

AN INSURANCE APPRAISAL FOR

**ANY CHURCH
ANY CITY, ANY STATE
File 22920-00000**



AS OF

JANUARY 1, 2015

PREPARED BY

GAB ROBINS

**A DIVISION OF CUNNINGHAM LINDSEY
3300 WEST LAKE MARY BOULEVARD, SUITE 350
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AN INSURANCE APPRAISAL FOR THE

ANY CHURCH

*123 Any Street
Any City, Any State, 00000
File No. 22920-00000*

January 1, 2015

Mr. John Doe
Any Church
123 Any Street
Any City, Any State 00000

Dear Mr. Doe:

At your request, GAB Robins North America, Inc. performed an update appraisal based on a previous full Insurance Appraisal performed on Any Church property. The estimated hazard values set forth in this appraisal are effective as of January 1, 2015. This appraisal update is based on the actual percentage change in building construction costs for materials, labor, manufactured equipment, contractor's overhead and profit, but without provision for overtime, bonuses for labor, and premiums for materials, upon the basis of replacing the entire appraisal property new as a complete unit at one time from the date of the last appraisal.

The following narrative report describes the property and our method of approach to the valuation. All factors that are considered relevant to the value estimate have been thoroughly analyzed and investigated. The values set forth in the report are subject to the assumptions, limiting conditions and certifications contained in this report. It must be noted that estimated values in this report do not include demolition cost. Additionally, no contents, personal property, land value or other site improvements or permits have been included in this report. **This appraisal is to be used as a guide to assist the client in their determination of the proper amount of insurance coverage.**

The appraiser has not re-inspected the subject premises and has made the following assumptions in arriving at the updated insurable values:

1. That no structural or decorative alterations or additions have been effected to the subject premises since our last appraisal.
2. That the rate of deterioration and depreciation has remained at the same rate as originally noted.
3. That the maintenance and protection of the appraised property is being conducted in the same manner as noted during our original inspection.

Any deviation from the above mentioned assumptions would invalidate the updated values given. While we believe these values to be accurate within reasonable limits, acceptance by any insurance company, corporation, branch of any federal, state or municipal government, by any individual now or in the future, cannot be guaranteed. The value of land is not included in the appraisal above. The appraiser has

Mr. Doe
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made no investigation of, and assumes no responsibility for title to, or liability against the property appraised. As a result of our thorough appraisal investigation, we have estimated the insurable values for coverage of Any Church, 123 Any Street, Any City, Any State as of January 1, 2015 as follows:

“AS IS” TOTAL ESTIMATED INSURABLE VALUES

REPLACEMENT COST	LESS EXCLUSIONS	INSURABLE REPLACEMENT COST	LESS DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$19,855,871	\$289,338	\$19,566,533	\$5,428,487	\$14,138,046

Respectfully submitted,

GAB Robins, A Division of Cunningham Lindsey



Bruce D. Riemann
Manager/Senior Appraiser
Certified Construction Inspector #6206
Certified Construction Consultant #6206
Association of Construction Inspectors

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COMPANY OVERVIEW

GAB Robins has been successfully providing property insurance expertise since it was founded more than a century ago. GAB Robins' approach to servicing our clients is to understand and address the needs of each individual client. This approach has allowed us to win acceptance with our clients and ensures they receive consistent and quality service that meets or exceeds their expectations.

Our company has a proven history of stability, financial strength and respect in the marketplace. We will be there when you need us. Generally, insurance appraisal or reserve study firms usually perform their services in a localized market with fewer appraisers, thus potentially having limitations. With GAB Robins being a national company with tenure in the marketplace and resources, we are able to perform appraisals and/or reserve studies on properties of any size throughout the US, Canada, Mexico or Caribbean.

GAB Robins has appraisers based strategically throughout the United States. Our personnel have extensive experience in providing our services for virtually every type of property. Our appraisal division consists only of tenured people with no less than 10 years' experience in the construction and content valuation business. ACI (Association of Construction Inspectors) have designated our appraisers as Certified Construction Inspectors. Our Reserve Studies are produced by our Reserve Specialist personnel. These reserve specialists have a designation received from the CAI (Community Association Institute) and have proven their expertise through both formal education programs and substantial reserve study field experience.

The sole function of this division is to provide accurate insurance appraisals, content appraisals and reserve studies for our clients. The estimated replacement cost values reported in our valuations are derived through a number of methods. The primary method utilized for estimating the replacement cost in our Insurance Appraisals is provided through a software system called Sage 300 Construction Estimating 9.7. This estimating software is used by a large number of construction, engineering and architectural companies in the United States. The database within Sage Estimating for estimating the replacement costs is RS Means. RS Means is an established and reputable construction data collection company which has been a prominent provider since 1940. The labor wage rates and material costs used are localized to the property's location and pricing is based by zip codes which assures greater accuracy. Additionally, the database allows custom cost inputs from the market place furthering its accuracy. All of the replacement costs contained in our analysis include the contractor's overhead and profit, all labor, taxes and insurance costs as well as general building conditions. In addition to this cost data, our appraisers have formed relationships in the marketplace with general contractors and architectural and engineering firms, which are utilized in support of the cost data found in the Sage Estimating software as needed.

Our central office maintains a complete database of every insurance appraisal and reserve study performed on behalf of our clients. This ensures that should you have questions or need a copy of a report at a later date, it will be provided for you.

METHODOLOGY

In estimating the replacement cost of any improvement requires a diligent effort on the part of GAB Robins' valuation specialists. If the appraisal is being performed for the first time or if changes have taken place to the property since the last valuation; a complete site inspection of all improvements included in the valuation occurs with a property representative.

The first action is a consultation meeting in which the improvements observed and photographed during the on-site inspection are discussed and their relevance to the valuation and their current insurance policy. The next action is a thorough examination of all of the construction plans for the improvements, if plans are not available, physical measurements and information are gathered on the improvements. After all the property data information is obtained, the valuation and report process commences.

The estimated replacement cost values reported in the valuation are derived through a number of methods. The primary method utilized for estimating the replacement cost in our insurance appraisals is provided through a software system called Sage 300 Construction Estimating 9.7, CRE Division of Sage North America. This estimating software is used by a large number of construction, engineering and architectural companies in the United States. The database within Sage Estimating for estimating the replacement costs is RS Means. RS Means is an established and reputable construction data collection company which has been a prominent provider since 1940. The labor wage rates and material costs used are localized to the property's location and pricing is based by zip codes which assures greater accuracy. Additionally, the database allows custom cost inputs from the market place furthering its accuracy. Additional sources used in deriving the estimated replacement cost for improvements include Marshall & Swift/Boeckh (MSB) 2015 and R.S. Means Building Construction Cost Data 2015.

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

In addition to this cost data, our appraisers have formed relationships in the marketplace with general contractors and architectural and engineering firms, which are utilized as a check of reasonableness.

PURPOSE

The purpose of this insurance appraisal is to provide an estimate of the Replacement Cost, Insurable Replacement Cost, and Depreciated Insurable Replacement Cost of the building to assist the client in determining the proper amount of insurance coverage only. The term “insurance appraisal” used throughout this report is an insurance industry terminology and is not to be confused with a market value appraisal nor should it be used in determining market value or in providing property valuation for loans, or any other purposes. Therefore, the term appraiser, as used throughout this report, is understood to be considered construction valuation consultants only, and provide the estimated insurable value of the improvements of a property and not market value of the property.

DEFINITIONS

➤ **Replacement Cost:**

This is the estimated total cost to construct, at current prices as of the effective date of the appraisal, a duplicate or replica of the building, structure or site improvement being valued, using the materials, construction standards, design, layout and quality of workmanship specified in the existing building construction plans and specifications. The replacement cost, as provided in this report, does not consider labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances, or other legal restrictions; or to the cost of demolition in connection with reconstruction or removal of destroyed property.

➤ **Insurance Exclusions:**

This include basement excavation, foundation below ground, and piping below ground.

➤ **Insurable Replacement Cost:**

This is the Replacement Cost of the building less Insurance Exclusions.

➤ **Depreciation:**

This is the loss in value due to deterioration caused by usage, wear and tear, and the elements.

➤ **Depreciated Replacement Cost:**

This is the remaining value after the deduction of Insurance Exclusions and Depreciation from the Replacement Cost.

ISO CONSTRUCTION CLASSIFICATIONS

GROUP I

Determination of Group I rates shall be based upon the CSP Code, Protection Class/Location and Construction Class. Auxiliary or subsidiary occupancies (club house, storage, maintenance, service, boiler houses, etc.): apply CSP code of primary occupancy with which associated.

F = Frame (Code 1)

Buildings where the exterior walls are wood or other combustible materials, including construction where combustible materials are combined with other materials such as brick veneer, stone veneer, wood ironclad, and stucco on wood.

JM = Joisted Masonry (Code 2)

Buildings where the exterior walls are constructed of masonry materials such as adobe, brick, concrete, gypsum block, hollow concrete block, stone, tile or similar materials, and where the floors and roof are combustible. (Other than construction defined by the description for Code 7.)

N-C = Noncombustible (Code 3)

Buildings where the exterior walls, floors, and the roof are constructed of, and supported by, metal, asbestos, gypsum or other noncombustible materials. (Other than construction defined by the defined by the description for Code 8.)

M N-C = Masonry Noncombustible (Code 4)

Buildings where the exterior walls are constructed of masonry materials as described in Code 2 with the floors and roof of metal or other noncombustible materials. (Other than construction defined by the description for Code 9.)

FR = Modified Fire Resistive (Code 5)

Buildings where the exterior walls and the floors and roof are constructed of masonry or fire resistive materials with a fire resistance rating of one hour or more but less than two hours.

FR = Fire Resistive (Code 6)

Building where the exterior walls and the floors and roof are constructed of masonry or fire resistive materials having a fire resistance rating of not less than two hours.

Superior Masonry/Heavy Timber (Code 7)

Joisted masonry buildings where the entire roof is a minimum of 2 inches in thickness and is supported by timbers having a minimum dimension of 6 inches; or, where the entire roof assembly is documented to have a wind uplift classification of 90 or equivalent.

Superior Noncombustible (Code 8)

Noncombustible buildings where the entire roof is constructed of 22 gauge metal (or heavier) on steel supports; or, where the entire roof is constructed of 2 inches of masonry on steel supports; or, where the entire roof assembly is documented to have a wind uplift classification of 90 or equivalent.

Superior Masonry Noncombustible (Code 9)

Masonry noncombustible buildings where the entire roof is constructed of 2 inches of masonry on steel supports; or, when the entire roof is constructed of 22 gauge metal (or heavier) on steel supports; or, where the entire roof assembly is documented to have a wind uplift classification of 90 or equivalent.

ISO CONSTRUCTION CLASSIFICATIONS

GROUP II

Wind Resistive (WR), Semi-Wind Resistive (SWR), Masonry (MAS), and Frame (FRM).

AA = SUPERIOR

Applies to buildings which are classified for Group I rating as Fire Resistive (Code 6) or modified Fire Resistive (Code 5).

A = WIND RESISTIVE

Applies to buildings which are classified for Group I rating as Fire Resistive (Code 6) or Modified Fire Resistive (Code 5) or Masonry Non-Combustible (Code 4).

AB = SEMI-WIND RESISTIVE

Applies to buildings which are classified for Group I rating as Modified Fire Resistive (Code 5) or Masonry Non-Combustible (Code 4).

B = ORDINARY

Applies to buildings which are classified for Group I rating as Non-Combustible (Code 3, Joisted Masonry (Code 2) or Frame (Code 1).

Note: For Group II Rating, all buildings having wood roofs are classified as Class B – Ordinary Construction.

Mixed Construction:

Fire Resistive or Modified Fire Resistive – 2/3 or more total floor and roof is masonry or fire resistive.

Masonry Non-Combustible – 2/3 or more total floor and roof is non-combustible materials.

Joisted Masonry – 2/3 or more total floor and roof is combustible materials.

Non-Combustible – 2/3 or more of total wall, floor and roof is of non-combustible materials.

Frame – 1/3 of the total wall area is of combustible materials.

Building Types

Type I	Buildings that are 3 stories or less.
Type II	Buildings that are 4 to 6 stories
Type III	Buildings that are 7 stories or more

RECAPITULATION OF VALUES

ANY CHURCH

123 ANY STREET, ANY CITY, ANY STATE 00000

INSURABLE VALUATION

AS OF JANUARY 1, 2015

File: 22920-00000

BUILDING	REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
SANCTUARY BUILDING	9,344,757	77,521	9,267,236	3,737,903	5,529,333
OLD EDUCATION BUILDING #1951	3,222,141	57,076	3,165,065	676,650	2,488,415
NEW EDUCATION BUILDING #2002	4,681,120	90,399	4,590,721	187,245	4,403,476
PARISH HALL WITH NEW KITCHEN	2,607,853	64,342	2,543,511	826,689	1,716,822
TOTALS	\$19,855,871	\$289,338	\$19,566,533	\$5,428,487	\$14,138,046

PROPERTY DATA

The property is identified as Any Church located at 123 Any Street, Any City, Any State 00000. The property appeared to be in good overall condition and well maintained. It must be noted that this update appraisal was based on the original appraisal which, at that time, the appraiser was provided only a partial set of construction plans for the improvements; therefore, please see Special Limiting Conditions #3 located in the Addendum section of this report.

The church building had an addition added in 1869 from the bricks of the previous small church to create the chancel and sanctuary, and expanded again in 1906 to add the parish hall. In 1951, the sanctuary building and parish hall were renovated and an education building was erected to the east. In 2006, the church, parish hall and education buildings were renovated, and an addition was added to the east of the education building. The following is a brief description of each component valued in the appraisal:

Church Building (1855)	
<p>The ISO construction code for this structure is JM-Joisted Masonry. The church building is a joisted masonry and concrete frame design in a gothic revival style of architecture. The structure was measured from the outside walls and includes the loft and balcony areas, narthex, nave, chancel, sanctuary and associated rooms but not the garden, parish house, chapel, office or church school. The structure is built on a concrete foundation with slab. The sub-floors of the structure are a combination of wood joists and steel reinforced concrete. The exterior walls are primarily masonry finished with stucco and paint. The pitched gable roofs are constructed of wood roof joists and heavy decorative wood beams supporting a wood deck and a composite tile roofing system molded to resemble slate tiles. The flat roofs are constructed of wood roof joists with a wood deck and built up roof finished with a modified bituminous roofing system. The interior partition walls of the structure are a combination of wood & metal studs and masonry finished with drywall, ornate wood paneling and millwork, and some small areas of ceramic tile. The ceilings are finished with a combination of some forty original wood plank panels stenciled in 1869 with Old and New Testament symbols and varnish, gypsum wallboard finished with paint, and suspended acoustical tile. The windows in the structure are a combination of double strength and plate glass secured in frames along with painted leaded glass from the early 20th century and three stained glass panels created by notable stained glass manufacturers, including Louis Tiffany, Charles J. Conic of Boston, and the J & R Lamb Co of New York. The floors are finished with a combination of vinyl tile, Italian marble tile, carpet and wood and wood plank flooring. Enclosed stairwells provide access to the balcony area. HVAC, electrical and plumbing services appear to be in good condition and adequate for the intended use of the structure. The estimated interior finish values are based on average to good quality floor coverings, cabinetry, millwork and fixtures and appliances. The building is protected by fire and security detection, alarm and notification systems.</p>	
Total Building Area	12,866 S.F.

Church Organ (1961)

The church organ is a Wicks Organ #4166 originally built in 1961, added to and upgraded in 1978, then totally removed from the building in 2005 when a new instrument was built that incorporated a small number of ranks of pipes from the original instrument. The organ has over 3,000 pipes in 46 ranks and approximately sixty Walker digital voices. The console is of a French tiered style, and the organ is totally encased and freestanding in the balcony.

2 & 3 Story Original Education Building (1951)

The ISO construction code for this structure is JM-Joisted Masonry. The original education building is a two and three-story joisted masonry frame design in a gothic revival style of architecture. The structure supports offices and upgraded school interior finishes and was measured from the outside walls and includes the small basement below. The structure is built on a concrete foundation with slab. The sub-floors of the structure are constructed of steel bar joists with a metal deck and poured in place steel reinforced concrete. The exterior walls are masonry finished with stucco and synthetic paint. The largely decorative pitched gable roof is constructed of heavy wood framing supporting a wood deck and a composite tile roofing system molded to resemble slate tiles. The flat roofs are constructed of steel bar joists supporting a metal deck and poured in place insulation concrete finished with a built up modified bituminous roof cover system except under the area covered by the decorative pitched roof. The interior walls are a combination of studs and masonry finished with drywall and paint. The floors are finished with a combination of ceramic tile, hardwoods and carpet. The ceilings are finished with a combination of gypsum wallboard and paint, and wood slats finished with varnish and paint. The windows in the structure are a combination of double strength and plate glass secured in frames. Enclosed stairwells provide access to the upper floors. HVAC, electrical and plumbing services appear to be adequate for the intended use of the structure. The estimated interior finish values are based on average to good quality commercial grade floor coverings, cabinetry, millwork and appliances. The building is protected by fire and security detection, alarm and notification systems.

Total Building Area

8,852 S.F.

2 & 3 Story Education Building – Addition (2006)

The ISO construction code for this structure is JM-Joisted Masonry. The education building addition is a two and three-story joisted masonry frame design in a gothic revival style of architecture. The structure supports upgraded school interior finishes and was measured from the outside walls. The structure is built on a concrete foundation with slab. The sub-floors of the structure are constructed of steel bar joists with a metal deck and poured in place steel reinforced concrete. The exterior walls are masonry finished with stucco and synthetic paint. The pitched gable roof is constructed of steel bar joists supporting a wood deck and a composite tile roofing system molded to resemble slate tiles. The flat roofs are constructed of steel bar joists supporting a metal deck and poured in place insulation concrete roof finished with a modified bituminous roof cover system. The interior walls are a combination of studs and masonry finished with drywall and paint. The floors are finished with a combination of ceramic tile, hardwoods and carpet. The ceilings are finished with gypsum wallboard and paint with some textile wall finishes noted. The windows in the structure are a combination of double strength and plate glass secured in frames. Enclosed stairwells and one hydraulic elevator provide access to the upper floors. HVAC, electrical and plumbing services appear to be adequate for the intended use of the structure. The estimated interior finish values are based on average to good quality commercial grade floor coverings, cabinetry, millwork and appliances. The building is protected by fire and security detection, alarm and notification systems.

Total Building Area

12, 641 S.F.

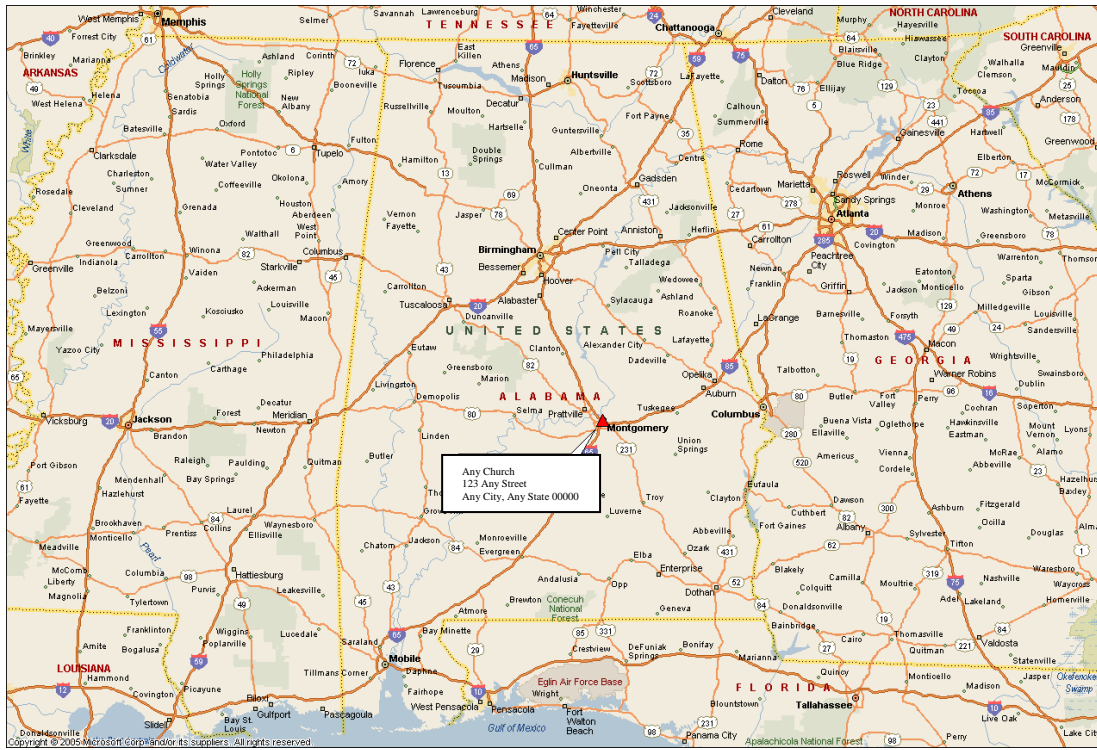
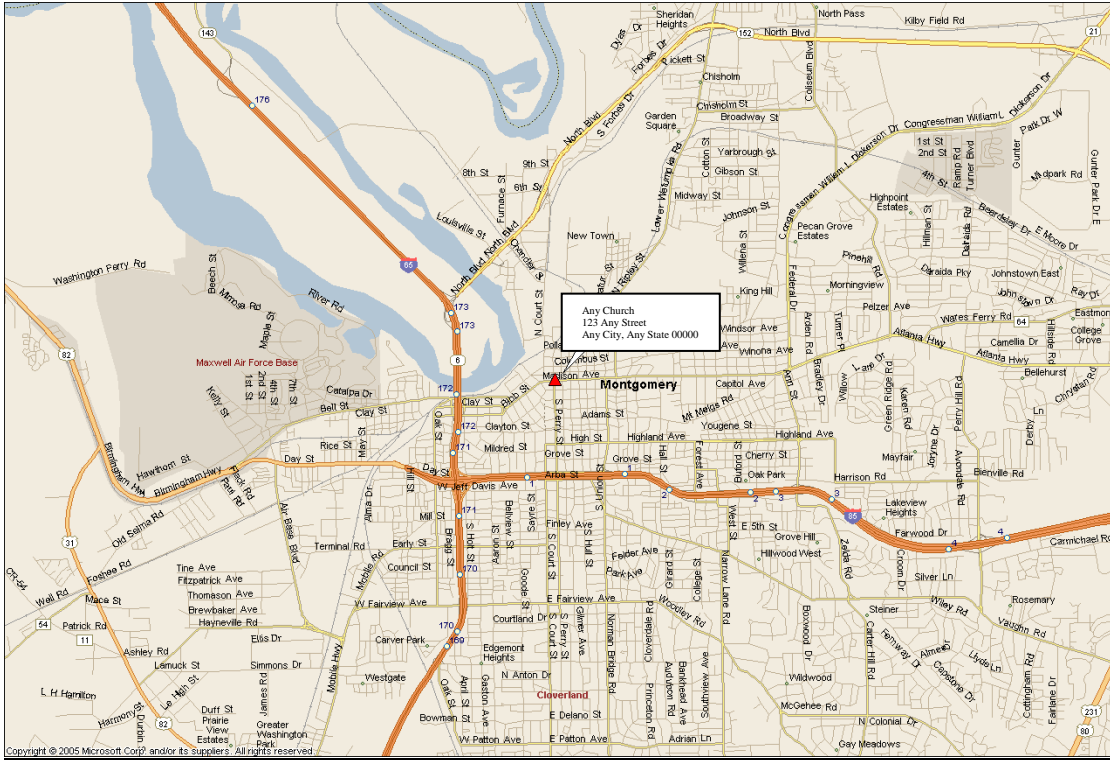
Parish Hall Building (1906)

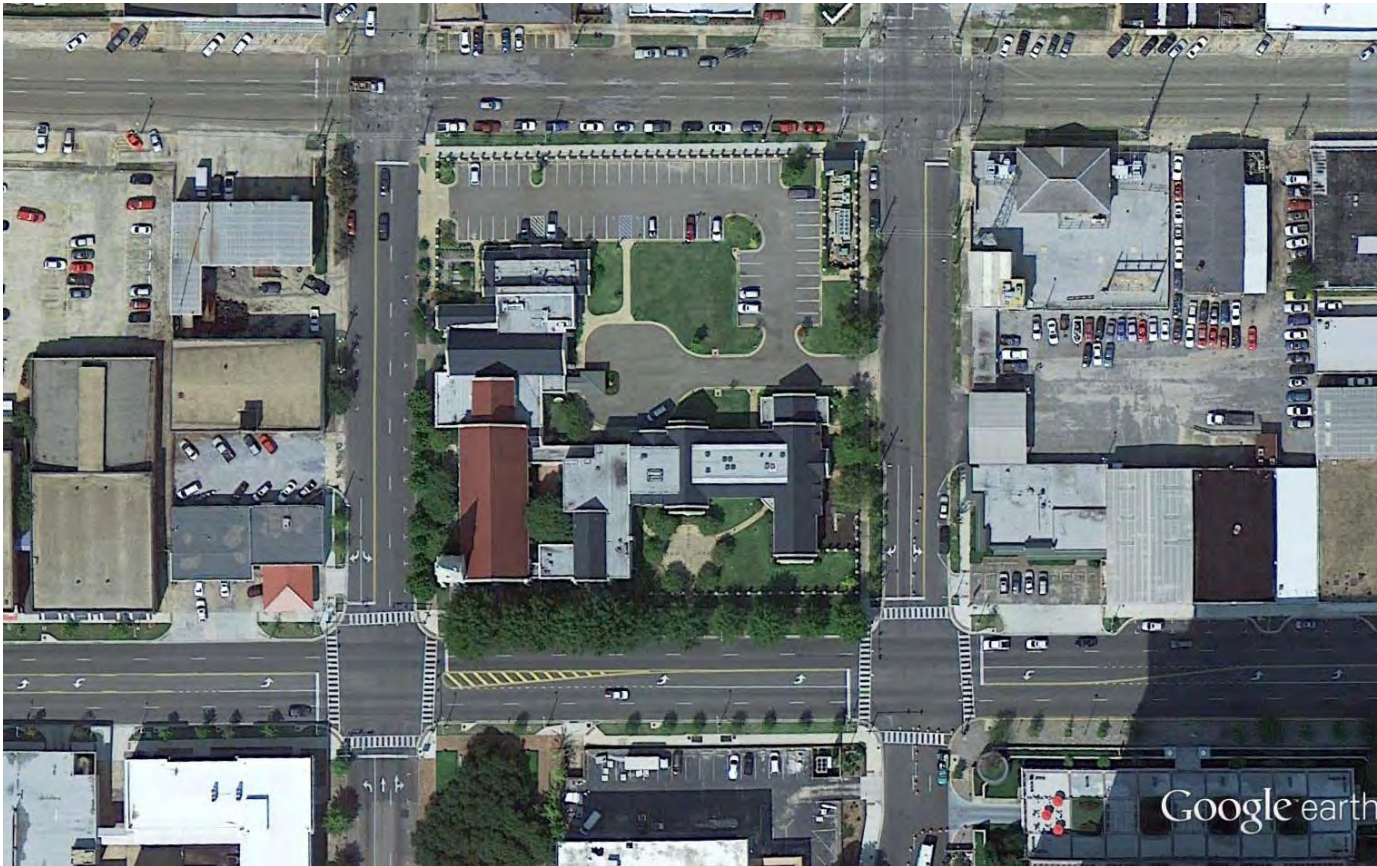
The ISO construction code for this structure is JM-Joisted Masonry. The parish hall building is a joisted masonry and concrete frame design in a gothic revival style of architecture. The structure was measured from the outside walls and includes the second floor area and the new kitchen addition. The structure is built on a concrete foundation with slab. The sub-floors of the structure are steel bar joists supporting a metal deck with poured in place steel reinforced concrete. The exterior walls are primarily masonry finished with stucco and paint. The pitched gable roofs are constructed of wood roof trusses and heavy decorative wood beams supporting a wood deck and a composite tile roofing system molded to resemble slate tiles. The flat roofs are constructed of a steel bar joists supporting a metal pan deck and insulating light weight concrete and a built up modified bituminous roofing system. A small porte cochere exists at the entrance to the building and is constructed of a cast metal columns and frame supporting a prefinished and pre-engineered metal roof. The interior walls of the structure are a combination of wood and metal studs and masonry finished with drywall, ornate wood paneling and millwork, and some small areas of ceramic tile. The ceilings are finished with a combination of wood planks and varnish, gypsum wallboard finished with paint, and suspended acoustical tile. The floors are finished with a combination of ceramic tile, carpet and hardwood plank flooring. The windows in the structure are a combination of double strength and period plate glass secured in frames along with stained glass panels. An enclosed stairwell provides access to the upper floor. HVAC, electrical and plumbing services appear to be in good condition and adequate for the intended use of the structure. The estimated interior finish values are based on average to good quality floor coverings, cabinetry, millwork and fixtures and appliances. The building is protected by fire and security detection, alarm and notification systems.

Total Building Area

12, 641 S.F.

PROPERTY LOCATION





Any Church
123 Any Street
Any City, Any State 00000

**ANY CHURCH
123 ANY STREET
ANY CITY, ANY STATE 00000
SANCTUARY BUILDING**

OCCUPANCY: SANCTUARY WITH INTERIORS

1/1/2015

INSURABLE VALUE

Analysis No. U00000

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS	29,954	41,365	6,202	77,521
EXTERIOR WALL CLOSURE	1,985,041	3,038,675	6,840	5,030,557
ROOFING & WATERPROOFING	20,889	83,751	257	104,897
INTERIOR CONSTRUCTION	1,012,718	1,526,752	2,692	2,542,162
MECHANICAL	29,312	164,765	-	194,078
ELECTRICAL	62,799	164,116	-	226,915
EQUIPMENT	484,001	684,627	-	1,168,628
Replacement Cost Total	3,624,715	5,704,051	15,992	9,344,757
Less Exclusions				77,521
Insurable Replacement Cost				9,267,236
Less Depreciation				-3,737,903
Depreciated Replacement Cost				5,529,333

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**ANY CHURCH
123 ANY STREET
ANY CITY, ANY STATE 00000
SANCTUARY BUILDING**

OCCUPANCY: SANCTUARY WITH INTERIORS

1/1/2015

INSURABLE VALUE

Analysis No. U00000

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS					
Concrete Excavation	1.00 ls	29,954	41,365	6,202	77,521
FOUNDATIONS TOTALS		29,954	41,365	6,202	77,521
EXTERIOR WALL CLOSURE					
Accessories, Plaster	4.33 clf	256	473	-	728
Aluminum Windows	1.00 ls	3,003	86,546	-	89,549
Anchor Bolts	122.00 ea	122	515	-	637
Bracing	0.22 clf	7	21	-	27
Building Paper	1.00 ls	274	285	-	559
Caulking And Sealants	1.00 ls	1,615	414	-	2,029
Commercial Steel Doors	15.00 ea	479	9,051	-	9,530
Concrete Block Column	195.00 vlf	2,672	7,738	-	10,410
Concrete Block, High Strength	9,841.50 sf	21,042	36,262	-	57,305
Control Joint	492.00 lf	300	533	-	832
Door Hardware	1.00 ls	389	7,547	-	7,936
Doors And Windows, Exterior	1.00 ls	300	75	-	375
Drywall	10,825.65 sf	4,018	4,109	-	8,128
Framing, Treated Lumber	0.11 mbf	-	76	-	76
Framing, Walls	2.07 mbf	845	1,398	-	2,243

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OCCUPANCY: SANCTUARY WITH INTERIORS

1/1/2015

INSURABLE VALUE

Analysis No. U00000

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Furring	9,841.50 sf	5,920	3,619	-	9,539
Grounds	109.00 lf	45	30	-	75
High Abuse Gypsum Board	984.15 sf	196	841	-	1,036
Laminated Framing	1.00 ls	3,318	57,161	4,161	64,640
Masonry Grout Fill	1.00 ls	4,491	12,029	1,060	17,581
Masonry Reinforcing	1.00 ls	9,572	11,216	-	20,788
Nails	1.00 ls	-	175	-	175
Siding Exterior	10,825.65 sf	1,459	3,577	-	5,036
Steel Frames, Knock Down	39.00 ea	648	3,908	42	4,599
Stucco	2,115.25 sy	23,617	7,000	1,568	32,185
Timber Connectors	1.00 ls	840	744	9	1,593
Underlayment	1,500.00 flr	298	1,217	-	1,515
Walls And Ceilings, Interior	10,825.65 sf	2,701	1,533	-	4,234
Window Glass	0 sf	1,882,241	2,733,535	-	4,615,776
Wood Exterior Sheathing	3,128.15 sf	852	1,710	-	2,562
Wood Framing, Columns	0.33 mbf	188	440	-	628
Wood Framing, Miscellaneous	1.00 ls	258	258	-	517
Wood Framing, Sills	0.02 mbf	12	25	-	36
Wood Roof Decks	10,721.00 sf	13,065	44,451	-	57,516

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OCCUPANCY: SANCTUARY WITH INTERIORS

1/1/2015

INSURABLE VALUE

Analysis No. U00000

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Wood Subfloor	0 flr	-	160	-	160
EXTERIOR WALL CLOSURE TOTALS		1,985,041	3,038,675	6,840	5,030,557
ROOFING & WATERPROOFING					
Cant Strips	122.00 lf	74	25	-	99
Flashing	1.00 ls	912	696	-	1,608
Modified Bitumen Roofing	1.00 ls	1,075	1,674	257	3,007
Roof Accessories	515.00 lf	549	3,975	-	4,524
Roof Deck Insulation	1.00 ls	3,704	19,268	-	22,972
Slate, Buckingham	171.54 sq	11,961	53,155	-	65,116
Wall Insulation	10,825.65 sf	2,613	4,957	-	7,570
ROOFING & WATERPROOFING TOTALS		20,889	83,751	257	104,897
INTERIOR CONSTRUCTION					
Anchor Bolts	3.40 ea	100	24	-	125
Bracing	3.43 clf	105	320	-	426
Carpet	214.44 sy	336	10,710	-	11,046
Carpet Pad, Commercial Grade	214.44 sy	168	1,341	-	1,509
Caulking And Sealants	1.00 ls	51	12	-	62
Church Equipment	2.00 ls	317,778	449,503	-	767,281

**ANY CHURCH
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SANCTUARY BUILDING**

OCCUPANCY: SANCTUARY WITH INTERIORS

1/1/2015

INSURABLE VALUE

Analysis No. U00000

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Concrete In Place	1.00 ls	1,505	3,038	912	5,456
Door Hardware	1.00 ls	209	2,512	-	2,720
Doors & Windows, Interior Latex	15.00 ea	375	235	-	609
Drywall	34,308.00 sf	13,964	10,989	-	24,953
Expansion Joints	226.43 lf	48	114	61	223
Finishing Floors	2,830.41 sf	893	-	74	966
Framing, Walls	10.03 mbf	3,592	6,065	-	9,657
Gypsum Board Ceilings and Framing	1.00 ls	13,595	5,192	-	18,787
Interior Finishes	0 sf	632,117	918,009	-	1,550,126
Marble	1,930.00 sf	7,087	17,326	-	24,413
Nails	1.00 ls	-	284	-	284
Paneling, Boards	3,431.00 sf	4,096	11,952	-	16,049
Precast Beams	1.00 ls	256	14,005	367	14,628
Precast Columns	1.00 ls	900	5,771	479	7,150
Prestressed Concrete Subfloor/Walkways/Balconies	1.00 ls	1,346	28,344	744	30,434
Prestressing Steel	0 lb	269	388	29	686
Reinforcing In Place	1.00 ls	273	601	-	874
Resilient Base	546.00 lf	203	716	-	920
Resilient Tile Flooring	9,006.00 sf	2,115	22,797	-	24,912

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OCCUPANCY: SANCTUARY WITH INTERIORS

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INSURABLE VALUE

Analysis No. U00000

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Shoring for Concrete	1.00 ls	190	406	-	596
Stairs, Prefabricated	1.00 ls	1,677	4,205	-	5,881
Steel Frames, Knock Down	15.00 ea	544	2,734	-	3,278
Steel Lintels for Masonry Openings	1.00 ls	21	45	-	66
Timber Connectors	1.00 ls	-	54	-	54
Wall Insulation	8,577.00 sf	2,071	3,044	-	5,114
Walls And Ceilings, Interior	19,727.00 sf	5,234	2,703	-	7,937
Water Curing	1.00 ls	94	249	-	343
Welded Wire Fabric	28.30 csf	686	716	-	1,402
Welding Structural	1.00 ls	131	8	27	166
Wood Door, Architectural	15.00 ea	552	2,217	-	2,769
Wood Framing, Miscellaneous	1.00 ls	137	125	-	261
INTERIOR CONSTRUCTION TOTALS		1,012,718	1,526,752	2,692	2,542,162

MECHANICAL

Backflow Preventer	1.00 ea	115	4,076	-	4,190
Carriers/Supports For Plumbing Fixtures	31.00 ea	1,530	15,759	-	17,288
Cleanouts	19.00 ea	440	4,201	-	4,641
Floor And Area Drains	16.00 ea	345	4,170	-	4,514
Lavatories	22.00 ea	3,526	8,901	-	12,426

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INSURABLE VALUE

Analysis No. U00000

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Pipe, Cast Iron	1,100.00 lf	11,647	17,344	-	28,991
Pipe, Copper	0 lf	533	357	-	890
Roof Top Air Conditioners	1.00 ls	1,384	33,597	-	34,981
Sinks	12.00 ea	2,300	12,119	-	14,419
Storm Area Drains	11.00 ea	406	4,319	-	4,726
Urinals	12.00 ea	2,130	6,269	-	8,399
Water Closets	22.00 ea	3,202	20,027	-	23,228
Water Cooler	6.00 ea	798	5,248	-	6,046
Water Heaters	6.00 ea	957	28,380	-	29,337
MECHANICAL TOTALS		29,312	164,765	-	194,078
ELECTRICAL					
Electrical	1.00 ls	62,799	164,116	-	226,915
ELECTRICAL TOTALS		62,799	164,116	-	226,915
EQUIPMENT					
Church Equipment	2.00 ls	484,001	684,627	-	1,168,628
EQUIPMENT TOTALS		484,001	684,627	-	1,168,628

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OCCUPANCY: EDUCATION BUILDING WITH INTERIORS

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INSURABLE VALUE

Analysis No. U00000A

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS	22,054	30,456	4,566	57,076
SUBSTRUCTURE	12,584	13,806	11,582	37,972
EXTERIOR WALL CLOSURE	180,660	409,491	6,861	597,012
ROOFING & WATERPROOFING	27,699	82,445	814	110,957
INTERIOR CONSTRUCTION	447,334	1,417,505	5,948	1,870,788
MECHANICAL	49,972	254,759	-	304,732
ELECTRICAL	100,597	110,188	32,820	243,604
Replacement Cost Total	840,901	2,318,649	62,591	3,222,141
Less Exclusions				57,076
Insurable Replacement Cost				3,165,065
Less Depreciation				-676,650
Depreciated Replacement Cost				2,488,416

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

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OCCUPANCY: EDUCATION BUILDING WITH INTERIORS

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INSURABLE VALUE

Analysis No. U00000A

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS					
Concrete Excavation	1.00 ls	22,054	30,456	4,566	57,076
FOUNDATIONS TOTALS		22,054	30,456	4,566	57,076
SUBSTRUCTURE					
Aggregate	2.00 ls	-	1,722	-	1,722
Concrete Ready Mix Normal Weight	13.53 cy	-	2,760	-	2,760
Excavating, Bulk Bank Measure	79.41 bcy	260	-	389	649
Excavation, Structural	-2.21 bcy	-29	-	-28	-57
Expansion Joints	68.00 lf	64	116	16	196
Finish Grading	59.56 sy	66	-	55	121
Finishing Floors	536.00 sf	293	-	21	314
Forms In Place, Slab On Grade	2.00 ls	582	171	-	753
Hauling Soils or Aggregates	77.20 lcy	272	-	576	848
Placing Concrete	13.53 cy	246	-	144	390
Reinforcing In Place	2.00 ls	3,391	2,999	463	6,853
Slurry Trench	2.00 ls	7,352	5,900	9,946	23,198
Water Curing	2.00 ls	31	80	-	111
Waterproofing & Dampproofing	2.00 ls	57	58	-	115

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INSURABLE VALUE

Analysis No. U00000A

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
SUBSTRUCTURE TOTALS		12,584	13,806	11,582	37,972
EXTERIOR WALL CLOSURE					
Accessories, Plaster	3.83 clf	392	709	-	1,101
Accessories, Sleeves And Chases	8.05 ea	44	502	-	545
Aluminum Windows	1.00 ls	11,840	167,062	-	178,902
Anchor Bolts	85.00 ea	148	608	-	756
Building Paper	1.00 ls	631	453	-	1,085
Caulking And Sealants	1.00 ls	2,997	766	-	3,763
Commercial Steel Doors	10.00 ea	553	10,235	-	10,788
Concrete Block Column	135.00 vlf	3,204	9,086	-	12,290
Concrete Block, High Strength	12,796.00 sf	47,390	79,972	-	127,362
Concrete Ready Mix Normal Weight	32.59 cy	-	5,296	-	5,296
Control Joint	640.00 lf	675	1,175	-	1,850
Curb Edging	35.68 lf	357	850	25	1,231
Door Hardware	1.00 ls	410	8,551	-	8,960
Doors And Windows, Exterior	1.00 ls	346	85	-	431
Drywall	12,796.00 sf	8,227	8,239	-	16,466
Expansion Joints	386.65 lf	226	399	130	755

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Analysis No. U00000A

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Finishing Floors	2,235.00 sf	1,221	-	88	1,309
Forms In Place, Elevated Slabs	1.00 ls	35	29	-	64
Furring	12,796.00 sf	13,333	7,982	-	21,315
Lightweight Metal Framing	1.00 ls	21	2	2	25
Masonry Grout Fill	1.00 ls	9,939	26,330	2,055	38,324
Masonry Reinforcing	1.00 ls	21,556	24,736	-	46,293
Metal Decking	2,235.00 sf	2,257	9,578	268	12,104
Nails	1.00 ls	-	262	-	262
Open Web Steel Joists	1.00 ls	2,932	14,986	1,290	19,207
Placing Concrete	65.19 cy	1,098	-	646	1,744
Reinforcing In Place	1.00 ls	896	1,756	43	2,694
Siding Exterior	9,580.00 sf	2,236	5,369	-	7,606
Steel Frames, Knock Down	21.00 ea	619	3,754	34	4,408
Stucco	1,539.44 sy	36,946	10,068	2,193	49,207
Timber Connectors	1.00 ls	582	165	-	747
Walls And Ceilings, Interior	12,796.00 sf	5,529	3,074	-	8,603
Water Curing	1.00 ls	258	666	-	924
Weld Studs	148.85 ea	220	210	86	516
Wood Exterior Sheathing	4,286.75 sf	1,686	4,118	-	5,804

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Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Wood Framing, Miscellaneous	1.00 ls	428	424	-	853
Wood Framing, Roofs	1.00 ls	1,428	1,994	-	3,421
EXTERIOR WALL CLOSURE TOTALS		180,660	409,491	6,861	597,012
ROOFING & WATERPROOFING					
Cant Strips	337.00 lf	352	118	-	470
Fiber Cement Shingles	1.00 ls	9,037	35,231	-	44,269
Flashing	1.00 ls	4,270	3,238	-	7,508
Modified Bitumen Roofing	1.00 ls	3,883	5,922	814	10,619
Roof Accessories	248.00 lf	683	6,951	-	7,633
Roof Deck Insulation	1.00 ls	4,123	21,047	-	25,170
Wall Insulation	12,796.00 sf	5,351	9,938	-	15,289
ROOFING & WATERPROOFING TOTALS		27,699	82,445	814	110,957
INTERIOR CONSTRUCTION					
Accessories, Sleeves And Chases	13.44 ea	73	838	-	911
Anchor Bolts	1.00 ea	2	6	-	7
Carpet	1,063.89 sy	3,795	70,371	-	74,166
Carpet Pad, Commercial Grade	1,063.89 sy	1,442	11,284	-	12,726
Caulking And Sealants	1.00 ls	26	7	-	33

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Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Ceramic Tile	1.00 ls	13,528	42,550	-	56,078
Commercial Steel Doors	5.00 ea	244	6,214	-	6,458
Concrete Block Column	460.00 vlf	10,918	30,960	-	41,878
Concrete Block, High Strength	2,298.00 sf	8,511	14,362	-	22,873
Concrete Ready Mix Normal Weight	96.80 cy	-	15,727	-	15,727
Control Joint	10.00 lf	11	18	-	29
Door Hardware	1.00 ls	1,365	15,824	-	17,189
Doors & Windows, Interior Latex	50.00 ea	2,163	1,326	-	3,489
Drywall	41,364.00 sf	29,434	22,472	-	51,906
Expansion Joints	645.90 lf	377	667	217	1,262
Finishing Floors	7,467.30 sf	4,080	-	294	4,374
Forms In Place, Elevated Slabs	1.00 ls	59	48	-	107
Gypsum Board Ceilings and Framing	1.00 ls	64,254	43,693	-	107,947
Interior Finishes	12,405.00 sf	235,923	943,114	-	1,179,036
Masonry Grout Fill	1.00 ls	1,777	4,719	367	6,863
Masonry Reinforcing	1.00 ls	1,094	1,228	-	2,322
Metal Decking	7,467.30 sf	7,410	30,076	479	37,964
Metal Studs And Track	9,192.00 sf	11,481	20,160	-	31,641
Open Web Steel Joists	1.00 ls	6,023	51,369	2,584	59,976

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Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Placing Concrete	96.80 cy	1,631	-	959	2,590
Reinforcing In Place	1.00 ls	474	498	6	978
Resilient Base	479.00 lf	309	800	-	1,110
Sprayed	1.00 ls	1,055	1,783	274	3,112
Stair	1.00 ls	8,991	44,511	768	54,270
Steel Frames, Knock Down	50.00 ea	3,164	15,937	-	19,102
Wall Insulation	9,192.00 sf	3,844	5,533	-	9,377
Walls And Ceilings, Interior	40,343.00 sf	20,575	9,018	-	29,592
Water Curing	1.00 ls	432	1,112	-	1,544
Wood Door, Architectural	45.00 ea	2,870	11,279	-	14,150
INTERIOR CONSTRUCTION TOTALS		447,334	1,417,505	5,948	1,870,788
MECHANICAL					
Backflow Preventer	1.00 ea	199	6,913	-	7,112
Carriers/Supports For Plumbing Fixtures	31.00 ea	2,649	26,730	-	29,379
Cleanouts	19.00 ea	762	7,126	-	7,888
Floor And Area Drains	16.00 ea	597	7,072	-	7,669
Lavatories	22.00 ea	6,107	15,097	-	21,204
Pipe, Cast Iron	1,100.00 lf	20,174	29,418	-	49,592
Pipe, Copper	0 lf	923	605	-	1,529

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Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Residential Appliances	3.00 ea	290	1,193	-	1,483
Roof Top Air Conditioners	1.00 ls	1,308	31,083	-	32,391
Sinks	12.00 ea	3,984	20,557	-	24,540
Storm Area Drains	11.00 ea	704	7,327	-	8,030
Urinals	12.00 ea	3,689	10,633	-	14,322
Water Closets	22.00 ea	5,546	33,968	-	39,514
Water Cooler	6.00 ea	1,382	8,901	-	10,283
Water Heaters	6.00 ea	1,658	48,137	-	49,795
MECHANICAL TOTALS		49,972	254,759	-	304,732
ELECTRICAL					
Conduit	13,303.00 lf	92,744	86,895	-	179,639
Detection Systems	26,606.00 sf	-	-	21,098	21,098
Grounding	1.00 ls	893	1,351	-	2,244
Interior Lighting Fixtures	1.00 ls	2,223	13,522	5,861	21,606
Panelboards	3.00 ea	4,737	8,420	-	13,157
Telephone & Data Systems	1.00 ls	-	-	5,861	5,861
ELECTRICAL TOTALS		100,597	110,188	32,820	243,604

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OCCUPANCY: EDUCATION BUILDING WITH INTERIORS

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INSURABLE VALUE

Analysis No. U00000B

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS	34,930	48,237	7,232	90,399
EXTERIOR WALL CLOSURE	209,237	623,600	10,400	843,237
ROOFING & WATERPROOFING	38,212	100,500	1,565	140,277
INTERIOR CONSTRUCTION	617,138	1,986,330	8,254	2,611,721
ELEVATORS	20,681	138,351	5,796	164,828
MECHANICAL	73,270	388,376	-	461,646
ELECTRICAL	150,022	169,291	49,699	369,012
Replacement Cost Total	1,143,490	3,454,684	82,946	4,681,120
Less Exclusions				90,399
Insurable Replacement Cost				4,590,721
Less Depreciation				-187,245
Depreciated Replacement Cost				4,403,476

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

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OCCUPANCY: EDUCATION BUILDING WITH INTERIORS

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INSURABLE VALUE

Analysis No. U00000B

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS					
Concrete Excavation	1.00 ls	34,930	48,237	7,232	90,399
FOUNDATIONS TOTALS		34,930	48,237	7,232	90,399
EXTERIOR WALL CLOSURE					
Accessories, Plaster	5.71 clf	525	979	-	1,505
Accessories, Sleeves And Chases	16.93 ea	83	978	-	1,061
Aluminum Windows	1.00 ls	22,414	325,773	-	348,186
Anchor Bolts	148.00 ea	231	981	-	1,212
Building Paper	1.00 ls	568	420	-	988
Caulking And Sealants	1.00 ls	3,467	901	-	4,368
Commercial Steel Doors	15.00 ea	746	14,225	-	14,971
Concrete Block Column	236.00 vlf	5,039	14,718	-	19,756
Concrete Block, High Strength	14,270.00 sf	47,539	82,635	-	130,174
Concrete Ready Mix Normal Weight	68.60 cy	-	10,327	-	10,327
Control Joint	714.00 lf	677	1,215	-	1,892
Curb Edging	54.36 lf	489	1,199	35	1,723
Door Hardware	1.00 ls	585	11,870	-	12,456
Doors And Windows, Exterior	1.00 ls	467	119	-	585

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INSURABLE VALUE

Analysis No. U00000B

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Drywall	14,270.00 sf	8,253	8,513	-	16,766
Expansion Joints	813.77 lf	428	779	250	1,456
Finishing Floors	4,704.00 sf	2,312	-	169	2,481
Forms In Place, Elevated Slabs	1.00 ls	67	56	-	123
Furring	14,270.00 sf	13,375	8,247	-	21,622
Lifting & Hoisting Equipment	0.50 day	-	-	886	886
Lightweight Metal Framing	1.00 ls	40	5	4	48
Masonry Grout Fill	1.00 ls	10,036	27,283	2,108	39,427
Masonry Reinforcing	1.00 ls	21,624	25,560	-	47,184
Metal Decking	4,704.00 sf	3,823	17,113	401	21,337
Nails	1.00 ls	-	243	-	243
Open Web Steel Joists	1.00 ls	5,552	29,229	2,481	37,261
Placing Concrete	137.20 cy	2,079	-	1,242	3,322
Reinforcing In Place	1.00 ls	1,697	3,425	82	5,203
Siding Exterior	14,270.00 sf	2,996	7,411	-	10,407
Steel Frames, Knock Down	36.00 ea	940	5,773	54	6,767
Stucco	2,060.56 sy	42,980	12,486	2,522	57,989
Timber Connectors	1.00 ls	524	153	-	677
Walls And Ceilings, Interior	14,270.00 sf	5,547	3,176	-	8,723

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Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Water Curing	1.00 ls	489	1,299	-	1,788
Weld Studs	313.29 ea	416	409	166	991
Wood Exterior Sheathing	4,286.75 sf	1,516	3,816	-	5,332
Wood Framing, Miscellaneous	1.00 ls	429	438	-	867
Wood Framing, Roofs	1.00 ls	1,284	1,847	-	3,132
EXTERIOR WALL CLOSURE TOTALS		209,237	623,600	10,400	843,237
ROOFING & WATERPROOFING					
Blocking	3.00 mbf	3,456	2,568	-	6,024
Cant Strips	590.00 lf	555	191	-	746
Fiber Cement Shingles	1.00 ls	8,129	32,644	-	40,774
Flashing	1.00 ls	6,826	5,302	-	12,128
Modified Bitumen Roofing	1.00 ls	7,352	11,548	1,565	20,465
Roof Accessories	248.00 lf	690	7,282	-	7,971
Roof Deck Insulation	1.00 ls	5,837	30,695	-	36,532
Wall Insulation	14,270.00 sf	5,368	10,269	-	15,637
ROOFING & WATERPROOFING TOTALS		38,212	100,500	1,565	140,277
INTERIOR CONSTRUCTION					
Accessories, Sleeves And Chases	20.48 ea	100	1,183	-	1,283

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INSURABLE VALUE

Analysis No. U00000B

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Carpet	1,837.44 sy	5,896	112,612	-	118,508
Carpet Pad, Commercial Grade	1,837.44 sy	2,241	18,057	-	20,298
Ceramic Tile	1.00 ls	21,018	68,094	-	89,113
Commercial Steel Doors	5.00 ea	219	5,758	-	5,977
Concrete Ready Mix Normal Weight	147.48 cy	-	22,202	-	22,202
Door Hardware	1.00 ls	1,228	14,662	-	15,890
Doors & Windows, Interior Latex	50.00 ea	1,945	1,229	-	3,174
Drywall	79,376.00 sf	50,321	39,956	-	90,277
Expansion Joints	984.10 lf	517	942	302	1,761
Finishing Floors	11,376.90 sf	5,591	-	410	6,001
Forms In Place, Elevated Slabs	1.00 ls	81	67	-	148
Gypsum Board Ceilings and Framing	1.00 ls	99,824	69,918	-	169,742
Interior Finishes	22,049.00 sf	332,828	1,370,419	-	1,703,246
Metal Decking	11,376.90 sf	10,155	42,458	666	53,279
Metal Studs And Track	19,844.00 sf	22,295	40,326	-	62,621
Open Web Steel Joists	1.00 ls	9,958	81,634	4,366	95,958
Placing Concrete	147.48 cy	2,235	-	1,335	3,571
Reinforcing In Place	1.00 ls	736	880	12	1,628
Resilient Base	827.00 lf	480	1,280	-	1,761

**ANY CHURCH
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ANY CITY, ANY STATE 00000
NEW EDUCATION BUILDING 2002**

OCCUPANCY: EDUCATION BUILDING WITH INTERIORS

1/1/2015

INSURABLE VALUE

Analysis No. U00000B

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Sprayed	1.00 ls	1,746	3,039	460	5,245
Stair	1.00 ls	8,088	41,242	702	50,032
Steel Frames, Knock Down	50.00 ea	2,846	14,767	-	17,613
Wall Insulation	19,844.00 sf	7,464	11,067	-	18,532
Walls And Ceilings, Interior	61,737.00 sf	26,151	12,516	-	38,667
Water Curing	1.00 ls	592	1,570	-	2,162
Wood Door, Architectural	45.00 ea	2,582	10,451	-	13,033
INTERIOR CONSTRUCTION TOTALS		617,138	1,986,330	8,254	2,611,721
ELEVATORS					
Cab Finishes	2.00 ea	-	3,095	-	3,095
Elevator Controls And Doors	1.00 ls	1,883	3,123	5,796	10,802
Hydraulic Elevators	1.00 ls	18,798	132,133	-	150,931
ELEVATORS TOTALS		20,681	138,351	5,796	164,828
MECHANICAL					
Backflow Preventer	1.00 ea	179	6,405	-	6,584
Carriers/Supports For Plumbing Fixtures	50.00 ea	3,845	40,117	-	43,961
Cleanouts	30.00 ea	1,032	10,426	-	11,457
Floor And Area Drains	28.00 ea	940	11,468	-	12,407

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1/1/2015

INSURABLE VALUE

Analysis No. U00000B

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Lavatories	36.00 ea	8,989	22,890	-	31,879
Pipe, Cast Iron	1,800.00 lf	29,696	44,604	-	74,299
Pipe, Copper	0 lf	1,246	842	-	2,088
Residential Appliances	5.00 ea	435	1,842	-	2,277
Roof Top Air Conditioners	1.00 ls	2,451	60,001	-	62,452
Sinks	20.00 ea	5,972	31,745	-	37,717
Storm Area Drains	18.00 ea	1,036	11,108	-	12,144
Urinals	18.00 ea	4,978	14,778	-	19,756
Water Closets	36.00 ea	8,163	51,503	-	59,666
Water Cooler	10.00 ea	2,072	13,745	-	15,818
Water Heaters	9.00 ea	2,237	66,903	-	69,141
MECHANICAL TOTALS		73,270	388,376	-	461,646
ELECTRICAL					
Conduit	22,049.00 lf	138,274	133,448	-	271,721
Detection Systems	44,098.00 sf	-	-	31,950	31,950
Grounding	1.00 ls	1,331	2,074	-	3,405
Interior Lighting Fixtures	1.00 ls	3,314	20,766	8,875	32,956
Panelboards	5.00 ea	7,102	13,002	-	20,105
Telephone & Data Systems	1.00 ls	-	-	8,875	8,875

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NEW EDUCATION BUILDING 2002

OCCUPANCY: EDUCATION BUILDING WITH INTERIORS

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INSURABLE VALUE

Analysis No. U00000B

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
ELECTRICAL TOTALS		150,022	169,291	49,699	369,012

**ANY CHURCH
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PARRISH HALL BUILDING 1906
WITH NEW KITCHEN**

OCCUPANCY: PARISH HALL WITH INTERIORS

1/1/2015

Analysis No. U00000C

INSURABLE VALUE

Replacement Cost Summary

Description	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS	24,862	34,333	5,147	64,342
EXTERIOR WALL CLOSURE	87,587	175,616	6,634	269,837
ROOFING & WATERPROOFING	19,691	55,637	1,350	76,679
INTERIOR CONSTRUCTION	415,748	1,289,133	623	1,705,504
ELEVATORS	12,519	111,782	5,759	130,060
MECHANICAL	31,280	186,622	-	217,902
ELECTRICAL	57,307	66,252	19,969	143,528
Replacement Cost Total	648,995	1,919,375	39,482	2,607,853
Less Exclusions				64,342
Insurable Replacement Cost				2,543,511
Less Depreciation				-826,689
Depreciated Replacement Cost				1,716,821

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

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OCCUPANCY: PARISH HALL WITH INTERIORS

1/1/2015

Analysis No. U00000C

INSURABLE VALUE

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
FOUNDATIONS					
Concrete Excavation	1.00 ls	24,862	34,333	5,147	64,342
FOUNDATIONS TOTALS		24,862	34,333	5,147	64,342
EXTERIOR WALL CLOSURE					
Accessories, Plaster	2.30 clf	198	382	-	580
Accessories, Sleeves And Chases	13.03 ea	60	729	-	789
Aluminum Windows	1.00 ls	1,804	26,874	-	28,677
Anchor Bolts	110.00 ea	162	706	-	868
Bracing	1.00 ls	127	82	-	209
Bridging	1.00 ls	70	86	-	157
Building Paper	1.00 ls	327	291	-	618
Caulking And Sealants	1.00 ls	1,197	317	-	1,513
Commercial Steel Doors	9.00 ea	419	8,267	-	8,686
Concrete Block Column	175.00 vlf	3,515	10,571	-	14,086
Concrete Block, High Strength	4,660.74 sf	14,608	26,142	-	40,750
Concrete Ready Mix Normal Weight	52.80 cy	-	7,699	-	7,699
Control Joint	233.00 lf	208	384	-	592
Curb Edging	7.20 lf	61	154	6	221

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OCCUPANCY: PARISH HALL WITH INTERIORS

1/1/2015

Analysis No. U00000C

INSURABLE VALUE

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Door Hardware	1.00 ls	325	6,900	-	7,225
Doors And Windows, Exterior	1.00 ls	265	69	-	334
Drywall	5,754.00 sf	3,118	3,325	-	6,443
Expansion Joints	626.33 lf	306	581	246	1,133
Finishing Floors	3,620.50 sf	1,661	-	165	1,827
Forms In Place, Elevated Slabs	1.00 ls	48	41	-	90
Framing, Boxed Headers/Beams	36.00 lf	216	459	-	674
Framing, Stud Walls	91.11 lf	1,926	3,098	-	5,024
Furring	4,660.74 sf	4,089	2,609	-	6,698
High Abuse Gypsum Board	1,093.26 sf	318	1,421	-	1,739
Lightweight Metal Framing	1.00 ls	1,843	340	244	2,427
Masonry Grout Fill	1.00 ls	3,113	8,695	733	12,542
Masonry Reinforcing	1.00 ls	6,648	8,086	-	14,734
Metal Decking	3,620.50 sf	2,355	11,237	258	13,850
Nails	1.00 ls	-	79	-	79
Open Web Steel Joists	1.00 ls	4,022	21,789	1,951	27,763
Placing Concrete	105.60 cy	1,495	-	965	2,460
Powder Actuated Fasteners	1.00 ls	17	1	-	18
Reinforcing In Place	1.00 ls	1,237	2,554	63	3,853

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Analysis No. U00000C

INSURABLE VALUE

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Siding Exterior	5,754.00 sf	1,201	2,894	-	4,096
Steel Frames, Knock Down	21.00 ea	515	3,283	33	3,831
Stucco	1,600.22 sy	24,470	7,438	1,775	33,683
Timber Connectors	1.00 ls	172	52	-	224
Walls And Ceilings, Interior	5,754.00 sf	2,113	1,240	-	3,354
Water Curing	1.00 ls	353	968	-	1,321
Weld Studs	241.13 ea	303	305	172	780
Welding Structural	1.00 ls	64	6	24	93
Wood Exterior Sheathing	2,595.13 sf	1,059	2,442	-	3,501
Wood Framing, Miscellaneous	1.00 ls	131	138	-	270
Wood Framing, Roofs	1.00 ls	356	497	-	853
Wood Product Siding	1,093.26 sf	1,093	2,381	-	3,473
EXTERIOR WALL CLOSURE TOTALS		87,587	175,616	6,634	269,837
ROOFING & WATERPROOFING					
Cant Strips	437.00 lf	387	137	-	524
Fiber Cement Shingles	1.00 ls	3,217	13,394	-	16,611
Flashing	1.00 ls	4,756	3,824	-	8,580
Modified Bitumen Roofing	1.00 ls	5,319	8,610	1,350	15,278

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INSURABLE VALUE

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Roof Accessories	87.00 lf	460	6,583	-	7,043
Roof Deck Insulation	1.00 ls	3,525	19,078	-	22,603
Wall Insulation	5,754.00 sf	2,028	4,011	-	6,038
ROOFING & WATERPROOFING TOTALS		19,691	55,637	1,350	76,679
INTERIOR CONSTRUCTION					
Accessories, Sleeves And Chases	0.57 ea	3	32	-	35
Carpet	743.00 sy	2,289	44,107	-	46,396
Carpet Pad, Commercial Grade	743.00 sy	870	7,073	-	7,943
Ceramic Tile	1.00 ls	4,091	13,332	-	17,423
Concrete Ready Mix Normal Weight	4.13 cy	-	601	-	601
Door Hardware	1.00 ls	325	4,078	-	4,403
Doors & Windows, Interior Latex	16.00 ea	588	381	-	969
Drywall	79,376.00 sf	47,146	38,702	-	85,848
Expansion Joints	27.54 lf	13	26	11	50
Finishing Floors	318.25 sf	146	-	15	161
Forms In Place, Elevated Slabs	1.00 ls	2	2	-	4
Gypsum Board Ceilings and Framing	1.00 ls	37,836	27,386	-	65,222

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INSURABLE VALUE

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Interior Finishes	12,579.00 sf	251,725	1,009,751	-	1,261,477
Metal Decking	318.25 sf	269	1,150	25	1,444
Metal Studs And Track	19,844.00 sf	20,887	39,060	-	59,947
Open Web Steel Joists	1.00 ls	135	1,510	62	1,707
Paneling, Boards	9,922.00 sf	17,292	52,616	-	69,908
Placing Concrete	4.13 cy	58	-	38	96
Reinforcing In Place	1.00 ls	12	9	-	22
Resilient Base	334.00 lf	186	501	-	687
Sprayed	1.00 ls	23	42	7	73
Stair	1.00 ls	3,823	19,974	466	24,264
Steel Frames, Knock Down	16.00 ea	838	4,439	-	5,277
Wall Insulation	19,844.00 sf	6,993	10,720	-	17,713
Walls And Ceilings, Interior	48,604.00 sf	19,321	9,999	-	29,319
Water Curing	1.00 ls	16	43	-	58
Wood Door, Architectural	16.00 ea	860	3,599	-	4,459
INTERIOR CONSTRUCTION TOTALS		415,748	1,289,133	623	1,705,504
ELEVATORS					
Cab Finishes	2.00 ea	-	2,998	-	2,998

**ANY CHURCH
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PARRISH HALL BUILDING 1906
WITH NEW KITCHEN**

OCCUPANCY: PARISH HALL WITH INTERIORS

1/1/2015

Analysis No. U00000C

INSURABLE VALUE

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Elevator Controls And Doors	1.00 ls	1,631	3,025	5,759	10,415
Hydraulic Elevators	1.00 ls	10,888	105,759	-	116,647
ELEVATORS TOTALS		12,519	111,782	5,759	130,060
MECHANICAL					
Backflow Preventer	1.00 ea	170	6,204	-	6,374
Carriers/Supports For Plumbing Fixtures	22.00 ea	1,606	17,239	-	18,845
Cleanouts	13.00 ea	445	4,376	-	4,821
Floor And Area Drains	12.00 ea	382	4,760	-	5,142
Lavatories	16.00 ea	3,787	9,854	-	13,641
Pipe, Cast Iron	800.00 lf	12,510	19,202	-	31,712
Pipe, Copper	0 lf	525	362	-	887
Residential Appliances	2.00 ea	165	714	-	878
Roof Top Air Conditioners	1.00 ls	1,726	44,169	-	45,895
Sinks	8.00 ea	2,264	12,299	-	14,564
Storm Area Drains	8.00 ea	436	4,782	-	5,218
Urinals	8.00 ea	2,097	6,362	-	8,459
Water Closets	16.00 ea	3,439	22,172	-	25,611
Water Cooler	4.00 ea	786	5,326	-	6,111

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OCCUPANCY: PARISH HALL WITH INTERIORS

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INSURABLE VALUE

Comprehensive Replacement Cost Summary

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Water Heaters	4.00 ea	943	28,801	-	29,744
MECHANICAL TOTALS		31,280	186,622	-	217,902
ELECTRICAL					
Conduit	8,916.00 lf	52,847	52,269	-	105,115
Detection Systems	17,832.00 sf	-	-	12,837	12,837
Grounding	1.00 ls	509	812	-	1,321
Interior Lighting Fixtures	1.00 ls	1,267	8,134	3,566	12,966
Panelboards	2.00 ea	2,685	5,038	-	7,723
Telephone & Data Systems	1.00 ls	-	-	3,566	3,566
ELECTRICAL TOTALS		57,307	66,252	19,969	143,528

PHOTOGRAPHS OF IMPROVEMENTS

The following photographs were taken at the time of inspection and are representative of the property at that time. Interiors are valued for insurable value, excludes furniture & non affixed items.



EXTERIOR VIEW OF CHURCH BUILDING



EXTERIOR VIEW OF CHURCH BUILDING



EXTERIOR VIEW OF CHURCH BUILDING



EXTERIOR VIEW OF CHURCH BUILDING



EXTERIOR VIEW OF CHURCH BUILDING



EXTERIOR VIEW OF CHURCH BUILDING



EXTERIOR VIEW OF CHURCH BUILDING



INTERIOR VIEW OF CHURCH BUILDING



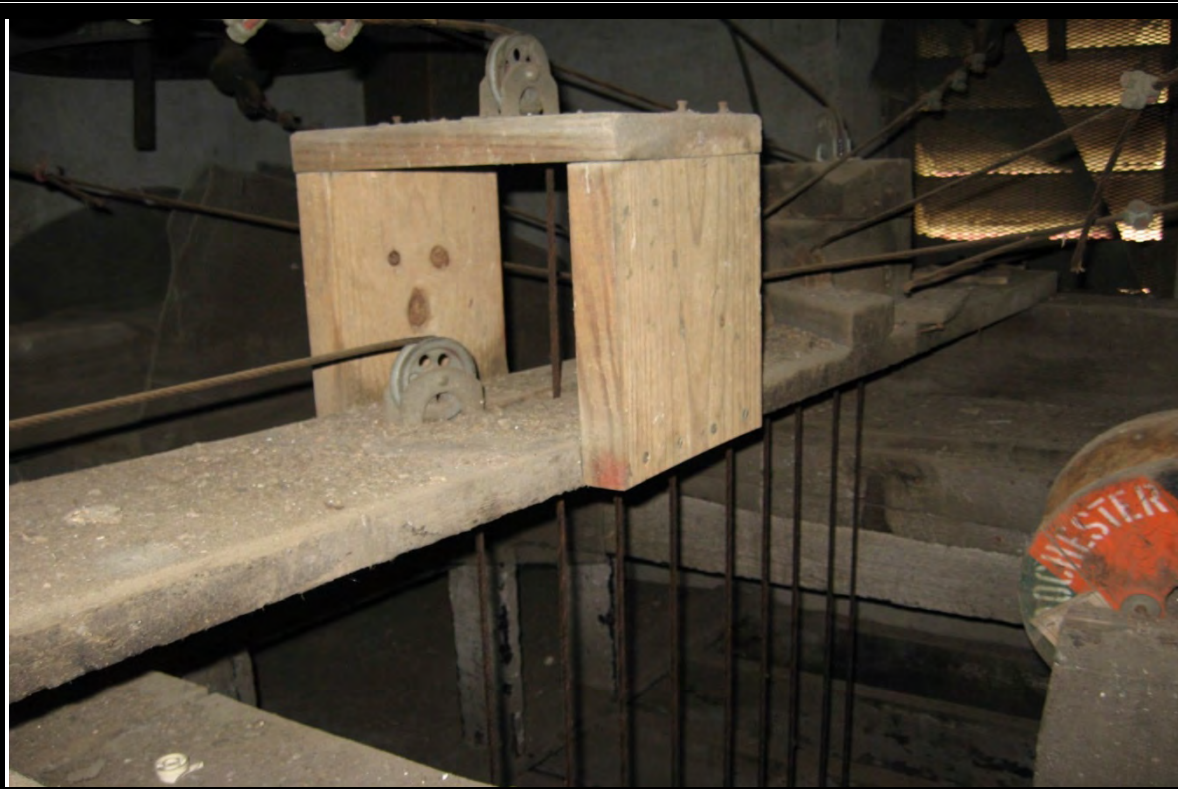
INTERIOR VIEW OF CHURCH BUILDING



**INTERIOR VIEW OF CHURCH BUILDING
BELL TOWER**



**INTERIOR VIEW OF CHURCH BUILDING
BELL TOWER**



**INTERIOR VIEW OF CHURCH BUILDING
BELL TOWER**



**INTERIOR VIEW OF CHURCH BUILDING
BELL TOWER**



CLOSE UP VIEW OF ONE OF THE BELLS IN THE BELL TOWER



VIEW OF THE JEFFERSON DAVIS PEW #115



**INTERIOR VIEW OF THE CHURCH BUILDING
NAVE**



**INTERIOR VIEW OF THE CHURCH BUILDING
NAVE**



**INTERIOR VIEW OF THE CHURCH BUILDING
NAVE**



**INTERIOR VIEW OF THE CHURCH BUILDING
NAVE**



**INTERIOR VIEW OF THE CHURCH BUILDING
CHANCEL**



**INTERIOR VIEW OF THE CHURCH BUILDING
CHANCEL**



**INTERIOR VIEW OF THE CHURCH BUILDING
CHANCEL**



**INTERIOR VIEW OF THE CHURCH BUILDING
SANCTUARY**



**INTERIOR VIEW OF THE CHURCH BUILDING
SANCTUARY**



**INTERIOR VIEW OF THE CHURCH BUILDING
ORGAN LOFT**



**INTERIOR VIEW OF THE CHURCH BUILDING
ORGAN LOFT**



**INTERIOR VIEW OF THE CHURCH BUILDING
BALCONY**



**INTERIOR VIEW OF THE CHURCH BUILDING
BALCONY**



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BALCONY**



**INTERIOR VIEW OF THE CHURCH BUILDING
BALCONY**



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BALCONY**



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EXTERIOR VIEW OF ORIGINAL EDUCATION BUILDING



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EXTERIOR VIEW OF THE NEW EDUCATION BUILDING



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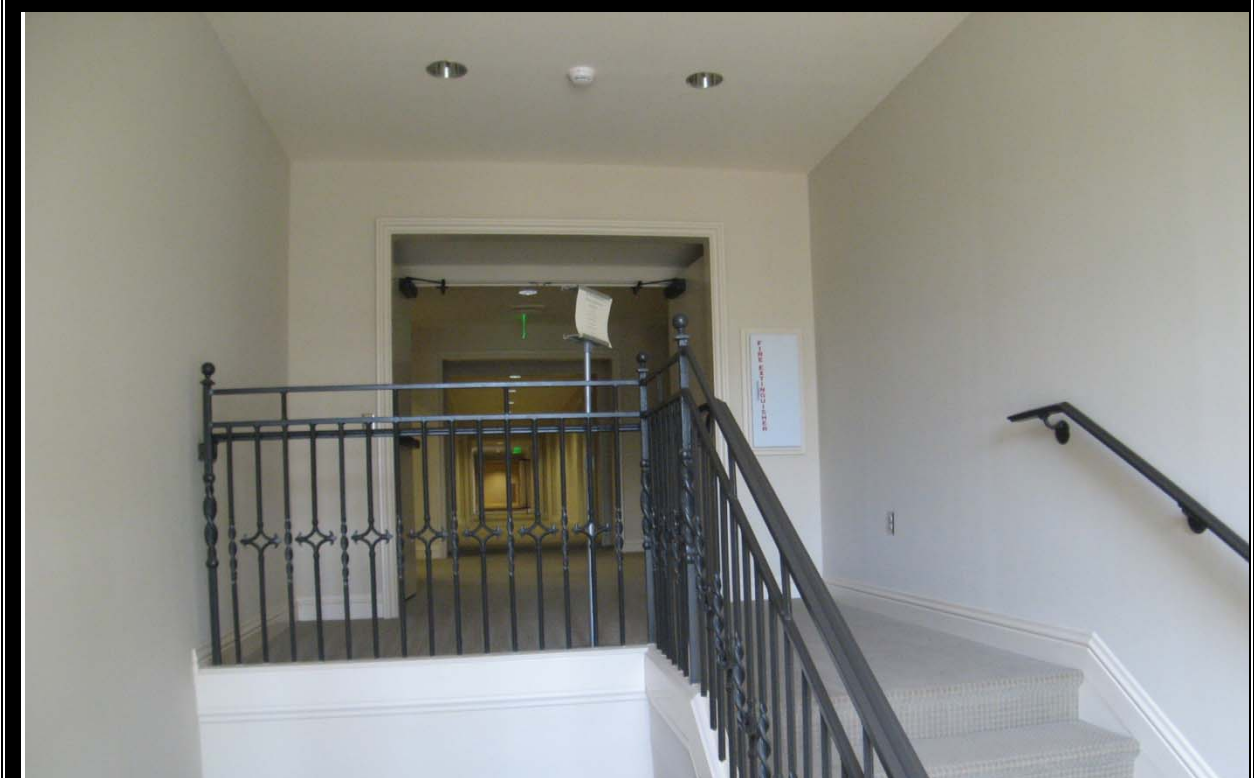
INTERIOR VIEW OF THE NEW EDUCATION BUILDING



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INTERIOR VIEW OF THE NEW EDUCATION BUILDING



EXTERIOR VIEW OF PARISH HALL BUILDING



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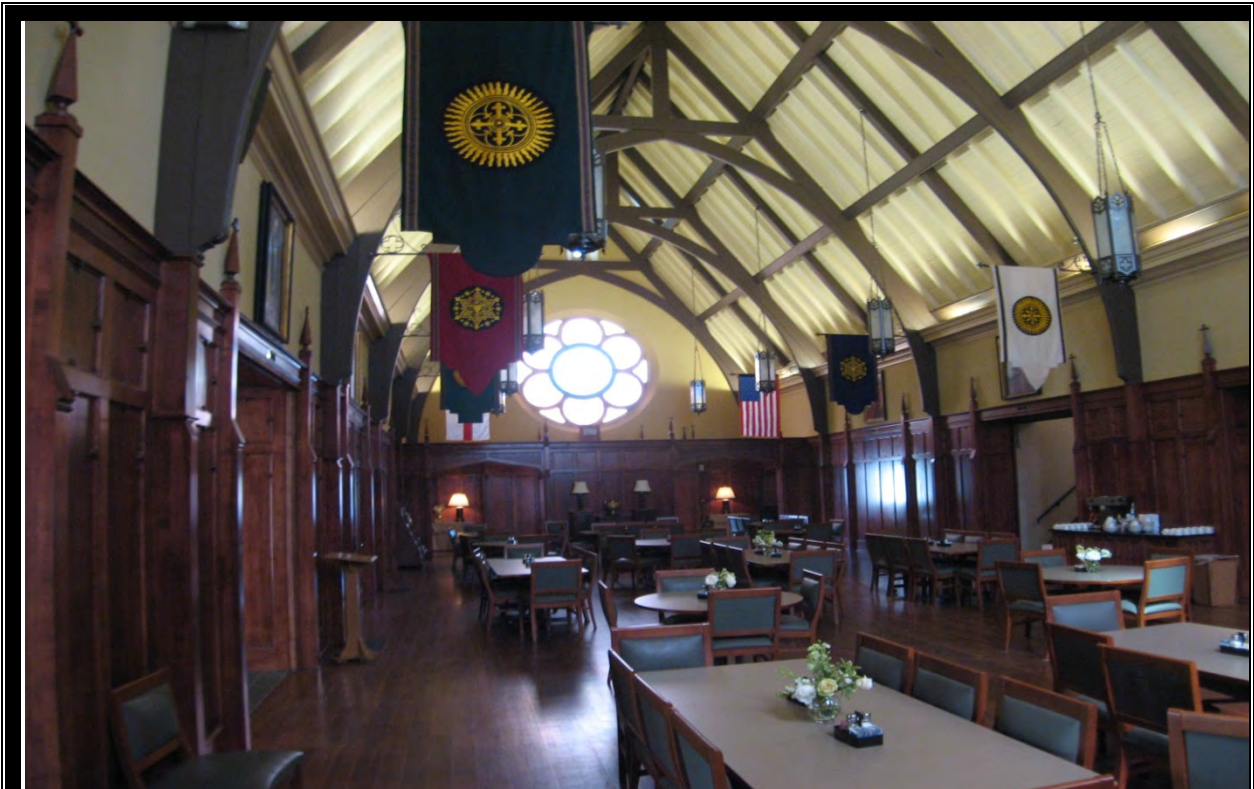
INTERIOR VIEW OF PARISH HALL BUILDING



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VIEW OF HVAC EQUIPMENT



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CERTIFICATION

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

- According to our knowledge and belief, the statements contained in this report, which were used as the basis of the analysis, opinions and conclusions herein, are true and correct.
- We have no known present or contemplated future interest in the property that is the subject of this report.
- We have no personal interest or bias with respect to the subject matter of this report or of the parties involved in this assignment.
- Neither the employment for this assignment, nor our compensation, was contingent upon the estimates of value contained herein.
- The signature or signatures below indicate the individual(s), who contributed significant professional assistance in the determination of the insurable values set forth in this report.
- This appraisal is to be used as a guide to assist the client in their determination of the proper amount of insurance coverage.

Based on the data contained herein, and other valuation data, it is our considered opinion that the hazard insurable values of the subject property, as of January 1, 2015, are as follows:

“AS IS” TOTAL ESTIMATED INSURABLE VALUES

REPLACEMENT COST	LESS EXCLUSIONS	INSURABLE REPLACEMENT COST	LESS DEPRECIATION	DEPRECIATED REPLACEMENT COST
<i>\$19,855,871</i>	<i>\$289,338</i>	<i>\$19,566,533</i>	<i>\$5,428,487</i>	<i>\$14,138,046</i>

Respectfully submitted,
GAB Robins, A Division of Cunningham Lindsey

Bruce D. Riemann
Bruce D. Riemann
Manager/Senior Appraiser
Certified Construction Inspector #6206
Certified Construction Consultant #6206

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

1. This insurable value appraisal is based on information obtained from an inspection of the building(s) and reflects current replacement costs based on prevailing local construction wage rates, local building materials prices, manufactured equipment, and contractors overhead and profit. It is based on replacing each building as a complete unit at one time. No contents, personal property, land value or other site improvements or permits have been included in this report.
2. In the event that appraiser was not provided complete construction plans/blueprints for use in the completion of this appraisal, assumptions were made regarding unseen construction components, based on our experience in the valuation of properties similar to the subject. In the event that these assumptions are in error, we reserve the right to modify this appraisal, including value conclusions.
3. 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 to the cost of demolition in connection with reconstruction or removal of destroyed property.
4. No responsibility is assumed for legal matters, questions of survey, opinions of title, soil or sub-soil conditions, engineering or other technical matters. Therefore, GAB assumes that there are no hidden or unapparent conditions of the appraised property, which would render it more or less valuable. Further, GAB assumes that there are no potentially harmful asbestos or other materials and/or site contaminants in, on, or near the soil, subsoil or structure of the appraised property and that there has been no disposal, discharge, leakage, or spillage of pollutants or contaminants, which would render it more or less valuable, whether or not these materials or contaminants are apparent or hidden and unapparent. No responsibility is assumed by GAB for such conditions. In addition, no responsibility is assumed by GAB for the cost of engineering and/or laboratory studies that might be required to discover such materials or contaminants.
5. Possession of this report, or a copy thereof, does not carry with it the right of reproduction or publication, in whole nor in part, nor may it be used for any purpose by any other than the recipient, without the written consent and approval of GAB. No report is valid unless it bears an original signature. Copies of the report will be furnished at cost by the appraiser if needed. This appraisal shall be considered in its entirety. No part thereof shall be utilized separately, or out of context.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and are believed to be true and correct. However, for accuracy of such items furnished the appraiser can assume no responsibility.
7. Neither all, nor any part of the contents of this report, especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to professional designation, shall be disseminated to the public through advertising media, public relations media, news media, sales media or by any other means of communication without prior written consent and approval of the author.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

8. The conclusions presented in this report are estimates based on the data available or assembled by the appraiser. These conclusions must be considered opinions and not facts.
9. The appraisal report only covers the Appraised Property; neither the figures, unit values, nor any analysis is to be construed as applicable to any other property, however similar such may be. The separate allocations for improvements must not be used in conjunction with any other appraisal report and are invalid if so used.
10. If there are inquiries concerning the inclusion or exclusion of items not covered by the appraisal, or the valuation set forth in the appraisal, such inquiries must be transmitted in writing to GAB Robins within 120 days of receipt of the appraisal report. If no such inquiries are transmitted within the stipulated period, the complete appraisal and valuation set forth herein shall be deemed to have been acceptable to the client.
11. This appraisal report is limited as to the matters set forth herein and no opinion of value or any other type of opinion is to be inferred or may be implied beyond the matters expressly so stated.
12. GAB has had to rely on various sources to accumulate data on construction material and labors cost in the area in order to arrive at its opinion of the replacement cost of the Appraised Property. The information obtained from these sources is considered correct and reasonable, but is not guaranteed. No liability is assumed because of inaccuracies or errors in such information or estimates, although reasonable efforts have been made to confirm them. No important factors have been intentionally withheld or overlooked.
13. The employment of the appraiser to complete this report for the purpose stated herein shall be terminated upon the delivery of the report to the employer or his designated representative unless the employer and the appraiser have agreed in writing that the appraiser's services as a consultant or expert witness have been retained beyond the time of completion of the report.
14. The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this appraisal, unless this appraisal is, by agreement, made in anticipation of litigation.
15. The liability of GAB, the author(s) of this report and any other employees of GAB is limited in total to the fee collected for preparation of this appraisal report.
16. Acceptance of, and/or use of, this appraisal report constitutes acceptance of the above conditions.
17. It must be noted that reconstruction from widespread natural disasters such as a hurricane or a flood event may create abnormal shortages of labor and materials, which could result in significant price increases for labor and materials above normal costs prior to the event. These increases, while temporary, may last for a year or more before returning to normal market conditions. Therefore, the insurable values stated in this appraisal are estimated based on normal market conditions. Thus, some or all of the estimated values as reported herein may be inadequate for reconstruction or repair in periods after a widespread natural disaster.

ANNUAL UPDATE PROGRAM

GAB Robins is pleased to offer our clients a program to provide annual updates on their Insurance Appraisals for the next three years for a guaranteed fee.

The Update Program is valid only if there are no changes to the property, i.e. new construction, major upgrades, etc. Changes to the property within the three-year update program period would require a re-inspection of the property at a higher fee.

ANNUAL UPDATE PROGRAM BENEFITS

- Annual Insurance Appraisal updates on the properties provide a written validation of updated insurance values, thus support premium increases.
- Demonstrates due diligence and impartiality on the part of the property manager and board members by the involvement of a third party professional.
- The cost of your update insurance appraisal is lower if enrolled in the update program.

If you have not already chosen to accept the three-year annual update program, and would like to do so at this time, please contact our Customer Service Representative at (407) 805-0086 x 257, or fax your request to (407) 805-9921. We will be pleased to provide you with a bid for the three-year annual program