

Insurance Value Appraisal



San Marino Bay Condominium Association, Inc.

10424 St. Tropez Place, Tampa, FL 33576

Report No: 8020

April 12, 2022



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Section 1

Introduction

This section of the report includes a cover letter, report definitions and terminology used as well as information such as any Federal, State and local governing laws or regulations. Also included in this section are this report's terms and conditions as well as this Company's background.



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Board of Directors
San Marino Bay Condominium Association, Inc.
10424 St. Tropez Place
Tampa, FL 33576

Re: Insurance Value Appraisal

As authorized, this insurance value appraisal has been prepared on the San Marino Bay Condominium Association, Inc. property, located at 10424 St. Tropez Place in Tampa, FL. The purpose of this appraisal is to provide an opinion of the insurable replacement cost of the subject improvements as of the date shown.

The intended use of this appraisal is to assist in securing adequate hazard insurance coverage. The process of preparing this appraisal began with a re-evaluation of the previous insurance value appraisal and site inspection. We also researched and reviewed any related work that may have been done since our last appraisal and inspection of the property was completed.

The estimated values in this appraisal are based on the cost to create an identical replica or copy of a building/structure as it was appraised. No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property.

Contents, personal property, and land have been excluded from the values contained in this appraisal. All values set forth in the appraisal are subject to the assumptions, limiting conditions and certifications contained herein.

Thank you for this opportunity. Should you have any questions, please contact us.

Respectfully Submitted,

Dreux Isaac, RS, PRA
President

Florida Condominium Insurance Requirements

Florida Statutes 718.111 (11) Insurance

(11) INSURANCE.--In order to protect the safety, health, and welfare of the people of the State of Florida and to ensure consistency in the provision of insurance coverage to condominiums and their unit owners, this subsection applies to every residential condominium in the state, regardless of the date of its declaration of condominium. It is the intent of the Legislature to encourage lower or stable insurance premiums for associations described in this subsection.

- (a) Adequate hazard insurance, regardless of any requirement in the declaration of condominium for coverage by the association for full insurable value, replacement cost, or similar coverage, shall be based upon the replacement cost of the property to be insured as determined by an independent insurance appraisal or update of a prior appraisal. The full insurable value shall be determined at least once every 36 months.
1. An association or group of associations may provide adequate hazard insurance through a self-insurance fund that complies with the requirements of ss. [624.460](#)-[624.488](#).
 2. The association may also provide adequate hazard insurance coverage for a group of no fewer than three communities created and operating under this chapter, chapter 719, chapter 720, or chapter 721 by obtaining and maintaining for such communities insurance coverage sufficient to cover an amount equal to the probable maximum loss for the communities for a 250-year windstorm event. Such probable maximum loss must be determined through the use of a competent model that has been accepted by the Florida Commission on Hurricane Loss Projection Methodology. No policy or program providing such coverage shall be issued or renewed after July 1, 2008, unless it has been reviewed and approved by the Office of Insurance Regulation. The review and approval shall include approval of the policy and related forms pursuant to ss. [627.410](#) and [627.411](#), approval of the rates pursuant to s. [627.062](#), a determination that the loss model approved by the commission was accurately and appropriately applied to the insured structures to determine the 250-year probable maximum loss, and a determination that complete and accurate disclosure of all material provisions is provided to condominium unit owners prior to execution of the agreement by a condominium association.
 3. When determining the adequate amount of hazard insurance coverage, the association may consider deductibles as determined by this subsection.
- (b) If an association is a developer-controlled association, the association shall exercise its best efforts to obtain and maintain insurance as described in paragraph (a). Failure to obtain and maintain adequate hazard insurance during any period of developer control constitutes a breach of fiduciary responsibility by the developer-appointed members of the board of directors of the association, unless the members can show that despite such failure, they have made their best efforts to maintain the required coverage.
- (c) Policies may include deductibles as determined by the board.
1. The deductibles shall be consistent with industry standards and prevailing practice for communities of similar size and age, and having similar construction and facilities in the locale where the condominium property is situated.
 2. The deductibles may be based upon available funds, including reserve accounts, or predetermined assessment authority at the time the insurance is obtained.
 3. The board shall establish the amount of deductibles based upon the level of available funds and predetermined assessment authority at a meeting of the board. Such meeting shall be open to all unit owners in the manner set forth in s. [718.112\(2\)\(e\)](#). The notice of such meeting must state the proposed deductible and the available funds and the assessment authority relied upon by the board and estimate any potential assessment amount against each unit, if any. The meeting described in this paragraph may be held in conjunction with a meeting to consider the proposed budget or an amendment thereto.

Florida Condominium Insurance Requirements

- (d) An association controlled by unit owners operating as a residential condominium shall use its best efforts to obtain and maintain adequate insurance to protect the association, the association property, the common elements, and the condominium property that is required to be insured by the association pursuant to this subsection.
- (e) The declaration of condominium as originally recorded, or as amended pursuant to procedures provided therein, may provide that condominium property consisting of freestanding buildings comprised of no more than one building in or on such unit need not be insured by the association if the declaration requires the unit owner to obtain adequate insurance for the condominium property. An association may also obtain and maintain liability insurance for directors and officers, insurance for the benefit of association employees, and flood insurance for common elements, association property, and units.
- (f) Every hazard insurance policy issued or renewed on or after January 1, 2009, for the purpose of protecting the condominium shall provide primary coverage for:
 - 1. All portions of the condominium property as originally installed or replacement of like kind and quality, in accordance with the original plans and specifications.
 - 2. All alterations or additions made to the condominium property or association property pursuant to s. 718.113(2).
 - 3. The coverage shall exclude all personal property within the unit or limited common elements, and floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware, and similar window treatment components, or replacements of any of the foregoing.
- (g) Every hazard insurance policy issued or renewed on or after January 1, 2009, to an individual unit owner must contain a provision stating that the coverage afforded by such policy is excess coverage over the amount recoverable under any other policy covering the same property. Such policies must include special assessment coverage of no less than \$2,000 per occurrence. An insurance policy issued to an individual unit owner providing such coverage does not provide rights of subrogation against the condominium association operating the condominium in which such individual's unit is located.
 - 1. All improvements or additions to the condominium property that benefit fewer than all unit owners shall be insured by the unit owner or owners having the use thereof, or may be insured by the association at the cost and expense of the unit owners having the use thereof.

National Flood Insurance Program (NFIP)

Residential Condominium Building Association Policy (RCBAP)

Is used for residential condominium building associations to cover the entire building under one policy, all units, improvements within the units and personal property owned in common is covered with a contents policy. The RCBAP does not protect the individual owner from loss to personal property owned exclusively by the unit owner.

Eligible structures:

- **High-rise & low-rise condominium buildings**
- **Condominium associations**

A condominium association will insure a residential building located in SFHA and its contents, under the Residential Condominium Building Association Policy (RCBAP). The RCBAP policy enables the association to manage flood insurance needs according to their by-laws.

Under a RCBAP, the entire building is covered under one policy, including both common and individually owned building elements within the unit, improvements within the unit, and personal property owned in common if contents coverage is carried. The RCBAP does not protect the individual owner from loss to personal property owned exclusively by the unit owner.

If a unit owner's mortgage determines that the coverage purchased under the RCBAP is insufficient to meet the mandatory purchase requirements, it can request the borrower to ask the association to carry adequate limits, or require purchase of a separate unit owner's building coverage policy. If the Association does not have a RCBAP and the mortgagee requires coverage the unit owner is required to purchase an individual unit owner's building policy under the Dwelling Form.

Standard Flood Insurance Policy

III. Property Covered

A. Coverage A – Building Property

We insure against direct physical loss by or from flood to:

1. The residential condominium building described on the Declarations Page at the described location, including all units within the building and the improvements within the units.
2. We also insure such building property for a period of 45 days at another location, as set forth in III.C.2.b., Property Removed to Safety.
3. Additions and extensions attached to and in contact with the buildings by means of a rigid exterior wall, a solid load-bearing interior wall, a stairway, an elevated walkway, or a roof. At your option, additions and extensions connected by any of these methods may be separately insured. Additions and extensions attached to and in contact with the building by means of a common interior wall that is not a solid load-bearing wall are always considered part of the building and cannot be separately insured.
4. The following fixtures, machinery, and equipment, which are covered under Coverage A only:
 - a. Awnings and canopies;
 - b. Blinds;
 - c. Carpet permanently installed over unfinished flooring;
 - d. Central air conditioners;
 - e. Elevator equipment;
 - f. Fire extinguishing apparatus;
 - g. Fire sprinkler system;
 - h. Walk-in freezers;
 - i. Furnaces;
 - j. Light fixtures;
 - k. Outdoor antennas and aerials fastened to **buildings**;
 - l. Permanently installed cupboards, bookcases, paneling, and wallpaper;
 - m. Pumps and machinery for operating pumps;
 - n. Ventilating equipment;
 - o. Wall mirrors, permanently installed; and
 - p. In the **units** within the **building**, installed:
 - (1) Built-in dishwashers;
 - (2) Built-in microwave ovens;
 - (3) Garbage disposal units;
 - (4) Hot water heaters, including solar water heaters;
 - (5) Kitchen cabinets;
 - (6) Plumbing fixtures;
 - (7) Radiators;
 - (8) Ranges;
 - (9) Refrigerators; and
 - (10) Stoves.

Report Definitions

National Flood Insurance Values

The National flood insurance values for residential buildings represent the complete reproduction cost including the foundation, site preparation and interior components as originally specified or conveyed.

For non-residential buildings the flood value is the depreciated reproduction cost. Other non-building improvements are not covered. A building is generally described as a structure with a floor, roof and enclosed by three or more walls. Coverage limits are subject to change.

Reproduction Cost

The reproduction cost is an estimate of the cost to create an identical replica or copy of a building/structure as it was appraised. This cost includes foundations and below grade construction.

For Florida condominiums, multi-residential HOA, and co-operative buildings the reproduction cost value includes an allowance for select unit interior components as originally specified or conveyed. Alterations or improvements within the unit boundaries have not been addressed or included in the reproduction cost values.

Depreciated Reproduction Cost

The depreciated reproduction cost value is the loss in value of the reproduction cost due to age, usage, type of construction and exposure to the elements. Sometimes referred to as the actual cash value or ACV.

Insurable Reproduction Cost

The insurable reproduction cost is the reproduction cost minus standard hazard insurance policy exclusions including the foundation, site work, and all below grade construction.

Additionally the insurable reproduction cost for Florida condominiums, multi-residential HOA, and co-operative buildings also exclude floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware and similar window treatment components.

Terms and Conditions

Dreux Isaac & Associates, Inc. ("DIA") has no present or contemplated future interest in the property that is the subject of this report and no personal interest or bias with respect to the subject matter of this report or the parties involved. Neither the employment to prepare this study, nor the compensation, is contingent upon the findings and conclusions contained herein.

Information provided to DIA by the Client or their representative(s), such as but not limited to, historical records, financial documents, proposals, contracts, correspondence, and construction plans will be deemed reliable and will not be independently verified or audited.

DIA has not investigated, nor assumes any responsibility for the existence of hazardous materials, latent or hidden defects or hidden conditions. Unless expressly stated in our report disclosures, there are no material issues that that would cause a distortion of the Client's situation.

No testing, invasive or non-invasive, has been performed by DIA. No warranty is made and no liability is assumed for the soundness of the structure or its components. DIA has made no investigation of, offers no opinion of, and assumes no responsibility for the structural integrity of the property, code compliance requirements, or any physical defects, regardless of cause.

DIA uses various sources to arrive at its' opinion of estimated cost. The information obtained from these sources is considered to be accurate and reasonable, but is not guaranteed. Factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices. No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included. For update studies (Level II or III) prior quantities assumed to be accurate.

In the event that complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. In the event that these assumptions are in error, we reserve the right to modify this report, including value conclusions.

Estimates of useful life and remaining useful life used in this report assume proper installation and construction, adherence to recommended preventive maintenance guidelines and best practices. Natural disasters, catastrophic or severe condition changes could significantly affect the lives of any component. DIA does not warranty or guarantee the useful lives of any components.

Where feasible DIA may inspect and use a representative sampling of the Client's property to accurately replicate an entire group of similar components at the same property. This report data is not applicable to any other property regardless of similarity.

Client agrees to indemnify and hold harmless DIA, its' officers, employees, affiliates, agents and independent contractors from any and all liabilities or claims made in connection with the preparation of this report. The liability of DIA its' officers, employees, affiliates, agents and independent for errors and omissions, is limited in total to the amount collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct. Acceptance of, and/or use of, this report constitutes acceptance of the above conditions. Use of this report is limited to only the purpose stated herein.

Company Information

Since 1989 Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports.

Experience - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

Training - All technical work is performed by professionals with backgrounds in engineering or architecture.

Accuracy - All our reports are based on local data and conditions which we continuously monitor.

Understandability - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

Compliance - The reports we prepare will comply with all governing regulations for your association.

Safety - We carry errors and omissions, liability and workers compensation insurance.

Update Reports

Inflation, labor rates, material availability, taxes, insurance and coverage limits are just but a few of the ever changing variables addressed in your insurance value appraisal report.

It is important that you keep your insurance values current with annual updates. Since the initial calculations on the property have now been performed, we can offer this service to you (with or without site re-inspection) at just a percentage of the cost of your original insurance value appraisal.

We recommend annual insurance value appraisal update reports, without a site visit, for three years following your original or re-inspection insurance value appraisal. An updated insurance value appraisal will provide you with current insurable values using the latest construction cost data for your area. It will also incorporate any changes made to your insurable property since the last insurance value appraisal.

After three years of updates without a site visit, we recommend a site re-inspection of the property. The purpose of this re-inspection is threefold: (1) to check the present condition of the property, (2) to determine what insurable changes have been made to the physical property since the last inspection, and (3) to validate the insurance value appraisal's integrity and accuracy.

To make this process easier, we can set you up on our three year automatic update service to make sure you do not miss an update. To get started just contact us at 800-866-9876 or update@dia-corp.com.

Report Notes

1. Based on a 2008 change to Florida Statute 718.111(11)(f)(3) which effects all hazard policies on or after January 1, 2009, this insurance appraisal has now included the value of all air-conditioning and heating equipment in the condominium building's values.
2. Alterations or improvements within the unit boundaries have not been addressed or included in the insurable reproduction cost values.
3. The insurable reproduction costs for condominium buildings also exclude floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware and similar window treatment components, air conditioner or heating equipment including all air conditioning compressors that service only an individual unit, whether or not located within the unit boundaries or replacements of any of the foregoing which are located within the boundaries of a unit and serve only one unit.
4. The insurable reproduction cost values for the buildings exclude foundation and site preparation costs.
5. The reproduction cost values for the buildings include the foundation and site preparation costs. For the residential buildings it also includes all unit interior components as originally specified or conveyed. Alterations or improvements within the unit boundaries have not been addressed or included in the reproduction cost values.
6. The National Flood insurance values for the residential buildings represent the complete reproduction cost including the foundation, site preparation and unit interior components as originally specified or conveyed. For detached non-residential buildings the flood value is the depreciated reproduction cost. Other non-building improvements are not covered.

Section 2

Cost Values

This section of the report first gives a summary of insurable values for every building and insurable site improvement appraised in the report.

Additionally, for every building appraised, a cost breakdown of values is given.

Summary of Values Schedule

(Hazard)

No Description	National Flood Insurance Values	Reproduction Cost	Depreciated Reproduction Cost	Insurable Reproduction Cost
1. 4 Unit Bldg, 10426 - 10432 La Mirage Ct	1,799,907	1,799,907	1,583,919	1,366,657
2. 4 Unit Bldg, 10473 - 10479 St. Tropez Pl	1,799,907	1,799,907	1,583,919	1,366,657
3. 4 Unit Bldg, 10403 - 10409 St. Tropez Pl	1,799,907	1,799,907	1,583,919	1,366,657
4. 6 Unit Bldg, 10425 - 10435 La Mirage Ct	1,615,244	1,615,244	1,227,586	1,242,238
5. 6 Unit Bldg, 10437 - 10447 La Mirage Ct	1,615,244	1,615,244	1,227,586	1,242,238
6. 6 Unit Bldg, 10484 - 10494 St. Tropez Pl	1,615,244	1,615,244	1,227,586	1,242,238
7. 6 Unit Bldg, 10472 - 10482 St. Tropez Pl	1,615,244	1,615,244	1,227,586	1,242,238
8. 6 Unit Bldg w/Decks, 10402-10412 La Mirage Ct	1,699,090	1,699,090	1,291,309	1,319,898
9. 6 Unit Bldg w/Decks, 10413-10423 St Tropez Pl	1,699,090	1,699,090	1,291,309	1,319,898
10. 6 Unit Bldg w/Decks, 10425-10435 St Tropez Pl	1,699,090	1,699,090	1,291,309	1,319,898
11. 7 Unit Bldg, 10412 - 10424 St. Tropez Pl	2,384,807	2,384,807	1,812,454	1,839,414
12. 10 Unit Bldg, 10436 - 10454 St. Tropez Pl	3,462,741	3,462,741	2,631,684	2,686,910
13. Site Fence	0	8,519	5,538	8,519
Grand Total	22,805,515	22,814,034	17,985,704	17,563,460

4 Unit Bldg (1 of 3 Total)

Description	Total
Excavation & Site Preparation	3,094
Foundation	56,914
Frame	52,428
Floor Structure	107,580
Ceiling	41,068
Ceiling Extras	15,551
Interior Construction	521,863
Plumbing	100,041
HVAC	90,037
Electrical	90,989
Exterior Wall	228,992
Wall Ornamentation	17,803
Roof Structure	81,116
Roofs	118,827
Misc Building Components	109,307
Misc Site Improvements	46,546
Professional Fees	117,751
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Reproduction Cost	1,799,907
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Depreciated Reproduction Cost	1,583,919
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Insurance Exclusions	
Excavation & Site Preparation	3,094
Foundation	56,914
Unit Exclusions	373,242
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Insurable Reproduction Cost	1,366,657

6 Unit Bldg (1 of 4 Total)

Description	Total
Excavation & Site Preparation	3,077
Foundation	46,464
Frame	46,962
Floor Structure	87,849
Ceiling	37,028
Ceiling Extras	12,294
Interior Construction	418,696
Plumbing	79,083
HVAC	71,175
Electrical	73,206
Exterior Wall	284,168
Wall Ornamentation	23,107
Roof Structure	81,116
Roofs	123,228
Misc Building Components	115,396
Fireplaces	6,724
Professional Fees	105,671
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Reproduction Cost	1,615,244
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Depreciated Reproduction Cost	1,227,586
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Insurance Exclusions	
Excavation & Site Preparation	3,077
Foundation	46,464
Unit Exclusions	323,465
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Insurable Reproduction Cost	1,242,238

6 Unit Bldg w/Decks (1 of 3 Total)

Description	Total
Excavation & Site Preparation	3,077
Foundation	46,464
Frame	46,962
Floor Structure	87,849
Ceiling	37,028
Ceiling Extras	12,294
Interior Construction	418,696
Plumbing	79,083
HVAC	71,175
Electrical	73,206
Exterior Wall	284,168
Wall Ornamentation	23,107
Roof Structure	81,116
Roofs	123,228
Misc Building Components	160,137
Fireplaces	40,344
Professional Fees	111,156
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Reproduction Cost	1,699,090
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Depreciated Reproduction Cost	1,291,309
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Insurance Exclusions	
Excavation & Site Preparation	3,077
Foundation	46,464
Unit Exclusions	329,651
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Insurable Reproduction Cost	1,319,898

7 Unit Bldg

Description	Total
Excavation & Site Preparation	5,103
Foundation	71,705
Frame	68,340
Floor Structure	131,778
Ceiling	58,174
Ceiling Extras	20,712
Interior Construction	636,787
Plumbing	118,736
HVAC	106,863
Electrical	111,599
Exterior Wall	339,201
Wall Ornamentation	21,551
Roof Structure	134,284
Roofs	205,380
Misc Building Components	151,510
Fireplaces	47,068
Professional Fees	156,016
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Reproduction Cost	2,384,807
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Depreciated Reproduction Cost	1,812,454
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Insurance Exclusions	
Excavation & Site Preparation	5,103
Foundation	71,705
Unit Exclusions	468,585
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Insurable Reproduction Cost	1,839,414

10 Unit Bldg

Description	Total
Excavation & Site Preparation	7,370
Foundation	103,814
Frame	99,077
Floor Structure	190,870
Ceiling	84,120
Ceiling Extras	29,964
Interior Construction	922,309
Plumbing	172,054
HVAC	154,849
Electrical	161,633
Exterior Wall	525,978
Wall Ornamentation	34,941
Roof Structure	184,429
Roofs	280,197
Misc Building Components	217,361
Fireplaces	67,240
Professional Fees	226,535
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Reproduction Cost	3,462,741
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Depreciated Reproduction Cost	2,631,684
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Insurance Exclusions	
Excavation & Site Preparation	7,370
Foundation	103,814
Unit Exclusions	664,647
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Insurable Reproduction Cost	2,686,910

Section 3

Construction

This section of the report gives a construction outline profile of every building and site improvement appraised in this report.

This includes a general description, by section, of the construction used as well as age, square footages and other quantitative breakdowns.

4 Unit Bldg (1 of 3 Total)

Living Area	9,905	Square Feet
Garage	1,854	Square Feet
Deck	1,030	Square Feet
Porch/Patio	474	Square Feet
Total	13,263	Square Feet

Occupancy: Condominium, without Interior Finishes **Stories:** 2
Age: 2004 **Units:** 4

- Foundation:** Monolithically poured reinforced concrete grade beams and slab on grade.
- Frame:** Ground Floor: Concrete block bearing wall construction. Upper Floor: Wood frame bearing wall construction.
- Floor Structure:** Ground floor: reinforced poured concrete slab on grade with a moisture-resistant vapor barrier. Upper floors: wood joist and wood deck system
- Interior:** Wood stud framed interior partitions throughout unit living area. Concrete block tenant separation walls.
- Plumbing:** Cost represents average quality plumbing costs for the building occupancy type. Individual electric water heater in each unit. Washer/dryer hookup in each unit.
- Fire Safety:** Smoke detection devices located in each unit.
- HVAC:** Individual A/C split system for each unit.
- Electrical:** Average quality electrical service and lighting fixtures for the building occupancy type.
- Exterior Wall:** Ground Floor: 8" masonry block wall system with a stucco exterior finish, insulation, furring strips and a gypsum wall board inside finish. Upper Floor: Stud framed wall system with a stucco exterior finish. Aluminum framed sliding glass doors. Aluminum framed windows.
- Roof:** Pre-engineered wood truss roof structure. Concrete barrel tile roof cover.
- Elevators:** None
- Miscellaneous:** Appliance allowance. Aluminum picket railings. Wood Deck Gutters and downspouts.

6 Unit Bldg (1 of 4 Total)

Living Area	7,830	Square Feet
Garage	1,770	Square Feet
Porch/Patio	670	Square Feet
Total	10,270	Square Feet

Occupancy:	Condominium, without Interior Finishes	Stories:	2
Age:	1986	Units:	6

Foundation: Monolithically poured reinforced concrete grade beams and slab on grade.

Frame: Ground Floor: Concrete block bearing wall construction. Upper Floor: Wood frame bearing wall construction.

Floor Structure: Ground floor: reinforced poured concrete slab on grade with a moisture-resistant vapor barrier. Upper floors: wood joist and wood deck system

Interior: Wood stud framed interior partitions throughout unit living area. Concrete block tenant separation walls.

Plumbing: Cost represents average quality plumbing costs for the building occupancy type. Individual electric water heater in each unit. Washer/dryer hookup in each unit.

Fire Safety: Smoke detection devices located in each unit.

HVAC: Individual A/C split system for each unit.

Electrical: Average quality electrical service and lighting fixtures for the building occupancy type.

Exterior Wall: Ground Floor: 8" masonry block wall system with a stucco exterior finish, insulation, furring strips and a gypsum wall board inside finish. Upper Floor: Stud framed wall system with a stucco exterior finish. Aluminum framed sliding glass doors. Aluminum framed windows.

Roof: Pre-engineered wood truss roof structure. Concrete barrel tile roof cover.

Elevators: None

Miscellaneous: Appliance allowance. Aluminum picket railings. Gutters and downspouts.

6 Unit Bldg w/Decks (1 of 3 Total)

Living Area	7,830	Square Feet
Garage	1,770	Square Feet
Deck	1,050	Square Feet
Porch/Patio	670	Square Feet
Total	11,320	Square Feet

Occupancy: Condominium, without Interior Finishes **Stories:** 2
Age: 1986 **Units:** 6

Foundation: Monolithically poured reinforced concrete grade beams and slab on grade.

Frame: Ground Floor: Concrete block bearing wall construction. Upper Floor: Wood frame bearing wall construction.

Floor Structure: Ground floor: reinforced poured concrete slab on grade with a moisture-resistant vapor barrier. Upper floors: wood joist and wood deck system

Interior: Wood stud framed interior partitions throughout unit living area. Concrete block tenant separation walls.

Plumbing: Cost represents average quality plumbing costs for the building occupancy type. Individual electric water heater in each unit. Washer/dryer hookup in each unit.

Fire Safety: Smoke detection devices located in each unit.

HVAC: Individual A/C split system for each unit.

Electrical: Average quality electrical service and lighting fixtures for the building occupancy type.

Exterior Wall: Ground Floor: 8" masonry block wall system with a stucco exterior finish, insulation, furring strips and a gypsum wall board inside finish. Upper Floor: Stud framed wall system with a stucco exterior finish. Aluminum framed sliding glass doors. Aluminum framed windows.

Roof: Pre-engineered wood truss roof structure. Concrete barrel tile roof cover.

Elevators: None

Miscellaneous: Appliance allowance. Aluminum picket railings. Wood Deck Gutters and downspouts.

7 Unit Bldg

Living Area	11,756	Square Feet
Garage	3,059	Square Feet
Porch/Patio	838	Square Feet
Total	15,653	Square Feet

Occupancy:	Condominium, without Interior Finishes	Stories:	2
Age:	1986	Units:	7

Foundation: Monolithically poured reinforced concrete grade beams and slab on grade.

Frame: Ground Floor: Concrete block bearing wall construction. Upper Floor: Wood frame bearing wall construction.

Floor Structure: Ground floor: reinforced poured concrete slab on grade with a moisture-resistant vapor barrier. Upper floors: wood joist and wood deck system

Interior: Wood stud framed interior partitions throughout unit living area. Concrete block tenant separation walls.

Plumbing: Cost represents average quality plumbing costs for the building occupancy type. Individual electric water heater in each unit. Washer/dryer hookup in each unit.

Fire Safety: Smoke detection devices located in each unit.

HVAC: Individual A/C split system for each unit.

Electrical: Average quality electrical service and lighting fixtures for the building occupancy type.

Exterior Wall: Ground Floor: 8" masonry block wall system with a stucco exterior finish, insulation, furring strips and a gypsum wall board inside finish. Upper Floor: Stud framed wall system with a stucco exterior finish. Aluminum framed sliding glass doors. Aluminum framed windows.

Roof: Pre-engineered wood truss roof structure. Concrete barrel tile roof cover.

Elevators: None

Miscellaneous: Appliance allowance. Aluminum picket railings. Gutters and downspouts.

10 Unit Bldg

Living Area	17,035	Square Feet
Garage	4,414	Square Feet
Porch/Patio	1,212	Square Feet
Total	22,661	Square Feet

Occupancy:	Condominium, without Interior Finishes	Stories:	2
Age:	1986	Units:	7

Foundation: Monolithically poured reinforced concrete grade beams and slab on grade.

Frame: Ground Floor: Concrete block bearing wall construction. Upper Floor: Wood frame bearing wall construction.

Floor Structure: Ground floor: reinforced poured concrete slab on grade with a moisture-resistant vapor barrier. Upper floors: wood joist and wood deck system

Interior: Wood stud framed interior partitions throughout unit living area. Concrete block tenant separation walls.

Plumbing: Cost represents average quality plumbing costs for the building occupancy type. Individual electric water heater in each unit. Washer/dryer hookup in each unit.

Fire Safety: Smoke detection devices located in each unit.

HVAC: Individual A/C split system for each unit.

Electrical: Average quality electrical service and lighting fixtures for the building occupancy type.

Exterior Wall: Ground Floor: 8" masonry block wall system with a stucco exterior finish, insulation, furring strips and a gypsum wall board inside finish. Upper Floor: Stud framed wall system with a stucco exterior finish. Aluminum framed sliding glass doors. Aluminum framed windows.

Roof: Pre-engineered wood truss roof structure. Concrete barrel tile roof cover.

Elevators: None

Miscellaneous: Appliance allowance. Aluminum picket railings. Gutters and downspouts.

Site Improvements

Site Fence

350 linear feet of 6' tall wood shadow box fencing along the property line.

Section 4

Photographs

This section of the report includes various photographs of the property's buildings and site improvements and were taken during the initial field inspection.

These photos are included strictly as supplemental support information and are not referenced to in the report.

(Photos taken June 2013)



10426-10432 La Mirage Ct (Condo Bldg, 4 Units)



10426-10432 La Mirage Ct (Condo Bldg, 4 Units)

(Photos taken June 2013)



10473-10479 St. Tropez PI (Condo Bldg, 4 Units)



10473-10479 St. Tropez PI (Condo Bldg, 4 Units)

(Photos taken June 2013)



10403-10409 St. Tropez PI (Condo Bldg, 4 Units)



10403-10409 St. Tropez PI (Condo Bldg, 4 Units)

(Photos taken June 2013)



10425-10435 La Mirage Ct (Condo Bldg, 6 Units)



10425-10435 La Mirage Ct (Condo Bldg, 6 Units)

(Photos taken June 2013)



10437-10447 La Mirage Ct (Condo Bldg, 6 Units)



10437-10447 La Mirage Ct (Condo Bldg, 6 Units)

(Photos taken June 2013)



10484-10494 St. Tropez Pl (Condo Bldg, 6 Units)



10484-10494 St. Tropez Pl (Condo Bldg, 6 Units)

(Photos taken June 2013)



10472-10482 St. Tropez Pl (Condo Bldg, 6 Units)



10472-10482 St. Tropez Pl (Condo Bldg, 6 Units)

(Photos taken June 2013)



10402-10412 La Mirage Ct (Condo Bldg, 6 Units)



10402-10412 La Mirage Ct (Condo Bldg, 6 Units)

(Photos taken June 2013)



10413-10423 St. Tropez Pl (Condo Bldg, 6 Units)



10413-10423 St. Tropez Pl (Condo Bldg, 6 Units)

(Photos taken June 2013)



10425-10435 St. Tropez Pl (Condo Bldg, 6 Units)



10425-10435 St. Tropez Pl (Condo Bldg, 6 Units)

(Photos taken June 2013)



10412-10424 St. Tropez Pl (Condo Bldg, 7 Units)



10412-10424 St. Tropez Pl (Condo Bldg, 7 Units)

(Photos taken June 2013)



10436-10454 St. Tropez Pl (Condo Bldg, 10 Units)



10436-10454 St. Tropez Pl (Condo Bldg, 10 Units)

(Photos taken June 2013)



Fencing