	000
Wood Deck w/	railing		\$110,0	000
Total Additions			\$423,120	
TOTAL RC Section			\$3,305,832	\$151,7
DTAL RC BUILDING 2 B	Building 19 - WIND		\$3,305,832	\$151,70
	-		\$3,305,832	\$151,70
	-		\$3,305,832	\$151,70
JILDING 3 - Building 20	-		\$3,305,832	\$151,70
JILDING 3 - Building 20 2-story Section SUPERSTRUCTURE	-	Sto	<b>\$3,305,832</b> ry Height:	
JILDING 3 - Building 20 2-story Section	- FLOOD			
JILDING 3 - Building 20 2-story Section SUPERSTRUCTURE Occupancy:	- FLOOD 100% Condominium	Nur Irre	ry Height:	9 :
JILDING 3 - Building 20 2-story Section SUPERSTRUCTURE Occupancy: Construction Type:	- FLOOD 100% Condominium 100% Frame (ISO 1)	Nur Irre	ry Height: mber of Stories: gular	9 :
JILDING 3 - Building 20 2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	- FLOOD 100% Condominium 100% Frame (ISO 1) 8,076 sq.ft.	Nur Irre	ry Height: mber of Stories: gular	9 :
JILDING 3 - Building 20 2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	- FLOOD 100% Condominium 100% Frame (ISO 1) 8,076 sq.ft.	Nur Irre	ry Height: mber of Stories: gular	9 :
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	- FLOOD 100% Condominium 100% Frame (ISO 1) 8,076 sq.ft.	Nur Irre Adj	ry Height: mber of Stories: gular	\$151,76
JILDING 3 - Building 20 2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	- FLOOD 100% Condominium 100% Frame (ISO 1) 8,076 sq.ft. 2.0 - Average 2.0	Nur Irre Adj Sit	ry Height: mber of Stories: gular ustment:	9 t Nor
JILDING 3 - Building 20 2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	- FLOOD 100% Condominium 100% Frame (ISO 1) 8,076 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Nur Irre Adj Sit	ry Height: mber of Stories: gular ustment: e Accessibility:	9 t Non
JILDING 3 - Building 20 2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction:	- FLOOD 100% Condominium 100% Frame (ISO 1) 8,076 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Nur Irre Adj Sit	ry Height: mber of Stories: gular ustment: e Accessibility:	9 t Nor
JILDING 3 - Building 20 2-story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees	- FLOOD 100% Condominium 100% Frame (ISO 1) 8,076 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown	Nur Irre Adj Sit	ry Height: mber of Stories: gular ustment: e Accessibility:	9 Nor Exceller

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

**Fire Protection** 

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundations			\$62,894	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$223,982	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$84,660	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$405,478	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,153 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$594,643	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provide	d Reconstruction	Exclusi
Plumbing	64 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$104,137	
SUBTOTAL RC			\$1,476,966	
ADDITIONS				
Custom Items				
Screened Porc	h		\$66,2	240
Wood Deck w/	railing		\$22,0	080
Total Additions			\$88,320	
TOTAL RC 2-story Sec	tion		\$1,565,286	
OTAL RC BUILDING 3 B	Building 20 - FLOOD		\$1,565,286	
UILDING 4 - Building 20	- WIND			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior S	Story Height:	9
Construction Type:	100% Frame (ISO 1)	Ν	Number of Stories:	
Gross Floor Area:	8,076 sq.ft.		rregular Adjustment:	No
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level		Site Accessibility:	Excelle
	Site Position: Unknown		Soil Condition:	Excelle
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provide	d Reconstruction	Exclusi
SUPERSTRUCTURE				
Site Preparation				\$1,2

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

y Number: Pelican Cove SR	RQ			8/3/2023
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$229,928	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$86,907	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$261,764	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,153 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$291,837	\$26,849
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	64 Total Fixtures			
Electrical	100% Average Quality			

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$92,378	
SUBTOTAL RC			\$993,580	\$61,850
ADDITIONS				
Custom Items				
Screened Porc	h		\$66,2	240
6 HVAC units			\$30,0	000
Wood Deck w/	railing		\$22,0	080
Total Additions			\$118,320	
TOTAL RC Section			\$1,111,900	\$61,850
DTAL RC BUILDING 4 B	Building 20 - WIND		\$1,111,900	\$61,850
UILDING 5 - Building 21 Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Stor	y Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Nun	nber of Stories:	2
Gross Floor Area:	24,634 sq.ft.		gular ustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excellent
	Site Position: Unknown	Soi	I 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			\$3,578	
			¢150 666	
Foundations			\$152,666	

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

	· •			0/3/2023
UMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior Foundations				
Slab On Ground				
Exterior			\$512,384	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$227,210	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$1,202,914	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	3,519 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,681,084	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	173 Total Fixtures			
Electrical	100% Average Quality			

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Replacement Value

SUMMARY OF COST	S User Provided	System Pro	vided	Reconstruction	Exclu
Elevators		0 Passenger			
		0 Freight			
Built-ins				\$317,645	
SUBTOTAL RC			\$4,097,482		
ADDITIONS					
Custom Items					
Screened Por	rch			\$252,	,360
Wood Deck w	v/ railing			\$88,	,000
Balcony				\$8,	,415
Total Additions				\$348,775	
TOTAL RC Section				\$4,446,257	
TAL RC BUILDING 5	Building 21 - FLOOD			\$4,446,257 \$4,446,257	
JILDING 6 - Building 2					
TAL RC BUILDING 5 JILDING 6 - Building 2 Section					
TAL RC BUILDING 5 JILDING 6 - Building 2 Section SUPERSTRUCTURE		o Interior	Story		
TAL RC BUILDING 5 JILDING 6 - Building 2 Section SUPERSTRUCTURE Occupancy:	2 <b>1 - WIND</b> 100% Condominium, w	o Interior	-	\$4,446,257	
TAL RC BUILDING 5 JILDING 6 - Building 2 Section SUPERSTRUCTURE Occupancy: Construction Type:	21 - WIND 100% Condominium, w Finishes	o Interior	Num	\$4,446,257 / Height: ber of Stories:	
TAL RC BUILDING 5 JILDING 6 - Building 2 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	2 <b>1 - WIND</b> 100% Condominium, w Finishes 100% Frame (ISO 1)	o Interior	Num	\$4,446,257 / Height: ber of Stories: ular	
TAL RC BUILDING 5 JILDING 6 - Building 2 Section	21 - WIND 100% Condominium, w Finishes 100% Frame (ISO 1) 24,634 sq.ft.	o Interior	Num	\$4,446,257 / Height: ber of Stories: ular	
TAL RC BUILDING 5 JILDING 6 - Building 2 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	21 - WIND 100% Condominium, w Finishes 100% Frame (ISO 1) 24,634 sq.ft.	o Interior	Num	\$4,446,257 / Height: ber of Stories: ular	
TAL RC BUILDING 5 JILDING 6 - Building 2 Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	21 - WIND 100% Condominium, w Finishes 100% Frame (ISO 1) 24,634 sq.ft.		Num Irreg Adjus	\$4,446,257 / Height: ber of Stories: ular	N

⊢ees Architect Fees:

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$3,673
Foundations			\$93,845	\$62,874
Foundation Wall				

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior Foundations		•		
Slab On Ground				
Exterior			\$525,988	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$233,242	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$774,473	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	3,519 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$821,832	\$72,575
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	173 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		

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SUMMARY OF COSTS	<b>S</b> User Provided	System Provid	ded Red	construction	Exclusion
		0 Freight			
Built-ins				\$281,778	
SUBTOTAL RC				\$2,731,159	\$139,122
ADDITIONS					
Custom Items					
Screened Por	ch			\$252,3	360
16 HVAC units	3			\$80,0	000
Wood Deck w	<sup>/</sup> railing			\$88,0	000
Balcony				\$8,4	415
Total Additions				\$428,775	
TOTAL RC Section				\$3,159,934	\$139,12
TOTAL RC BUILDING 6	Building 21 - WIND			\$3,159,934	\$139,122
		Reconstruction	Sq.Ft.	\$/Sq.Ft.	
OCATION TOTAL, Location	n 15	\$18,267,624	116,340	\$157	
DCATION 16 - Section 16					
ection 16					
elican Cove Road					
arasota, FL 34231 USA					
Location Adjustments					
Climatic Region:	3 - Warm				
High Wind Region:	2 - Moderate [	Damage			
Seismic Zone:	1 - No Damag	e			
BUILDING 1 - Building 1,	2,6 - FLOOD				
Section					
SUPERSTRUCTURE					
Occupancy:	100% Condominium		Story Heig	ght:	9 ft.
Construction Type:	100% Frame (ISO 1)		Number o	f Stories:	2
Gross Floor Area:	9,196 sq.ft.		Irregular Adjustmer	nt:	None
Construction Quality:	2.0 - Average 2.0				

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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Replacement Value

Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excell
	Site Position: Unknown	Soi	I Condition:	Excell
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclus
SUPERSTRUCTURE				
Site Preparation			\$1,336	
Foundations			\$69,465	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$255,107	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$93,007	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$459,847	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,313 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COST	S User Provided	System Provided	Reconstruction	Exclusion
	100% Textured Finish			
Mechanicals			\$749,547	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$118,579	
SUBTOTAL RC			\$1,746,887	
ADDITIONS				
Custom Items				
Screened Por	ch		\$66,8	340
Balcony			\$10,8	300
Total Additions			\$77,640	
TOTAL RC Section			\$1,824,527	
OTAL RC BUILDING 1	Building 1,2,6 - FLOOD		\$1,824,527	
UILDING 2 - Building 1	,2,6 - WIND			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior St	ory Height:	9 ft
Construction Type:	100% Frame (ISO 1)	Nu	Imber of Stories:	:
Gross Floor Area:	9,196 sq.ft.		egular ljustment:	None

Year Built: Adjustments Hillside Construction: Degree of Slope: Level Site Accessibility: Excellent Site Position: Unknown Soil Condition: Excellent Fees

### Architect Fees: 7% is in

Construction Quality:

7% is included

2.0 - Average 2.0

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Replacement Value

Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,371
Foundations			\$35,033	\$36,276
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$261,879	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$95,477	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$296,747	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,313 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$369,609	\$35,658
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	85 Total Fixtures			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$105,189	
SUBTOTAL RC			\$1,163,934	\$73,30
ADDITIONS				
Custom Items				
Screened Porc	h		\$66,8	340
8 HVAC units			\$40,0	000
Balcony			\$10,8	300
Total Additions			\$117,640	
TOTAL RC Section			\$1,281,574	\$73,30
TAL RC BUILDING 2 B	Building 1,2,6 - WIND		\$1,281,574	\$73,30
IILDING 3 - Building 3 -	FLOOD			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Ste	ory Height:	9 ft
Construction Type:	100% Frame (ISO 1)	Nu	umber of Stories:	
Gross Floor Area:	12,288 sq.ft.		egular ljustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	S	ite Accessibility:	Excellent
	Site Position: Unknown	S	oil Condition:	Excellent
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
Overhead and Profit: SUMMARY OF COSTS	20% is included User Provided	System Provided	Reconstruction	Exclusio
		System Provided	Reconstruction	Exclusio
SUMMARY OF COSTS		System Provided	Reconstruction \$1,785	Exclusio

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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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS     User Provided     System Provided     Reconstruction     Exc       Foundation Wall     Interior Foundations     Slab On Ground     \$313,975     \$313,975       Exterior     Sata On Ground     \$313,975     \$313,975     \$313,975       Exterior Wall     25% Wall Openings     \$313,975     \$313,975       Exterior Wall     25% Wall Openings     \$313,975     \$313,975       Exterior Wall     100% Siding, Wood on Frame     \$119,702     \$313,975       Structural Floor     \$119,702     \$313,975       Roof     \$119,702     \$313,975       Material     100% Shingles, Asphalt     \$19,702       Pitch     100% Carpet     \$609,505       Floor Finish     70% Carpet     \$609,505       Floor Finish     70% Carpet     \$609,505       Floor Finish     100% Drywall     \$609,505       Partitions     Length     1,755 ft.       Structure     10% Concrete Block     \$9% Studs, Girts, etc.       Finish     100% Drywall     \$980,182       Heating     100% Heat Pump     \$980,182       Heating     100% Heat Pump     \$980,182       Heating     100% Average Quality     \$980,182       Heating     100% Average Quality     \$980,182       Elevators </th <th>Number: Pelican Cove SR</th> <th></th> <th></th> <th></th> <th>8/3/2023</th>	Number: Pelican Cove SR				8/3/2023
Interior FoundationsSlab On GroundExterior\$313,975Framing\$313,975Exterior Wall25% Wall OpeningsExterior Wall100% Siding, Wood on FrameStructural Floor\$119,702Roof\$119,702Material100% Shingles, AsphatPitch000% Low (2:12 to 6:12 pitch)Interior\$609,505Floor Finish70% Carpet 30% Tile, CeramicCeiling Finish100% Drywall 100% Textured FinishPartitions100% Concrete Block 90% Studs, Girts, etc.Length1,755 ft. 100% Concrete Block 90% Studs, Girts, etc.Finish100% Drywall 100% Paint 100% Textured FinishMochanicals\$980,182Mechanicals\$980,182Heating100% Heat Pump CoolingCooling100% Heat PumpFire Protection\$980,182Fire Protection\$980,	SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Slab On Ground\$313,975Exterior\$313,975Framing25% Wall OpeningsExterior Wall25% Wall OpeningsExterior Wall100% Siding, Wood on FrameStructural Floor\$119,702Roof\$119,702Material00% Shingles, AsphaltPitch100% Low 02:12 to 6:12 pitch)Interior\$609,505Floor Finish70% Carpet 30% Tile, CeramicCeiling Finish100% Drywall 100% Paint 100% Textured FinishPartitions90% Studs, Girts, etc. 90% Studs, Girts, etc.Finish100% Drywall 100% Paint 100% Paint 100% Textured FinishMechanicals\$980,182Finish100% Drywall 100% Drywall 100% Paint 100% Studs, Girts, etc.Finish100% Drywall 100% Drywall 100% Paint 100% Textured FinishMechanicals\$980,182Finish100% Heat Pump ScolingCooling100% Heat PumpFire Protection\$980,182Fire Protection\$980,182 <td>Foundation Wall</td> <td></td> <td></td> <td></td> <td></td>	Foundation Wall				
Exterior\$313,975Framing25% Wall OpeningsExterior Wall25% Wall OpeningsExterior Wall100% Siding, Wood on FrameStructural Floor\$119,702Roof\$119,702Material100% Shingles, AsphaltPitch100% Shingles, AsphaltPitch100% Cow 6:12 pitch)Interior\$609,505Floor Finish70% Carpet 30% Tile, CeramicCeiling Finish70% Carpet 30% Tile, CeramicCeiling Finish100% Drywall 100% Paint 100% Textured FinishPartitions1755 ft.Structure10% Concrete Block 90% Studs, Girts, etc.Finish100% Drywall 100% Paint 100% Paint 100% Paint 100% Textured FinishMechanicals\$980,182Finish100% Drywall 100% Paint 100% Textured FinishMechanicals\$980,182Finish100% Heat Pump 100% Textured FinishFinish100% Heat Pump 100% Textured FinishPumbing110 Total FixturesElectrical100% Average QualityElectrical100% Average QualityElevators0 Passenger	Interior Foundations				
Framing       25% Wall Openings         Exterior Wall       100% Siding, Wood on Frame         Structural Floor       \$119,702         Roof       \$119,702         Material       00% Shingles, Asphalt         Pitch       100% Low (2:12 to 6:12 pitch)         Interior       \$609,505         Floor Finish       70% Carpet         30% Tile, Ceramic       30% Tile, Ceramic         Ceiling Finish       100% Drywall         100% Paint       100% Concrete Block         90% Studs, Girts, etc.       90% Studs, Girts, etc.         Finish       100% Drywall         100% Paint       100% Concrete Block         90% Studs, Girts, etc.       90% Studs, Girts, etc.         Finish       100% Drywall         100% Paint       100% Drywall         100% Paint       100% Drywall         100% Drywall       100% Drywall         100% Drywal	Slab On Ground				
Exterior Wall25% Wall OpeningsExterior Wall100% Siding, Wood on FrameStructural Floor\$119,702Roof\$119,702Material100% Shingles, AsphaltPitch100% Shingles, AsphaltPitch100% Low 6:12 pitch)Interior\$609,505Floor Finish70% Carpet 30% Tile, Ceramic20% Siding, Wood on 6:12 pitch)30% Tile, CeramicCeiling Finish100% Drywall 100% Paint 100% Textured FinishPartitions100% Concrete Block 90% Studs, Girts, etc.Finish100% Drywall 100% Paint 100% Paint 100% Textured FinishMechanicals90% Studs, Girts, etc.Finish100% Drywall 100% Paint 100% Paint 100% Textured FinishMechanicals\$980,182Heating100% Heat Pump CoolingCooling100% Heat PumpFire Protection\$980,182Heating100% Heat PumpFire Protection\$980,182Heating100% Average QualityElectrical100% Average QualityElevators0 Passenger	Exterior			\$313,975	
Exterior Wall       100% Siding, Wood on Frame         Structural Floor       \$119,702         Roof       \$119,702         Material       100% Shingles, Asphait         Pitch       100% Low 6:12 pitch)         Interior       \$609,505         Floor Finish       70% Carpet 30% Tile, Ceramic         Ceiling Finish       100% Drywall 100% Drywall 100% Textured Finish         Partitions       100% Concrete Block 90% Studs, Girts, etc.         Finish       100% Drywall 100% Drywall 100% Drywall 100% Textured Finish         Partitions       90% Studs, Girts, etc.         Finish       100% Drywall 100% Drywall 100% Drywall 100% Textured Finish         Partitions       \$980,182         Finish       100% Drywall 100% Drywall 100% Textured Finish         Partitions       \$980,182         Finish       100% Drywall 100% Drywall 100% Textured Finish         Pitch       \$980,182         Finish       100% Heat Pump         Cooling       100% Heat Pump         Fire Protection       \$980,182         Fire Protection       \$980,182         Plumbing       110 Total Fixtures         Electrical       100% Average Quality         Elevators	Framing				
Frame         Structural Floor         Roof       \$119,702         Material       100% Shingles, Asphait         Pitch       00% Low       (2:12 to 6:12 pitch)         Interior       \$609,505         Interior       \$609,505         Floor Finish       70% Carpet         30% Tile, Ceramic       30% Tile, Ceramic         Ceiling Finish       100% Drywall         100% Paint       100% Textured Finish         Partitions       1,755 ft.         Length       1,755 ft.         Structure       100% Drywall         100% Drywall       100% Orywall         100% Orywall       100% Drywall         100% Drywall       100% Drywall         100% Textured Finish       \$980,182         Heating       100% Heat Pump         Cooling       100% Heat Pump         Fire Protection       \$980,182         Plumbing       110 Total Fixtures         Electrical       100% Average Quality         Elevators       0 Passenger	Exterior Wall	25% Wall Openings			
Roof\$119,702Material100% Shingles, AsphatPitch100% Low 6:12 pitch)Pitch100% Low 6:12 pitch)Interior\$609,505Floor Finish70% Carpet 30% Tile, CeramicGeiling Finish100% Drywall 100% Paint 100% Textured FinishPartitions100% Drywall 90% Studs, Girts, etc.Finish1,755 ft. 90% Studs, Girts, etc.Finish100% Concrete Block 90% Studs, Girts, etc.Finish100% Drywall 100% Paint 100% Paint 100% Paint 100% Studs, Girts, etc.Finish100% Drywall 100% Paint 100% Pai	Exterior Wall				
Material100% Shingles, AsphaitPitch100% Low 6:12 pitch)Interior\$609,505Interior\$609,505Floor Finish70% Carpet 30% Tile, CeramicCeiling Finish100% Drywall 100% Paint 100% Textured FinishPartitions100% Paint 100% Textured FinishPartitions90% Studs, Girts, etc.Finish100% Concrete Block 90% Studs, Girts, etc.Finish100% Drywall 100% Paint 100% Paint 100% Textured FinishMechanicals\$980,182Finish100% Drywall 100% Paint 100% Paint 	Structural Floor				
AsphaltPitch100% Low 6:12 pitch)(2:12 to 6:12 pitch)Interior\$609,505Floor Finish70% Carpet 30% Tile, Ceramic30% Tile, Ceramic30% Tile, CeramicCeiling Finish100% Drywall 100% Paint 100% Textured FinishPartitions100% Textured FinishPartitions90% Studs, Girts, etc. 90% Studs, Girts, etc.Finish100% Drywall 100% Drywall 100% Paint 100% Textured FinishMechanicals\$980,182Mechanicals\$980,182Fire Protection100% Heat PumpFire Protection110 Total FixturesFlextors100% Average QualityElevators0 Passenger	Roof			\$119,702	
Interior\$609,505Interior\$609,505Floor Finish70% Carpet 30% Tile, Ceramic30% Tile, Ceramic30% Tile, CeramicCeiling Finish100% Drywall 100% Paint 100% Textured FinishPartitions100% Textured FinishPartitions90% Studs, Girts, etc.Finish10% Concrete Block 90% Studs, Girts, etc.Finish100% Drywall 100% Drywall 100% Paint 100% Textured FinishMechanicals\$980,182Mechanicals\$980,182I heating100% Heat PumpCooling100% Heat PumpFire Protection110 Total FixturesFloertical100% Average QualityElevators0 Passenger	Material				
Floor Finish       70% Carpet         30% Tile, Ceramic         Ceiling Finish       100% Drywall         100% Paint       100% Textured Finish         100% Textured Finish       100% Textured Finish         Partitions       1,755 ft.         Structure       10% Concrete Block         90% Studs, Girts, etc.       90% Studs, Girts, etc.         Finish       100% Drywall         100% Paint       100% Paint         100% Paint       100% Drywall         100% Paint       100% Textured Finish         Mechanicals       \$980,182         Heating       100% Heat Pump         Cooling       100% Heat Pump         Gooling       100% Heat Pump         Fire Protection       \$980,182         Fire Protection       \$980,182         Electrical       100% Average Quality         Elevators       0 Passenger	Pitch	<b>`</b>			
30% Tile, Ceramic         Ceiling Finish       30% Tile, Ceramic         100% Drywall       100% Paint         100% Textured Finish       100% Textured Finish         Partitions       1,755 ft.         Length       1,755 ft.         Structure       10% Concrete Block         90% Studs, Girts, etc.       90% Studs, Girts, etc.         Finish       100% Drywall         100% Paint       100% Paint         100% Textured Finish       100% Textured Finish         Mechanicals       \$980,182         Heating       100% Heat Pump         Cooling       100% Heat Pump         Gooling       100% Heat Pump         Fire Protection       110 Total Fixtures         Fleetrical       100% Average Quality         Electrical       100% Average Quality	Interior			\$609,505	
Ceiling Finish       100% Drywall         100% Paint       100% Textured Finish         100% Textured Finish       100% Textured Finish         Partitions       1,755 ft.         Length       1,755 ft.         Structure       10% Concrete Block         90% Studs, Girts, etc.       90% Studs, Girts, etc.         90% Studs, Girts, etc.       90% Studs, Girts, etc.         100% Paint       100% Paint         100% Textured Finish       100% Drywall         100% Textured Finish       100% Textured Finish         100% Textured Finish       100% Textured Finish         Vechanicals       \$980,182         Fine Frotection       \$980,182         Fire Protection       \$980,182         Plumbing       100 Total Fixtures         Electrical       100% Average Quality         Elevators       0 Passenger	Floor Finish	70% Carpet			
100% Paint       100% Textured Finish         100% Textured Finish       100% Textured Finish         Length       1,755 ft.         Structure       10% Concrete Block         Structure       00% Studs, Girts, etc.         90% Studs, Girts, etc.       90% Studs, Girts, etc.         Finish       100% Drywall         100% Paint       100% Paint         100% Textured Finish       100% Textured Finish         Mechanicals       \$980,182         Kethanicals       \$980,182         Ioong       100% Heat Pump         Cooling       100% Heat Pump         Fire Protection       \$980,182         Plumbing       110 Total Fixtures         Iectrical       100% Average Quality         Elevators       0 Passenger		30% Tile, Ceramic			
InterventionsPartitionsLength1,755 ft.Structure10% Concrete BlockStructure90% Studs, Girts, etc.90% Studs, Girts, etc.Finish100% Drywall100% Paint100% Paint100% Textured Finish100% Textured FinishMechanicals\$980,182Interventions\$980,182<	Ceiling Finish	100% Drywall			
Partitions         Length       1,755 ft.         Structure       10% Concrete Block         90% Studs, Girts, etc.       90% Studs, Girts, etc.         Pinish       100% Drywall         100% Paint       100% Textured Finish         100% Textured Finish       100% Textured Finish         Mechanicals       \$980,182         Heating       100% Heat Pump         Cooling       100% Heat Pump         Fire Protection       \$100 Heat Pump         Fire Protection       110 Total Fixtures         Electrical       100% Average Quality         Elevators       0 Passenger		100% Paint			
Length1,755 ft.Structure10% Concrete Block 90% Studs, Girts, etc.p0% Studs, Girts, etc.Finish100% Drywall 100% Paint 100% Textured FinishMechanicals\$980,182Meating100% Heat PumpCooling100% Heat PumpFire Protection100% Heat PumpFire Protection110 Total FixturesPlumbing100% Average QualityElevators0 Passenger		100% Textured Finish			
Structure10% Concrete Block 90% Studs, Girts, etc.90% Studs, Girts, etc.Finish100% Drywall 100% Paint 100% Textured FinishMechanicals\$980,182Mechanicals\$980,182Heating100% Heat PumpCooling100% Heat PumpFire Protection100% Heat PumpFire Protection110 Total FixturesElectrical100% Average QualityElevators0 Passenger	Partitions				
Finish90% Studs, Girts, etc.Finish100% Drywall 100% Paint 100% Textured FinishMechanicals\$980,182Mechanicals\$980,182Finish100% Heat PumpCooling100% Heat PumpFire Protection100% Heat PumpFire Protection110 Total FixturesElectrical100% Average QualityElevators0 Passenger	Length	1,755 ft.			
Finish       100% Drywall         100% Paint       100% Paint         100% Textured Finish       100% Textured Finish         Mechanicals       \$980,182         Heating       100% Heat Pump         Cooling       100% Heat Pump         Fire Protection       100% Heat Pump         Plumbing       110 Total Fixtures         Electrical       100% Average Quality         Elevators       0 Passenger	Structure	10% Concrete Block			
100% Paint         100% Textured Finish         Mechanicals       \$980,182         Heating       100% Heat Pump         Cooling       100% Heat Pump         Fire Protection       100% Heat Pump         Plumbing       110 Total Fixtures         Electrical       100% Average Quality         Elevators       0 Passenger		90% Studs, Girts, etc.			
100% Textured FinishMechanicals\$980,182Heating100% Heat PumpCooling100% Heat PumpFire ProtectionFire ProtectionPlumbing110 Total FixturesElectrical100% Average QualityElevators0 Passenger	Finish	100% Drywall			
Mechanicals\$980,182Heating100% Heat PumpCooling100% Heat PumpFire ProtectionIn Total FixturesPlumbing110 Total FixturesElectrical100% Average QualityElevators0 Passenger		100% Paint			
Heating100% Heat PumpCooling100% Heat PumpFire Protection110 Total FixturesPlumbing110 Total FixturesElectrical100% Average QualityElevators0 Passenger		100% Textured Finish			
Cooling100% Heat PumpFire ProtectionPlumbing110 Total FixturesElectrical100% Average QualityElevators0 Passenger	Mechanicals			\$980,182	
Fire ProtectionPlumbing110 Total FixturesElectrical100% Average QualityElevators0 Passenger	Heating	100% Heat Pump			
Plumbing110 Total FixturesElectrical100% Average QualityElevators0 Passenger	Cooling	100% Heat Pump			
Electrical100% Average QualityElevators0 Passenger	Fire Protection				
Elevators 0 Passenger	Plumbing	110 Total Fixtures			
5	Electrical	100% Average Quality			
0 Freight	Elevators		0 Passenger		
			0 Freight		

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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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Built-ins			\$158,449	
SUBTOTAL RC			\$2,270,638	
ADDITIONS				
Custom Items				
Screened Porc	h	\$88,560		
Balcony			\$16,2	200
Total Additions			\$104,760	
TOTAL RC Section			\$2,375,398	
OTAL RC BUILDING 3 B	Building 3 - FLOOD		\$2,375,398	
JILDING 4 - Building 3 -	WIND			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior Sto	ory Height:	9 ft
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	2
Gross Floor Area:	12,288 sq.ft.		egular justment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Excellent
	Site Position: Unknown	S	oil Condition:	Excellent
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$1,83
Foundations			\$46,812	\$42,53
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$322,311	

Со 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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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

v Number: 1 elican cove on				0/0/2023
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$122,880	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$393,024	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,755 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$482,871	\$46,146
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	110 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$140,557	
SUBTOTAL RC			\$1,508,455	\$90,517
ADDITIONS				
Custom Items				
Screened Porch			\$88,5	60

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Replacement Value

12 HVAC units			\$60,0		
Balcony			\$16,2	200	
Total Additions			\$164,760	0	
TOTAL RC Section			\$1,673,215	\$90,51	
OTAL RC BUILDING 4 E	Building 3 - WIND		\$1,673,215	\$90,517	
UILDING 5 - Building 4 -	FLOOD				
Section					
SUPERSTRUCTURE					
Occupancy:	100% Condominium	Sto	ry Height:	9 ft	
Construction Type:	100% Frame (ISO 1)	Nur	mber of Stories:	2	
Gross Floor Area:	8,540 sq.ft.		gular ustment:	None	
Construction Quality:	2.0 - Average 2.0				
Year Built:					
Adjustments					
Hillside Construction:	Degree of Slope: Level	Sit	e Accessibility:	Excellent	
	Site Position: Unknown	So	il 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			\$1,240		
Foundations			\$65,632		
Foundation Wall					
Interior Foundations					
Slab On Ground					
Exterior			\$242,134		
Framing					
Exterior Wall Exterior Wall	25% Wall Openings 100% Siding, Wood on Frame				
Structural Floor	. 101110				
Roof			\$87,262		

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$428,161	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,220 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$732,305	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$110,120	
SUBTOTAL RC			\$1,666,853	
ADDITIONS				
Custom Items				
Screened Porch			\$69,78	80
Balcony			\$10,80	00
Total Additions			\$80,580	
TOTAL RC Section			\$1,747,433	
TAL RC BUILDING 5 Bu	ilding 4 - FLOOD		\$1,747,433	

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Replacement Value

### Policy Number: Pelican Cove SRQ

8/3/2023

Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior	Story Height:	9 ft
Construction Type:	100% Frame (ISO 1)		Number of Stories:	
Gross Floor Area:	8,540 sq.ft.		Irregular Adjustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level		Site Accessibility:	Excellen
	Site Position: Unknown		Soil Condition:	Excellent
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is include	d		
SUMMARY OF COSTS	User Provided	System Provid	led Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$1,27
Foundations			\$32,534	\$34,84
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$248,562	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood o Frame	n		
Structural Floor				
Roof			\$89,578	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)	)		

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## Valuation Detailed Report

8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,220 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$361,896	\$35,658
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$97,686	
SUBTOTAL RC			\$1,106,647	\$71,772
ADDITIONS				
Custom Items				
Screened Porch	n		\$69,7	80
8 HVAC units			\$40,0	00
Balcony			\$10,8	00
Total Additions			\$120,580	
TOTAL RC Section			\$1,227,227	\$71,772
DTAL RC BUILDING 6 B	uilding 4 - WIND		\$1,227,227	\$71,772
UILDING 7 - Building 5 -	FLOOD			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Story	Height:	9 ft.

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Replacement Value

Number: Pelican Cove S				8/3/202
Construction Type:	100% Frame (ISO 1)	Nun	nber of Stories:	2
Gross Floor Area:	10,852 sq.ft.		gular ustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excellent
	Site Position: Unknown	Soi	I Condition:	Excellent
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
SUPERSTRUCTURE				
Site Preparation			\$1,576	
Foundations			\$78,967	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$287,051	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$107,375	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$540,134	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				

#### Partitions

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	S User Provided	System Provided	Reconstruction	Exclusio
Length	1,550 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$822,947	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	90 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$139,932	
SUBTOTAL RC			\$1,977,983	
ADDITIONS				
Custom Items				
Screened Porce	ch		\$69,7	780
Balcony			\$13,5	500
Total Additions			\$83,280	
TOTAL RC Section			\$2,061,263	
TAL RC BUILDING 7	Building 5 - FLOOD		\$2,061,263	
JILDING 8 - Building 5	- WIND			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior Sto	ory Height:	9 f
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	
Gross Floor Area:	10,852 sq.ft.		egular justment:	Non
Construction Quality:	2.0 - Average 2.0			

Year Built:

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Replacement Value

Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excelle
	Site Position: Unknown	Soi	I Condition:	Excelle
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusi
SUPERSTRUCTURE				
Site Preparation				\$1,6
Foundations			\$41,342	\$39,7
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$294,672	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$110,226	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$348,414	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,550 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$404,460	\$37,7
Heating	100% Heat Pump			
Cooling	100% Heat Pump			

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Replacement Value



#### Policy Number: Pelican Cove SRQ

8/3/2023

SUMMARY OF COSTS	S User Provided	System Provided	Reconstruction	Exclusio
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	90 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$124,132	
SUBTOTAL RC			\$1,323,245	\$79,09
ADDITIONS				
Custom Items				
Screened Por	ch		\$69,	780
10 HVAC units	5		\$50,0	000
Balcony			\$13,	500
Total Additions			\$133,280	
TOTAL RC Section			\$1,456,525	\$79,09
TAL RC BUILDING 8	Building 5 - WIND		\$1,456,525	\$79,09
ILDING 9 - Building 7	- FLOOD			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Sto	ry Height:	9 ft
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	2
Gross Floor Area:	7,048 sq.ft.		gular ustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Sit	e Accessibility:	Excellent
	Site Position: Unknown	Sc	il Condition:	Excellent
Fees				
Fees Architect Fees:	7% is included			

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Policy Number: Pelican Cove SRQ

**Fire Protection** 

Plumbing

8/3/2023

Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$1,024	
Foundations			\$56,735	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$211,793	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$74,051	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$355,435	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,006 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$543,725	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			

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60 Total Fixtures



8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$90,881	
SUBTOTAL RC			\$1,333,644	
ADDITIONS				
Custom Items				
Screened Porch			\$52,3	320
Balcony			\$8,1	00
Total Additions			\$60,420	
TOTAL RC Section			\$1,394,064	
OTAL RC BUILDING 9 Bu	ilding 7 - FLOOD		\$1,394,064	
UILDING 10 - Building 7 -	WIND			

Section				
SUPERSTRUCTURE				
, ,	100% Condominium, w/o I Finishes	nterior S	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	1	Number of Stories:	2
Gross Floor Area:	7,048 sq.ft.		rregular Adjustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
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 Provide	d Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,051
Foundations			\$26,850	\$31,392
Foundation Wall				

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Replacement Value

#### Policy Number: Pelican Cove SRQ

JMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior Foundations				
Slab On Ground				
Exterior			\$217,415	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood or Frame	I		
Structural Floor				
Roof			\$76,017	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$229,550	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,006 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$267,445	\$25,171
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	60 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
			\$80,619	

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y Number: Pelican Cove S	RQ			8/3/202
ADDITIONS				
Custom Items				
Screened Porc	h		\$52,3	320
6 HVAC units			\$30,0	000
Balcony			\$8,7	100
Total Additions			\$90,420	
TOTAL RC Section			\$988,317	\$57,61
OTAL RC BUILDING 10	Building 7 - WIND		\$988,317	\$57,613
UILDING 11 - Building 8	,11,15 - FLOOD			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Sto	ory Height:	9 ft
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	2
Gross Floor Area:	9,800 sq.ft.		egular justment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Excellent
	Site Position: Unknown	So	oil 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			\$1,423	
Foundations			\$72,958	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$266,883	
Framing				
Exterior Wall	25% Wall Openings			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$98,269	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$489,267	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,400 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$765,423	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins		-	\$126,367	
SUBTOTAL RC			\$1,820,590	
ADDITIONS				
Custom Items				
Screened Porch			\$69,8	340
Balcony			\$10,8	300

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Replacement Value



Total Additions			\$80,640	
TOTAL RC Section			\$1,901,230	
DTAL RC BUILDING 11	Building 8,11,15 - FLOOD		\$1,901,230	
UILDING 12 - Building 8	,11,15 - WIND			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Int Finishes	erior Sto	ory Height:	9 f
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	
Gross Floor Area:	9,800 sq.ft.		egular justment:	Non
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Exceller
	Site Position: Unknown	So	oil Condition:	Exceller
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided S	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$1,46
Foundations			\$37,334	\$37,56
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$273,968	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$100,878	

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8/3/2023

Replacement Value

### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$315,706	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,400 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$361,328	\$33,56
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	80 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$112,098	
SUBTOTAL RC			\$1,201,312	\$72,58
ADDITIONS				
Custom Items				
Screened Porch			\$69,840	
8 HVAC units			\$40,000	
Balcony			\$10,800	
Total Additions			\$120,640	
TOTAL RC Section			\$1,321,952	\$72,58
TAL RC BUILDING 12 B	uilding 8,11,15 - WIND		\$1,321,952	\$72,582

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Replacement Value

Number: Pelican Cove S	SRQ		8/3/2
JILDING 13 - Building 9	- FLOOD		
Section			
SUPERSTRUCTURE			
Occupancy:	100% Condominium	Story Height:	9
Construction Type:	100% Frame (ISO 1)	Number of Stories:	
Gross Floor Area:	8,660 sq.ft.	Irregular Adjustment:	N
Construction Quality:	2.0 - Average 2.0		
Year Built:			
Adjustments			
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excell
	Site Position: Unknown	Soil Condition:	Excell
Fees			
Architect Fees:	7% is included		
Overhead and Profit:	20% is included		
SUMMARY OF COSTS	User Provided	System Provided Reconstruction	Exclus
SUPERSTRUCTURE			
Site Preparation		\$1,258	
Foundations		\$66,336	
Foundation Wall			
Interior Foundations			
Slab On Ground			
Exterior		\$244,522	
Framing			
Exterior Wall	25% Wall Openings		
Exterior Wall	100% Siding, Wood on Frame		
Structural Floor			
Roof		\$88,315	
Material	100% Shingles, Asphalt		
Pitch	100% Low (2:12 to 6:12 pitch)		
Interior		\$433,958	
Floor Finish	70% Carpet		

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8/3/2023

Replacement Value

### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclus
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,237 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$705,586	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	80 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$111,667	
SUBTOTAL RC			\$1,651,642	
ADDITIONS				
Custom Items				
Screened Porch			\$56,580	
Balcony			\$10,8	00
Total Additions			\$67,380	
TOTAL RC Section			\$1,719,022	
OTAL RC BUILDING 13 Building 9 - FLOOD			\$1,719,022	
JILDING 14 - Building 9 -	WIND			
Section				

### SUPERSTRUCTURE

### Occupancy: 100% Condominium, w/o Interior Story Height: 9 ft. Finishes

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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

				0/0/2020
Construction Type:	100% Frame (ISO 1)	Number of Stories:		2
Gross Floor Area:	8,660 sq.ft.	Irregular Adjustment:		None
Construction Quality:	2.0 - Average 2.0	,		
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site Accessibility: Soil Condition:		Excellent
	Site Position: Unknown			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				\$1,291
Foundations			\$32,991	\$35,107
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$251,014	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$90,660	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$280,115	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,237 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			

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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

				_
SUMMARY OF COSTS		System Provided	Reconstruction	Exclusio
Finish	100% Drywall			
Mechanicals			\$347,925	\$33,56
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	80 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$99,058	
SUBTOTAL RC			\$1,101,763	\$69,95
ADDITIONS				
Custom Items				
Screened Porc	h		\$56,	580
8 HVAC units			\$40,0	000
Balcony			\$10,8	300
Total Additions			\$107,380	
TOTAL RC Section			\$1,209,143	\$69,95
TAL RC BUILDING 14	Building 9 - WIND		\$1,209,143	\$69,95
ILDING 15 - Building 1	0 - FLOOD			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Story	/ Height:	9 f
Construction Type:	100% Frame (ISO 1)	Num	ber of Stories:	:
Gross Floor Area:	4,270 sq.ft.	Irreg Adju	ular stment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				

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Replacement Value

#### Policy Number: Pelican Cove SRQ

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		

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Policy Number: Pelican Cove SRQ

8/3/2023

Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$620	
Foundations			\$39,216	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$150,855	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$48,699	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$219,687	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	610 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$363,165	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	42 Total Fixtures			

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Policy Number: Pelican Cove SRQ

8/3/2023

9 ft.

**Exclusion** 

\$33,480 \$5,400

Replacement Value

SUMMARY OF COST	S User Provided	System Provide	ed Reconstruction
Electrical	100% Average Quality		
Elevators		0 Passenger	
		0 Freight	
Built-ins			\$55,060
SUBTOTAL RC			\$877,301
ADDITIONS			
Custom Items			
Screened Por	ch		\$33
Balcony			\$5
Total Additions			\$38,880
TOTAL RC Section			\$916,181
OTAL RC BUILDING 15	Building 10 - FLOOD		\$916,181
JILDING 16 - Building	10 - WIND		
Section			
SUPERSTRUCTURE			
Occupancy:	100% Condominium, w/o Finishes	Interior	Story Height:
Construction Type:	100% Frame (ISO 1)		Number of Stories:
Gross Floor Area:	4,270 sq.ft.		Irregular Adjustment:
Construction Quality:	2.0 - Average 2.0		
Year Built:			
Adjustments			
Hillside Construction:	Degree of Slope: Level		Site Accessibility:

		ψ10,201	Ψ20,000
		\$16 267	\$23,990
			\$637
User Provided	System Provided	Reconstruction	Exclusion
20% is included			
7% is included			
Site Position: Unknown	S	oil Condition:	Excellent
Degree of Slope: Level	Si	te Accessibility:	Excellent
2.0 - Average 2.0			
4,270 sq.ft.			None
100% Frame (ISO 1)	Nu	mber of Stories:	2
	4,270 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown 7% is included 20% is included	4,270 sq.ft. Irre Ad 2.0 - Average 2.0 Degree of Slope: Level Si Site Position: Unknown So 7% is included 20% is included	4,270 sq.ft.     Irregular Adjustment:       2.0 - Average 2.0     Site Accessibility:       Degree of Slope: Level     Site Accessibility:       Site Position: Unknown     Soil Condition:       7% is included     20% is included

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

y Number: Pelican Cove SF	ζQ			8/3/2023
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior Foundations				
Slab On Ground				
Exterior			\$154,860	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$49,992	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$142,170	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	610 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$179,410	\$17,619
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	42 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$48,843	
SUBTOTAL RC			\$591,542	\$42,246

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Replacement Value

y Number: Pelican Cove S	RQ			8/3/202
ADDITIONS				
Custom Items				
Screened Porc	h		\$33,4	180
4 HVAC units			\$20,0	000
Balcony			\$5,4	100
Total Additions			\$58,880	
TOTAL RC Section			\$650,422	\$42,24
OTAL RC BUILDING 16	Building 10 - WIND		\$650,422	\$42,246
UILDING 17 - Building 12	2 - FLOOD			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Sto	ory Height:	9 ft
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	2
Gross Floor Area:	10,168 sq.ft.		egular justment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Excellent
	Site Position: Unknown	So	oil Condition:	Excellent
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
SUPERSTRUCTURE				
Site Preparation			\$1,477	
Foundations			\$75,070	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$273,985	
Framing				
Exterior Wall	25% Wall Openings			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

	Lloor Broyidad	Suptom Drovided	Paganetruction	Evolucion
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$101,462	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$506,974	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,452 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$804,968	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	90 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$131,112	
SUBTOTAL RC			\$1,895,049	
ADDITIONS				
Custom Items				
Screened Porch			\$71,8	80
Balcony			\$13,5	00

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# Valuation Detailed Report Replacement Value

CoreLogic*

y Number: Pelican Cove S				8/3/202
Total Additions			\$85,380	
TOTAL RC Section			\$1,980,429	
OTAL RC BUILDING 17	Building 12 - FLOOD		\$1,980,429	
UILDING 18 - Building 1	2 - WIND			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o lı Finishes	nterior Stor	ry Height:	9 f
Construction Type:	100% Frame (ISO 1)	Nun	nber of Stories:	:
Gross Floor Area:	10,168 sq.ft.		gular ustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excellen
	Site Position: Unknown	Soi	il Condition:	Excellen
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$1,51
Foundations			\$38,736	\$38,32
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$281,259	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on			
	Frame			
Structural Floor	Frame			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$327,072	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,452 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$396,418	\$37,75
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	90 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$116,308	
SUBTOTAL RC			\$1,263,948	\$77,59
ADDITIONS				
Custom Items				
Screened Porch			\$71,880	C
10 HVAC units			\$50,00	C
Balcony			\$13,50	0
Total Additions			\$135,380	
TOTAL RC Section			\$1,399,328	\$77,59
TAL RC BUILDING 18 B	uilding 12 - WIND		\$1,399,328	\$77,599

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Replacement Value

Number: Pelican Cove S			8/3/2
Section			
SUPERSTRUCTURE			
Occupancy:	100% Condominium	Story Height:	9
Construction Type:	100% Frame (ISO 1)	Number of Stories:	
Gross Floor Area:	10,924 sq.ft.	Irregular Adjustment:	Nc
Construction Quality:	2.0 - Average 2.0		
Year Built:			
Adjustments			
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excelle
	Site Position: Unknown	Soil Condition:	Excelle
Fees			
Architect Fees:	7% is included		
Overhead and Profit:	20% is included		
SUMMARY OF COSTS	User Provided	System Provided Reconstruction	Exclus
SUPERSTRUCTURE			
Site Preparation		\$1,587	
Foundations		\$79,376	
Foundation Wall			
Interior Foundations			
Slab On Ground			
Exterior		\$288,417	
Framing			
Exterior Wall	25% Wall Openings		
Exterior Wall	100% Siding, Wood on Frame		
Structural Floor			
Roof		\$107,996	
Material	100% Shingles, Asphalt		
Pitch	100% Low (2:12 to 6:12 pitch)		
Interior		\$543,559	
Floor Finish	70% Carpet		

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclus
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,560 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$824,839	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	90 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$140,860	
SUBTOTAL RC			\$1,986,633	
ADDITIONS				
Custom Items				
Screened Porch			\$71,8	80
Balcony			\$13,5	00
Total Additions			\$85,380	
TOTAL RC Section			\$2,072,013	
TAL RC BUILDING 19 B	uilding 13 - FLOOD		\$2,072,013	
ILDING 20 - Building 13	- WIND			
Section				

#### SUPERSTRUCTURE

#### Occupancy: 100% Condominium, w/o Interior Story Height: 9 ft. Finishes

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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

cy Number: Pelican Cove S	SRQ			8/3/2023
Construction Type: Gross Floor Area:	100% Frame (ISO 1) 12,122 sq.ft.	Irre	mber of Stories: gular ustment:	2 None
Construction Quality:	2.0 - Average 2.0	-		
Year Built:	-			
Adjustments				
Hillside Construction:	Degree of Slope: Level	Sit	e Accessibility:	Excellent
	Site Position: Unknown	So	il 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				\$1,807
Foundations			\$46,180	\$42,221
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$319,149	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$121,423	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$387,819	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,731 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			

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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

SUMMARY OF COSTS	S User Provided	System Provided	Reconstruction	Exclusio
Finish	100% Drywall			
Mechanicals			\$419,391	\$37,75
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	90 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$138,659	
SUBTOTAL RC			\$1,432,620	\$81,7
ADDITIONS				
Custom Items				
Open Porch			\$53,9	910
10 HVAC units	6		\$50,0	000
Total Additions			\$103,910	
TOTAL RC Section			\$1,536,530	\$81,7
TAL RC BUILDING 20	Building 13 - WIND		\$1,536,530	\$81,78
IILDING 21 - Building	14 - FLOOD			
Section				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Story	/ Height:	9
Construction Type:	100% Frame (ISO 1)	Num	ber of Stories:	
Gross Floor Area:	14,116 sq.ft.	Irreg Adju	ular stment:	Nor
	2.0 - Average 2.0			
Construction Quality:	_			
Construction Quality: Year Built:	-			
-				

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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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

	Site Position: Unknown	Soil Condition:	Excellent
Fees			
Architect Fees:	7% is included		

Overhead and Profit:

20% is included

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8/3/2023

Exclusion

Reconstruction

Replacement Value

Policy	olicy Number: Pelican Cove SRQ								
	SUMMARY OF COSTS	User Provided	System Provided						
	SUPERSTRUCTURE								
	Site Preparation								

\$2,050 Foundations \$97,136 Foundation Wall Interior Foundations Slab On Ground Exterior \$347,405 Framing **Exterior Wall** 25% Wall Openings Exterior Wall 100% Siding, Wood on Frame Structural Floor Roof \$135,250 Material 100% Shingles, Asphalt Pitch 100% Low (2:12 to 6:12 pitch) Interior \$697,662 Floor Finish 70% Carpet 30% Tile, Ceramic Ceiling Finish 100% Drywall 100% Paint 100% Textured Finish Partitions Length 2,016 ft. Structure 10% Concrete Block 90% Studs, Girts, etc. Finish 100% Drywall 100% Paint 100% Textured Finish Mechanicals \$1,105,899 Heating 100% Heat Pump Cooling 100% Heat Pump **Fire Protection** Plumbing 123 Total Fixtures

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8/3/2023

2

None

Excellent Excellent

Exclusion

Number of Stories:

Site Accessibility:

Irregular

Adjustment:

Replacement Value

#### Policy Number: Pelican Cove SRQ

-					
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion	
Electrical	100% Average Quality				
Elevators		0 Passenger			
		0 Freight			
Built-ins			\$182,020		
SUBTOTAL RC			\$2,567,423		
ADDITIONS					
Custom Items					
Screened Porc	h		\$100,320		
Balcony			\$16,2	200	
Total Additions			\$116,520		
TOTAL RC Section			\$2,683,943		
TOTAL RC BUILDING 21	Building 14 - FLOOD		\$2,683,943		
BUILDING 22 - Building 1	4 - WIND				
Section					
SUPERSTRUCTURE					
Occupancy:	100% Condominium, w/o Finishes	Interior St	ory Height:	9 ft.	

Construction Type:	100% Frame (ISO 1)
Gross Floor Area:	14,116 sq.ft.
Construction Quality: Year Built:	2.0 - Average 2.0
Adjustments	
Hillside Construction:	Degree of Slope: Level

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction
Overhead and Profit:	20% is included		
Architect Fees:	7% is included		
Fees			
	Site Position: Unknown	Sc	oil Condition:

SUPERSTRUCTURE		
Site Preparation		\$2,105
Foundations	\$53,776	\$45,939
Foundation Wall		

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Replacement Value

#### Policy Number: Pelican Cove SRQ

UMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior Foundations				
Slab On Ground				
Exterior			\$356,628	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$138,841	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$449,706	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	2,016 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$544,355	\$51,600
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	123 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$161,467	

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**Core**Logic

Replacement Value

Policy Number: Pelican Cove	SRQ				8/3/2023
ADDITIONS					
Custom Items					
Screened Por	ch			\$100,32	20
12 HVAC unit	s			\$60,00	00
Balcony				\$16,20	00
Total Additions				\$176,520	
TOTAL RC Section			\$	1,881,294	\$99,643
TOTAL RC BUILDING 22	Building 14 - WIND		\$	1,881,294	\$99,643
		Reconstruction	Sq.Ft.	\$/Sq.Ft.	
LOCATION TOTAL, Locatio	n 16	\$35,301,030	212,922	\$166	
LOCATION 17 - Section 17					
Section 17					
Pelican Cove Road					
Sarasota, FL 34231 USA					
Location Adjustments					
Climatic Region:	3 - Warm				
High Wind Region:	2 - Moderate D	amage			
Seismic Zone:	1 - No Damage	2			
BUILDING 1 - Building 7	- FLOOD				
Section					
SUPERSTRUCTURE					
Occupancy:	100% Condominium		Story Height		9 ft.
Construction Type:	100% Frame (ISO 1)		Number of S	stories:	2
Gross Floor Area:	10,792 sq.ft.		Irregular Adjustment:		None
Construction Quality:	2.0 - Average 2.0				
Year Built:					
Adjustments					
Hillside Construction:	Degree of Slope: Leve	el	Site Access	ibility:	Excellent
	Site Position: Unknow	n	Soil Conditi	on:	Excellent
Fees					
Architect Fees:	7% is include	ed			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$1,567	
Foundations			\$78,627	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$275,682	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$108,840	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$537,145	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,541 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$791,497	

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Replacement Value

#### Policy Number: Pelican Cove SRQ

8/3/2023

SUMMARY OF COSTS	User Provided	System Provide	d Reconstruction	Exclusio
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$139,158	
SUBTOTAL RC			\$1,932,517	
ADDITIONS				
Custom Items				
Open Porch			\$50,	265
Total Additions			\$50,265	
			\$1,982,782	
TAL RC BUILDING 1 E	_		\$1,982,782	
TOTAL RC Section TAL RC BUILDING 1 E JILDING 2 - Building 7 - Section	_		\$1,982,782	
TAL RC BUILDING 1 E	_		\$1,982,782	
TAL RC BUILDING 1 E	_	Interior S	\$1,982,782 Story Height:	9
TAL RC BUILDING 1 E IILDING 2 - Building 7 - Section SUPERSTRUCTURE	WIND 100% Condominium, w/o			9
TAL RC BUILDING 1 E JILDING 2 - Building 7 - Section SUPERSTRUCTURE Occupancy:	WIND 100% Condominium, w/o Finishes	1	Story Height:	
TAL RC BUILDING 1 E JILDING 2 - Building 7 - Section SUPERSTRUCTURE Occupancy: Construction Type:	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1)	1	Story Height: Number of Stories: rregular	
TAL RC BUILDING 1 E JILDING 2 - Building 7 - Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,792 sq.ft.	1	Story Height: Number of Stories: rregular	
TAL RC BUILDING 1         IILDING 2 - Building 7         Section         SUPERSTRUCTURE         Occupancy:         Construction Type:         Gross Floor Area:         Construction Quality:	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,792 sq.ft.	1	Story Height: Number of Stories: rregular	
TAL RC BUILDING 1 E IILDING 2 - Building 7 - Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,792 sq.ft.	1   	Story Height: Number of Stories: rregular	9 t Nor Exceller
TAL RC BUILDING 1         JILDING 2 - Building 7         Section         SUPERSTRUCTURE         Occupancy:         Construction Type:         Gross Floor Area:         Construction Quality:         Year Built:         Adjustments	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,792 sq.ft. 2.0 - Average 2.0	1   	Story Height: Number of Stories: rregular Adjustment:	Nor Exceller
TAL RC BUILDING 1         JILDING 2 - Building 7         Section         SUPERSTRUCTURE         Occupancy:         Construction Type:         Gross Floor Area:         Construction Quality:         Year Built:         Adjustments	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,792 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	1   	Story Height: Number of Stories: rregular Adjustment: Site Accessibility:	Nor Exceller
TAL RC BUILDING 1 E IILDING 2 - Building 7 - Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction:	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,792 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	1   	Story Height: Number of Stories: rregular Adjustment: Site Accessibility:	Nor
TAL RC BUILDING 1         JILDING 2 - Building 7         Section         SUPERSTRUCTURE         Occupancy:         Construction Type:         Gross Floor Area:         Construction Quality:         Year Built:         Adjustments         Hillside Construction:	WIND 100% Condominium, w/o Finishes 100% Frame (ISO 1) 10,792 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown	1 4	Story Height: Number of Stories: rregular Adjustment: Site Accessibility:	Nor Exceller

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ

Number. Pelican Cove Sr				0/3/2023
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Site Preparation				\$1,609
Foundations			\$41,113	\$39,601
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$283,001	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Wood on Frame			
	50% Stucco on Frame			
Structural Floor				
Roof			\$111,730	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$346,473	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,541 ft.			
Structure	10% Concrete Block			
	90% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$388,373	\$35,658
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		

0% Automatic Fire Alarm System

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**Replacement Value** 

8/3/2023

Policy Number: Pelican Cove SRQ

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$123,445	
SUBTOTAL RC			\$1,294,134	\$76,869
ADDITIONS				
Custom Items				
Open Porch			\$50,2	65
8 HVAC units			\$40,0	00
Total Additions			\$90,265	
TOTAL RC Section			\$1,384,399	\$76,869
TAL RC BUILDING 2 Building 7 - WIND			\$1,384,399	\$76,869

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# Valuation Pages Common Buildings

Clubhouses Pool Buildings Pool Equipment Buildings Maintenance



VALUATION				
Valuation Number:	Pelican Cove SRQ Common Elements	Effective Date:	08/03/2023	
Value Basis:	Reconstruction	Expiration Date:	08/02/2024	
		Cost as of:	06/2023	
BUSINESS				
Pelican Cove Condominium	Association			
1615 Pelican Cove Road				
Sarasota, FL 34231 USA				
LOCATION 1 - Pelican Cov	ve Condominium Associ	iation		
Pelican Cove Condominium	Association			
1615 Pelican Cove Road				
Sarasota, FL 34231 USA				
Location Adjustments				
Climatic Region:	3 - Warm			
High Wind Region:	2 - Moderate I	Damage		
Seismic Zone:	1 - No Damag	e		
BUILDING 1 - Office - F	LOOD			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Office, Low-Rise	e Sto	ory Height:	9 ft.
Construction Type:	88% Masonry (ISO 2)	Nu	mber of Stories:	2
	12% Frame (ISO 1)			
Gross Floor Area:	1,852 sq.ft.		egular justment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Fact	tor: 1.01 - Lumber			
Hillside Construction:	Degree of Slope: Lev	vel Sit	te Accessibility:	Good
	Site Position: Unknow	wn Sc	oil Condition:	Good
Fees				
Architect Fees:	7% is includ	led		

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8/3/2023

Replacement Value



#### Policy Number: Pelican Cove SRQ Common Elements

Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$307	
Foundations			\$25,099	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$93,619	
Framing				
Exterior Wall	20% Wall Openings			
Exterior Wall	12% Stucco on Frame			
	88% Stucco on Masonry			
Structural Floor				
Roof			\$27,447	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$42,049	
Floor Finish	90% Carpet			
	10% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	31 ft.			
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$164,643	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclu
Fire Protection				
Plumbing	9 Total Fixtures			
Electrical	100% Average Quality			
Elevators				
Built-ins			\$26,008	
SUBTOTAL RC			\$379,172	
ADDITIONS				
Custom Items				
Entry Porch			\$7,	500
Total Additions			\$7,500	
TOTAL RC Section 1			\$386,672	
OTAL RC BUILDING 1			\$386,672	
			1 ) -	
UILDING 2 - Office - WI				
Section 1				
Section 1 SUPERSTRUCTURE				
	100% Office, Low-Rise	Stor	y Height:	
SUPERSTRUCTURE	100% Office, Low-Rise 88% Masonry (ISO 2)		y Height: nber of Stories:	
SUPERSTRUCTURE Occupancy:				
SUPERSTRUCTURE Occupancy:	88% Masonry (ISO 2)	Nun Irreç		Ν
SUPERSTRUCTURE Occupancy: Construction Type:	88% Masonry (ISO 2) 12% Frame (ISO 1)	Nun Irreç	nber of Stories: gular	Ν
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	88% Masonry (ISO 2) 12% Frame (ISO 1) 1,852 sq.ft.	Nun Irreç	nber of Stories: gular	Ν
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	88% Masonry (ISO 2) 12% Frame (ISO 1) 1,852 sq.ft.	Nun Irreç	nber of Stories: gular	Ν
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	<ul><li>88% Masonry (ISO 2)</li><li>12% Frame (ISO 1)</li><li>1,852 sq.ft.</li><li>2.0 - Average 2.0</li></ul>	Nun Irreç	nber of Stories: gular	N
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	<ul><li>88% Masonry (ISO 2)</li><li>12% Frame (ISO 1)</li><li>1,852 sq.ft.</li><li>2.0 - Average 2.0</li></ul>	Nun Irreg Adju	nber of Stories: gular	
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor	88% Masonry (ISO 2) 12% Frame (ISO 1) 1,852 sq.ft. 2.0 - Average 2.0	Num Irreg Adju Site	nber of Stories: gular istment:	G
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor	<ul> <li>88% Masonry (ISO 2)</li> <li>12% Frame (ISO 1)</li> <li>1,852 sq.ft.</li> <li>2.0 - Average 2.0</li> <li>: 1.01 - Lumber Degree of Slope: Level</li> </ul>	Num Irreg Adju Site	aber of Stories: gular ustment:	G
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor Hillside Construction:	<ul> <li>88% Masonry (ISO 2)</li> <li>12% Frame (ISO 1)</li> <li>1,852 sq.ft.</li> <li>2.0 - Average 2.0</li> <li>: 1.01 - Lumber Degree of Slope: Level</li> </ul>	Num Irreg Adju Site	aber of Stories: gular ustment:	G
SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor Hillside Construction: Fees	<ul> <li>88% Masonry (ISO 2)</li> <li>12% Frame (ISO 1)</li> <li>1,852 sq.ft.</li> <li>2.0 - Average 2.0</li> <li>T. 1.01 - Lumber</li> <li>Degree of Slope: Level</li> <li>Site Position: Unknown</li> </ul>	Num Irreg Adju Site	aber of Stories: gular ustment:	R G G

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Replacement Value



#### Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

Number. Felican Cove SRQ Common Elements				0/3/2023
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundations			\$7,080	\$18,019
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$93,619	
Framing				
Exterior Wall	20% Wall Openings			
Exterior Wall	12% Stucco on Frame			
	88% Stucco on Masonry			
Structural Floor				
Roof			\$27,447	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$38,899	
Floor Finish	90% Carpet			
	10% Tile, Asphalt			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	31 ft.			
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$157,234	\$7,409
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	9 Total Fixtures			
Electrical	100% Average Quality			

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
Elevators				
Built-ins			\$26,008	
SUBTOTAL RC			\$350,288	\$25,73
ADDITIONS				
Custom Items				
Entry Porch			\$7,5	500
Total Additions			\$7,500	
TOTAL RC Section 1			\$357,788	\$25,7
TAL RC BUILDING 2 C	Office - WIND		\$357,788	\$25,73
JILDING 3 - Pelican Pav	ilion Clubhouse - FLOOD			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Clubhouse/Recreatio Building	n Sto	ory Height:	12
Construction Type:	100% Masonry (ISO 2)	Nu	mber of Stories:	
Gross Floor Area:	5,477 sq.ft.		egular lustment:	Nor
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Goo
	Site Position: Unknown	Sc	oil Condition:	Goo
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation			\$1,766	
Foundations			\$72,808	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$161,751	

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Framing		-		
Exterior Wall	35% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$105,055	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$163,575	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	60% Drywall			
	60% Paint			
	40% Suspended Acoustical			
	60% Textured Finish			
	20% Tile, Acoustical			
Partitions				
Length	250 ft.			
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$434,355	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection	100% Sprinkler System			
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing	26 Total Fixtures			

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8/3/2023

\$1,013,938

Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$18,328	
SUBTOTAL RC			\$957,638	
ADDITIONS				
Custom Items				
Open Porch			\$26,3	00
Kitchen Fire Supr	ression		\$30,0	00
Total Additions			\$56,300	
TOTAL RC Section 1			\$1,013,938	

#### TOTAL RC BUILDING 3 Pelican Pavilion Clubhouse - FLOOD

#### **BUILDING 4 - Pelican Pavilion Clubhouse - WIND**

Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Clubhouse/Recreation Building	on St	ory Height:	12 ft.
Construction Type:	100% Masonry (ISO 2)	Nu	umber of Stories:	1
Gross Floor Area:	5,477 sq.ft.		egular djustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	S	ite Accessibility:	Good
	Site Position: Unknown	S	oil Condition:	Good
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,766
Foundations			\$40,730	\$32,078
Foundation Wall				

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Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

					0/0/2020
SUMMARY OF COSTS	User Provide	d	System Provided	Reconstruction	Exclusion
Interior Foundations					
Slab On Ground					
Exterior				\$161,751	
Framing					
Exterior Wall	35% Wall Op	enings			
Exterior Wall	100% Stucco Masonry	on			
Structural Floor					
Roof				\$105,055	
Material	100% Shingle Asphalt	es,			
Pitch	100% Low 6:12 pitch)	(2:12 to			
Interior				\$163,575	
Floor Finish	70% Carpet				
	30% Tile, Cer	amic			
Ceiling Finish	60% Drywall				
	60% Paint				
	40% Suspend Acoustical	led			
	60% Textured	d Finish			
	20% Tile, Acc	oustical			
Partitions					
Length	250 ft.				
Structure	100% Studs, etc.	Girts,			
Finish	100% Drywal	l			
	100% Paint				
	100% Texture	ed Finish			
Mechanicals				\$405,654	\$28,701
Heating	100% Heat P	ump			
Cooling	100% Heat P	ump			
Fire Protection	100% Sprinkl System	er			
	100% Manua Alarm System				

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Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

SUMMARY OF COST	S User Provided	System Provided	Reconstruction	Exclusio
	100% Automatic Fire Alarm System			
Plumbing	26 Total Fixtures			
Electrical	100% Average Quality			
Elevators	5 G G J	0 Passenger		
		0 Freight		
Built-ins		Ū	\$18,328	
SUBTOTAL RC			\$895,093	\$62,54
ADDITIONS				
Custom Items				
Open Porch			\$26,	300
Kitchen Fire S	Supression		\$30,	000
Total Additions			\$56,300	
			¢054 202	\$62,54
TAL RC BUILDING 4	Pelican Pavilion Clubhous Clubhouse - FLOOD	e - WIND	\$951,393 \$951,393	
TOTAL RC Section 1 TAL RC BUILDING 4 ILDING 5 - Wilbanks ( 2-Story Section		e - WIND	· · ·	\$62,54
TAL RC BUILDING 4 ILDING 5 - Wilbanks ( 2-Story Section		ə - WIND	· · ·	
TAL RC BUILDING 4 ILDING 5 - Wilbanks ( 2-Story Section SUPERSTRUCTURE			· · ·	\$62,54
TAL RC BUILDING 4 ILDING 5 - Wilbanks ( 2-Story Section SUPERSTRUCTURE Occupancy:	Clubhouse - FLOOD 100% Clubhouse/Recreation	on S	\$951,393	<b>\$62,54</b>
TAL RC BUILDING 4ILDING 5 - Wilbanks (2-Story SectionSUPERSTRUCTUREOccupancy:Construction Type:	Clubhouse - FLOOD 100% Clubhouse/Recreation Building	on S N	\$951,393 tory Height:	<b>\$62,54</b> 10 ft
TAL RC BUILDING 4ILDING 5 - Wilbanks 02-Story SectionSUPERSTRUCTUREOccupancy:Construction Type:Gross Floor Area:	Clubhouse - FLOOD 100% Clubhouse/Recreation Building 100% Masonry (ISO 2)	on S N	\$951,393 tory Height: lumber of Stories: regular	<b>\$62,54</b> 10 ft
TAL RC BUILDING 4         ILDING 5 - Wilbanks (         2-Story Section         SUPERSTRUCTURE         Occupancy:         Construction Type:         Gross Floor Area:         Construction Quality:	Clubhouse - FLOOD 100% Clubhouse/Recreation Building 100% Masonry (ISO 2) 2,408 sq.ft.	on S N	\$951,393 tory Height: lumber of Stories: regular	<b>\$62,54</b> 10 ft
TAL RC BUILDING 4	Clubhouse - FLOOD 100% Clubhouse/Recreation Building 100% Masonry (ISO 2) 2,408 sq.ft.	on S N	\$951,393 tory Height: lumber of Stories: regular	<b>\$62,54</b> 10 ft
TAL RC BUILDING 4         ILDING 5 - Wilbanks (         2-Story Section         SUPERSTRUCTURE         Occupancy:         Construction Type:         Gross Floor Area:         Construction Quality:         Year Built:         SUBSTRUCTURE	Clubhouse - FLOOD 100% Clubhouse/Recreation Building 100% Masonry (ISO 2) 2,408 sq.ft.	on S N	\$951,393 tory Height: lumber of Stories: regular	\$62,54
TAL RC BUILDING 4         ILDING 5 - Wilbanks (         2-Story Section         SUPERSTRUCTURE         Occupancy:         Construction Type:         Gross Floor Area:         Construction Quality:         Year Built:         SUBSTRUCTURE         Basement:	Clubhouse - FLOOD 100% Clubhouse/Recreation Building 100% Masonry (ISO 2) 2,408 sq.ft. 2.0 - Average 2.0	on S N	\$951,393 tory Height: lumber of Stories: regular	\$62,54
TAL RC BUILDING 4         ILDING 5 - Wilbanks (         2-Story Section         SUPERSTRUCTURE         Occupancy:         Construction Type:         Gross Floor Area:         Construction Quality:         Year Built:         SUBSTRUCTURE         Basement:         Finished Occupancy:	Clubhouse - FLOOD 100% Clubhouse/Recreation Building 100% Masonry (ISO 2) 2,408 sq.ft. 2.0 - Average 2.0 Finished	on S N	\$951,393 tory Height: lumber of Stories: regular	\$62,54
TAL RC BUILDING 4ILDING 5 - Wilbanks (2-Story SectionSUPERSTRUCTUREOccupancy:Construction Type:Gross Floor Area:Construction Quality:Year Built:SUBSTRUCTUREBasement:Finished Occupancy:Construction Type:	Clubhouse - FLOOD 100% Clubhouse/Recreation Building 100% Masonry (ISO 2) 2,408 sq.ft. 2.0 - Average 2.0 Finished Utility Building Masonry (ISO 2)	on S N	\$951,393 tory Height: lumber of Stories: regular	\$62,54 10 ft None 1,488 sq.1
TAL RC BUILDING 4ILDING 5 - Wilbanks (2-Story SectionSUPERSTRUCTUREOccupancy:Construction Type:Gross Floor Area:Construction Quality:Year Built:SUBSTRUCTUREBasement:Finished Occupancy:Construction Type:Depth of Story Height:	Clubhouse - FLOOD 100% Clubhouse/Recreation Building 100% Masonry (ISO 2) 2,408 sq.ft. 2.0 - Average 2.0 Finished Utility Building Masonry (ISO 2)	on S N	\$951,393 tory Height: lumber of Stories: regular	
TAL RC BUILDING 4ILDING 5 - Wilbanks (2-Story SectionSUPERSTRUCTUREOccupancy:Construction Type:Gross Floor Area:Construction Quality:Year Built:	Clubhouse - FLOOD 100% Clubhouse/Recreation Building 100% Masonry (ISO 2) 2,408 sq.ft. 2.0 - Average 2.0 Finished Utility Building Masonry (ISO 2)	on S N Iri A	\$951,393 tory Height: lumber of Stories: regular	\$62,54 10 ft None 1,488 sq.1

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Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$388	
Foundations			\$23,400	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$130,697	
Framing				
Exterior Wall	30% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$42,962	
Material	100% Tile, Concrete			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$120,390	
Floor Finish	30% Carpet			
	20% Hardwood			
	30% Terrazzo			
	20% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	250 ft.			
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			

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Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
	100% Paint			
	100% Textured Finish			
Mechanicals			\$208,121	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	15 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$8,058	
UBSTRUCTURE				
Basement				
Site Preparation			\$13,028	
Foundations			\$22,939	
Foundation Wall				
Interior Foundations				
Exterior			\$28,753	
Framing				
Structural Floor				
Interior			\$7,437	
Floor Finish				
Ceiling Finish				
Partitions				
Mechanicals			\$16,884	
Heating				
Cooling				
Fire Protection				
Plumbing				
Electrical				
Built-ins			\$7,030	
UBTOTAL RC			\$630,087	

#### ADDITIONS

#### **Custom Items**

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Replacement Value

Portico			¢7 (	000	
Portico Total Additions TOTAL RC 2-Story Section			\$7,000		
			\$7,000		
1-Story Section					
SUPERSTRUCTURE					
Occupancy:	100% Clubhouse/Recreati Building	on Sto	ry Height:	10 f	
Construction Type:	100% Masonry (ISO 2)	Nur	mber of Stories:		
Gross Floor Area:	2,586 sq.ft.		gular ustment:	Non	
Construction Quality:	2.0 - Average 2.0				
Year Built:					
Adjustments					
Hillside Construction:	Degree of Slope: Level	Site Accessibility:		Goo	
	Site Position: Unknown	So	il Condition:	Goo	
Fees					
Architect Fees:	7% is included				
Overhead and Profit:	20% is included				
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio	
SUPERSTRUCTURE					
Site Preparation			\$834		
Foundations			\$40,760		
Foundation Wall					
Interior Foundations					
Slab On Ground					
Exterior			\$86,106		
Framing					
Exterior Wall	30% Wall Openings				
Exterior Wall	100% Stucco on Masonry				
Structural Floor					
Roof			\$79,867		
Material	100% Tile, Concrete				
Pitch	100% Low (2:12 to 6:12 pitch)				

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Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
Interior			\$106,353	
Floor Finish	35% Carpet			
	36% Terrazzo			
	35% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	120 ft.			
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$86,311	
Heating	75% Heat Pump			
Cooling	75% Heat Pump			
Fire Protection				
Plumbing	2 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$8,654	
SUBTOTAL RC			\$408,885	
ADDITIONS				
Custom Items				
Patio over Sunde	eck		\$13,0	000
Total Additions			\$13,000	
TOTAL RC 1-Story Secti	on		\$421,885	
TAL RC BUILDING 5 Wi	Ibanks Clubhouse - FLC	OD	\$1,058,973	

#### **BUILDING 6 - Wilbanks Clubhouse - WIND**

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

2-Story Section				
SUPERSTRUCTURE				
Occupancy:	100% Clubhouse/Recreatic Building	on Sto	ory Height:	10 ft.
Construction Type:	100% Masonry (ISO 2)	Nu	mber of Stories:	2
Gross Floor Area:	2,408 sq.ft.		egular justment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
SUBSTRUCTURE				
Basement:	Finished			1,488 sq.ft.
Finished Occupancy:	Utility Building			
Construction Type:	Masonry (ISO 2)			
Depth of Story Height:				8 ft.
Adjustments				
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Good
	Site Position: Unknown	So	oil Condition:	Good
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$388
Foundations			\$8,954	\$14,446
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$130,697	
Framing				
Exterior Wall	30% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$42,962	
Material	100% Tile, Concrete			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$120,390	
Floor Finish	30% Carpet			
	20% Hardwood			
	30% Terrazzo			
	20% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	250 ft.			
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$191,563	\$16,558
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	15 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$8,058	
SUBSTRUCTURE				
Basement				
Site Preparation				\$13,028
Foundations			\$22,939	
Foundation Wall				
Interior Foundations				
Exterior			\$28,753	
Framing				

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided F	Reconstruction	Exclusi
Structural Floor				
Interior			\$7,437	
Floor Finish				
Ceiling Finish				
Partitions				
Mechanicals			\$16,035	\$8
Heating				
Cooling				
Fire Protection				
Plumbing				
Electrical				
Built-ins			\$7,030	
SUBTOTAL RC			\$584,818	\$45,2
ADDITIONS				
Custom Items				
Portico			ሱን (	200
			\$7,0	000
Total Additions			\$7,000	000
	ction			
Total Additions TOTAL RC 2-Story Sec	stion		\$7,000	
Total Additions	tion		\$7,000	\$ <b>45,2</b>
Total Additions TOTAL RC 2-Story Sec 1-Story Section SUPERSTRUCTURE	tion 100% Clubhouse/Recreatio Building	n Story H	\$7,000 <b>\$591,818</b>	\$45,2
Total Additions TOTAL RC 2-Story Sec 1-Story Section SUPERSTRUCTURE Occupancy:	100% Clubhouse/Recreatio	,	\$7,000 <b>\$591,818</b>	\$45,2
Total Additions TOTAL RC 2-Story Sec 1-Story Section	100% Clubhouse/Recreatio Building	,	\$7,000 <b>\$591,818</b> eight: r of Stories:	<b>\$45,2</b> 10
Total Additions TOTAL RC 2-Story Sec 1-Story Section SUPERSTRUCTURE Occupancy: Construction Type:	100% Clubhouse/Recreatio Building 100% Masonry (ISO 2)	Numbe Irregula	\$7,000 <b>\$591,818</b> eight: r of Stories:	<b>\$45,2</b>
Total Additions TOTAL RC 2-Story Sec 1-Story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	100% Clubhouse/Recreatio Building 100% Masonry (ISO 2) 2,586 sq.ft.	Numbe Irregula	\$7,000 <b>\$591,818</b> eight: r of Stories:	<b>\$45,2</b>
Total Additions TOTAL RC 2-Story Sec 1-Story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	100% Clubhouse/Recreatio Building 100% Masonry (ISO 2) 2,586 sq.ft.	Numbe Irregula	\$7,000 <b>\$591,818</b> eight: r of Stories:	<b>\$45,2</b> 10
Total Additions TOTAL RC 2-Story Sec 1-Story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	100% Clubhouse/Recreatio Building 100% Masonry (ISO 2) 2,586 sq.ft.	Numbe Irregula Adjustn	\$7,000 <b>\$591,818</b> eight: r of Stories:	
Total Additions TOTAL RC 2-Story Sec 1-Story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	100% Clubhouse/Recreatio Building 100% Masonry (ISO 2) 2,586 sq.ft. 2.0 - Average 2.0	Numbe Irregula Adjustn Site Ad	\$7,000 <b>\$591,818</b> leight: r of Stories: ar hent:	<b>\$45,2</b> 10 Nor
Total Additions TOTAL RC 2-Story Sec 1-Story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction:	100% Clubhouse/Recreatio Building 100% Masonry (ISO 2) 2,586 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Numbe Irregula Adjustn Site Ad	\$7,000 \$591,818 leight: r of Stories: n hent: ccessibility:	<b>\$45,2</b> 10 Not
Total Additions TOTAL RC 2-Story Sec 1-Story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	100% Clubhouse/Recreatio Building 100% Masonry (ISO 2) 2,586 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level	Numbe Irregula Adjustn Site Ad	\$7,000 \$591,818 leight: r of Stories: n hent: ccessibility:	<b>\$45,2</b> 10 Nor
Total Additions TOTAL RC 2-Story Sec 1-Story Section SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments Hillside Construction: Fees	100% Clubhouse/Recreatio Building 100% Masonry (ISO 2) 2,586 sq.ft. 2.0 - Average 2.0 Degree of Slope: Level Site Position: Unknown	Numbe Irregula Adjustn Site Ad	\$7,000 \$591,818 leight: r of Stories: n hent: ccessibility:	<b>\$45,2</b> 10 Nor

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$834
Foundations			\$19,231	\$21,529
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$86,106	
Framing				
Exterior Wall	30% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$79,867	
Material	100% Tile, Concrete			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$106,353	
Floor Finish	35% Carpet			
	36% Terrazzo			
	35% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	120 ft.			
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$84,103	\$2,208
Heating	75% Heat Pump			
Cooling	75% Heat Pump			
Fire Protection				
Plumbing	2 Total Fixtures			

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$8,654	
SUBTOTAL RC			\$384,314	\$24,57
ADDITIONS				
Custom Items				
Patio over Sun	deck		\$13,0	000
Total Additions			\$13,000	
TOTAL RC 1-Story Sec	tion		\$397,314	\$24,5
OTAL RC BUILDING 6 V	Vilbanks Clubhouse - WIN	ID	\$989,132	\$69,84
UILDING 7 - Harbor Club	o Clubhouse - FLOOD			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Clubhouse/Recreati Building	on Sto	ory Height:	91
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	
Gross Floor Area:	1,918 sq.ft.		egular justment:	Nor
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Factor	: 1.02 - Lumber			
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Goo
	Site Position: Unknown	So	oil Condition:	Goo
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation			\$631	
Foundations			\$33,501	
Foundation Wall				

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Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior Foundations				
Slab On Ground				
Exterior			\$56,914	
Framing				
Exterior Wall	30% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$43,047	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$51,830	
Floor Finish	70% Carpet			
	20% Synthetic Gym Floor			
	10% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	63 ft.			
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$197,726	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	15 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		

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SUMMARY OF COSTS	User Provided	System Provideo	Reconstruction	Exclusio
		0 Freight		
Built-ins			\$6,547	
SUBTOTAL RC			\$390,196	
ADDITIONS				
Custom Items				
Open Porch an	d Wrap Around		\$65,0	)50
Total Additions			\$65,050	
TOTAL RC Section 1			\$455,246	
)TAL RC BUILDING 7 F	larbor Club Clubhouse -	FLOOD	\$455,246	
JILDING 8 - Harbor Club	o Clubhouse - WIND			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Clubhouse/Recrea Building	100% Clubhouse/Recreation St Building		91
Construction Type:	100% Frame (ISO 1)	N	lumber of Stories:	
Gross Floor Area:	1,918 sq.ft.		regular djustment:	Non
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Factor	: 1.02 - Lumber			
Hillside Construction:	Degree of Slope: Level	S	Site Accessibility:	Goo
	Site Position: Unknown	5	Soil Condition:	Goo
Fees				
Architect Fees:	7% is included	I		
Overhead and Profit:	20% is include	ed		
SUMMARY OF COSTS	User Provided	System Provideo	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$63
Foundations			\$14,549	\$18,9
Foundation Wall				
Interior Foundations				
Slab On Ground				

CoreLogi oor and material, normal profit and overhead as of date of rep 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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Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

Nulliber: Felicali Cove Si				0/3/2023
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior			\$56,914	
Framing				
Exterior Wall	30% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$43,047	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$51,830	
Floor Finish	70% Carpet			
	20% Synthetic Gym Floor			
	10% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	63 ft.			
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$180,837	\$16,889
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection				
Plumbing	15 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$6,547	

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Replacement Value

y Number: Pelican Cove S	SRQ Common Elements			8/3/2023	
SUBTOTAL RC			\$353,723	\$36,473	
ADDITIONS					
Custom Items					
Open Porch ar	nd Wrap Around		\$65,050		
Total Additions			\$65,050		
TOTAL RC Section 1			\$418,773	\$36,473	
OTAL RC BUILDING 8	Harbor Club Clubhouse - W	/IND	\$418,773	\$36,473	
UILDING 9 - Pelican Pa	vilion Equip Bldg - FLOOD				
Section 1					
SUPERSTRUCTURE					
Occupancy:	100% Utility Building	Sto	ory Height:	9 ft.	
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	1	
Gross Floor Area:	208 sq.ft.		egular justment:	None	
Construction Quality:	2.0 - Average 2.0				
Year Built:					
SUBSTRUCTURE					
Other:	None (Remove Slab Cost)			208 sq.ft.	
Adjustments					
User Adjustment Factor	r: 1.02 - Lumber				
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Good	
	Site Position: Unknown	So	oil Condition:	Good	
Fees					
Architect Fees:	7% is included				
Overhead and Profit:	20% is included				
SUMMARY OF COSTS	<b>User Provided</b>	System Provided	Reconstruction	Exclusion	
SUPERSTRUCTURE					
Site Preparation			\$73		
Foundations			\$3,124		
Foundation Wall					
Interior Foundations					
Slab On Ground					
Exterior			\$12,204		

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Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

SUMMARY OF COSTS	User Provid	ed	System Provided	Reconstruction	Exclusion
Framing					
Exterior Wall	5% Wall Ope	nings			
Exterior Wall	100% Siding Frame	, Wood on			
Structural Floor					
Roof				\$5,736	
Material	100% Shingl Asphalt	es,			
Pitch	100% Low 6:12 pitch)	(2:12 to			
Interior					
Floor Finish					
Ceiling Finish					
Partitions					
Length					
Structure	100% None				
Finish	100% None				
Mechanicals				\$1,257	
Heating	100% None				
Cooling					
Fire Protection			0% Sprinkler System		
			0% Manual Fire Alarm System		
			0% Automatic Fire Alarm System		
Plumbing					
Electrical	100% Avera	ge Quality			
Elevators			0 Passenger		
			0 Freight		
Built-ins					
OTAL RC Section 1				\$22,394	

#### TOTAL RC BUILDING 9 Pelican Pavilion Equip Bldg - FLOOD

\$22,394

8/3/2023

#### BUILDING 10 - Pelican Pavilion Equip Bldg - WIND

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Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

Section 1			
SUPERSTRUCTURE			
Occupancy:	100% Utility Building	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	1
Gross Floor Area:	208 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average 2.0		
Year Built:			
SUBSTRUCTURE			
Other:	None (Remove Slab Cost)		208 sq.ft
Adjustments			
User Adjustment Factor	: 1.02 - Lumber		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Good
	Site Position: Unknown	Soil Condition:	Good
Fees			
Architect Fees:	7% is included		
Overhead and Profit:	20% is included		
SUMMARY OF COSTS	User Provided	System Provided Reconstruction	Exclusion
CUREPETRUCTURE			
SUPERSTRUCTURE			
Site Preparation			\$73
Site Preparation			
Site Preparation Foundations			
Site Preparation Foundations Foundation Wall			
Site Preparation Foundations Foundation Wall Interior Foundations		\$12,204	
Site Preparation Foundations Foundation Wall Interior Foundations Slab On Ground		\$12,204	
Site Preparation Foundations Foundation Wall Interior Foundations Slab On Ground Exterior	5% Wall Openings	\$12,204	\$73 \$3,124
Site Preparation Foundations Foundation Wall Interior Foundations Slab On Ground Exterior Framing	5% Wall Openings 100% Siding, Wood on Frame	\$12,204	
Site Preparation Foundations Foundation Wall Interior Foundations Slab On Ground Exterior Framing Exterior Wall	100% Siding, Wood on	\$12,204	
Site Preparation Foundations Foundation Wall Interior Foundations Slab On Ground Exterior Framing Exterior Wall Exterior Wall	100% Siding, Wood on	\$12,204	
Site Preparation Foundations Foundation Wall Interior Foundations Slab On Ground Exterior Framing Exterior Wall Exterior Wall Structural Floor	100% Siding, Wood on		

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior				
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$1,257	
Heating	100% None			
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing				
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins				
OTAL RC Section 1			\$19,197	\$3,197

### Policy Number: Pelican Cove SRQ Common Elements

TOTAL RC Section 1		\$19,197	\$3,197
OTAL RC BUILDING 1	0 Pelican Pavilion Equip Bldg - WIND	\$19,197	\$3,197
BUILDING 11 - Wilbank	s Pool Restroom - FLOOD		
Section 1			
SUPERSTRUCTURE			
Occupancy:	100% Park Restroom Building	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	1
Gross Floor Area:	352 sq.ft.	Irregular Adjustment:	None
Construction Quality: Year Built:	2.0 - Average 2.0		

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8/3/2023

Replacement Value

Policy Number: Pelica	an Cove SRQ Common Elements	
Adjustments		
Llear Adjustme	ant Factor: 102 Lumbor	

User Adjustment Factor:	1.02 - Lumber		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Good
	Site Position: Unknown	Soil Condition:	Good
Fees			
Architect Fees:	7% is included		
Overhead and Profit:	20% is included		

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

UMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
UPERSTRUCTURE				
Site Preparation			\$117	
Foundations			\$10,305	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$15,629	
Framing				
Exterior Wall	15% Wall Openings			
Exterior Wall	100% Stucco on Frame			
Structural Floor				
Roof			\$11,194	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$4,242	
Floor Finish	100% Concrete Sealer or Topping			
Ceiling Finish	100% Drywall			
	100% Paint			
Partitions				
Length	30 ft.			
Structure	100% None			
Finish	100% Drywall			
	100% Paint			
Mechanicals			\$80,717	
Heating				
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		

#### Plumbing 14 Total Fixtures

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<u>\_\_\_\_</u>

Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

9 ft. 1

None

Good Good

Exclusion

\$117 \$7,611

**Exclusion** 

Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	E
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$223	
SUBTOTAL RC			\$122,427	
ADDITIONS				
Custom Items				
Open Porch			\$8,	500
Total Additions			\$8,500	
TOTAL RC Section 1			\$130,927	
TAL RC BUILDING 11	Wilbanks Pool Restroom	- FLOOD	\$130,927	
JILDING 12 - Wilbanks I	Pool Restroom - WIND			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Park Restroom Build	ding Sto	ory Height:	
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	
Gross Floor Area:	352 sq.ft.		egular justment:	
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Factor	: 1.02 - Lumber			
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	
	Site Position: Unknown	So	oil Condition:	
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	E
SUPERSTRUCTURE				
Site Preparation				
Foundations			\$2,694	

Foundation Wall

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Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

					0/3/2023
SUMMARY OF COSTS	User Provid	ed	System Provided	Reconstruction	Exclusion
Interior Foundations					
Slab On Ground					
Exterior				\$15,629	
Framing					
Exterior Wall	15% Wall Op	enings			
Exterior Wall	100% Stucco Frame	on			
Structural Floor					
Roof				\$11,194	
Material	100% Shingl Asphalt	es,			
Pitch	100% Low 6:12 pitch)	(2:12 to			
Interior				\$4,242	
Floor Finish	100% Concre or Topping	ete Sealer			
Ceiling Finish	100% Drywa	I			
	100% Paint				
Partitions					
Length	30 ft.				
Structure	100% None				
Finish	100% Drywa	I			
	100% Paint				
Mechanicals				\$71,473	\$9,244
Heating					
Cooling					
Fire Protection			0% Sprinkler System		
			0% Manual Fire Alarm System		
			0% Automatic Fire Alarm System		
Plumbing	14 Total Fixtu	ures			
Electrical	100% Averag	ge Quality			
Elevators			0 Passenger		
			0 Freight		
Built-ins				\$223	
gic costs include labor and mater	ial normal profit an	d overboad a	s of data of roport. Costs ror	recent general estimates	which are not to

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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Replacement Value

/ Number: Pelican Cove S	SRQ Common Elements			8/3/202
SUBTOTAL RC			\$105,454	\$16,97
ADDITIONS				
Custom Items				
Open Porch			\$8,5	500
Total Additions			\$8,500	
TOTAL RC Section 1			\$113,954	\$16,97
OTAL RC BUILDING 12	Wilbanks Pool Restroom	- WIND	\$113,954	\$16,97
UILDING 13 - Wilbanks	Equip Bldg - FLOOD			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Utility Building	S	tory Height:	9 f
Construction Type:	100% Frame (ISO 1)	N	umber of Stories:	
Gross Floor Area:	250 sq.ft.		regular djustment:	Non
Construction Quality:	2.0 - Average 2.0			
Year Built:				
SUBSTRUCTURE				
Other:	None (Remove Slab Cost)			250 sq.
Adjustments				
User Adjustment Factor	: 1.02 - Lumber			
Hillside Construction:	Degree of Slope: Level	5	Site Accessibility:	Good
	Site Position: Unknown	S	Soil Condition:	Good
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation			\$88	
Foundations			\$3,432	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$13,491	

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**Replacement Value** 



#### Policy Number: Pelican Cove SRQ Common Elements

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Framing				
Exterior Wall	5% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$6,952	
Material	100% Single-Ply Membrane			
Pitch	100% Flat			
Interior				
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$1,511	
Heating	100% None			
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing				
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins				
TOTAL RC Section 1			\$25,473	

#### TOTAL RC BUILDING 13 Wilbanks Equip Bldg - FLOOD

#### **BUILDING 14 - Wilbanks Equip Bldg - WIND**

Section 1

#### SUPERSTRUCTURE

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8/3/2023

\$25,473



Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

cy Number. Pelican Cove a	SRQ Common Elements			0/3/2023
Occupancy:	100% Utility Building	Sto	ry Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Nur	mber of Stories:	1
Gross Floor Area:	250 sq.ft.		gular ustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
SUBSTRUCTURE				
Other:	None (Remove Slab Cost)			250 sq.ft.
Adjustments				
User Adjustment Factor	: 1.02 - Lumber			
Hillside Construction:	Degree of Slope: Level	Sit	e Accessibility:	Good
	Site Position: Unknown	So	oil Condition:	Good
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$88
Foundations				\$3,432
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$13,491	
Framing				
Exterior Wall	5% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$6,952	
Material	100% Single-Ply Membrane			
Pitch	100% Flat			
Interior				
Floor Finish				
Ceiling Finish				

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Replacement Value

SUMMARY OF COST	S User Provided	System Provided	Reconstruction	Exclusio
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$1,511	
Heating	100% None			
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing				
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
		U Fleight		
Built-ins		0 Fleight		
Built-ins TOTAL RC Section 1		o Freight	\$21,954	\$3,51
TOTAL RC Section 1	- Wilbanks Equip Bldg - Wl		\$21,954 \$21,954	
TOTAL RC Section 1 OTAL RC BUILDING 14	Wilbanks Equip Bldg - Wl lub Equip Bldg - FLOOD			
TOTAL RC Section 1 OTAL RC BUILDING 14				
TOTAL RC Section 1 OTAL RC BUILDING 14 SUILDING 15 - Harbor C				
TOTAL RC Section 1 OTAL RC BUILDING 14 SUILDING 15 - Harbor C Section 1		ND		\$3,51
TOTAL RC Section 1 OTAL RC BUILDING 14 SUILDING 15 - Harbor C Section 1 SUPERSTRUCTURE	lub Equip Bldg - FLOOD	ND	\$21,954	\$3,51
TOTAL RC Section 1 OTAL RC BUILDING 14 SUILDING 15 - Harbor C Section 1 SUPERSTRUCTURE Occupancy:	100% Utility Building	ND Story Num Irreg	\$21,954 y Height: ber of Stories:	<b>\$3,5</b> 1
TOTAL RC Section 1 OTAL RC BUILDING 14 BUILDING 15 - Harbor C Section 1 SUPERSTRUCTURE Occupancy: Construction Type:	100% Utility Building 100% Frame (ISO 1)	ND Story Num Irreg	\$21,954 y Height: aber of Stories: ular	<b>\$3,5</b> 1
TOTAL RC Section 1 OTAL RC BUILDING 14 BUILDING 15 - Harbor C Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	Iub Equip Bldg - FLOOD 100% Utility Building 100% Frame (ISO 1) 187 sq.ft.	ND Story Num Irreg	\$21,954 y Height: aber of Stories: ular	<b>\$3,5</b> 1
TOTAL RC Section 1 OTAL RC BUILDING 14 UILDING 15 - Harbor C Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	Iub Equip Bldg - FLOOD 100% Utility Building 100% Frame (ISO 1) 187 sq.ft.	ND Story Num Irreg	\$21,954 y Height: aber of Stories: ular	<b>\$3,5</b> 1
TOTAL RC Section 1 OTAL RC BUILDING 14 OULDING 15 - Harbor C Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	Iub Equip Bldg - FLOOD 100% Utility Building 100% Frame (ISO 1) 187 sq.ft.	ND Story Num Irreg Adju	\$21,954 y Height: aber of Stories: ular	\$3,51
TOTAL RC Section 1 OTAL RC BUILDING 14 OULDING 15 - Harbor C Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: SUBSTRUCTURE	<b>Iub Equip Bldg - FLOOD</b> 100% Utility Building 100% Frame (ISO 1) 187 sq.ft. 2.0 - Average 2.0	ND Story Num Irreg Adju	\$21,954 y Height: aber of Stories: ular	\$3,5 <sup>4</sup>
TOTAL RC Section 1 OTAL RC BUILDING 14 UILDING 15 - Harbor C Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: SUBSTRUCTURE Other:	Iub Equip Bldg - FLOOD 100% Utility Building 100% Frame (ISO 1) 187 sq.ft. 2.0 - Average 2.0 None (Remove Slab Cost)	ND Story Num Irreg Adju	\$21,954 y Height: aber of Stories: ular	\$3,51 \$3,51 9 f Non

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

# Site Position: Unknown Soil Condition: Good Fees Architect Fees: 7% is included Overhead and Profit: 20% is included

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$66	
Foundations			\$2,959	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$11,519	
Framing				
Exterior Wall	5% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$5,275	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior				
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$1,130	
Heating	100% None			
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing				
Electrical	100% Average Quality			
Elevators		0 Passenger		

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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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
		0 Freight		
Built-ins				
TOTAL RC Section 1			\$20,949	
OTAL RC BUILDING 15	Harbor Club Equip Bldg -	FLOOD	\$20,949	
UILDING 16 - Harbor Clu	ıb Equip Bldg - WIND			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Utility Building	Stor	y Height:	9 ft
Construction Type:	100% Frame (ISO 1)	Nun	nber of Stories:	
Gross Floor Area:	187 sq.ft.		gular ıstment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
SUBSTRUCTURE				
Other:	None (Remove Slab Cost)			187 sq.:
Adjustments				
User Adjustment Factor:	1.02 - Lumber			
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Good
	Site Position: Unknown	Soi	I Condition:	Good
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$6
Foundations				\$2,95
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$11,519	
Framing				
Exterior Wall	5% Wall Openings			

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8/3/2023

9 ft.

Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

SUMMARY OF COSTS	User Provided		System Provided	Reconstruction	Exclusion
Exterior Wall	100% Siding, W Frame	ood on			
Structural Floor					
Roof				\$5,275	
Material	100% Shingles, Asphalt				
Pitch	100% Low (2 6:12 pitch)	2:12 to			
Interior					
Floor Finish					
Ceiling Finish					
Partitions					
Length					
Structure	100% None				
Finish	100% None				
Mechanicals				\$1,130	
Heating	100% None				
Cooling					
Fire Protection			0% Sprinkler System		
			0% Manual Fire Alarm System		
			0% Automatic Fire Alarm System		
Plumbing					
Electrical	100% Average 0	Quality			
Elevators			0 Passenger		
			0 Freight		
Built-ins					

\$17,925	\$3,024
\$17,925	\$3,024

#### SUPERSTRUCTURE

Occupancy: 100% Park Restroom Building Story Height:

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Replacement Value

Construction Type:	100% Frame (ISO 1)	NU	mper of Stories:	T
Gross Floor Area:	283 sq.ft.		egular justment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Factor	: 1.02 - Lumber			
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Good
	Site Position: Unknown	So	oil Condition:	Good
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE		•		
Site Preparation			\$94	
Foundations			\$8,976	
Foundation Wall			. ,	
Interior Foundations				
Slab On Ground				
Exterior			\$16,108	
Framing				
Exterior Wall	15% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$9,542	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$3,569	
Floor Finish	100% Concrete Sealer or Topping			
Ceiling Finish	100% Drywall			
	100% Paint			
Partitions				

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Replacement Value

SUMMARY OF COSTS	S User Provided	System Provided	Reconstruction	Exclusior
Length	23 ft.			
Structure	100% None			
Finish	100% Drywall			
	100% Paint			
Mechanicals			\$68,990	
Heating				
Cooling				
Fire Protection		0% Sprinkler Syster	n	
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	12 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$179	
SUBTOTAL RC			\$107,459	
ADDITIONS				
Custom Items				
Open Porch			\$1,0	600
Total Additions			\$1,600	
TOTAL RC Section 1			\$109,059	
DTAL RC BUILDING 17	Brookhouses Pool Restro	oom - FLOOD	\$109,059	
JILDING 18 - Brookhou	ises Pool Restroom - WINI	)		
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Park Restroom Build	ding Sto	ory Height:	9 ft
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	
Gross Floor Area:	283 sq.ft.		gular ustment:	None
		Auj	usimeni.	
Construction Quality:	2.0 - Average 2.0	Auj	usiment.	

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Replacement Value

Adjustments				
User Adjustment Factor:	1.02 - Lumber			
, Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	(
	Site Position: Unknown		il Condition:	(
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Excl
SUPERSTRUCTURE				
Site Preparation				
Foundations			\$2,166	\$
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$16,108	
Framing				
Exterior Wall	15% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$9,542	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$3,569	
Floor Finish	100% Concrete Sealer or Topping			
Ceiling Finish	100% Drywall			
	100% Paint			
Partitions				
Length	23 ft.			
Structure	100% None			
Finish	100% Drywall			
	100% Paint			

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Replacement Value

## Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

Number: Pelican Cove S	SRQ Common Elements			8/3/202
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
Heating				
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	12 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$179	
SUBTOTAL RC			\$92,632	\$14,827
ADDITIONS				
Custom Items				
Open Porch			\$1,6	600
Total Additions			\$1,600	
TOTAL RC Section 1			\$94,232	\$14,827
TAL RC BUILDING 18	Brookhouses Pool Restro	oom - WIND	\$94,232	\$14,827
ILDING 19 - Brookhous	ses Equip Bldg - FLOOD			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Utility Building	Story	/ Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Num	ber of Stories:	1
Gross Floor Area:	121 sq.ft.	Irreg Adju	ular stment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
SUBSTRUCTURE				
Other:	None (Remove Slab Cost	)		121 sq.ft
Adjustments				
Juser Adjustment Factor	: 1.02 - Lumber			
Hillside Construction:	Degree of Slope: Level	Site	Accessibility:	Good
	<b>.</b> .			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

# Site Position: Unknown Soil Condition: Good Fees Architect Fees: 7% is included Overhead and Profit: 20% is included

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$42	
Foundations			\$2,371	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$9,117	
Framing				
Exterior Wall	5% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$3,772	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior				
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$16,118	
Heating	100% None			
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	2 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
		0 Freight		
Built-ins				
TOTAL RC Section 1			\$31,420	
OTAL RC BUILDING 19	Brookhouses Equip Bldg	- FLOOD	\$31,420	
UILDING 20 - Brookhous	ses Equip Bldg - WIND			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Utility Building	Stor	y Height:	9
Construction Type:	100% Frame (ISO 1)	Nun	nber of Stories:	
Gross Floor Area:	121 sq.ft.		gular ustment:	Nor
Construction Quality:	2.0 - Average 2.0			
Year Built:				
SUBSTRUCTURE				
Other:	None (Remove Slab Cost)			121 sq
Adjustments				
User Adjustment Factor:	1.02 - Lumber			
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Goo
	Site Position: Unknown	Soi	il Condition:	Goo
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$4
Foundations				\$2,3
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$9,117	
Framing				
Exterior Wall	5% Wall Openings			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior Wall	100% Siding, Wood or Frame	I		
Structural Floor				
Roof			\$3,772	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior				
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$14,272	\$1,846
Heating	100% None			
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	2 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins				

TOTAL RC Section	on 1	\$27,160	\$4,260
TOTAL RC BUILDIN	G 20 Brookhouses Equip Bldg - WIND	\$27,160	\$4,260
BUILDING 21 - Glen	houses Pool Restroom - FLOOD		
Section 1			
SUPERSTRUCTU	JRE		
Occupancy:	100% Park Restroom Building	Story Height:	9 ft.
	and material, normal profit and overhead as of date of re ity survey. These costs include generalities and assum		

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Replacement Value

Construction Type:	100% Frame (ISO 1)	NU	mper of Stories:	-
Gross Floor Area:	283 sq.ft.		egular justment:	None
Construction Quality: Year Built:	2.0 - Average 2.0			
Adjustments				
User Adjustment Factor	· 102 Lumbor			
Hillside Construction:		Sit	te Accessibility:	Good
	Degree of Slope: Level Site Position: Unknown		bil Condition:	Good
Fees	Sile Position. Unknown	30		Guu
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	-	Suctors Drowided	Decemetry	Evolusia
SUPERSTRUCTURE	User Provided	System Provided	Reconstruction	Exclusio
			\$94	
Site Preparation Foundations				
Foundations			\$8,976	
Interior Foundations				
Slab On Ground				
Exterior			\$16,108	
Framing			φ10,100	
Exterior Wall	15% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$9,542	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$3,569	
Floor Finish	100% Concrete Sealer or Topping			
Ceiling Finish	100% Drywall			
	100% Paint			
Partitions				

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Replacement Value

SUMMARY OF COSTS	S User Provided	System Provided	Reconstruction	Exclusior
Length	23 ft.			
Structure	100% None			
Finish	100% Drywall			
	100% Paint			
Mechanicals			\$46,980	
Heating				
Cooling				
Fire Protection		0% Sprinkler Syster	n	
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	8 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$179	
SUBTOTAL RC			\$85,449	
ADDITIONS				
Custom Items				
Open Porch			\$1,	600
Total Additions			\$1,600	
TOTAL RC Section 1			\$87,049	
TAL RC BUILDING 21	Glenhouses Pool Restroc	om - FLOOD	\$87,049	
JILDING 22 - Glenhous	es Pool Restroom - WIND			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Park Restroom Build	ding Sto	ry Height:	9 ft
Construction Type:	100% Frame (ISO 1)	Nur	nber of Stories:	1
Gross Floor Area:	283 sq.ft.		gular ustment:	None
Construction Quality:	2.0 - Average 2.0			

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Replacement Value

Adjustments				
User Adjustment Factor:	1.02 - Lumber			
Hillside Construction:			e Accessibility:	(
	Site Position: Unknown	So	il Condition:	(
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Excl
SUPERSTRUCTURE				
Site Preparation				
Foundations			\$2,166	\$
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$16,108	
Framing				
Exterior Wall	15% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$9,542	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$3,569	
Floor Finish	100% Concrete Sealer or Topping			
Ceiling Finish	100% Drywall			
	100% Paint			
Partitions				
Length	23 ft.			
Structure	100% None			
Finish	100% Drywall			
	100% Paint			

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Replacement Value

## Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

Number: Pelican Cove	SRQ Common Elements			8/3/202	
SUMMARY OF COSTS	S User Provided	System Provided	Reconstruction	Exclusion	
Heating					
Cooling					
Fire Protection		0% Sprinkler System	I		
		0% Manual Fire Alarm System			
		0% Automatic Fire Alarm System			
Plumbing	8 Total Fixtures				
Electrical	100% Average Quality				
Elevators		0 Passenger			
		0 Freight			
Built-ins			\$179		
SUBTOTAL RC			\$73,263	\$12,186	
ADDITIONS					
Custom Items					
Open Porch			\$1,600		
Total Additions			\$1,600		
TOTAL RC Section 1			\$74,863	\$12,186	
TAL RC BUILDING 22	Glenhouses Pool Restroc	om - WIND	\$74,863	\$12,186	
IILDING 23 - Glenhous	ses Equip Bldg - FLOOD				
Section 1					
SUPERSTRUCTURE					
Occupancy:	100% Utility Building	Stor	y Height:	9 ft.	
Construction Type:	100% Frame (ISO 1)	Num	ber of Stories:	1	
Gross Floor Area:	132 sq.ft.	Irreg Adju	ular stment:	None	
Construction Quality:	2.0 - Average 2.0				
Year Built:					
SUBSTRUCTURE					
Other:	None (Remove Slab Cost	)		132 sq.ft	
Adjustments					
User Adjustment Facto	r: 1.02 - Lumber				
Hillside Construction:	Degree of Slope: Level	Site	Accessibility:	Good	

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

	Site Position: Unknown	Soil Condition:	Good
Fees			
Architect Fees:	7% is included		
Overhead and Profit:	20% is included		

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

SUPERSTRUCTURE         Site Preparation         Foundations         Foundation Wall         Interior Foundations         Slab On Ground         Exterior         Framing         Exterior Wall         5% Wall Openings	\$46 \$2,478 \$9,551	
Foundations Foundation Wall Interior Foundations Slab On Ground Exterior Framing Exterior Wall 5% Wall Openings	\$2,478	
Foundation Wall Interior Foundations Slab On Ground Exterior Framing Exterior Wall 5% Wall Openings		
Interior Foundations Slab On Ground Exterior Framing Exterior Wall 5% Wall Openings	\$9,551	
Slab On Ground Exterior Framing Exterior Wall 5% Wall Openings	\$9,551	
Exterior Framing Exterior Wall 5% Wall Openings	\$9,551	
Framing Exterior Wall 5% Wall Openings	\$9,551	
Exterior Wall 5% Wall Openings		
Exterior Wall 100% Siding, Wood on Frame		
Structural Floor		
Roof	\$4,029	
Material 100% Shingles, Asphalt		
Pitch 100% Low (2:12 to 6:12 pitch)		
Interior		
Floor Finish		
Ceiling Finish		
Partitions		
Length		
Structure 100% None		
Finish 100% None		
Mechanicals	\$16,185	
Heating 100% None		
Cooling		
Fire Protection 0% Sprinkle	er System	
0% Manual Alarm Syste		
0% Automa Alarm Syste		
Plumbing 2 Total Fixtures		
Electrical 100% Average Quality		
Elevators 0 Passenge	er	

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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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
		0 Freight		
Built-ins				
TOTAL RC Section 1			\$32,289	
OTAL RC BUILDING 23	Glenhouses Equip Bldg -	FLOOD	\$32,289	
UILDING 24 - Glenhouse	es Equip Bldg - WIND			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Utility Building	Stor	y Height:	9 ft
Construction Type:	100% Frame (ISO 1)	Nun	nber of Stories:	
Gross Floor Area:	132 sq.ft.		gular ıstment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
SUBSTRUCTURE				
Other:	None (Remove Slab Cost)			132 sq.:
Adjustments				
User Adjustment Factor:	1.02 - Lumber			
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Good
	Site Position: Unknown	Soi	I Condition:	Good
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$4
Foundations				\$2,47
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$9,551	
Framing				
Exterior Wall	5% Wall Openings			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$4,029	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior				
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$14,338	\$1,846
Heating	100% None			
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	2 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins				

TOTAL RC Section	on 1	\$27,918	\$4,371
TOTAL RC BUILDIN	G 24 Glenhouses Equip Bldg - WIND	\$27,918	\$4,371
BUILDING 25 - Far H	larbor Pool Restroom - FLOOD		
Section 1			
SUPERSTRUCTL	IRE		
Occupancy:	100% Park Restroom Building	Story Height:	9 ft.
ogic costs include labor a.	nd material, normal profit and overhead as of date of re	eport. Costs represent general estimates w	hich are not to

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Replacement Value

<b>•</b> • • • <b>•</b>		NU	mper of Stories:	
Construction Type:	100% Frame (ISO 1)			
Gross Floor Area:	228 sq.ft.		egular justment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Factor	: 1.02 - Lumber			
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Good
	Site Position: Unknown	So	oil Condition:	Good
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation			\$76	
Foundations			\$7,846	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$14,364	
Framing				
Exterior Wall	15% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$8,170	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$3,017	
Floor Finish	100% Concrete Sealer or Topping			
Ceiling Finish	100% Drywall			
	100% Paint			
Partitions				

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Length	23 ft.			
Structure	100% None			
Finish	100% Drywall			
	100% Paint			
Mechanicals			\$46,405	
Heating				
Cooling				
Fire Protection		0% Sprinkler Syste	m	
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	8 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins		0 Freight	\$144	
Built-ins TOTAL RC Section 1		0 Freight	\$144 <b>\$80,022</b>	
TOTAL RC Section 1	Far Harbor Pool Restroor		-	
TOTAL RC Section 1 DTAL RC BUILDING 25	Far Harbor Pool Restroor r Pool Restroom - WIND		\$80,022	
TOTAL RC Section 1 DTAL RC BUILDING 25			\$80,022	
TOTAL RC Section 1 DTAL RC BUILDING 25 JILDING 26 - Far Harbo			\$80,022	
TOTAL RC Section 1 DTAL RC BUILDING 25 JILDING 26 - Far Harbo Section 1		n - FLOOD	\$80,022	9 ft.
TOTAL RC Section 1 DTAL RC BUILDING 25 JILDING 26 - Far Harbo Section 1 SUPERSTRUCTURE	r Pool Restroom - WIND	n - FLOOD	\$80,022 \$80,022	9 ft. 1
TOTAL RC Section 1 DTAL RC BUILDING 25 JILDING 26 - Far Harbo Section 1 SUPERSTRUCTURE Occupancy:	r Pool Restroom - WIND 100% Park Restroom Build	n - FLOOD ding Sto Nu	\$80,022 \$80,022	1
TOTAL RC Section 1 DTAL RC BUILDING 25 JILDING 26 - Far Harbo Section 1 SUPERSTRUCTURE Occupancy: Construction Type:	r Pool Restroom - WIND 100% Park Restroom Build 100% Frame (ISO 1)	n - FLOOD ding Sto Nu	\$80,022 \$80,022	1
TOTAL RC Section 1 DTAL RC BUILDING 25 JILDING 26 - Far Harbo Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	r Pool Restroom - WIND 100% Park Restroom Build 100% Frame (ISO 1) 228 sq.ft.	n - FLOOD ding Sto Nu	\$80,022 \$80,022	1
TOTAL RC Section 1 DTAL RC BUILDING 25 JILDING 26 - Far Harbo Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	r Pool Restroom - WIND 100% Park Restroom Build 100% Frame (ISO 1) 228 sq.ft.	n - FLOOD ding Sto Nu	\$80,022 \$80,022	1
TOTAL RC Section 1 DTAL RC BUILDING 25 JILDING 26 - Far Harbo Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built:	r Pool Restroom - WIND 100% Park Restroom Build 100% Frame (ISO 1) 228 sq.ft. 2.0 - Average 2.0	n - FLOOD ding Sto Nu	\$80,022 \$80,022	1
TOTAL RC Section 1 DTAL RC BUILDING 25 JILDING 26 - Far Harbo Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	r Pool Restroom - WIND 100% Park Restroom Build 100% Frame (ISO 1) 228 sq.ft. 2.0 - Average 2.0	n - FLOOD ding Sto Nu Irre Ad	\$80,022 \$80,022	

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Replacement Value

Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$7
Foundations			\$1,745	\$6,10
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$14,364	
Framing				
Exterior Wall	15% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$8,170	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$3,017	
Floor Finish	100% Concrete Sealer or Topping			
Ceiling Finish	100% Drywall			
	100% Paint			
Partitions				
Length	23 ft.			
Structure	100% None			
Finish	100% Drywall			
	100% Paint			
Mechanicals			\$41,123	\$5,28
Heating				
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire		

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Replacement Value

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
		0% Automatic Fire Alarm System		
Plumbing	8 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$144	
TOTAL RC Section 1			\$68,563	\$11,4
TAL RC BUILDING 26	Far Harbor Pool Restroom	ı - WIND	\$68,563	\$11,4
JILDING 27 - Far Harbo	r Equip Bldg - FLOOD			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Utility Building	Sto	ry Height:	91
Construction Type:	100% Frame (ISO 1)	Nur	nber of Stories:	
Gross Floor Area:	126 sq.ft.		gular ustment:	Nor
Construction Quality:	2.0 - Average 2.0			
Year Built:				
SUBSTRUCTURE				
Other:	None (Remove Slab Cost)			126 sq
Adjustments				
User Adjustment Factor	: 1.02 - Lumber			
Hillside Construction:	Degree of Slope: Level	Sit	e Accessibility:	Goo
	Site Position: Unknown	So	il Condition:	Goo
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation			\$44	
Foundations			\$2,420	
Foundation Wall				

Foundation Wall

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Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
Interior Foundations				
Slab On Ground				
Exterior			\$9,316	
Framing				
Exterior Wall	5% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Roof			\$4,046	
Material	100% Single-Ply Membrane			
Pitch	100% Flat			
Interior				
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$8,455	
Heating	100% None			
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	1 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins				
OTAL RC Section 1			\$24,281	
AL RC BUILDING 27 E	ar Harbor Equip Bldg - F	LOOD	\$24,281	

#### TOTAL RC BUILDING 27 Far Harbor Equip Bldg - FLOOD

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Replacement Value

8/3/2023

Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Utility Building	Stor	y Height:	9 f
Construction Type:	100% Frame (ISO 1)		ber of Stories:	01
Gross Floor Area:	126 sq.ft.	Irreg		Non
Construction Quality:	2.0 - Average 2.0			
Year Built:	-			
SUBSTRUCTURE				
Other:	None (Remove Slab Cost)			126 sq
Adjustments				
User Adjustment Factor	: 1.02 - Lumber			
Hillside Construction:	Degree of Slope: Level	Site	Accessibility:	Goo
	Site Position: Unknown	Soil	Condition:	Goo
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$4
Foundations				\$2,42
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$9,316	
Framing				
Exterior Wall	5% Wall Openings			
Exterior Wall	100% Siding, Wood on Frame			
Structural Floor				
Structural Floor Roof			\$4,046	
	100% Single-Ply Membrane		\$4,046	

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**Replacement Value** 

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior				
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$7,532	\$923
Heating	100% None			
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	1 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins				

## Policy Number: Pelican Cove SRO Common Elements

BUILDING 29 - Guard House	e - FLOOD			
TOTAL RC BUILDING 28 Fa	r Harbor Equip Bldg - V	VIND	\$20,894	\$3,387
TOTAL RC Section 1			\$20,894	\$3,387
Built-ins				
		0 Freight		
Elevators		0 Passenger		
Lieotitoai	100 /0 Average Quality			

#### Section 1 SUPERSTRUCTURE 100% Utility Building Story Height: 9 ft. Occupancy: Construction Type: 100% Frame (ISO 1) Number of Stories: 1 Gross Floor Area: 133 sq.ft. Irregular None Adjustment: Construction Quality: 2.0 - Average 2.0 Year Built: Adjustments

User Adjustment Factor: 1.05 - Cedar Shake Hardi Siding

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8/3/2023

Replacement Value

	1.02 - Lumber		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Good
	Site Position: Unknown	Soil Condition:	Good
Fees			
Architect Fees:	7% is included		
Overhead and Profit:	20% is included		
SUMMARY OF COSTS	User Provided	System Provided Reconstruction	Exclusion
SUPERSTRUCTURE			
Site Preparation		\$49	
Foundations		\$3,741	
Foundation Wall			
Interior Foundations			
Slab On Ground			
Exterior		\$10,586	
Framing			
Exterior Wall	15% Wall Openings		
Exterior Wall	100% Siding, Fiber Cement on Frame		
Structural Floor			
Roof		\$4,255	
Material	100% Shingles, Asphalt		
Pitch	100% Low (2:12 to 6:12 pitch)		
Interior		\$8,504	
Floor Finish	100% Tile, Ceramic		
Ceiling Finish	100% Drywall		
	100% Paint		
Partitions			
Length	17 ft.		
Structure	100% Studs, Girts, etc.		
Finish	100% Drywall		
	100% Paint		
Mechanicals		\$26,157	
Heating	100% Thru-Wall Units		

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Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

8/3/2023

[	SRQ Common Elements		<b>D</b>	8/3/202
SUMMARY OF COSTS		System Provided	Reconstruction	Exclusio
Cooling	100% Thru-Wall Units			
Fire Protection		0% Sprinkler System	1	
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	3 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins				
TOTAL RC Section 1			\$53,294	
	Guard House - FLOOD		\$53,294	
TAL NO BUILDING 23				
	use - WIND			
JILDING 30 - Guard Ho Section 1	use - WIND			
JILDING 30 - Guard Ho	use - WIND			
JILDING 30 - Guard Ho Section 1	use - WIND 100% Utility Building	Stor	ry Height:	9 f
JILDING 30 - Guard Ho Section 1 SUPERSTRUCTURE			ry Height: nber of Stories:	
JILDING 30 - Guard Ho Section 1 SUPERSTRUCTURE Occupancy:	100% Utility Building	Nun Irreg		
JILDING 30 - Guard Ho Section 1 SUPERSTRUCTURE Occupancy: Construction Type:	100% Utility Building 100% Frame (ISO 1)	Nun Irreg	nber of Stories: gular	
JILDING 30 - Guard Ho Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area:	100% Utility Building 100% Frame (ISO 1) 133 sq.ft.	Nun Irreg	nber of Stories: gular	
JILDING 30 - Guard Ho Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality:	100% Utility Building 100% Frame (ISO 1) 133 sq.ft.	Nun Irreg	nber of Stories: gular	
JILDING 30 - Guard Ho Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	100% Utility Building 100% Frame (ISO 1) 133 sq.ft.	Nun Irreç Adju	nber of Stories: gular	
JILDING 30 - Guard Ho Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	100% Utility Building 100% Frame (ISO 1) 133 sq.ft. 2.0 - Average 2.0	Nun Irreç Adju	nber of Stories: gular	
JILDING 30 - Guard Ho Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments	100% Utility Building 100% Frame (ISO 1) 133 sq.ft. 2.0 - Average 2.0 r: 1.05 - Cedar Shake Hardi	Nun Irreç Adju Siding	nber of Stories: gular	None
JILDING 30 - Guard Ho Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor	100% Utility Building 100% Frame (ISO 1) 133 sq.ft. 2.0 - Average 2.0 r: 1.05 - Cedar Shake Hardi 1.02 - Lumber	Nun Irreç Adju Siding Site	nber of Stories: gular ustment:	None
JILDING 30 - Guard Ho Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor	100% Utility Building 100% Frame (ISO 1) 133 sq.ft. 2.0 - Average 2.0 r: 1.05 - Cedar Shake Hardi 1.02 - Lumber Degree of Slope: Level	Nun Irreç Adju Siding Site	nber of Stories: gular ustment: e Accessibility:	9 fi None Good Good
JILDING 30 - Guard Ho Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor Hillside Construction:	100% Utility Building 100% Frame (ISO 1) 133 sq.ft. 2.0 - Average 2.0 r: 1.05 - Cedar Shake Hardi 1.02 - Lumber Degree of Slope: Level	Nun Irreç Adju Siding Site	nber of Stories: gular ustment: e Accessibility:	Non
JILDING 30 - Guard Ho Section 1 SUPERSTRUCTURE Occupancy: Construction Type: Gross Floor Area: Construction Quality: Year Built: Adjustments User Adjustment Factor Hillside Construction: Fees	<ul> <li>100% Utility Building</li> <li>100% Frame (ISO 1)</li> <li>133 sq.ft.</li> <li>2.0 - Average 2.0</li> <li>r: 1.05 - Cedar Shake Hardi</li> <li>1.02 - Lumber</li> <li>Degree of Slope: Level</li> <li>Site Position: Unknown</li> </ul>	Nun Irreç Adju Siding Site	nber of Stories: gular ustment: e Accessibility:	Non Good

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8/3/2023

Replacement Value



Policy Number: Pelican Cove SRQ Common Elements

UMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundations			\$1,130	\$2,612
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$10,586	
Framing				
Exterior Wall	15% Wall Openings			
Exterior Wall	100% Siding, Fiber Cement on Frame			
Structural Floor				
Roof			\$4,255	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$8,504	
Floor Finish	100% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
Partitions				
Length	17 ft.			
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
Mechanicals			\$23,249	\$2,908
Heating	100% Thru-Wall Units			
Cooling	100% Thru-Wall Units			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	3 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
		0 Freight		
Built-ins				
TOTAL RC Section 1			\$47,725	\$5,5
OTAL RC BUILDING 30	Guard House - WIND		\$47,725	\$5,56
UILDING 31 - Maintenan	ce - FLOOD			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Utility Building	S	tory Height:	12
Construction Type:	100% Pre-Engineered Met	tal (ISO 3) N	umber of Stories:	
Gross Floor Area:	3,660 sq.ft.		regular djustment:	Nor
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
Hillside Construction:	Degree of Slope: Level	S	Site Accessibility:	Goo
	Site Position: Unknown	S	Soil Condition:	Goo
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation			\$1,365	
Foundations			\$46,353	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$90,516	
Framing				
Exterior Wall	10% Wall Openings			
Exterior Wall	100% Siding, Metal or Other on Girts			
Structural Floor				
Roof			\$56,520	

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ Common Elements

#### SUMMARY OF COSTS **User Provided** System Provided Reconstruction **Exclusion** Material 100% Steel Pitch 100% Low (2:12 to 6:12 pitch) Interior \$43,287 Floor Finish 100% Concrete Sealer or Topping 100% Drywall Ceiling Finish 100% Paint Partitions 100 ft. Length Structure 100% Studs, Girts, etc. Finish 23% Drywall 23% Paint \$138,912 Mechanicals Heating 23% Heat Pump Cooling 23% Heat Pump **Fire Protection** 0% Sprinkler System 0% Manual Fire Alarm System 0% Automatic Fire Alarm System Plumbing 13 Total Fixtures Electrical 100% Average Quality Elevators 0 Passenger 0 Freight **Built-ins TOTAL RC Section 1** \$376,953

## TOTAL RC BUILDING 31 Maintenance - FLOOD

#### BUILDING 32 - Maintenance - WIND

Section 1			
SUPERSTRUCTURE			
Occupancy:	100% Utility Building	Story Height:	12 ft.
Construction Type:	100% Pre-Engineered Metal (ISO 3)	Number of Stories:	1

\$376,953

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Replacement Value

Construction Quality: Year Built: <b>Adjustments</b> Hillside Construction:	2.0 - Average 2.0 Degree of Slope: Level			
Adjustments	Degree of Slope: Level			
-	Degree of Slope: Level			
Hillside Construction:	Degree of Slope: Level			
		Site	e Accessibility:	Goo
	Site Position: Unknown	Soi	I Condition:	Goo
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$1,36
Foundations			\$31,483	\$14,8 <sup>°</sup>
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$90,516	
Framing				
Exterior Wall	10% Wall Openings			
Exterior Wall	100% Siding, Metal or Other on Girts			
Structural Floor				
Roof			\$56,520	
Material	100% Steel			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$43,287	
Floor Finish	100% Concrete Sealer or Topping			
Ceiling Finish	100% Drywall			
	100% Paint			
Partitions				
Length	100 ft.			
Structure	100% Studs, Girts, etc.			

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**Replacement Value** 

8/3/2023

#### Policy Number: Pelican Cove SRQ Common Elements

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Finish	23% Drywall			
	23% Paint			
Mechanicals			\$126,148	\$12,764
Heating	23% Heat Pump			
Cooling	23% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	13 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins				
OTAL RC Section 1			\$347,954	\$29,000
AL RC BUILDING 32 M	aintenance - WIND		\$347,954	\$29,000

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## Valuation Pages

# Sample Buildings Valuation Up to Code



8/3/2023

VALUATION				
Valuation Number:	Pelican Cove SRQ - Ordinance of Law	Effective Date:	08/03/2023	
Value Basis:	Reconstruction	Expiration Date:	08/02/2024	
		Cost as of:	06/2023	
BUSINESS				
Pelican Cove Condominium	n Association			
Pelican Cove Road				
Sarasota, FL 34231 USA				
LOCATION 1 - Pelican Co	ve Condominium Associa	ation		
Pelican Cove Condominium	n Association			
Pelican Cove Road				
Sarasota, FL 34231 USA				
Location Adjustments				
Climatic Region:	3 - Warm			
High Wind Region:	3 - Major Dama	age		
Seismic Zone:	1 - No Damage	e		
BUILDING 1 - SEC 15/8	Bldg 19 - FLOOD			
Section 1				
SUPERSTRUCTURI	E			
Occupancy:	67% Condominium	Sto	ory Height:	9 ft.
	33% Parking on First L	evel		9 ft.
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	3
Gross Floor Area:	38,190 sq.ft.		egular justment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Fac	ctor: 1.08 - Impact Opening	gs		
	1.05 - HVAC, Plumbir	ng, Electric Code Upgrad	es	
Hillside Construction	: Degree of Slope: Leve	el Si	te Accessibility:	Excellent
	Site Position: Unknow	/n So	oil Condition:	Excellent

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Replacement Value

Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusior
SUPERSTRUCTURE				
Site Preparation			\$7,197	
Foundations			\$121,220	
Exterior			\$1,379,827	
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Fiber Cement on Frame			
	50% Stucco on Frame			
Roof			\$223,336	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$1,652,587	
Floor Finish	67% Tile, Ceramic			
Ceiling Finish	67% Drywall			
	67% Paint			
	67% Textured Finish			
Length	3,637 ft.			
Structure	20% Concrete Block			
	80% Studs, Girts, etc.			
Finish	67% Drywall			
	67% Paint			
	67% Textured Finish			
Mechanicals			\$2,437,506	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection	100% Manual Fire Alarm System			

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

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ - Ordinance of Law

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	100% Automatic Fire Alarm System	-		
Plumbing	200 Total Fixtures			
Electrical	100% Average Quality			
Built-ins			\$469,627	
SUBTOTAL RC			\$6,291,300	
ADDITIONS				
Custom Items				
Screened Porch			\$213,120	
Wood Deck w/ ra	ailing		\$110,000	
Total Additions			\$323,120	
TOTAL RC Section 1			\$6,614,420	
TAL RC BUILDING 1 SE	C 15/Bldg 19 - FLOOD		\$6,614,420	

### BUILDING 2 - SEC 15/BIdg 19 - WIND

Section 1				
SUPERSTRUCTURE				
Occupancy:	67% Condominium, w/o In Finishes	iterior St	tory Height:	9 ft.
	33% Parking on First Leve	I		9 ft.
Construction Type:	100% Frame (ISO 1)	Ν	umber of Stories:	3
Gross Floor Area:	38,190 sq.ft.		regular djustment:	None
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Factor	: 1.08 - Impact Openings			
	1.05 - HVAC, Plumbing, E	Electric Code Upgra	des	
Hillside Construction:	Degree of Slope: Level	S	Site Accessibility:	Excellent
	Site Position: Unknown	S	Soil Condition:	Excellent
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion

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Replacement Value

#### Policy Number: Pelican Cove SRQ - Ordinance of Law

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
UPERSTRUCTURE				
Site Preparation				\$7,27
Foundations			\$73,693	\$50,714
Exterior			\$1,397,641	
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Fiber Cement on Frame			
	50% Stucco on Frame			
Roof			\$228,224	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$822,860	
Ceiling Finish	67% Drywall			
Length	3,637 ft.			
Structure	20% Concrete Block			
	80% Studs, Girts, etc.			
Finish	67% Drywall			
Mechanicals			\$1,510,226	\$130,61
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing	200 Total Fixtures			
Electrical	100% Average Quality			
Built-ins			\$427,379	
UBTOTAL RC			\$4,460,023	\$188,59

Custom Items

Screened Porch

\$213,120

8/3/2023

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Replacement Value

Wood Deck w/	railing		\$110,0	000	
20 HVAC units	-		\$100,0		
Total Additions			\$423,120		
TOTAL RC Section 1			\$4,883,143	\$188,59	
OTAL RC BUILDING 2 S	SEC 15/Bldg 19 - WIND		\$4,883,143	\$188,59	
UILDING 3 - SEC 16/BId	g 11 - FLOOD				
Section 1					
SUPERSTRUCTURE					
Occupancy:	67% Condominium	Sto	ory Height:	9 f	
	33% Parking on First Level			9 f	
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:		
Gross Floor Area:	14,700 sq.ft.		egular justment:	Non	
Construction Quality:	2.0 - Average 2.0				
Year Built:					
Adjustments					
User Adjustment Factor	: 1.08 - Impact Openings				
	1.05 - HVAC, Plumbing, E	lectric Code Upgrad	es		
Hillside Construction:	Degree of Slope: Level	Si	te Accessibility:	Excellen	
	Site Position: Unknown	So	oil Condition:	Excellen	
Fees					
Architect Fees:	7% is included				
Overhead and Profit:	20% is included				
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio	
SUPERSTRUCTURE					
Site Preparation			\$2,770		
Foundations			\$56,393		
Exterior			\$607,364		
Exterior Wall	25% Wall Openings				
Exterior Wall	50% Siding, Fiber Cement on Frame				
	50% Stucco on Frame				
Roof			\$93,674		
Material	70% Shingles, Asphalt				

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ - Ordinance of Law

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
	30% Single-Ply Membrane			
Pitch	30% Flat			
	70% Low (2:12 to 6:12 pitch)			
Interior			\$647,355	
Floor Finish	67% Tile, Ceramic			
Ceiling Finish	67% Drywall			
	67% Paint			
	67% Textured Finish			
Length	1,400 ft.			
Structure	20% Concrete Block			
	80% Studs, Girts, etc.			
Finish	67% Drywall			
	67% Paint			
	67% Textured Finish			
Mechanicals			\$1,089,408	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Built-ins			\$180,768	
SUBTOTAL RC			\$2,677,732	
ADDITIONS				
Custom Items				
Screened Porch			\$69,8	340
Balcony			\$10,8	300
Total Additions			\$80,640	
TOTAL RC Section 1			\$2,758,372	
	C 16/Bldg 11 - FLOOD		\$2,758,372	

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Replacement Value

#### Policy Number: Pelican Cove SRQ - Ordinance of Law

8/3/2023

Section 1				
SUPERSTRUCTURE				
Occupancy:	67% Condominium, w/o In Finishes	iterior S	tory Height:	9 fi
	33% Parking on First Level	I		9 ft
Construction Type:	100% Frame (ISO 1)	Ν	umber of Stories:	:
Gross Floor Area:	14,700 sq.ft.		regular djustment:	Non
Construction Quality:	2.0 - Average 2.0			
Year Built:				
Adjustments				
User Adjustment Facto	r: 1.08 - Impact Openings			
	1.05 - HVAC, Plumbing, E	Electric Code Upgra	des	
Hillside Construction:	Degree of Slope: Level	S	Site Accessibility:	Excellen
	Site Position: Unknown	S	Soil Condition:	Excellen
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	S User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$2,79
Foundations			\$28,366	\$29,51
Exterior			\$615,882	
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Siding, Fiber Cement on Frame			
	50% Stucco on Frame			
Roof			\$95,760	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch	30% Flat			
FIICH	00701101			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ - Ordinance of Law

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior			\$324,349	
Ceiling Finish	67% Drywall			
Length	1,400 ft.			
Structure	20% Concrete Block			
	80% Studs, Girts, etc.			
Finish	67% Drywall			
Mechanicals			\$649,083	\$55,510
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Built-ins			\$164,506	
SUBTOTAL RC			\$1,877,946	\$87,821
ADDITIONS				
Custom Items				
Screened Porch	ı		\$69,8	40
Balcony			\$10,8	00
8 HVAC units			\$40,0	00
Total Additions			\$120,640	
TOTAL RC Section 1			\$1,998,586	\$87,821
OTAL RC BUILDING 4 S	EC 16/Bldg 11 - WIND		\$1,998,586	\$87,821
UILDING 5 - SEC 2/Bldg	1 - FLOOD			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Condominium	Stor	y Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Nun	nber of Stories:	2
Gross Floor Area:	11,143 sq.ft.	Irreç	gular	None

Construction Quality: 2.0 - Average 2.0

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Adjustment:

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Replacement Value

Year Built:				
Adjustments				
User Adjustment Factor:	1.08 - Impact Openings			
	1.05 - HVAC, Plumbing, E	Electric Code Upgrade	S	
Hillside Construction:	Degree of Slope: Level	Site	e Accessibility:	Excel
	Site Position: Unknown	Soi	I Condition:	Excel
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclu
SUPERSTRUCTURE				
Site Preparation			\$1,835	
Foundations			\$92,202	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$330,754	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Fiber Cement on Frame			
Structural Floor				
Roof			\$128,801	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$650,526	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,591 ft.			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ - Ordinance of Law

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
	80% Studs, Girts, etc.			
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,004,092	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		100% Sprinkler System		
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$162,938	
SUBTOTAL RC			\$2,371,149	
ADDITIONS				
Custom Items				
Screened Porc	h		\$66,1	80
Open Porch			\$18,5	00
Total Additions			\$84,680	
TOTAL RC Section 1			\$2,455,829	
TAL RC BUILDING 5	EC 2/Bldg 1 - FLOOD		\$2,455,829	
JILDING 6 - SEC 2/Bldg	1 - WIND			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior Sto	ory Height:	9
Construction Type:	100% Frame (ISO 1)	Nu	mber of Stories:	

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Replacement Value

Gross Floor Area:	11,143 sq.ft.		egular justment:	Non
Construction Quality:	2.0 - Average 2.0	, (aj		
Year Built:	0			
Adjustments				
-	: 1.08 - Impact Openings			
	1.05 - HVAC, Plumbing, I	Electric Code Upgrad	es	
Hillside Construction:	Degree of Slope: Level		te Accessibility:	Exceller
	Site Position: Unknown	Sc	bil Condition:	Exceller
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is included			
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusio
SUPERSTRUCTURE				
Site Preparation				\$1,8
Foundations			\$48,139	\$46,5
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$339,535	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Fiber Cement on Frame			
Structural Floor				
Roof			\$132,221	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$427,711	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,591 ft.			
Structure	20% Concrete Block			

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8/3/2023

None

Replacement Value

#### Policy Number: Pelican Cove SRQ - Ordinance of Law

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	80% Studs, Girts, etc.	,		
Finish	100% Drywall			
Mechanicals			\$470,470	\$40,43 <sup>.</sup>
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection		0% Sprinkler System		
	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing	85 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$144,540	
SUBTOTAL RC			\$1,562,615	\$88,83
ADDITIONS				
Custom Items				
Screened Porch			\$66,1	80
Open Porch			\$18,5	00
6 HVAC units			\$30,0	00
Total Additions			\$114,680	
TOTAL RC Section 1			\$1,677,295	\$88,83
TAL RC BUILDING 6 SE	C 2/Bldg 1 - WIND		\$1,677,295	\$88,832
JILDING 7 - SEC 14/Bldg	6 - FLOOD			
Section 1				
SUPERSTRUCTURE				
Occupancy: 1	00% Condominium	Stor	/ Height:	9 ft
Construction Type: 1	00% Frame (ISO 1)	Num	ber of Stories:	2

Construction Quality: 2.0 - Average 2.0

10,416 sq.ft.

Year Built:

Gross Floor Area:

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Irregular

Adjustment:

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Replacement Value

Adjustments				
User Adjustment Factor:	1.08 - Impact Openings			
	1.05 - HVAC, Plumbing,	Electric Code Upgrade	es	
Hillside Construction:	Degree of Slope: Level	Sit	e Accessibility:	Excelle
	Site Position: Unknown	So	il Condition:	Excell
Fees				
Architect Fees:	7% is included			
Overhead and Profit:	20% is include	d		
SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclus
SUPERSTRUCTURE				
Site Preparation			\$1,715	
Foundations			\$87,495	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$315,027	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Fiber Cement on Frame			
Structural Floor				
Roof			\$121,434	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)	)		
Interior			\$609,436	
Floor Finish	70% Carpet			
	30% Tile, Ceramic			
Ceiling Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Partitions				
Length	1,488 ft.			
Structure	20% Concrete Block			

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8/3/2023

Replacement Value

#### Policy Number: Pelican Cove SRQ - Ordinance of Law

SUMMARY OF COSTS	S User Provided	System Provide	ed Reconstruction	Exclusior
Finish	100% Drywall			
	100% Paint			
	100% Textured Finish			
Mechanicals			\$1,011,085	
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
Fire Protection	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing	100 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$152,308	
SUBTOTAL RC			\$2,298,500	
ADDITIONS				
Custom Items				
Screened Pore	ch		\$79,9	920
Total Additions			\$79,920	
TOTAL RC Section 1			\$2,378,420	
OTAL RC BUILDING 7	SEC 14/Bldg 6 - FLOOD		\$2,378,420	
UILDING 7 - SEC 14/Blo	ig 6 - WIND			
Section 1				
SUPERSTRUCTURE				
Occupancy:	100% Condominium, w/o Finishes	Interior	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)		Number of Stories:	2
Gross Floor Area:	10,416 sq.ft.		Irregular Adjustment:	None

Year Built:

Adjustments

Construction Quality:

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2.0 - Average 2.0

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8/3/2023

**Replacement Value** 

Number: 1 elican cove of			
User Adjustment Factor:	1.08 - Impact Openings		
	1.05 - HVAC, Plumbing, E	lectric Code Upgr	ades
Hillside Construction:	Degree of Slope: Level		Site Accessibility:
	Site Position: Unknown		Soil Condition:
Fees			
Architect Fees:	7% is included		
Overhead and Profit:	20% is included		
SUMMARY OF COSTS	User Provided	System Provide	d Reconstructi
SUPERSTRUCTURE			
Site Preparation			
Foundations			\$44,99

#### Policy Number: Pelican Cove SRQ - Ordinance of Law

	1.05 - HVAC, Plumbing, E	Electric Code Upgrade	S	
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				\$1,761
Foundations			\$44,998	\$44,820
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$323,390	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	100% Siding, Fiber Cement on Frame			
Structural Floor				
Roof			\$124,658	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$400,796	
Floor Finish				
Ceiling Finish	100% Drywall			
Partitions				
Length	1,488 ft.			
Structure	20% Concrete Block			
	80% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$511,452	\$47,572
Heating	100% Heat Pump			
Cooling	100% Heat Pump			
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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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.



Replacement Value

#### Policy Number: Pelican Cove SRQ - Ordinance of Law

8/3/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Fire Protection	100% Manual Fire Alarm System			
	100% Automatic Fire Alarm System			
Plumbing	100 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$135,110	
SUBTOTAL RC			\$1,540,404	\$94,154
ADDITIONS				
Custom Items				
Screened Porch			\$79,92	20
12 HVAC units			\$60,00	00
Total Additions			\$139,920	
TOTAL RC Section 1			\$1,680,324	\$94,154
TAL RC BUILDING 7 SE	C 14/Bldg 6 - WIND		\$1,680,324	\$94,154

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## Why Reconstruction Usually Costs More Than New Construction



Economy of Scale – When a contractor has many homes under construction at once, materials can be purchased in large quantities for delivery as needed – everything from framing lumber to plumbing fixtures. If you buy a large number of bathtubs, for example, suppliers will compete for your business and offer price discounts. When you buy just one bathtub, and it must be a match for one that's been destroyed, it will nearly always cost much more than if it had been part of a larger purchase. This holds true for almost everything that goes into a home and this factor alone can push the cost of rebuilding thousands of dollars higher than the cost for comparable new construction.

"Top-Down" vs. "Bottom-Up" – New construction begins at the foundation and builds upward. Repairing a house that isn't totally destroyed often means removing the roof and rebuilding from the top down, a far more time consuming and labor-intensive procedure.

**Demolition and Debris Removal** – New home construction normally begins on open ground, perhaps with some brush removal and grading and other minor site preparation. Rebuilding begins with a partially or totally destroyed structure occupying the building site. Parts of the structure may still be standing but unusable, requiring demolition and removal. The site may have to be extensively cleaned – after an intense fire, for example, the soil may be contaminated. The foundation may have been damaged beyond repair. A lot of work is usually required before the first cement can be poured or the first nail hammered in.

Use of Labor – When a new home builder has several houses under construction, even if they aren't all in the same area, work can be scheduled for the most efficient use of carpenters, plumbers, electricians, and other workers. If one house isn't ready for wiring, the electrician can probably work on another. When only one home is being built, the same kind of efficient scheduling is rarely possible. Labor normally accounts for the largest share of homebuilding costs.

Access to the Worksite – When new houses are under construction, there is usually no landscaping, allowing easy access to the site. Materials can be driven directly up to any side of each structure as needed. When a house is being rebuilt among existing homes, there are trees, shrubs, lawns, flowerbeds, fences and other obstructions limiting access. Materials often have to be off-loaded further away and hand carried to where they're needed. This factor is compounded if the building site is on sloping ground. The impact on labor costs can be significant.

Special Features & Unusual Materials – Older homes and homes that have been extensively remodeled often have customized features or include materials not commonly found in homes being built today. These features and materials can be very expensive, if not impossible, to duplicate. Examples include slate or tile roofs, lath & plaster walls, coved ceilings, wainscoting, solid (instead of hollow core) doors, custom ironwork, ornamented fireplaces, exposed beam ceilings, stained glass or other leaded windows, curved staircases, slate or tile floors, and other items.

Building Code Changes – Most older homes, and many newer homes, were built during times when building codes were less strict than they are today. If you are rebuilding or restoring your home, you may need to meet the newer and more demanding building codes. Even undamaged parts of the structure may have to be rewired or replumbed to meet current codes. Building codes may also require you to replace windows with safety glass or replace roofs with fire-retardant materials. Building code changes can add thousands of dollars to the cost of restoring a damaged home.

Construction Costs Rise After Natural Disasters – In the wake of a disaster affecting a wide area – hurricanes, wildfires, etc. – the costs of building materials and contractor fees nearly always rise sharply in response to the sudden surge in demand. Even without deliberate profiteering this would normally be true because when local supplies are quickly exhausted, materials have to be brought in on an emergency basis, often from mills or factories at great distance. This may require more expensive modes of transportation and a lot of overtime pay. Whenever many homes have to be repaired or rebuilt at the same time, the cost for each will be higher than normal, sometimes much higher.

Undamaged Parts Of The Home and the Contents Must Be Protected – Once the fire is out or the windstorm has abated, all parts of the property not destroyed must be protected from further damage or looting. This can involve covering a damaged roof, missing window glass, and holes in the walls with plastic sheeting, for example, and, as soon as possible, surviving personal property items must be removed and placed in temporary storage for safekeeping.

## Patricia E. Staebler, SRA, RS State Certified General Appraiser RZ 2890

Sarasota/Bradenton, Florida | 941.705-0123. | patricia@staeblerappraisal.com

### career summary

An extensive background in cost estimation and construction project management in civil engineering built the foundation for the combination of conventional appraisal techniques and the specialization for insurable value and the 50% FEMA Rule valuation. The familiarity with construction of all trades is vital for my work in the reserve study industry.

## professional experience

2018 – current	FEMA Consultant for Florida Municipalities
2006 - current	Independent Practice Staebler Appraisal and Consulting
2011 - 2014	Special Magistrate Manatee County
2006 - 2011	Senior Project Manager Valupoint Consulting/Southeast Market Analysts
2004 - 2005	Resident Review Adjuster IMS Claims Services
2001 - 2005	Erickson Appraisers, Staff Appraiser Eminent Domain
1999 - 2000	Independent Consultant for Management and Staff Training
1993 - 1999	MLT Real Estate Management
1988 - 1997	Allied Consulting Engineers Berlin, Project Control Management
1987 - 1988	IBS Engineering Office, Management Intern, Pre-Construction Estimation
1983 - 1986	SRS Hotels, Director Housekeeping

## expertise

Insurable Value Appraisal 50% FEMA Rule Appraisal Reserve Studies and Life-Cycle Analysis/SIRS As-Built value vs. Up-to-Code for Ordinance of Law Cost Segregation Analysis Pre-Construction Consulting for accelerated depreciation Construction Cost Estimating Construction bidding process Project Control/Management Site Development Supervision Eminent Domain Subdivision Development Highest and Best Use Studies Market Analysis Due Diligence/Entitlements

## valuation disciplines

## Insurance Appraisals:

Condominium buildings Highrise Buildings Homeowner's associations – common elements Subdivisions Mobile home parks Yacht clubs Golf and Country clubs Marinas Historical buildings Special use property Sport centers CDD districts

## Mid- and high-rise buildings (among others):

Crystal Sands One Hundred Central Aquarius Club, LBK Longboat Cove, LBK Sarabande, Sarasota Plymouth Harbor, Sarasota Longboat Key Towers Dolphin Tower Plaza at Five Points Rivo at Ringling Gull Harbor

## Reserve Studies:

Condominium Associations Homeowner's Associations Cooperatives CDD Districts Special use properties Churches, cathedrals Church parishes Golf and Country Clubs Marinas

## 50% FEMA Rule Appraisal

Residential single and multi-family property Subdivision Mass Appraisal Approach Condominium Buildings Mobile Home Parks Hotels and resorts Office buildings Marinas Restaurants and Country Clubs Industrial property, water treatment plant, waste transfer station Expert Testimony for FEMA valuation and FEMA related issues

## Cost Segregation

Hotels Multifamily apartment buildings Surgical centers Medical Office buildings Mobile home parks Restaurants

## education

2017	RS Designation Community Association Institute
2010	SRA Designation Appraisal Institute
2006	Florida State Certified General Appraiser
2005	Accredited Insurance Adjuster, University of Central Florida
2001	Licensed Real Estate Broker
1985	Professional Trainer, Institute for Commerce and Industry Germany
1983	Degree in Hotel Management, Steigenberger Academy

## education and training

Basic Income Capitalization Advanced Income Capitalization Advanced Applications 15-hour USPAP Residential Market Analysis and Highest and Best Use Residential Site Valuation and Cost Approach Real Estate Finance Statistics and Valuation Modeling Advanced Residential Applications and Case Studies Advanced Residential Report Writing Analyzing Distressed Real Estate Florida Supervisor Trainee Roles and Rules Florida State Law Update for Real Estate Appraisers Business Practices and Ethics	Appraisal Institute Appraisal Institute
Florida State Law Update for Real Estate Appraisers Business Practices and Ethics Appraisal of Residential Property Foreclosure	Appraisal Institute Appraisal Institute Appraisal Institute

An Introduction to Valuing Green Buildings General Market Analysis and Highest and Best Use The New Residential Market Conditions Form Subdivision Valuation The Discounted Cash Flow Model Analyzing Tenant Credit Risk Commercial Lease Analysis Fundamentals of Separating Assets Advanced Spreadsheet Modeling Evaluating Commercial Construction Residential Cost Estimating Commercial Cost Estimating Building Envelope Symposium Seminars/Education during Annual Convention Appraisal Institute R. S. Means R. S. Means IIBEC IICEC

## professional affiliations

The Appraisal Institute GCBX, Gulf Coast Builders Exchange IIBEC, International Institute of Building Enclosure Consultants CAI, Community Association Institute Florida Flood Plain Manager's Association Association of State Flood Plain Managers

## Current:

2023 Chair of the Nominating Committee Florida Gulf Coast Chapter, Appraisal Institute

## Past:

2022 President Florida Gulf Coast Chapter, Appraisal Institute 2021 Vice-President Florida Gulf Coast Chapter, Appraisal Institute 2020 Appraisal Institute, National Nominating Committee for Region X 2020 Treasurer, Florida Gulf Coast Chapter, Appraisal Institute 2019 Secretary, Gulf Coast Chapter of the Appraisal Institute 2015-2018 Region X Representative Appraisal Institute 2015-2017 Delegate Leadership and Advisory Council of the Appraisal Institute 2011-2014 Board Member Appraisal Institute Florida Gulf Coast Chapter 2011-2014 Board Member CAI Community Association Institute 2011-2013 Treasurer CAI Community Association Institute Past Florida Delegate Legislative Alliance Community Association Institute, CAI 2011 Graduate of Public Leadership Institute Board Member Habitat for Humanity Chair Junior Leadership Manatee 2003 Graduate Manatee Leadership Lieutenant Governor Kiwanis District Berlin Member Kiwanis Club of Bradenton Member Kiwanis Club of Lakewood Ranch

## speaking engagements, among multiple others

Manatee Association of Realtors, Commercial Brokers: "Cost Segregation Analysis and its advantages for your commercial clients" Community Association Institute: "Florida Law Changes for Condominium Associations" Multiple Seminars and Presentations Multiple Flood Expert Panels The 50% FEMA Rule, 2020 Virtual Conference FFMA Multiple presentations and educational seminars for municipalities throughout Florida

## Publications

2021 The Appraisal Journal: "Capital Reserve Studies", peer reviewed article 2017 The Appraisal Journal: "The 50% FEMA Rule Appraisal", peer reviewed article 2017 Swango Award Recipient for "The 50% FEMA Rule Appraisal" 2018 The 50% FEMA Rule In the Hurricane Aftermath, Community Magazine, CAI The 50% FEMA Rule, 5/2019 The Insider, ASFPM The West Florida Wire: Accurate Insurance Appraisal Reports Community (CAI Magazine): The Underfunded Association 2016 The Underfunded Association, Community Magazine, CAI Reserve Study and Insurance Appraisal Handbook for Managers and Board Members

## seminars (Authored and Taught by Patricia Staebler)

"The 50% FEMA Rule Appraisal" – a national webinar for the Appraisal Institute "The 50% FEMA Appraisal" registered in Florida for Appraiser CEU credits "Flood Zones and their Influence on Coastal Communities and their Construction Projects" registered in Florida for Community Association Managers CEU credits Reserve Studies – Overview and Discussion Insurance Appraisals – Minimum Contents Insurance Appraisals and their Complexity Reserves – From Measuring the Component to Pooling or Non-Pooling Insurance Replacement Valuation - a national webinar for the Appraisal Institute AI Connect Seminar: Insurance Appraisal – An Emerging Appraisal Discipline "Insurance Appraisal" registered in Florida for Appraiser CEU credits

## litigation support and expert testimony

- 50% FEMA Rule Substantial Improvement/Substantial Damage
- Construction Replacement Value Litigation support and expert witness for construction defects and insurance issues
- Reserve Studies Retrospective Studies for Turnover issues (underfunded, underinsured)
- Association vs. Developer litigation Turnover/Construction defect

• Commercial Building Owner vs. Condominium Association – Reserve budget and operating cost participation

## languages

Bilingual Fluent Conversational German/English Italian French

