

**A RESTRICTED USE
PERSONAL PROPERTY APPRAISAL
FOR**

**ABC YACHT CLUB
ANYTOWN, 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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A RESTRICTED USE PERSONAL PROPERTY APPRAISAL FOR THE

ABC YACHT CLUB

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

January 1, 2015

John Doe
ABC Yacht Club
123 Any Street
Anytown, Any State 00000

Dear Mr. Doe:

In accordance with your authorization, GAB Robins has carried out an investigation and prepared an appraisal of the personal property presented to us as being that of ABC Yacht Club, located in 123 Any Street, Anytown, Any State 00000.

PURPOSE & DATE OF APPRAISAL

The purpose of the appraisal is to express our opinion of the Replacement Cost New for the personal property as of January 1, 2015 for insurance placement.

PROPERTY INCLUDED

The appraisal includes the office furniture and fixtures, office machines and machinery and equipment.

PROPERTY EXCLUDED

Excluded from this appraisal are supplies, inventory, computer equipment and software, fine arts and antiques, wall hangings and framed art work, personal property of staff, books, boxed storage items and intangible assets and all other classifications of property not listed in this report.

Respectfully submitted,

GAB Robins, A Division of Cunningham Lindsey

Daniel D. Clark

Daniel D. Clark

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DESCRIPTION OF REPORT

TYPE OF REPORT RESTRICTED USE APPRAISAL

APPRAISAL OF PERSONAL PROPERTY

PREPARED FOR ABC YACHT CLUB
123 Any Street
Anytown, Any State, 00000
File No. 22920-00000

AT THE REQUEST OF Name of Client
ABC Yacht Club
123 Any Street
Anytown, Any State 00000

PREPARED BY Daniel D. Clark
GAB Robins,
A Division of Cunningham Lindsey

APPRAISAL EFFECTIVE DATE January 1, 2015

DATE OF REPORT January 1, 2015

SUMMARY OF INSURABLE VALUES

Occupancy – **YACHT CLUB**

Name of Client
ABC Yacht Club
123 Any Street
Anytown, Any State 00000

Subject Assets – **TWO BUILDINGS:**

**`BUILDING #1 CLUBHOUSE 2 STORY,
BUILDING #2 RUSSEL'S ROOM & CABANA 1 STORY**

Personal Property

Reconciliation & Final Total Value Estimate of Personal Property

CURRENT REPLACEMENT COST NEW

AS OF January 1, 2015

CURRENT REPLACEMENT COST

\$679,995

Six Hundred Seventy Nine Thousand Nine Hundred Ninety Five

ESTIMATE OF REPLACEMENT COST

ABC YACHT CLUB

123 Any Street
Anytown, Any State, 00000
File No. 22920-00000

OCCUPANCY	APPRAISAL SUBJECT	INSURABLE REPLACEMENT COST
BUILDING 1 CLUBHOUSE First Floor, Outdoor, Misc.	PERSONAL PROPERTY	\$551,710
BUILDING 1 Second Floor	PERSONAL PROPERTY	\$111,875
BUILDING 2 RUSSEL'S ROOM & CABANA First Floor	PERSONAL PROPERTY	\$16,410

THE APPRAISAL REPORT

This report is intended to comply with general appraisal report development and reporting requirements. As such, it only presents statements and limited discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the enclosed opinion of value.

The intended user of this appraisal report is the ABC Yacht Club on the title page and letter of transmittal. The intended use of the appraisal report by the ABC Yacht Club is to secure or update insurance coverage of the subject assets. It is reasonable to assume that during the process certain non-client insurance personnel will come in contact with all or part of this report during the review of the named client's application for insurance placement (i.e. agents, underwriters, etc.). However, said insurance personnel are not original intended users of this report since these identities were not defined as intended users to the appraiser prior to the on-set or during the performance of this appraisal assignment.

This report cannot be completely understood without access to additional information in GAB Robins work file. The information in the work file is intended to augment the conclusions herein included. The cost approach was utilized in developing the opinion of value in this appraisal report.

The intended user (i.e. ABC Yacht Club) and the undersigned have discussed and mutually agreed to the format of this document based on the investigation undertaken and the intended use. In accordance with prior agreement between the client and certifying appraiser, this report is the result of a complete appraisal reported in restricted format.

INTENDED USE AND SCOPE OF THE APPRAISAL

INTENDED USE

The Intended Use of Appraisal is to provide an opinion of value that will enable the client to ascertain to what extent it is adequately insured, under-insured, or over-insured.

SCOPE OF THE APPRAISAL

Following is the scope of the appraisal undertaken:

The purpose of the appraisal, as defined by the ABC Yacht Club, is to express our opinion of the Replacement Cost New for the personal property as of January 1, 2015 for insurance placement purposes.

- The physical characteristics of the subject property items were taken from a listing supplied by the client's representative and/or by a physical inspection.
- A field inspection of the facility was conducted by Dan Clark, a contributor to this report, on January 1, 2015 to confirm the information provided by the ABC Yacht Club, and to judge the condition of the subject personal property items.
- Research was conducted relative to market price indications for the subject personal property items.
- During the inspection, we relied exclusively upon the personnel of the ABC Yacht Club, to supply the detailed information about the subject property relative to asset identification and specifications. The provided descriptive information from the client is assumed to be correct and is the basis upon which we provided our opinion on value.

INTENDED USE AND SCOPE OF THE APPRAISAL

➤ Data collection for this appraisal was limited to those market price indications considered representative of the market within which the subject property items are considered to compete within and was completed to a degree adequate to form reasoned estimates of the factors necessary to develop measurements of defined value(s). Market data used for the analysis may have come from a variety of sources, such as;

- ♦ listings by used equipment dealers/brokers,
- ♦ public accessible listing databases,
- ♦ recorded sales transactions reported in industry reporting materials (online and/or print),
- ♦ industry sale professionals that handle items such as the subject property on a regular basis.

Cost data used for the analysis may include data for the original or a substitute for the subject property items. This may have been gathered from sources such as; direct contacts, online catalogs, printed catalogs, product databases, product flyers, etc.

APPROACHES TO VALUE

There are two (2) generally accepted methods of determining personal property values:

- the Market Approach and
- the Cost Approach.

From our analysis of the information provided by our investigation and the marketplace, we determined that a combination of the two (2) noted approaches was appropriate for the subject appraisal problem.

MARKET APPROACH

The Market Approach considers prices recently paid (or currently asked) for similar items with adjustments made to indicate market prices to reflect the conditions of the sales, financing and sales concession, physical condition and utility of the comparable sales in contrast to the subject property items. This approach is appropriately employed when valuing assets which is commonly bought and sold in arm's length transactions.

COST APPROACH

When valuing assets not commonly traded, the Cost Approach is generally the only reliable approach to value. Under this approach, the cost to reproduce or replace the asset in question is considered. From this amount, an allowance is deducted for the total loss in value, as of the effective date of valuation, due to any depreciation or obsolescence present, whether arising from physical, functional or economic cases.

COSTS ASSOCIATED WITH INSURANCE

There are three (3) types of costs commonly associated with insurance:

- Replacement Cost New,
- Replacement Cost Used,
- Insurable Replacement Cost, and Reproduction Cost.

Replacement Cost New (RCN) is the current cost of producing a property with the same, or closely similar materials, as of a specific date. Replacement Cost New is commonly used by insurance companies when they write a policy. It is generally the proper starting point for developing an opinion of value using the cost approach.

Replacement Cost Used (RCU) is the cost necessary to replace an item of personal property with an equivalent item having similar appearance, quality, condition, age, authorship, and utility.

Reproduction Cost (RC) is often confused with “Replacement Cost.” Reproduction Cost is the total of constructing an exact replica in all salient characteristics or components by a qualified artist or craftsman, using the same materials and construction techniques as the original. A reproduction approach endeavors to replace with like kind where possible. In the case of totally obsolete or unavailable components or craftsmanship, a true reproduction in its strictest sense may not always be possible or desirable.

In the scope of work for this appraisal, Replacement Cost for your Personal Property is the total cost required to replace the subject property with a substitute of *like or equal utility* using current standards of materials and design.

ASSUMPTIONS & LIMITING CONDITIONS

1. The conclusions expressed in this appraisal report are subject to the following assumptions and limiting conditions, including any others, which may be set out in the report.
2. This appraisal was made in accordance with generally accepted appraisal principles and accordingly included such tests and other procedures as we considered necessary.
3. This appraisal is invalid if used for any other purpose than the one stated in the letter of transmittal.
4. Neither the employment to carry out the appraisal investigation nor the compensation is contingent on the amount of the valuation reported.
5. GAB Robins has made no investigation of and assumes no responsibility for title to or liabilities against the property appraised.
6. Descriptions and opinions provided by others, although furnished by reliable sources and assumed to be correct based on our best judgment, have not necessarily been verified and no responsibility is assumed for their accuracy or for other matters, which are legal in nature.
7. A review or study of your insurance policy and its' requirements did not form any part of this appraisal.
8. No liability is assumed by GAB Robins for defining what constitutes either a partial or total loss, in the event of a loss.
9. This appraisal report does not give any consideration to the possible effect on the costs reported herein, of future inflation and currency differences, expected or projected. Costs are as of the appraisal's effective date.
10. No consideration has been given to the future availability of any particular make or model of machine listed in this appraisal.
11. No allowance has been made for any design and research costs associated with machines that have been custom designed and built.
12. No consideration has been given to the length of the lead-time that may be required in order to replace, with new, any particular make or model of machine from either the manufacture or supplier.
13. No consideration has been given to any potential buyer discounts, which may or may not be applicable to the replacement cost of either new or used equipment.

ASSUMPTIONS & LIMITING CONDITIONS

14. No responsibility is assumed for technical or engineering techniques, which would be required to discover any inherent or hidden condition in the subject property.
15. GAB Robins is not aware of any liens, fractional interests, or other encumbrances understood to exist.
16. Additional costs associated with installation of equipment, i.e., power feed wiring and process piping will be verified and included in the appraisal providing that the Client is able to produce accurate records associated with installation. When such records are not available, GAB Robins will provide a reasonable estimate of these additional costs. Power feed wiring is used to transmit energy to motors and other electrically-operated equipment. It is exclusive of the wiring between the motors and their controls that has been included in the installation costs of the machinery. Examples of power feed wiring include: wire, conduit, fittings, breakers, motor control centers, automatic power factor correction, transformers, safety switches, splitter boxes. Process piping consists of pipe, fittings, valves, supports, and insulation.
17. Functional or economic obsolescence has not been considered in this appraisal.
18. Photographs, and other support exhibits presented in the report are included for the sole purpose of illustration.
19. Cost of financing as of the appraisal's effective date has not been considered.
20. All files, work papers or documents developed during the course of this assignment shall be our property. GAB Robins will retain this data for the duration of the active life.
21. The above assumptions and limiting conditions will apply to all future annual updates.

CERTIFICATION

I, Daniel D. Clark, the undersigned, do hereby certify that to the best of my knowledge and belief:

1. That I have no present or contemplated future interest in the property that is the subject of this report; that neither the employment to make the appraisal nor the compensation therefore are contingent upon the appraised value of the property, a requested minimum valuation, a specific valuation, the approval of a loan, or on any action or event resulting from the analysis, opinions or conclusions within, or the use of this report.
2. That I did personally inspect the property items, which are the subject of this report. That to the best of my knowledge and belief all statements of fact in this report are true and correct. The certifying appraiser has not knowingly withheld any significant information.
3. That I performed the final review of the draft report and communicated the results to the client.
4. That I have no personal interest in or bias with respect to the subject matter of the appraisal report or the parties involved. The estimated value in the appraisal report is not based in whole or in part upon the race, color, or national origin of the present or prospective owners of the property items appraised.
5. The reported analysis, opinions and conclusions are limited only by the assumptions and limiting conditions and any other conditions spelled out in the letter of transmittal and/or report body.

Respectfully submitted,

GAB Robins, A Division of Cunningham Lindsey

Daniel D. Clark

Daniel D. Clark

January

1,

2015

INVENTORY LISTING

SUMMARY

LAYOUT BY FLOOR & AREA

**ABC YACHT CLUB
123 ANY STREET
ANY CITY, ANY STATE 00000**

AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>FIRST FLOOR</u>		
<u>Office Equipment</u>		
1	Phone system with (7) stations, custom design	\$4,725
1	Profile water cooler, size: single bottle	\$125
<u>Maintenance Equipment</u>		
1	John Deere tractor with row bar, Model # 790,	\$19,750
1	Pull behind flatbed trailer, steel frame - wood deck, size: 96" x 53"	\$575
1	Gravely riding lawn mower, Model # ZT, size: 48" deck	\$3,875
1	Honda 13.0 pressure washer rated at 3700 psi, Model # GX390, gas fired,	\$1,025
1	Clean Force pressure washer rated at 1400 psi	\$225
1	Shop vacuum rated at 5 hp., size: 12 gallon	\$95
3	Stihl string trimmers, Model # FS 100 RX, gas fired	\$1,095
1	Stihl pole pruner, Model # HT 101, gas fired	\$625
1	Eureka vacuum	\$200
1	Bissell carpet cleaner, Model # Proheat 12" wide	\$185
1	Hoover carpet cleaner, (2) tank,	\$175
1	Husky Airscout air compressor, portable	\$140
1	Skil Saw table saw, portable, size: 10" blade	\$165
1	Ryobi band saw, countertop style, Model # BS903	\$140
1	DeWalt radial arm saw with dust collector bag, countertop style, 10" blade	\$485
1	Lot of ladders including: (1) Step ladder, fiberglass, size: 4'(1) Step ladder, fiberglass, size: 5'(1) Step ladder, fiberglass, size: 8'(1) Step ladders, metal, size: 8'(1) Step ladder, metal, size: 10'(2) Step ladders, fiberglass, size: 16'	\$945
1	Lot of electric tools including: screw fastener, grinder, drills reciprocating saw, cut off saw, mitre saws, etc	\$3,500
1	Lot of hand tool: saws, screwdrivers, wrenches, hammers, socket sets, etc	\$600

**ABC YACHT CLUB
123 ANY STREET
ANY CITY, ANY STATE 00000**

AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>FIRST FLOOR continued</u>		
<u>Maintenance Equipment</u>		
1	Lot of maintenance miscellaneous including: outdoor hose, brooms, mops, floor hoakies, dollies, transports, extension cords, portable lights, organizers, gas cans, custom tables, custom work benches, custom shelving & yard tools	\$1,465
<u>Audio/Video Equipment</u>		
1	Pioneer compact disk player (100) Model # Elite PD-F109	\$365
1	Applied Media Technologies Corp 40 watt mixer/amplifier, Model # EQ-AMP40W	\$95
1	Applied Media Technologies Corp 60 watt mixer/amplifier, Model # EQ-AMP60W	\$145
1	Vizio 42" HDMI flat screen televisions	\$500
1	JVC 32" HDMI flat screen television	\$315
2	Magnavox 42" HDMI flat screen televisions	\$950
1	West Marine two - way radio, submersible, Model #VHF155	\$100
<u>Laundry Equipment</u>		
1	Unidryer front load commercial drier	\$4,975
1	Unimax front load commercial washer, Model # UW35P20U7001	\$11,750
1	Simplex Flatwork Finisher (2) roll flat iron press, automatic, size: 12'	\$9,350
1	Lot of laundry totes(3) 36" x 26" x 34"(4) 30" x 20" x 27"	\$650
<u>Kitchen Equipment</u>		
1	Victory commercial style refrigerator, single door - reach in, stainless steel finish, mobile, size: 24" x 32" x 70"	\$2,375
1	Randell commercial style refrigerator, single door - reach in, stainless steel finish, mobile, size: 30" x 31" x 80"	\$2,625
1	Randell commercial style refrigerator, (2) door - reach in, stainless steel finish, mobile, size: 55" x 31" x 80"	\$3,985

**ABC YACHT CLUB
123 ANY STREET
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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>FIRST FLOOR continued</u>		
<u>Kitchen Equipment continued</u>		
2	Frigidaire under counter refrigerators, locking,	\$430
1	Magic Chef under counter refrigerator	\$185
1	EdgeStar kegerator, under counter, (2) post tap, mobile,	\$540
1	GE refrigerator/freezer, Model #GTH17DBDDRWW, size:17' cubic	\$795
1	Holiday chest freezer, top load, size: 28" x 20" x 32"	\$185
2	GE chest freezers, top load, (1) on custom transport, size: 37" x 20" x 37"	\$615
1	Maytag chest freezer, top load, size: 46" x 26" x 35", pan shelf over - mounted, stainless steel, size: 51" x 15"	\$840
1	Prep table with shelf under, stainless steel top, size: 24" x 26", pan shelf over - freestanding, size 24" x 12"	\$450
1	Prep table with (2) shelves under size: 55" x 30", stainless steel top, overall size: 96" x 30"	\$680
1	Prep table with (2) shelves under, stainless top, mobile, size: 96" x 30", pan shelf over - mounted, size: 96" x 10"	\$1,585
1	Prep table with (2) shelves under, stainless top, mounted Edlund can opener (manual) size: 120" x 30", (2) pan shelves over, free standing size: 96" x 10"	\$1,740
1	Prep table with shelf under, stainless steel top, size: 36" x 30"	\$240
1	Prep table with (2) shelves under, 5" backsplash, stainless steel top size: 86" x 30", center drawer, (2) Pan shelves over, free standing, size: 86" x 10"	\$1,935
1	Prep table with (3) shelves under, stainless steel top, size: 78" x 30", (2) pan shelves over, free standing, size: 58" x 15"	\$1,475
1	Prep table with shelf under, 4" backsplash, stainless steel top, size: 60" x 30"	\$1,025
1	Prep table with shelf under, 5" backsplash, stainless steel top, center drawer, size: 40" x 24"	\$290

**ABC YACHT CLUB
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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>FIRST FLOOR continued</u>		
<u>Kitchen Equipment continued</u>		
1	Prep table with shelf under, 8" backsplash, stainless steel top, (3) drawer pedestal, size: 86" x 30", (2) pan shelves over, free standing, size: 86" x 10"	\$1,890
1	Prep table with (2) shelf under - center divide, wood top (maple) - metal frame, 72" x 36"	\$415
1	Prep table, wood top (maple) - stainless steel overlay, size 30" x 25"	\$350
1	(2) door - reach in cabinet, stainless steel finish, 4" back splash, mobile, size: 60" x 30", counter mounted ice bin with (2) lids, size 24" x 24" x 12"	\$2,350
1	(2) door - reach in cabinet, stainless steel finish, size: 36" x 30" x 33"	\$875
1	Three compartment sink, under bar type, stainless steel, (1) straight swing nozzle faucet, 4" backsplash, drain boards, size: 60" wide, with bottle well attachment - double row, size: 24" wide	\$1,720
1	Three compartment sink, stainless steel top, rolled edges, (2) straight swing nozzles faucets, 8" backsplash, drain boards, size: 24" x 144", pan shelf over - mounted, stainless steel, 120" x 10", hanging pan rack over - mounted, 120" wide, 24" hose reel over, retractable, with spray nozzle	\$4,390
3	Single compartment sink, stainless steel top, (1) straight swing nozzle faucet, 8" backsplash, size: 24" x 28"	\$1,410
1	Two compartment sink, stainless steel top, (2) straight swing nozzle faucet, 8" backsplash, size: 66" x 28"	\$995
3	Hand wash sinks, stainless steel, 7" backsplash, size: 19" x 15"	\$525
1	Custom design dishwashing station, Corner soiled dish table, stainless steel top, rolled edge, pre-rinse sink equipped with a Salvajor Food Waste disposal Model # 200, flex arm sprayer, 14' lineal with rack shelf over, NSF Data Plate dishwasher Model # ADC-66 with a Hatco heat booster Model #S36, corner clean dish table, stainless steel, rolled edges, 8' lineal.	\$16,300

**ABC YACHT CLUB
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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>FIRST FLOOR continued</u>		
<u>Kitchen Equipment continued</u>		
1	Custom design plating station in (3) sections: Section #1 Hot food table with (4) wells, stainless steel finish, straight swing nozzle faucet, (2) spring loaded - heated plate wells, (2) plate shelf under, tray slide mounted on front, size: 84" x 35", (2) pan shelves over, free standing, size: 80" x 15", equipped with (2) mounted slide out trays, size: 26" wide Section #2 Is a (3) pan well refrigerated work table, stainless steel finish, (2) door reach n' cooler under plus(2) refrigerated drawers under, size: 84" x 34", (2) shelves under, size: 50" x 34", tray slide mounted on front side, overall size: 133 x 35", (2) pan shelves over, free standing, size 120" x 15", heat lamp under (top shelf), size: 75" wide, (2) mounted slide out trays, size: 32" wide. Section #3 Is a (4) pan well refrigerated work table, stainless steel finish, (2) door reach n' cooler under size: 76" x 34", (2) shelf under, 20" x 34", tray slide mounted on front side, overall size:101" x 34", (2) pan shelves over, free standing, size: 80" x 34"	\$25,150
1	Hot food table with (5) wells, stainless steel finish, shelf under, mobile, fold down 8" tray slide, size: 72" x 26"	\$2,750
1	Montague - Vectaire range, (3) burner griddle top, single door oven, stainless steel finished front, gas fired, (2) pan shelves over, size: 36" x 12"	\$4,185
1	Montague Vectaire range, (6) burner, single door oven, stainless steel finished front, 17" backsplash, Montague finish broiler over, gas fired, (2) tier, 36" wide	\$7,030
1	Montague char broiler, (3) burner, stainless steel finished front, (2) shelf under, gas fired, size: 36" x 33"	\$5,935
1	Montague deep fryer, stainless steel finished front, 26" backsplash, gas fired, size: (2) basket - 36" x 24",	\$3,560
1	Montague combination griddle/range, stainless steel finished front, (6) burner, single door oven, pan shelf over, gas fired, size: 36" x 15"	\$4,230

**ABC YACHT CLUB
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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>FIRST FLOOR continued</u>		
<u>Kitchen Equipment continued</u>		
1	Vulcan (4) burner range top, stainless steel finished front, gas fired	\$2,465
1	Vulcan double stack ovens, stainless steel finished front,	\$21,875
2	Vulcan round tilting kettles, stainless steel finish, identification tag not visible, on floor stand with pull out shelf, size: 30" x 24", (1) with straight swing nozzle faucet, kettle size: 28" x 17"	\$16,000
1	GCS tilting kettle, stainless steel finish, on floor stand with pull out shelf, size: 30" x 24", straight nozzle faucet, kettle size 16" x 22"	\$4,945
2	Vulcan stacked convection ovens, stainless steel finish, on floor stand, mobile	\$28,500
1	Vulcan steam cabinet, stainless steel finish, (2) door, equipped with water purifier, on floor stand with a (3) pan capacity, 24" x 30"	\$14,995
2	Krowne Combination ice bin & hand wash sink, stainless steel, size: overall 52", organizer attachment - size: 15" wide, bottle well attachment - size: 24", sink size: 16" x 15", ice bin size: 24" x 17", sink Model # 8-18BD drain board Model # 18-0824	\$5,935
1	Krowne ice bin, under counter, stainless steel, 4" back slash,	\$770
	elevated, Model # 18-36, size: 36" x 17" x 16", bottle well attachment - size: 24" wide.	
1	Ice bin, under counter, stainless steel, 4" back slash, bottle well attachment size: 24" wide	\$515
1	Ice bin, stainless steel finish, size: 25" x 25" x 36"(excludes beverage dispenser - provided by supplier)	\$445
1	NSF ice bin transport with lid, plastic, no identification tag, size: 31" x 26" x 33"	\$265

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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>FIRST FLOOR continued</u>		
<u>Kitchen Equipment continued</u>		
1	Manatowic ice maker with chest, stainless steel finish, identification tag not visible, chest measures 49" x 32" x 50", equipped with (2) Mantowic Artic water filters Model # K00337	\$5,980
1	Hoshizaki America Inc. ice maker with chest, stainless steel finish, Model # KM-1300SAP, chest measures 53" x 31" x 46"	\$4,310
1	Hoshizaki America Inc. ice maker with chest, stainless steel finish, identification tag not visible, chest measures 30" x 36" x 48"	\$2,745
1	Toastmaster warming cabinet, (2) drawer, size: countertop	\$1,490
1	Bunn Ice Tea Brewer, single station, Model # TU3Q-TD4T	\$695
1	Metro holding - proofing cabinet, single door (glass), Model # CM2000, size: full height	\$3,350
1	Kitchen Aid mixer, size: approximately (3) quarts	\$345
1	Savoy Company toaster, conveyor type, Model # ST1	\$585
1	Waring commercial blender, Model # X treme	\$395
1	Vollrath commercial mixer, 20 quart, Model # MIX 1020	\$2,250
1	Etlund scale, countertop style, Model # E160	\$325
1	Ohaus platform scale, countertop style, pedestal display, Model # Series 3000	\$415
1	LG microwave oven, Model # MICRT2010ST	\$200
1	Berkel meat slicer, Model # 909/1	\$1,575
1	Robot Coupe food processor, (3) quart	\$995
1	VacMaster vacuum packaging machine, Model # VP-320C, size: 20" x 22" x 15"	\$1,730
1	N'FINITY Enthusiast single door wine cooler, 18 shelves, Model # N30, 24" x 28" x 72"	\$2,185
2	Pan - tray rack, metal, mobile, size: (10) pans - 24" x 30" x 72"	\$1,150

**ABC YACHT CLUB
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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>FIRST FLOOR continued</u>		
<u>Kitchen Equipment continued</u>		
1	Pan - tray rack, metal, mobile, size: (11) pans - 20" x 26" x 69"	\$550
2	Pan - tray rack, chrome, mobile, size: (19) pans - 21" x 20" x 68"	\$510
6	Pan - tray rack, metal, mobile, size: (20) pans - 24" x 30" x 69"	\$1,450
1	Don enclosed pan-tray rack, metal, mobile, Model #2E5313, size: 60" x 26" x 65"	\$550
2	Utility cart, (2) wire shelves, metal frame, 48" x 18" x 32"	\$550
3	Rubbermaid utility carts, (2) tier, plastic, size: 36" x 17" x 36"	\$750
2	Utility carts, (3) side closed, (3) tier, stainless steel, size: 30" x 19" x 34"	\$570
1	Lot of sterling silver chaffing dishes , serving trays, floor & table wine buckets, candlestick holders & flower vases	\$14,975
1	Lot of dining service ware including plates, bowls, utensils, glassware, etc	\$10,000
1	Lot of commercial cookware including baking sheets, fry pans, mixing bowls, stock pots, cutlery, etc...etc...	\$15,000
1	Lot of miscellaneous kitchen equipment including: highchairs, floor fans, dirty linen hampers, dishwashing racks & transports, organizers, bulk ingredient bins tray caddies	\$2,010
<u>Dinning Furnishings</u>		
1	Bar, walk - up style, hardwood finish, brass foot rail, solid surface top, stainless steel counter under with (2) ice wells over a (3) door closed base cabinet, size: 96" x 30"	\$7,750
1	Buffet, (2) door - (3) drawer, wood finish, size: 55" x 19" x 32"	\$2,450
1	Buffet, wood finish, solid surface top, curved front, (4) door, size: 79" wide	\$3,650

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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>FIRST FLOOR continued</u>		
<u>Dinning Furnishings continued</u>		
1	Hutch, wood/glass, (2) drawer - (4) drawer base, pull out tray, (4) door upper cabinet, size: overall 72" x 17" x 82"	\$4,350
3	Base cabinets, wood finish - solid surface top, (2) door - (1) drawer, size: 24" x 24" x 28"	\$1,050
3	Restaurant tables, bar height, metal pedestal/wood top, size: 36" diameter	\$750
1	Restaurant table, metal pedestal/wood top, (4) fold down extensions, mobile, size: fully extended 36" x 42"	\$375
12	Restaurant tables, metal pedestal/wood top, (4) fold down extensions, size: fully extended 60" diameter	\$4,500
1	Restaurant table, wood, double pedestal, 89" x 45"	\$1,895
9	Restaurant tables, metal pedestal/wood top, size: 36" x 36"	\$1,260
141	Side table chairs, high back, wood frame, upholstered seat	\$19,035
24	Side arm chairs, high back, wood frame, upholstered seat& back	\$9,240
8	Side chairs, high back, wicker back and seat, cushion accent	\$1,480
1	Serving cart, wood finished - solid surface top - brass handle, (2) shelf under, size: 31" x 20" x 38"	\$595
<u>Workstations</u>		
1	Single pedestal desk, wood, with pull out tray, size: 72" x 30", single pedestal return with key board (right), size: 48" x 24"	\$1,850
<u>Desk</u>		
1	Double pedestal, metal/wood, center drawer, size: 60" x 30"	\$595
1	Double pedestal, wood, center drawer, (2) pull out trays, size: 72" x 30"	\$1,250
1	Computer workstation, metal/glass, size: 20" x 19"	\$145

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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>FIRST FLOOR continued</u>		
<u>Tables</u>		
1	Lobby table, wood, pedestal style, size: 54" diameter	\$1,250
1	End table, wood, size: 16" diameter	\$135
1	End table, wood, size: 19" x 12"	\$160
1	End table, wood, (2) center drawers, size: 24" x 16"	\$325
2	End table, wood, pedestal style, size: 24" diameter	\$250
1	Coffee table, wood, shelf under, size: 44" x 32"	\$400
1	Lot of folding tables including: (16) Folding table, plastic top - metal frame, size: 8' x 30"(1) Folding table, plastic top - metal frame, size: 6' x 30"(2) Folding table, plastic well style top - metal frame, size: 6' x 30"(2) 1/2 round folding tables, wood top - metal frame, size: 6' wide(5) Folding table, wood top - metal frame, size: 60" diameter(5) Folding table, wood top - metal frame, size: 48" diameter(1) Folding table, wood top - metal frame, size: 72" diameter(10) Folding table, wood top - metal frame, size: 8' x 18"(8) Folding table, wood top - metal frame, size: 8' x 30"	\$6,660
<u>Seating</u>		
1	Lot of task chairs, various styles, (2)	\$350
1	Executive chair, high back, chrome frame/vinyl back & seat	\$215
2	Guest chair, round top, wood/upholstered	\$375
1	bench, wood - upholstered seat, tacked accent, 64" wide size: 64" wide	\$250
2	Guest chairs, wing back style, wood frame - upholstered back/seat	\$1,560
1	Sofa, (3) person, wood frame - upholstered back/seat, size" 72" wide	\$1,475
<u>Cabinetry</u>		
3	File cabinet, (2) drawer, metal, letter	\$135
1	File cabinet, (3) drawer, metal, lateral, size: 30" x 15"	\$445
1	Storage cabinet, (2) door, metal, size: 36" x 20" x 42"	\$240
1	Storage cabinet, (2) door, metal, size: 36" x 18" x 72"	\$335

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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>FIRST FLOOR continued</u>		
<u>Cabinetry continued</u>		
1	Rubbermaid storage cabinet, (2) door, plastic, size: 48" x 30" x 72"	\$145
1	JustRite flammable liquid storage cabinet, (2) door, 42" x 20" x 24"	\$580
1	Storage cabinet, (2) door, metal, size: 48" x 25" x 78"	\$375
1	Storage cabinet, (2) door, metal, size: 30" x 16" x 65"	\$305
<u>Shelving</u>		
1	Utility rack, (2) wire shelves - metal frame, size: 30" x 19" x 53"	\$50
1	Utility rack, (3) wire shelves - metal frame, mobile, size: 72" x 24" x 54"	\$265
1	Utility rack, (4) wire shelves - metal frame, size: 36" x 12" x 72"	\$75
1	Utility rack, (4) wire shelves - metal frame, size: 42" x 14" x 70"	\$105
1	Utility rack, (4) wire shelves - metal frame, size: 30" x 24" x 72"	\$130
2	Utility rack, (5) wire shelves - metal frame, size: 60" x 24" x 75"	\$325
1	Utility rack, (5) wire shelves - metal frame, size: 36" x 15" x 72"	\$120
1	Utility rack, (5) wire shelves - metal frame, size: 72" x 24" x 72"	\$390
1	Utility rack (3) sections, (5) wire shelves - metal frame, size: 92" x 24" x 75"	\$495
2	Utility racks, (6) wire shelves - metal frame, mobile, size: 48" x 19" x 72"	\$550
1	Utility rack, plastic, (3) shelves, size: 60" x 25" x 64"	\$110
1	Utility racks, plastic, (4) shelves, size: 60" x 25" x 84"	\$150
1	Utility racks, plastic, (4) shelves, size: 42" x 15" x 60"	\$65
2	Utility racks, plastic, (4) shelves, size: 24" x 25" x 60"	\$120
1	Utility racks, plastic, (4) shelves, size: 70" x 25" x 84"	\$175
7	Utility racks, plastic, (5) shelves, size: 60" x 25" x 84"	\$1,310

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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>FIRST FLOOR continued</u>		
<u>Shelving continued</u>		
7	Utility racks, plastic, (5) shelves, size: 42" x 25" x 70"	\$915
2	Utility racks, plastic, (6) shelves, size: 42" x 25" x 84"	\$155
<u>Outdoor Furnishings</u>		
46	Plastic outdoor chairs	\$335
1	Plastic outdoor table, size: 42" diameter	\$40
5	Patio heaters, mobile, propane fired	\$2,875
2	Bench seats, wicker, size: 48" wide	\$530
17	Umbrella stands	\$595
40	Beach chairs with ottomans, folding, wood frame, nylon back& seat, 20 umbrellas	\$11,000
5	Lounge chairs, wood slat back and seat, matching ottoman	\$2,250
	with (4) matching wood end tables, size: 17" x 17"	
1	Life guard chair, wood, ground style	\$150
2	Life guard chair, aluminum, standard height	\$1,150
1	Pool lane rope transport, 48" wide	\$595
3	Suncast outdoor storage chest, size: 52" x 25" x 24"	\$405
3	Patio deck fire pits, stone finish, propane fired, size: (1) 19" X 19" x 30", size: (2) 38" diameter x 24" high	\$1,150
5	E-Z Up - pop up shelter, Model # 100, size: 10' x 10'	\$1,825
1	Cast iron table, size: 36" diameter, with (2) matching chairs	\$315
1	Crown commercial outdoor grill, (5) burners with hood, (5) burners - open, propane fired	\$1,375
1	Master Forge outdoor grill (4) burners+B133	\$750
1	Brinkman outdoor grill, (3) burners with hood	\$365
1	Picnic table, wood, size: 6'	\$425

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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>FIRST FLOOR continued</u>		
<u>Outdoor Furnishings continued</u>		
1	Table - chair group of matching pieces includes: (10) Tables, metal base - stone top, size: 30" x 30"(3) Tables, metal base - stone top, size: 60" x 30"(1) Table, metal base - stone top, size: 60" diameter(75) Chairs, metal, low back, web style back & seat	\$16,175
1	Table - chair group of matching pieces includes: (2) Tables, bar height, metal base - glass top, size: 36" diameter(5) Table, metal base - glass top, size: 36" diameter(9) Table, metal base - glass top, size: 48" diameter(9) End tables, metal base - glass top, size: 24" diameter(43) Chairs, metal - nylon(8) Chairs, metal frame - nylon back & seat, bar height(31) Chase lounge chairs, mobile, metal frame - nylon back& seat	\$19,655
1	Table - chair group of matching pieces includes: (20) Lounge chairs, wicker back & seat, back & seat cushion inserts(4) Coffee tables, oval shape, wicker base - glass top, size: 42" x 25"(12) Bar stools, wicker frame back & seat, seat cushion inserts(8) Tables, wicker base - glass top, size: 48" diameter(8) Side arm chairs, high back, wicker back & seat, seat cushion inserts	\$24,875
<u>Miscellaneous</u>		
2	Window air conditioning units,	\$790
2	Fireplace surround, wood, fireplace set	\$1,300
1	Baby grand piano, wood, no identification tagged observed, 6'2" wide	\$6,785
1	Lot of miscellaneous including trash receptacles, fire extinguishers, picture frames (excluding prints), surge protectors, area rugs, dry flower arrangements, custom outdoor grill cover - 80" wide, custom wood water cooler stands, floor fans, window treatments	\$22,600

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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>SECOND FLOOR</u>		
<u>Office Equipment</u>		
2	Copiers include a Konica Bizhub copier, (4) drawer, Model #C224 & a Kyocera Taskalfa 3550ci (4) drawer with collator	\$50,000
1	Diebold Cashguard floor safe, size: 30" x 36" x 30"	\$1,450
1	Pitney Bowes mailing machine, Model # DM400C	\$4,500
<u>Kitchen Equipment</u>		
1	Combination ice bin & hand wash sink, stainless steel, 4" backsplash, sink size 16" x 15", ice bin size: 60" x 18"	\$2,475
1	Magic Chef refrigerator, dorm size	\$135
<u>Audio/Video Equipment</u>		
1	Sony television, rear projection, mobile, 65" (replace with flat screen)	\$1,350
2	QSC portable speakers, 1 kilowatt active loudspeakers with stand and carrying case	\$375
2	Shure microphone Model #SM58	\$200
1	Shure pgx wireless mixer Model # PGX@\$/SM58-86	\$400
1	Soundcraft mixing console, Model # EPM 6	\$315
2	Stage light fixture, plug in, color	\$130
<u>Dining Furnishings</u>		
1	Buffet, wood, (2) drawer, (2) compartment storage, open base, size: 44" x 20" x 36"	\$1,750
2	Buffet, wood, (4) door, solid surface top, size: 76" x 24"	\$2,575
3	Restaurant tables, metal pedestal/wood top, size: 42" diameter	\$795
9	Restaurant tables, metal pedestal/ wood top, size: 42" x 42"	\$1,440
3	Restaurant tables, metal pedestal/wood top, size: 24" x 36"	\$420
2	Restaurant tables, wood pedestal/top, size: 48" x 48"	\$330
64	Side arm chairs, high back, wood frame, vinyl seat& back	\$7,360
14	Side arm chairs, rattan back - upholstered seat	\$2,310

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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>SECOND FLOOR continued</u>		
<u>Workstations</u>		
1	L-shape workstation, wood, 48" x 24" work surface 72" x 24" single pedestal return (left), (4) door hutch over, free standing, 72" x 15"	\$1,450
1	Executive workstation, U-shape, wood, 72" x 36" work surface that has a curved end, 44" x 20" bridge, 72" x 24" single pedestal return, (4) door hutch over, free standing, 72" x 15"	\$2,175
<u>Desk</u>		
1	Double pedestal desk, wood/laminate, size: 60" x 25"	\$240
1	Matching office grouping consisting of (1) double pedestal desk, size: 60" x 30" , matching double pedestal open center credenza with center drawer, 60" x 24"	\$2,400
<u>Tables</u>		
1	Accent table, rectangular, wood, size: 72" x 15"	\$285
1	Accent table, wood/laminate 72" x 18"	\$100
1	End table, wood, (2) drop arms, center drawer size: fully extended 38" x 28"	\$315
<u>Seating</u>		
1	Executive chair, high back, plastic frame/upholstered back& seat	\$150
1	Executive chair, high back, plastic frame/upholstered back& seat	\$140
1	Guest chair, closed arm, wood frame, upholstered back/seat	\$250
2	Guest chairs, wing back style, wood frame - leather back/seat, tacked and button accent	\$1,370
2	Guest chair, round top, wood/upholstered	\$375
<u>Cabinetry/Shelving</u>		
7	File cabinet, (2) drawer, metal, letter	\$315
3	Wardrobe cabinet, wood/laminate, (3) door, size: 35" x 20" x 71"	\$855

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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>SECOND FLOOR continued</u>		
<u>Cabinetry/Shelving continued</u>		
1	Storage case, wood/laminate, (3) side closed, size: 32" x 24" x 44"	\$145
2	Base cabinets, wood/laminate, (2) drawer, (1) center drawer, 72" x 24"	\$830
1	Base cabinets, wood/laminate, (2) drawer, (1) center drawer, size: 28" x 32" x 44"	\$235
1	Base cabinets, wood/laminate, (2) drawer, (1) center drawer, size: 25" x 33" x 36"	\$220
1	Base cabinets, wood, (2) door, size: 60" wide	\$295
1	Ikia (2) door sliding storage cabinet, 65" x 18" x 48"(3) combination entry	\$500
3	Utility racks, (5) wire shelves - metal frame, 48" x 27" x 75"	\$675
<u>Miscellaneous</u>		
1	Lot of miscellaneous including frames (excludes prints), plastic table top cover, planters, waste receptacles, surge protectors, table lamps, t.v. trays, mobile coat racks, window treatment, tri pod stands,	\$2,745

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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>BUILDING #2</u>		
<u>Maintenance Equipment</u>		
2	Eureka vacuums	\$400
<u>Kitchen Equipment</u>		
1	Kitchen Aid side by side refrigerator/freezer, size: 22' cubic	\$2,150
1	GE microwave oven	\$135
<u>Audio/Video Equipment</u>		
3	West Marine XH 100 floating two way radio's Model # 12652681	\$300
2	Motorola two way radios (no identification tag)	\$90
1	Sony television, rear projection, 55" (replace with flat screen television)	\$1,150
<u>Desk</u>		
1	Double pedestal desk, wood, center drawer, elevated, size: 60" x 30"	\$1,485
1	Computer workstation, metal frame - wood top, center drawer, key board tray, organizing hutch over, size 48" x 12"	\$250
<u>Tables</u>		
1	Restaurant table, wood, 60" x 36"	\$585
2	Folding tables, metal frame - plastic top, size: 8'	\$190
<u>Seating</u>		
1	Task chairs	\$100
1	Guest chair, wood frame - upholstered back & seat	\$165
4	Matching loveseat, rolled arms, wood frame - upholstered back and seat, size: 60" wide	\$3,940
<u>Cabinetry/Shelving</u>		
1	Utility rack, 4 wire shelves - metal frame, size: 48" x 19" x 79"	\$125

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AREA & QUANTITY	DESCRIPTION	REPLACEMENT COST
<u>Miscellaneous</u>		
2	Prince Advantage ping - pong tables, mobile	\$970
1	Rubbermaid utility cart, (2) tier, plastic, size: 45" x 25"	\$275
1	Colorado Time Systems time clock, mobile, Model # PCW - PRO and a Colorado Time Systems mobile PA system on tri pod,	\$1,650
1	Phillips Headstart defibrillator with carry case, Model # REFM5070A	\$1,275
1	Lot of miscellaneous including: Pool flat board transport, trash receptacles, organizers, wall mounted shelving - wire, outdoor activity transports, window treatments, wall mounted dry erase & bulletin boards, floor hokey, brooms,	\$1,175

PHOTOGRAPHS OF IMPROVEMENTS

LAYOUT BY FLOOR & AREA

FLOOR & AREA 1st Floor Lobby



FLOOR & AREA – Dining Room



FLOOR & AREA – Dining Room



FLOOR & AREA – Dining Room & Kitchen



FLOOR & AREA - Kitchen



FLOOR & AREA - Kitchen



FLOOR & AREA - Kitchen



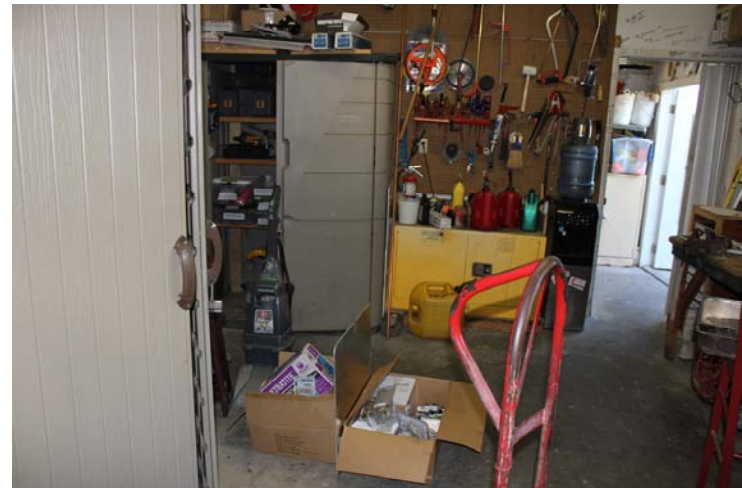
FLOOR & AREA - Kitchen



FLOOR & AREA – Kitchen & Laundry



FLOOR & AREA - Maintenance



FLOOR & AREA – Maintenance & Patio



FLOOR & AREA – Patio & Offices



FLOOR & AREA – Building #2

