# Site C: Application Package

- 1. Application
- 2. Site Project Scope
- 3. Deed
- 4. Construction Cost Estimate
- 5. Construction Schedule
- 6. Appraisal and Cost Estimate
- 7. Property Appraiser Record Card
- 8. Noticing

# **DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**

City of Key West Planning Department 604 Simonton Street, Key West, FL 33040 (305) 809-3720



# **Development Plan & Conditional Use Application**

# Applications will not be accepted unless complete



	Development Plan     Conditional Use     Historic District       MajorX     N/A     Yes       Minor     No _X
Pleas	e print or type:
1)	Site Address 3824 N. Roosevelt Boulevard, Key West, FL
2)	Name of Applicant JLW Key West 2
3)	Applicant is: Owner X Authorized Representative (attached Authorization and Verification Forms must be completed)
4)	Address of Applicant 49 Immigration, Suite 103, Charleston, SC 29403
5)	Applicant's Phone # 843-853-1255 Email jgonzalez@jlwoode.com
6)	Email Address: jgonzalez@jlwoode.com
7)	Name of Owner, if different than above same
8)	Address of Owner
9)	Owner Phone # Email
10)	Zoning District of Parcel CG – General Commercial RE# ID# 00065550-000000
11)	Is Subject Property located within the Historic District? Yes No _X
	If Yes: Date of approval HARC approval #
	OR: Date of meeting
12)	Description of Proposed Development and Use. Please be specific, list existing and proposed building and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use separate sheet if necessary).  Please reference supplementary document labeled "Description of Proposed Development & Use"

# **DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**

City of Key West Planning Department 604 Simonton Street, Key West, FL 33040 (305) 809-3720

Has subject Property received any variance(s)? Yes \_\_\_\_\_ No \_\_\_\_ X

13)

hearing.



	If Yes: Date of approval Resolution #
	Attach resolution(s).
14)	Are there any easements, deed restrictions or other encumbrances on the subject property?
	YesX_ No
	If Yes, describe and attach relevant documents.
	Please reference design documents for Property Survey
	A. For both Conditional Uses and Development Plans, provide the information requested from the attached Conditional Use and Development Plan sheet.
	B. For Conditional Uses only, also include the Conditional Use Criteria required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
	C. For Major Development Plans only, also provide the Development Plan Submission Materials required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the

# KEY WEST HOTEL COLLECTION SITE C - UNBRANDED

# **Project Description Narrative**

(Special considerations – Design features)

In addition to the items listed in Section 108-229 of the City of Key West Code of Ordinances, that are included on the site plan sheet, below there are the special considerations applicable to this Proposed Development.

	DESIGN FEATURES
1	The proposed Limited service Hotel will be located at 3824 North Roosevelt Boulevard, and consist of 100 renovated key with a renovated 1,600 SF lobby and registration building.
2	As part of the amenities offered by the proposed Hotel, this development includes an existing pool with an enlarged pool deck with lounge and function space.
3	The existing buildings that are planned to remain will be fully renovated including the enhancing of their exterior appearance. This will be achieve by the introduction of new architectural components, such as, screens, louvers, decorative railings, brand new exterior lighting package, new exterior guestroom walls.
4	The proposed hotel is being designed to follow the Industry Standards for Green Design, which complies with the requirements of the applicable energy conservation code.
5	The design of the Hotel street frontage including the drop-off zone will allow the free pedestrian movement along North Roosevelt Boulevard. The Hotel drop-off zone will have a demarcated drop-off zone, which allow for the appropriate drop-off and pick-up of both guest and visitors with no interference on the street thru traffic.
6	<ul> <li>The proposed hotel includes the following site improvements:</li> <li>A 6ft tall brand new fence to screen the proposed hotel from adjacent residential uses.</li> <li>Heavily vegetated buffer adjacent to the new fence.</li> <li>New water feature.</li> </ul>
	New paving areas to enhance the sense of arrival to the proposed hotel.  All heads are in a proposed posterior will have a large and the great side of the proposed hotel.
7	All hotel service incoming and outgoing will take place on the west side of the new lobby building.
8	The proposed hotel also includes 42" min roof parapets for the purpose of concealing all roof top equipment. This feature enhances the overall

	appearance of the Hotel.
9	The site offers a tremendous exposure to the North Roosevelt Boulevard which drives the design and the space organization to promote and maximize pedestrian interaction between the indoors and the street corridor. The proposed hotel offers a great focal destination that fits very well with the spirit and intent of the district.
10	The proposed facility has been designed to be one of the modern City Landmarks, which blends with the near context providing an appropriate scale for the district, interest and warmth to create a dynamic interaction with the district residents. The proposed hotel has been designed with a great exterior appearance, pleasant interior environment, and to be a contributor to the Key West gateway.
11	The hotel design includes an integral exterior sign and lighting design that works consistently with the intent of providing the city with an elegant and modern landmark

# END OF THE DOCUMENT

 $\label{lem:main} \mbox{M:\2012\20120295\d-7 drawings\Project description narrative\_site a fairfield.docx}$ 



#### HOTEL PROGRAM SUMMARY

HOTEL I ROOKAM SUMMARI				
		Modules	Keys	Percentages
Guestrooms			,	Č
King		40	40	40%
Double Queen		60	60	60%
TOTAL GUEST ROOMS		100	100	100%
HOTEL PROGRAM DETAIL				
A. Public Areas				
1. Entry, Registration & Lobby				
a. Porte Cochere - Exterior		0		
b. Vestibule		50		
d. Lobby & Registration		750		
e. Circulation & Miscellaneous		60		
	Sub Total		860	
2. Food & Beverage				
a. Breakfast & Lounge		1,000		
d. Circulation & Miscellaneous		50		
	Sub Total		1,050	

Sub Total

PUBLIC AREAS TOTAL

2,330 Square Feet

420

#### **B.** Guest Room

4. Recreation

- 1. Guest Room Modules
  - a. King Guestroom 13'-0" x 18'-4" Sleeping Area

a. Swimming Pool - Exterior

e. Circulation & Miscellaneous

c. Pool Restrooms

d. Pool Equipment

b. Queen Queen Guestroom
 13'-0" x 18'-6" Sleeping Area
 13'-0" x 23'-6" = 305 SF/ Module
 305 x 60 = Total SF of Modules

18,300

0

100 220

100

Sub Total

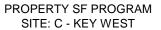
#### **GUEST ROOM TOTAL**

18,300 Square Feet

18,300

Note: Exterior walkways are in addition to sf noted above

#### C. Administration & Back-of-House





project delivery solutions

	1.	General & Administrative  a. Reception  b. Work Area  c. General Manager & Sales Office  g. Phone / Communication / CATV Room  h. Circulation & Miscellaneous	Sub Total	120 80 75 100 50	425	
	2.	Food & Beverage Preparation & Storage a. Food Prepartion b. Food Storage f. Circulation & Miscellaneous	Sub Total	300 200 45	545	
	3.	Employee Facilities  a. Employee Breakroom  b. Employee Restroom	Sub Total	174 55	229	
	4.	Housekeeping & Laundry  a. Housekeeping  b. Linen  c. Janitor's Closet  d. Laundry	Sub Total	200 200 150 400	950	
	5.	Housekeeping & Laundry  a. Mechanical/ Electrical Rooms  b. Phone/Communication  c. Elevater Equipment Room	Sub Total	200 100 100	400	
	CID.	BACK-OF-HOUSE TOTAL	ı		2,549	Square Feet
	SUM	A. Public Areas B. Guest Room Tower C. Administration & Back-of-House  TOTAL			2,330 18,300 2,549 23,179	Square Feet
		SQUARE FEET PER GUEST ROOM	[		232	
D.	Park	ing				
		Parking Spaces (Including Handicap) Proposed Handicap				Spaces Spaces
		Bike Parking Spaces			35	Spaces



# **Scope Narrative**

# KEY WEST HOTEL COLLECTION:

SITE C – Boutique

#### **Site Improvements:**

- Develop landscaping at property perimeter, existing courtyards, new pools, and "Sense of Arrival" to create resort like privacy
- Remove all structurally compromised existing elevated walkways and structures
- Remove existing swimming pool deck
- Refurbish existing resort style swimming pool and add new whirlpool and pool side bar
- Exterior lighting enhancements to compliment new landscaping
- Asphalt repairs, curb cuts, paving, drainage improvements as necessary

#### **Public Building:**

- Complete renovation of existing 2000 SF lobby building
- Refurbish Porte Cochere

#### **Guestroom Buildings:**

- Complete renovation of all existing guestrooms
- Provide all new elevated walkways
- Reposition rooms to achieve a 60:40 queen queen to king ratio
- Replace exterior skin and existing window system
- Provide new handrails, finishes, and architectural features at on-grade and elevated walkways
- Replace existing roof
- Install life safety system required by code
- Install new sprinkler systems
- Install new HVAC in form of PTAC units

#### FFE & OSE

• Provide all new FF&E and OS&E throughout entire resort



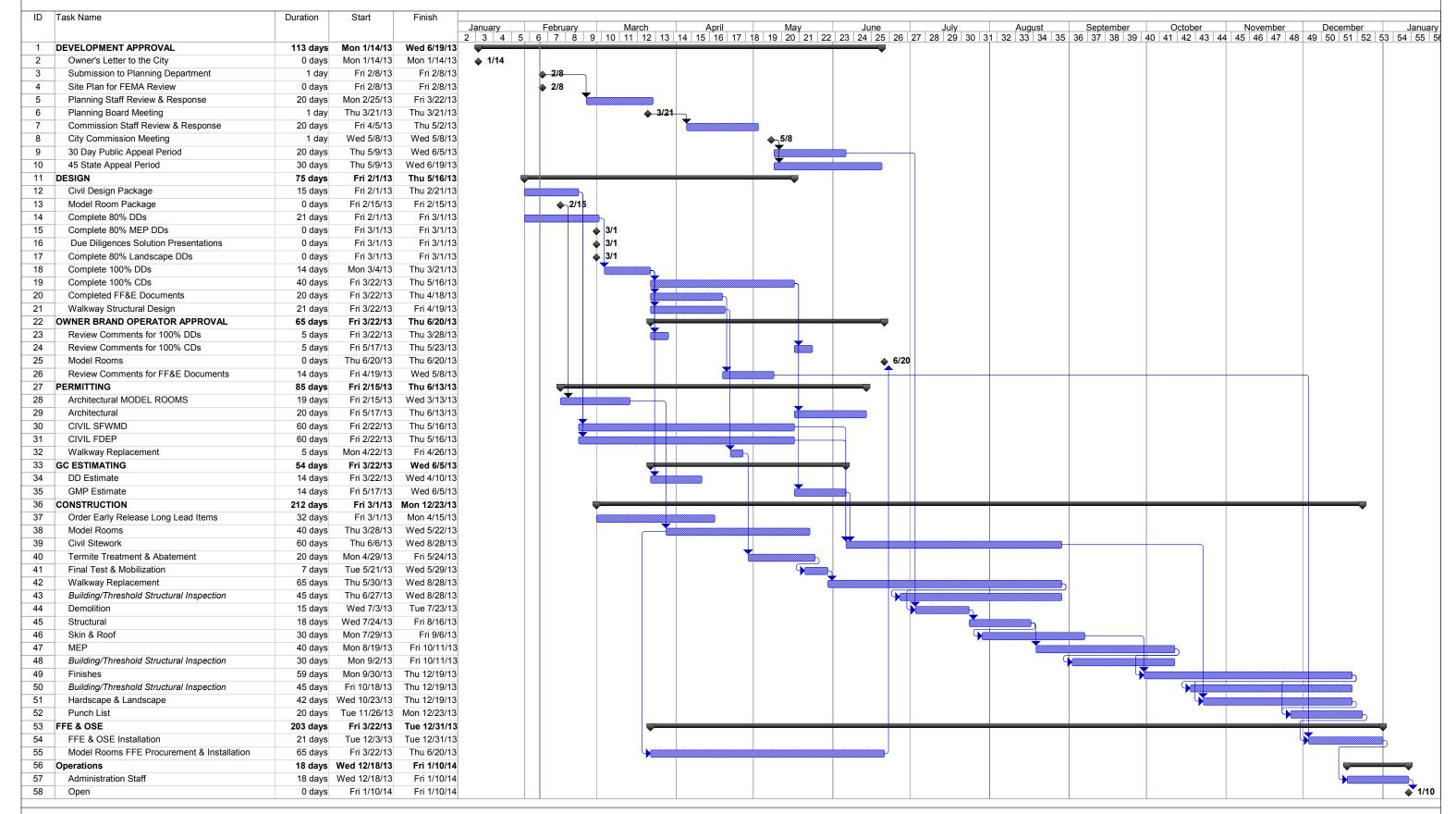
# **CONCEPTUAL CONSTRUCTION EXPENDITURES ESTIMATE**

SITE C - KEY WEST

Site: C	Scope Description	Estimated Labor Cost	Estimated Material Cost	Total Estimate Cost	Estimated Expenditure - Key West
	Demolition	\$340,000	\$60,000	\$400,000	\$400,000
	Utility / Drainage / Paving	\$70,000	\$130,000	\$200,000	\$200,000
	Landscaping / Pool / Lighting	\$160,000	\$240,000	\$400,000	\$400,000
	Pavilions / Stairs / Pool Bar	\$49,500	\$60,500	\$110,000	\$110,000
	Lobby Building Renovation	\$180,000	\$120,000	\$300,000	\$300,000
	Porte Cochere	\$25,000	\$25,000	\$50,000	\$50,000
	Existing Guestroom Building Renovations	\$1,440,000	\$960,000	\$2,400,000	\$2,400,000
	Structral & Infrastructure Improvements	\$520,000	\$280,000	\$800,000	\$800,000
	Housing Expenses			\$100,000	\$100,000
		Conceptual Cor	nstruction Budget:	\$4,760,000	1

project delivery solutions

#### **KEY WEST HOTEL COLLECTION SITE - C**



Prepared by: Sanford N. Reinhard, Esq. Sanford N. Reinhard, P.A. 2875 NE 191 Street, #404 Aventura, FL 33180

Return to:
Robert H. Gebaide, Esq.
BAKER & HOSTETLER LLP
200 South Orange Avenue
SunTrust Center, Suite 2300
Post Office Box 112
Orlando, Florida 32802
(407) 649-4000

Parcel ID#: 00065550-000000

Doc# 1612012 11/09/2006 9:57AM Filed & Recorded in Official Records of MONROE COUNTY DANNY L. KOLHAGE

11/09/2006 9:57AM DEED DOC STAMP CL: PW

\$132,876.10

Doc# 1612012 Bk# 2250 Pg# 2186

# SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the date set forth below the Grantor's signature, between BARRY PRESTON COOPER, a married man, hereinafter referred to as "Grantor", and JLW KEY WEST 2, LLC, a Florida limited liability company, whose mailing address is 506 Fleming Street, Key West, Florida 33040, as to an undivided Twenty-Two and 40/100 percent (22.40 %) interest, RFA KEY WEST II LLC, a Florida limited liability company, whose mailing address is 401 N. Michigan Avenue, Suite 1300, Chicago, Illinois 60611, as to an undivided Twenty Two and 50/100 percent (22.50 %) interest, JL KEY WEST II LLC, a Florida limited liability company, whose mailing address is 49 Immigration Street, Suite 103, Charleston, South Carolina 29403, as to an undivided Twenty Two and 50/100 percent (22.50 %) interest, and SH 8, LLC, a Florida limited liability company, whose mailing address is 506 Fleming Street, Key West, Florida 33040, as to an undivided Thirty-Two and 60/100 percent (32.60 %) interest, (collectively referred to as the "Grantee"), as tenants-in-common.

#### WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Monroe, State of Florida, as more particularly described in the Exhibit "A" annexed hereto and by this reference made a part hereof.

TOGETHER WITH all the improvements, tenements, hereditaments, and appurtenances thereto belonging or in anyway appertaining and together with all rights and easements of record.

SUBJECT TO all matters listed in Exhibit "B" annexed hereto and by this reference made a part hereof, though this reference shall not operate to reimpose same.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a the homestead Grantor's residence and homestead NY NY 10014 TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever. And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise. IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name, on the date set forth below its name, and by those thereunto duly authorized. WITNESSES: Address: Name > Name: STATE OF COUNTY OF MIPOUL-TO The foregoing instrument was acknowledged before me this day of November, 2006, by Barry Preston Cooper, who appeared before me and is personally known to me or produced as identification. (Notary Seal)

Notary Public, State of My Commission Capital My Commission Expir

Doc# 1612012 Bk# 2250 Pg# 2188

#### EXHIBIT "A"

#### Legal Description

Commencing at the Northwest corner of Parcel 2 on "Plat of Survey of Lands on the Island of Key West, Monroe County, Florida," as recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida; thence Northeasterly and Easterly along the Southerly right of way line of North Roosevelt Boulevard 500.79 feet to a curve to the right and the Point of Beginning; said curve having a radius of 978.72 feet, a central angle of 01° 58'48", a tangent length of 16.91 feet, a chord bearing of South 66° 29'35" East, and a chord length of 33.82 feet; thence along the arc of said curve, an arc length of 33.82 feet to the end of said curve; thence South 65° 16'55" East, a distance of 265.99 feet; thence South 33° 07'56" West, a distance of 622.55 feet to a point on a curve to the left, having a radius of 417.89 feet, a central angle of 19° 27'37", a tangent length of 71.66 feet; a chord bearing of North 57° 18'20" West and a chord length of 141.25 feet; thence along the arc of said curve, an arc length of 141.93 feet to the end of said curve; thence North 18° 07'46" East, a distance of 599.50 feet back to the Point of Beginning.

#### EXHIBIT "B"

#### Title Exceptions

- Taxes and assessments for the year 2007 and subsequent years.
- Matters contained on the Plat of Survey of Lands on Island of Key West, Monroe County, Florida, as recorded in Plat Book 3, Page 35, Public Records of Monroe County, Florida.
- Easement to the City of Key West, Florida recorded in Official Records Book 179, Page 29, Public Records of Monroe County, Florida.
- Easement to the Utility Board of the City of Key West, Florida recorded in Official Records Book 218, Page 6, Public Records of Monroe County, Florida.
- Easement to the Utility Board of the City of Key West, Florida recorded in Official Records Book 442, Page 578, Public Records of Monroe County, Florida.
- State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical Concern recorded in Official Records Book 668, Page 43, and Final Judgment recorded in Official Records Book 1788, Page 1257, Public Records of Monroe County, Florida.
- City of Key West Area of Critical State Concern, Rule 27F-15 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, Florida Statutes, on February 7, 1984, effective February 28, 1984, recorded in Official Records Book 906, Page 200, Public Records of Monroe County, Florida.
- City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida.
- Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges.
- 10. Any rights, interests or claims arising from the following matters shown on the survey prepared by Frederick H. Hildebrandt, dated June 27, 2006, last revised October 6, 2006, Job No. 06-299 C:
  - a) Wood fence extending beyond boundary line on East and South.
- UCC-1 Financing Statement from Sewaca, Inc., Debtor, to Safemark Systems, L.P., Secured Party, recorded June 25, 2002, in Official Records Book 1795, Page 8, of the Public Records of Monroe County, Florida.
- Lease dated January 1, 2005 between Sewaca, inc., and Two Oceans Moped Rental No. 8, Inc., d/b/a Adventure Scooter and Bicycle Rental.

#### Doc# 1612012 Bk# 2250 Pg# 2190

- Laundry Room lease dated October 15, 1996 as amended by that certain Assignment of Location Lease dated May 4, 2000 between Sewaca, Inc., and Coin-O-Matic, Inc.
- Lease dated November 4, 2002 between Sewaca, Inc., and Safemark Systems, LP.

MONROE COUNTY OFFICIAL RECORDS THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING RETURN TO:

Robert Gebaide, Esq. Baker & Hostetler LLP SunTrust Center, Suite 2300 200 South Orange Street Orlando, Florida 32801-3432

Tax Parcel (Folio) Number:

00065550-000000

Above Space for Recorder's Use Only

# SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into this **20**<sup>th</sup> day of July, 2012, by and between SH 8, LLC, a Florida limited liability company, whose address is 506 Fleming Street, Key West, Florida 33040 ("Grantor"), and RFA KEY WEST II LLC, a Florida limited liability company, having a mailing address of 35 East Wacker Drive, Suite 3300, Chicago, Illinois 60601 ("Grantee").

(Which terms "Grantor" and "Grantee" shall include singular and plural and shall include their respective successors, legal representatives, heirs and assigns where the context requires or permits.)

(The total consideration paid by Grantee herein is \$5,096,463.57, which consists of \$845,352.65 in cash purchase price plus Grantor's proportionate share of the current outstanding principal of the debt encumbering the Property (as hereinafter defined), which proportionate share is \$4,251,110.92. Accordingly, a documentary stamp tax in the amount of \$35,675.50 is being paid concurrently with the recording of this instrument.)

#### WITNESSETH

Grantor, for and in consideration of the sum of Eight Hundred Forty-Five Thousand Three Hundred Fifty-Two and 65/100 Dollars (\$845,352.65) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all of Grantor's right, title and interest, being an undivided 32.60% interest, in, to and under that tract or parcel of land lying and being in Monroe County, Florida, being more particularly described on Exhibit A attached hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereafter referred to as the "Property") subject only to those

matters set forth on <u>Exhibit B</u> attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property with all and singular rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, under or through Grantor, but not otherwise, subject only to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of: Grantor: SH 8, LLC, a Florida limited liability company Signature of Witness By: SH 8 Manager, LLC, a Florida limited KRISTIN DEKEYREL liability company, its manager Printed Name of Witness By: Spottswood Hotels, Inc., a Florida comporation, its sole member and managing member Signature of Witness By: BARBARA G. WEIKEL Name: Robert A. Spottswood Title: President Printed Name of Witness STATE OF FLORIDA COUNTY OF MONROE The foregoing instrument was acknowledged before me this day of 2012 by Robert A. Spottswood, as President of Spottswood Hotels, Inc., a Florida corporation, the sole member and managing member of SH 8 Manager, LLC, a Florida limited liability company, the manager of SH 8, LLC, a Florida limited liability company. The above-named person is personally known to me or has produced \_ identification. If no type of identification is indicated, the above-named person is personally known to me. JENNY M. STERLING (Notary Commission # DD 920880 Expires December 21, 2013 Bonded Thru Troy Fain Insurance 800-385-7019 (NOTARY SEAL) (Notary Name Printed) Commission expires:

#### EXHIBIT A

## **Legal Description**

Commencing at the Northwest corner of Parcel 2 on "Plat of Survey of Lands on the Island of Key West, Monroe County, Florida," as recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida; thence Northeasterly and Easterly along the Southerly right of way line of North Roosevelt Boulevard 500.79 feet to a curve to the right and the Point of Beginning; said curve having a radius of 978.72 feet, a central angle of 01° 58'48", a tangent length of 16.91 feet, a chord bearing of South 66° 29'35" East, and a chord length of 33.82 feet; thence along the arc of said curve, an arc length of 33.82 feet to the end of said curve; thence South 65° 16'55" East, a distance of 265.99 feet; thence South 33° 07'56" West, a distance of 622.55 feet to a point on a curve to the left, having a radius of 417.89 feet, a central angle of 19° 27'37", a tangent length of 71.66 feet; a chord bearing of North 57° 18'20" West and a chord length of 141.25 feet; thence along the arc of said curve, an arc length of 141.93 feet to the end of said curve; thence North 18° 07'46" East, a distance of 599.50 feet back to the Point of Beginning.

#### EXHIBIT B

### **Permitted Exceptions**

- Taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable.
- Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
- 3. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in Deed recorded in Deed Book G-45, Page 323, Public Records of Monroe County, Florida, as to all fissionable material; an undivided three-fourths interest in all phosphate, minerals and metals; an undivided one-half interest in all petroleum. NOTE: The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals, and/or petroleum has been released by Florida Statute 270.11(2).
- Matters contained on the Plat of Survey of Lands on Island of Key West, Monroe County, Florida, as recorded in Plat Book 3, Page 35, Public Records of Monroe County, Florida.
- Easement to the City of Key West, Florida recorded in Official Records Book 179, Page 29, Public Records of Monroe County, Florida.
- Easement to the Utility Board of the City of Key West, Florida recorded in Official Records Book 218, Page 6, Public Records of Monroe County, Florida.
- 7. Easement to the Utility Board of the City of Key West, Florida recorded in Official Records Book 442, Page 578, Public Records of Monroe County, Florida.
- 8. State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical Concern recorded in Official Records Book 668, Page 43, and Final Judgment recorded in Official Records Book 1788, Page 1257, Public Records of Monroe County, Florida.
- City of Key West Area of Critical State Concern, Rule 27F-15 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, Florida Statutes, on February 7, 1984, effective February 28, 1984, recorded in Official Records Book 906, Page 200, Public Records of Monroe County, Florida.
- 10. City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida.

- 11. Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges.
- 12. Terms, covenants, conditions and other matters contained in the Laundry Room Lease dated October 15, 1996 as amended by that certain Assignment of Location Lease dated May 4, 2000 between Sewaca, Inc. and Coin-O-Matic, Inc., which does not contain an option or right of purchase.
- 13. Terms, covenants, conditions and other matters contained in the Lease dated November 4, 2002 between Sewaca, Inc. and Safemark Systems, LP, which does not contain an option or right of purchase.
- Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing from JLW Key West 1, LLC, a Florida limited liability company, JLW Key West 2, LLC, a Florida limited liability company, RFA Key West II LLC, a Florida limited liability company, JL Key West II LLC, a Florida limited liability company, and SH8, LLC, a Florida limited liability company, to LaSalle Bank National Association, recorded November 9, 2006, in Official Records Book 2250, Page 2297; as amended by Amended and Restated Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing in favor of Bank of America, N.A., successor by merger to LaSalle Bank National Association, recorded December 23, 2009, in Official Records Book 2446, Page 78; as affected by Consent, Non-Disturbance and Subordination recorded in Official Records Book 2427, Page 286, Public Records of Monroe County, Florida.
- 15. Assignment of Rents and Leases from JLW Key West 1, LLC, a Florida limited liability company, JLW Key West 2, LLC, a Florida limited liability company, RFA Key West II LLC, a Florida limited liability company, JL Key West II LLC, a Florida limited liability company, and SH8, LLC, a Florida limited liability company, to LaSalle Bank National Association, recorded November 9, 2006, in Official Records Book 2250, Page 2340; as amended by Amended and Restated Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing in favor of Bank of America, N.A., successor by merger to LaSalle Bank National Association, recorded December 23, 2009, in Official Records Book 2446, Page 78, Public Records of Monroe County, Florida.
- 16. UCC-1 Financing Statement from JLW Key West 1, LLC, JLW Key West 2, LLC, RFA Key West II LLC, JL Key West II LLC, and SH8, LLC, Debtors, to LaSalle Bank National Association, as Agent, Secured Party, recorded November 9, 2006, in Official Records Book 2250, Page 2356; as amended by UCC-3 Financing Statement Amendment to Bank of America, N.A., as Administrative Agent (successor by merger to LaSalle Bank National Association), Secured Party, recorded December 23, 2009, in Official Records Book 2446, Page 128; and as continued by UCC-3 Financing Statement Amendment recorded August 25, 2011, in Official Records Book 2531, Page 1849, of the Public Records of Monroe County, Florida.
- 17. Nonexclusive License Agreement recorded in Official Records Book 2250, Page 2385, Public Records of Monroe County, Florida.

- Resolution No. 09-059 and Development Agreement for The Key West Resort and Conference Center recorded in Official Records Book 2410, Page 119, Public Records of Monroe County, Florida.
- UCC-1 Financing Statement from JLW Key West 2, LLC, Debtor, to Safemark Systems, LP, Secured Party, recorded February 9, 2012, in Official Records Book 2554, Page 2499, of the Public Records of Monroe County, Florida.
- 20. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
- 21. Terms, covenants, conditions and other matters contained in any unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the lessees.
- Any and all matters shown on and disclosed by the survey of the Property prepared by Frederick H. Hildebrandt, dated June 27, 2006, last revised October 6, 2006, Job No. 06-299 C.



Mach 20, 2013

#### FLORIDA LICENSE NO. AA26000496

Kevin R. Cantley, AIA
Angelo A. Carusi, AIA
Richmond Cogburn, AIA
C. Timothy Fish, AIA
Richard J. Fiierl, ASLA
Mark D. Jensen, AIA
David W. Kitchens, AIA
M. Sean McLendon, AIA
Gregory A. Miller, AIA
Roger L. Miller, AIA
C. Robert Neal, AIA
Keith A. Simmel, AIA
Stephen M. Smith, AIA
Robert F. Uhrin, AIA

J. Ben Wauford, AIA

Dorothy M. Colley, AIA

R. Allen Dedels, AIA Robert M. Fischel, AIA

Richard W. Fredlund, AIA

Robert A. Just, AIA

Kathryn E. K. Peterschmidt. AIA

Michael G. Service, AIA

David F. Thomson, AIA Sherry M. Wilson

Manny Dominguez, AIA

William R. Halter, AIA

Mark G. Kill, AIA Oscar A. Perez, AIA

Richard E. Stonis Gary E. Warner, ASLA

Jerome M. Cooper, FAIA

E. Pope Bullock, AIA

Mr. Scott Fraser FEMA Coordinator / Floodplain Administrator City of Key West 3140 Flagler Ave. Key West, FL 33041-1409

RE: Key West Hotel Collection, Key West, Florida Cooper Carry Project No. 20120295/D-6-2-02

Subject: Site C – Walkways and Architectural Assembly Replacement

Dear Scott,

In consideration of the letter submitted under separate cover from our structural engineer concerning the state of the elevated walkway structures, we have identified other architectural assemblies which will be affected by the removal and replacement of the elevated walkways. The assemblies and materials listed below will either be completely removed or compromised beyond repair during the required structural improvements and must be replaced as part of the elevated walkway remediation at Site C. The estimated costs to replace assemblies at Site C buildings have been provided by Hardin Construction and are attached to this letter as supplemental information.

- 1. Removal of Exterior Walkway, Roof Slab/Soffit, Exterior Guestroom Walls, Stairs, and All Associated Integral Components
  - a. Required to be removed due to structural degradation
- 2. New Concrete Walkways & Roof Slab/Soffit
  - a. Replace due to structural degradation of existing walkways & roof slab/soffit
- 3. New Concrete Stairs
  - a. Replace due to structural degradation of existing stairs
- 4. New Traffic Coating
  - a. Replace demolished walkway traffic coating which is integral part of existing walkways
- 5. New Safety Railing
  - a. Replace demolished safety railing which is integral part of existing walkways
- 6. New Guestroom Exterior Wall Framing
  - a. Replace demolished exterior guestroom wall framing which is integral part of existing walkway
- 7. New Guestroom Exterior Wall Insulation, Sheathing, Waterproofing, Exterior Paint and Stucco
  - a. Replace demolished guestroom exterior wall insulation, sheathing, waterproofing, exterior paint and stucco which is integral part of existing exterior wall

TEL 404 237 2000

FAX 404 237 0276

- 8. New Guestroom Exterior Wall Glass
  - a. Replace demolished exterior wall glass which is integral part of existing exterior wall
- 9. New Door, Frame, and Hardware
  - a. Replace demolished Door, Frame, and Hardware which is integral part of existing guestroom exterior wall
- 10. New Parapet and Roofing Membrane
  - a. Replace demolished mansard/parapet and roofing membrane which is integral part of existing roof slab/soffit
  - b. Roofing membrane must be replaced in its entirety to regain warranty and integrity of the roofing system
- 11. New Integral MEP
  - a. Replace demolished In-Slab/Surface Mounted MEP which is integral part of existing walkways

Please refer to the attached estimated values for proposed exclusions. Please contact me with any questions.

Sincerely,

**COOPER CARRY** 

Andres Rubio, AIA Senior Associate

# Approved Exclusions 3824 North Roosevelt Blvd. Guestroom Bldg. #2

	Site C TBD
Building 2	
Schematic Budget	\$ 1,064,645
Exclusions	
Demolition of Exterior Walkway	\$ (10,654)
Demolition of Roof/Soffit	(4,676)
Demolition of Exterior Guestroom Walls	\$ (5,600)
Replacement of Exterior Walkway	\$ (51,440)
Replacement of Roof	\$ (56,112)
Replacement of Existing Stairs	\$ 
New Safety Railing	\$ (16,720)
New Guestroom Exterior Wall Framing & Painting	\$ (75,012)
New Exterior Wall Glass	\$ (33,600)
New Door, Frame and Hardware	\$ (23,800)
New Walkway Traffic Coating, Ceiling Finish, Lighting, Soffits and Fascia	\$ (45,660)
Subtotal Exclusions	\$ (323,274)
Revised Schematic Budget	\$ 741,371

# Approved Exclusions 3824 North Roosevelt Blvd. Guestroom Bldg. #3

	Site C TBD		
Building 3			
Schematic Budget	\$	985,614	
Exclusions			
Demolition of Exterior Walkway	\$	(10,654)	
Demolition of Roof/Soffit	\$	(4,676)	
Demolition of Exterior Guestroom Walls	\$	(5,600)	
Replacement of Exterior Walkway	\$	(51,440)	
Replacement of Roof	\$	(56,112)	
Replacement of Existing Stairs	\$	-	
New Safety Railing	\$	(16,720)	
New Guestroom Exterior Wall Framing & Painting	\$	(75,012)	
New Exterior Wall Glass	\$	(33,600)	
New Door, Frame and Hardware	\$	(23,800)	
New Walkway Traffic Coating, Ceiling Finish, Lighting, Soffits and Fascia	\$	(45,660)	
Subtotal Exclusions	\$	(323,274)	
Revised Schematic Budget	\$	662,340	

	Site C TBD
Building 4	
Schematic Budget	\$ 1,563,443
Exclusions	
Demolition of Exterior Walkway	\$ (16,737)
Demolition of Roof/Soffit	\$ (7,348)
Demolition of Exterior Guestroom Walls	\$ (8,800)
Replacement of Exterior Walkway	\$ (80,820)
Replacement of Roof	\$ (88,176)
Replacement of Existing Stairs	\$ -
New Safety Railing	\$ (26,290)
New Guestroom Exterior Wall Framing & Painting	\$ (117,876)
New Exterior Wall Glass	\$ (52,800)
New Door, Frame and Hardware	\$ (37,400)
New Walkway Traffic Coating, Ceiling Finish, Lighting, Soffits and Fascia	\$ (71,730)
Subtotal Exclusions	\$ (507,977)
Revised Schematic Budget	\$ 1,055,466



# Estimated Cost of Renovation 3824 North Roosevelt Blvd. Guestroom Bldg. #2

SUMMARY OF WORK

SCHEMATIC DESIGN BUDGET

				Site C TBD			
	9,548 28 2	ac-sf key fl		Building 2			
DESCRIPTION	QTY	U/M	U/P	AMOUNT	TOTAL	COST/SF	COST/KEY
Demolition					50,969	5.34	1,820
Elevated Walkways & Corridors	1,522.00	sf	7.00	10,654			
Roof	9,352.00	sf	0.50	4,676			
<b>Exterior Guestroom Windows &amp; Walls</b>	28.00	rm	200.00	5,600			
Guestroom Interiors	28.00	rm	1,000.00	28,000			
Trade Requirements	1,00	Is	2,039	2,039			
Site Improvements						92	
New Construction				3	14	11.2	
Renovations				1.38	908,510	95.15	32,44
BOH Finishes	1,000.00	sf	30.00	30,000	3 20 EH3	32755	-24.13
Public Building Renovations	10	Is	230,000	-			
Guestroom Renovations (see detail breakdown)	28.00	rm	19,000	532,000			
Remove & Replace Balcony Rails	304.00	If	55.00	16,720			
Replace Membrane Roofing	9,352.00	sf	6.00	56,112			
Elevated Walkway Improvements	1,522.00	sf	15.00	22,830			
On-Grade Walkway Improvements	1,522.00	sf	15.00	22,830			
Repair Spalling Concrete Columns/Slabs/Walls	0.28	allow	75,000.00	21,000			
Hydraulic Elevator & Enclosure	0.28	Is	100,000.00	28,000			
New Elevated Walkway Structure	1,522.00	sf	20.00	30,440			
Increased Fire Protection Work	11,144.00	sf	1.03	11,478			
Replace Domestic Water (40%)	1.00	ls	21,382.00	21,382			
	1.00	Is	12,697.00				
Replace Sanitary (50%) Add Water Softener	1.00	Is	7,382.00	12,697			
BOH HVAC	1,000.00	sf	15.00	7,382			
P. B. A. A. Marketta		sf		15,000			
BOH Plumbing	1,000.00	sf	10.00	10,000			
BOH Fire Protection	1,000.00	Is	5.00	5,000			
Electrical Upgrades (wiring, switchgear)	1.00		45,132.00	45,132			
BOH Electrical  Trade Requirements	1,000.00	sf Is	15.00 5,507	15,000 5,507			
COST of WORK			T IN THE	959,479	959,479	100.49	34,26
General Conditions-Months		le.					
	1	ls le	50.050	FORCO	FA 050		
General Conditions - Staff	1	Is	50,869	50,869	50,869		
General Conditions - General Requirements							
General Conditions - Trade Requirements	1		of anne				
CM Overhead			0.00%	2.5	000000		
General Liability Insurance			0.95%	10,114	10,114		
Gross Receipts Tax			0.15%	1,597	1,597		
Builder's Risk Insurance			0.00%	-	7		
P&P Bonds			0.00%	7	9		
Project Escalation			0.00%	-	3.3		
CM Fee			4.00%	42,586	42,586		
CONSTRUCTION TOTAL				1,064,645	1,064,645	111.50	38,023



# ENVIRONMENTAL and IT ESTIMATE SITE: C - Building 2

<u>Discipline</u>	<u>Description/Location</u>	<b>Estimated Cost</b>
Environmental	Ceiling Asbestos Removal	\$45,920
	<b>Environmental Consultant</b>	\$4,200
	Environmental Subtotal	\$50,120
IT - Guestrooms	Data / Phone	\$3,080
	Wireless Systems	\$840
	TV Cabling	\$4,200
	IT - Guestrooms Subtotal	\$8,120

# Approved Exclusions 3824 North Roosevelt Blvd. Guestroom Bldg. #2

	Site C TBI	
Building 2		
Schematic Budget	\$	1,064,645
Exclusions		
Demolition of Exterior Walkway	\$	(10,654)
Demolition of Roof/Soffit		(4,676)
Demolition of Exterior Guestroom Walls	\$	(5,600)
Replacement of Exterior Walkway	\$	(51,440)
Replacement of Roof	\$	(56,112)
Replacement of Existing Stairs	\$	
New Safety Railing	\$	(16,720)
New Guestroom Exterior Wall Framing & Painting	\$	(75,012)
New Exterior Wall Glass	\$	(33,600)
New Door, Frame and Hardware	\$	(23,800)
New Walkway Traffic Coating, Ceiling Finish, Lighting, Soffits and Fascia	\$	(45,660)
Subtotal Exclusions	\$	(323,274)
Revised Schematic Budget	\$	741,371



# Estimated Cost of Renovation 3824 North Roosevelt Blvd. Guestroom Bldg. #3

SUMMARY OF WORK

SCHEMATIC DESIGN BUDGET

	9,548	ac-sf		Site CTBD Building 3			
	28	key		building 5			
DESCRIPTION	QTY 2	fl U/M	U/P	AMOUNT	TOTAL	COST/SF	COST/KEY
Demolition					50,969	5.34	1,820
Elevated Walkways & Corridors	1,522.00	sf	7.00	10,654	-3.400		
Roof	9,352.00	sf	0.50	4,676			
Exterior Guestroom Windows & Walls	28.00	rm	200.00	5,600			
Guestroom Interiors	28.00	rm	1,000.00	28,000			
Trade Requirements	1.00	Is	2,039	2,039			
Site Improvements					14	4.	
New Construction	1				4	- 1.2	
Renovations				1	833,510	87.30	29,76
BOH Finishes	-	sf	30.00		55,510	07.50	23,70
Public Building Renovations		Is	230,000				
Guestroom Renovations (see detail breakdown)	28.00	rm	19,000	532,000			
Remove & Replace Balcony Rails	304.00	If	55.00	16,720			
Replace Membrane Roofing	9,352.00	sf	6.00	56,112			
Elevated Walkway Improvements	1,522.00	sf	15.00	22,830			
On-Grade Walkway Improvements	1,522.00	sf	15.00	22,830			
Repair Spalling Concrete Columns/Slabs/Walls	0.28	allow	75,000.00	21,000			
Hydraulic Elevator & Enclosure	0.28	Is	100,000.00	28,000			
New Elevated Walkway Structure	1,522.00	sf	20.00	30,440			
Increased Fire Protection Work	11,144.00	sf	1.03	11,478			
Replace Domestic Water (40%)	1.00	Is	21,382.00	21,382			
Replace Sanitary (50%)	1.00	Is	12,697.00				
Add Water Softener	1.00	Is	7,382.00	12,697			
BOH HVAC	1.00	sf	15.00	7,382			
BOH Plumbing		sf					
BOH Fire Protection			10.00				
	1.00	sf	5.00				
Electrical Upgrades (wiring, switchgear) BOH Electrical	1.00	ls	45,132.00	45,132			
Trade Requirements	1.00	sf	15.00 5,507	5,507			
COST of WORK				884,479	884,479	92.64	31,589
Country Country to Assault					00.61.51		
General Conditions-Months General Conditions - Staff	1	Is			200		
General Conditions - Staff General Conditions - General Requirements	1	ls	50,869	50,869	50,869		
General Conditions - Trade Requirements				-			
CM Overhead			0.00%		-		
General Liability Insurance			0.95%	9,363	9,363		
Gross Receipts Tax			0.15%	1,478	1,478		
Builder's Risk Insurance			0.00%	2/1/0	-///-		
P&P Bonds			0.00%	10.2	2		
Project Escalation			0.00%		-		
CM Fee			4.00%	39,425	39,425		
	1						



# ENVIRONMENTAL and IT ESTIMATE SITE: C - Building 3

Discipline	Description/Location	<b>Estimated Cost</b>
Environmental	Ceiling Asbestos Removal	\$45,920
	<b>Environmental Consultant</b>	\$4,200
	Environmental Subtotal	\$50,120
IT - Guestrooms	Data / Phone	\$3,080
	Wireless Systems	\$840
	TV Cabling	\$4,200
	IT - Guestrooms Subtotal	\$8,120

# Approved Exclusions 3824 North Roosevelt Blvd. Guestroom Bldg. #3

	Site C TBD	
Building 3		
Schematic Budget	\$	985,614
Exclusions		
Demolition of Exterior Walkway	\$	(10,654)
Demolition of Roof/Soffit	\$	(4,676)
Demolition of Exterior Guestroom Walls	\$	(5,600)
Replacement of Exterior Walkway	\$	(51,440)
Replacement of Roof	\$	(56,112)
Replacement of Existing Stairs	\$	-
New Safety Railing	\$	(16,720)
New Guestroom Exterior Wall Framing & Painting	\$	(75,012)
New Exterior Wall Glass	\$	(33,600)
New Door, Frame and Hardware	\$	(23,800)
New Walkway Traffic Coating, Ceiling Finish, Lighting, Soffits and Fascia	\$	(45,660)
Subtotal Exclusions	\$	(323,274)
Revised Schematic Budget	\$	662,340



# Estimated Cost of Renovation 3824 North Roosevelt Blvd. Guestroom Bldg. #4

#### SUMMARY OF WORK

15,005	1 Fe yet 1					
44	key		Building 4			
		U/P	AMOUNT	TOTAL	COST/SF	COST/KEY
					5.34	1,82
2,391.00	sf	7.00	16,737			7.
the first property on the con-	sf	0.50	64.4			
44.00	rm					
44.00	rm	1,000.00				
1.00	Is	3,204	3,204			
1			100		1.50	-
			10.2	-	1.2	
			.9-	1,318,837	87.89	29,97
-	sf	30,00	2	200		
		4 2 10 10 10 10 10				
44.00			836,000			
O = 200 A = 2 T =						
7.5			700			
			and the second of the			
			A.S. Ourrest, of			
20 miles (20 miles) (2						
A STATE OF		and the second second second				
M SIAS						
1.00			11,600			
			•			
1	200					
1.00			70,922			
1.00	sf Is		5,507			
			1,398,926	1,398,926	93.23	31,79
4	10-					
1	IS	84,782	84,782	84,782		
			-			
		0.00%		0.		
		0.95%	14,853	14,853		
		0.15%	2,345	2,345		
		0.00%	-			
		0.00%	1.0			
(-		0.00%		×		
		4.00%	62,538	62,538		
	2,391.00 14,696.00 44.00 44.00 1.00 44.00 1.00 2,391.00 2,391.00 2,391.00 15,005.00 1.00 1.00	2 fl QTY U/M  2,391.00 sf 14,696.00 sf 44.00 rm 44.00 rm 1.00 ls  - sf - ls 44.00 rm 478.00 lf 14,696.00 sf 2,391.00 sf 2,391.00 sf 2,391.00 sf 15,005.00 sf 1.00 ls 1.00 ls - sf - sf - sf - sf 1.00 ls - sf - sf 1.00 ls - sf 1.00 ls - sf - sf 1.00 ls	2 fi QTY U/M U/P  2,391.00 sf 7.00 14,696.00 sf 0.50 44.00 rm 200.00 44.00 rm 1,000.00 1.00 ls 3,204  - sf 30,00 - ls 230,000 44.00 rm 19,000 478.00 lf 55.00 14,696.00 sf 6.00 2,391.00 sf 15.00 0.44 allow 75,000.00 0.44 ls 100,000.00 2,391.00 sf 20.00 15,005.00 sf 1.03 1.00 ls 33,600.00 1.00 ls 34,737.00 1.00 ls 34,737.00 1.00 ls 11,600.00 - sf 15.00 - sf 15.00 - sf 5.00 1.00 ls 70,922.00 - sf 15.00 1.00 ls 5,507	2 fl QTY U/M U/P AMOUNT  2,391.00 sf 7.00 16,737 14,696.00 sf 0.50 7,348 44.00 rm 200.00 8,800 44.00 rm 1,000.00 44,000 1.00 ls 3,204 3,204  - sf 30.00 ls 230,000 ls 230,000 478.00 lf 55.00 26,290 14,696.00 sf 6.00 88,176 2,391.00 sf 15.00 35,865 2,391.00 sf 15.00 35,865 2,391.00 sf 15.00 33,865 0.44 allow 75,000.00 33,000 0.44 ls 100,000.00 44,000 2,391.00 sf 20.00 47,820 15,005.00 sf 10.3 15,455 1.00 ls 33,600.00 33,600 1.00 ls 34,737.00 34,737 1.00 ls 11,600.00 11,600 - sf 15.00 sf 5.00 sf 5.00 - 1.00 ls 70,922.00 70,922 - sf 15.00 - 1.00 ls 5,507 5,507  1,398,926  1 ls - 1 ls - 1 ls 84,782 84,782  0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% -	QTY	QTY



# ENVIRONMENTAL and IT ESTIMATE SITE: C - Building 4

Discipline	<b>Description/Location</b>	<b>Estimated Cost</b>
Environmental	Ceiling Asbestos Removal	\$72,160
	<b>Environmental Consultant</b>	\$6,600
	Environmental Subtotal	\$78,760
IT - Guestrooms	Data / Phone	\$4,840
	Wireless Systems	\$1,320
	TV Cabling	\$6,600
	IT - Guestrooms Subtotal	\$12,760

	Site C TBD	
Building 4		
Schematic Budget	\$	1,563,443
Exclusions		
Demolition of Exterior Walkway	\$	(16,737)
Demolition of Roof/Soffit	\$	(7,348)
Demolition of Exterior Guestroom Walls	\$	(8,800)
Replacement of Exterior Walkway	\$	(80,820)
Replacement of Roof	\$	(88,176)
Replacement of Existing Stairs	\$	-
New Safety Railing	\$	(26,290)
New Guestroom Exterior Wall Framing & Painting	\$	(117,876)
New Exterior Wall Glass	\$	(52,800)
New Door, Frame and Hardware	\$	(37,400)
New Walkway Traffic Coating, Ceiling Finish, Lighting, Soffits and Fascia	\$	(71,730)
Subtotal Exclusions	\$	(507,977)
Revised Schematic Budget	\$	1,055,466



# Typical Guestroom Renovation Breakdwon 3824 North Roosevelt Blvd.

SUMMARY OF WORK

**ADVENTpds** 

				TBD (Q	(uality)		
DESCRIPTION	39,800 100 2 QTY	ac-sf key fl U/M	U/P	AMOUNT	TOTAL	COST/SF	COST/KEY
	-	0/111	0	AMOUNT	JUIAL	CO31/3F	COST/KET
Guestroom Renovations			0				
King/Queen Room	28,404	sf	0		1,900,039	66.89	19,000
Tile Flooring	279	sf	6.25	174,375			2000
Tile Base	92	Ĭŕ	5.25	48,300			
Mincey Marble Shower Walls	0.50	ea	650	32,500			
Mincey Marble Shower Base	0.50	ea	500	25,000			
Glass Shower Door/Panel	15	ea	1000	/T-74-144			
Toilet Accessories	1	set	350	35,000			
Tub/Mincey Marble/Curtain	0.50	ea	1000	50,000			
Vanity Table/Top	1	set	450	45,000			
Mirror	100	Others	0	10/200			
New Sliding Bath Door	1	set	674	67,400			
Closet Rod & Shelf	2.0	1f	7.00	000000			
New Closet Door	1 2	set	500				
New Interior Sound Partition	170	sf	8.00	136,000			
New VTAC Closet Partition (not required)	1000	sf	-	-			
New Dropped/Framed Ceiling over Bathroom	63	sf	4.00	25,000			
Replace Drywall Chase One Side for Plumbing	113	sf	2.00	22,500			
Abate Existing Popcorn Texture	77	Others	-				
Resurface Existing Partitions	577	sf	0.95	54,815			
Resurface Existing Ceiling	222	sf	0.95	21,046			
Paint Walls and Ceilings	1,296	sf	0.75	97,203			
Vinyl Wall Covering		sf	-	-			
Re-plumb Bath	3	fixt	850	255,000			
New Heads on Fire Sprinklers	1	rm	200	20,000			
New PTAC Unit w/impact screen	1	ea	1530	153,000			
Bath Exhaust Fan	1	ea	250	25,000			
Re-wire and Fixtures	1	rm	1000	100,000			
Re-Work Fire Alarms	1	rm	400	40,000			
Faux Ceiling Beams		ea	200				
New Exterior Wall	96	sf	26.50	254,400			
New Glass in Exterior Wall	1	ea	1200	120,000			
New Entry Door, Frame, Hardware	1	set	850	85,000			
Exterior Paint	45	sf	3	13,500			



# **DEPRECIATED COST ANALYSIS / APPRAISAL** PREPARED FOR GREENBERG TRAURIG, P.A.

# **Prepared For**

Kerri Barsh, Shareholder Greenberg Traurig, P.A. 333 S.E. 2nd Avenue Miami, Florida 33131

# **Property**

Quality Inn Hotel Key West 3824 North Roosevelt Boulevard Key West, FL 33040 Parcel ID: 00064950-000000

# Appraiser

Britt J. Rosen, CCIM, RZ1858 State-Certified General Real Estate Appraiser



March 18, 2013

Kerri Barsh, Shareholder Greenberg Traurig, P.A. 333 S.E. 2nd Avenue Miami, Florida 33131

RE: Replacement Cost Report / Quality Inn Hotel Key West

3824 North Roosevelt Boulevard, Key West, Florida 33040

Parcel ID: 00065550-000000

File No: 122095

#### Dear Ms. Barsh:

In response to your request, we have prepared an appraisal of the subject which is a "depreciated" cost analysis (referred to as "Actual Cash Value" in the FEMA guidance materials) for the structure located at 3824 North Roosevelt Boulevard, Key West, Florida 33040. The building is known as the Quality Inn Hotel Key West.

The 100 room hotel contains approximately 46,647 square feet and is located in Key West, along North Roosevelt Boulevard. No personal property, trade fixtures or furnishings were included, nor site improvements outside the footprint of the main hotel building.

The purpose of this appraisal is to provide an estimate of the "actual cash value" of the subject for the substantial improvement calculation required by the City of Key West's Flood Damage Prevention Ordinance and FEMA regulations. The scope of the assignment involved inspecting the property, utilizing measurements from the plans and tax records, obtaining cost data, reviewing the data and writing the report.

This report is Summary Report prepared under Standards Rule 2 of the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The summary format means that some of the supporting data is retained in our work file.

Sincerely,

Britt J. Rosen, CCIM

State-Certified General Real Estate Appraiser RZ1758

#### REPLACMENT COST REPORT

As disclosed in the cover letter to this report, this is an appraisal report complying with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. This appraisal report is a Summary Report prepared under Standards Rule 2 of USPAP. As such, it might not include a full discussion of the data, reasoning and analyses used in the appraisal process to develop the appraiser's opinion. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's work file.

- 1. Identify the Client: Greenberg Traurig, P.A.
- 2. The intended users of this report are the clients and the City of Key West.
- 3. State the problem to be solved: To provide the "depreciated" cost analysis (replacement cost) of the existing hotel structures.
- 4. State the purpose of the appraisal: The purpose of this assignment is to provide information to the client to make an informed decision regarding the replacement cost of the existing structure and assist the building department in its flood plain management evaluation.
- 5. State information sufficient to identify the real estate involved in the consulting assignment, and state the physical and legal characteristics of the property:

Subject: Quality Inn Hotel Key West is located at:

3824 North Roosevelt Boulevard

Key West, Florida 33040

Tax Folio: 00065550-000000

Legal Description: KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY

WEST, MONROE COUNTY FLORIDA PT TR 2 PB3-35, OR92-343/44, OR359-148, OR360-44/45, OR360-267, OR362-262/63, OR434-678/80, OR493-339/40, OR856-2066/67, OR898-2180/81, OR2070-1326/27, OR2073-19/20, OR2250-2168/73, AFF OR2250-2186/90, OR2581-34/40.

Building Description: The property consists of three 2-story hotel buildings

containing a total of 100 units (rooms). The buildings were constructed in 1972 and consist of poured reinforced concrete, concrete block, exterior stucco, containing approximately 46,647 square feet of occupied building area (according to the replacement cost estimate). The building contains an elevator and was in good overall condition at the time of inspection.

See attached sketches and photos.

Land Size: 132,750 Square Feet (per tax roll) or 3.05 Acres

#### **DEPRECIATED COST ANALYSIS**

(continued)

- 6. State the effective date of the consulting assignment: The effective date of the report is March 18, 2013; the "effective" date of the contractor's replacement "cost new" estimate. Note the property was inspected by the appraiser on October 29, 2012, however, the date of value remains March 18, 2013.
- 7. State the scope of work and the extent of the data collection process: The extent of the data collection includes the following: review of the Monroe County tax records, inspecting the property, photographing the interior and exterior of the hotel, and the review and use of detailed cost estimate provided by Hardin Construction Company, LLC. The date of the estimate is March 18, 2013, which is the effective date of this report. The Hardin Construction Company's estimate can be found under Appendix I of this report.
- 8. State all assumptions, hypothetical conditions, and limiting conditions that affect the analyses, opinions, and conclusions: That there are no unusual subsurface conditions present. That the replacement of the building would use materials similar to those used and if materials are not available that were used that materials similar in utility and quality or substituted. No site improvements are included in the replacement value.
- 9. Summarize the information used in the consulting analyses, the consulting procedures applied, and summarize the reasoning that supports the analyses, opinions and conclusions: The detailed replacement "cost new" estimates that are part of this report were reviewed and are relied on as the method to calculate the costs to rebuild the subject, less depreciation. This report provides a recommendation about the depreciated replacement value of the commercial structures as of the effective date of this report. The building valuation summary is provided on page 8 of this report.

# DEPRECIATED REPLACEMENT VALUE / OUALITY INN HOTEL KEY WEST ("Actual Cash Value")

3824 North Roosevelt Boulevard Key West, Florida 33040

# EIGHT MILLION SEVEN HUNDRED EIGHTY THOUSAND DOLLARS \$8,780,000

10. Please see the signed Certification which begins on the following page.

# **CERTIFICATION**

# The undersigned certifies to the best knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions stated in this report, and are my unbiased professional analyses, opinions, conclusions and recommendations.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
- My engagement in this assignment was not contingent on developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the
  development or reporting of a predetermined value or direction in value that favors
  the cause of the client, the amount of the opinion, the attainment of a stipulated result,
  or the occurrence of a subsequent event directly related to the intended use of this
  report.
- The depreciated replacement cost is estimated at \$8,780,000 and is summarized on the following pages.
- The commercial structures were inspected on the interior and exterior by Britt J. Rosen, State-Certified General Real Estate Appraiser RZ1858. Richard C. Tyler, State-Certified General Real Estate Appraiser RZ3136, and Britt J. Rosen worked together on the report development and writing.
- We have performed no services, as appraisers or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I, Britt J. Rosen, certify that I have at least three years experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluation.

The effective date of this cost analysis / inspection report is March 18, 2013.

Britt J. Rosen, CCIM

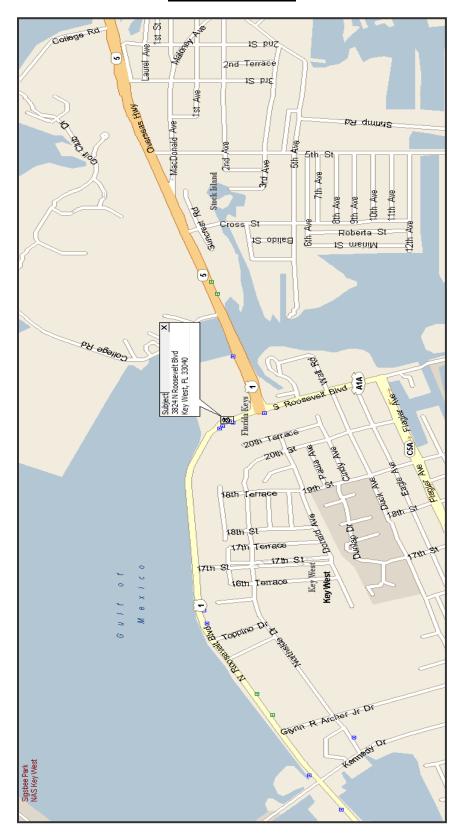
State-Certified General Real Estate Appraiser RZ1758

# **AERIAL PHOTOGRAPH**



Note: Aerial obtained from Bing Maps URL - http://www.bing.com/maps

# **LOCATION MAP**





View looking southwest



View of the 2nd floor covered walkway



View of the ground floor covered walkway



Vending, ice and laundry



Bathrooms (ground floor)



Pool area



Typical interior of guest room



Typical air-conditioning unit



**Typical bathroom** 



Close-up view of southeast side of the building

# DEPRECIATED COST ANALYSIS (continued)

# Preface to Replacement Cost Calculation - Scope of Work

The approach to the replacement cost was arrived at by the following procedure. The land is not included and the total is for labor, material and equipment for the main commercial historic hotel structure only. It is an estimate of the replacement costs of the structure and not a "market value." Site improvements are not included. The date of the depreciated replacement cost is March 18, 2013.

# **Cost New**

As noted in the preface to this report, a replacement "cost new" estimate was provided by Hardin Construction Company, LLC, which was reviewed by the appraiser and is relied on as a method to calculate the costs to rebuild the subject of similar utility. The replacement "cost new" for the three buildings is \$10,844,973 and the estimates are located in Appendix I of this report.

#### **Estimate of Depreciation**

The buildings were constructed in 1972 and in "good" condition at the time of inspection. Physical depreciation is estimated using an effective age of 11 years and the remaining economic life of the buildings are estimated at 59 years. The physical depreciation of 19% correlates with data obtained from the Monroe County Property Appraiser's web site. The remaining economic life is typical of hotel buildings.

# **Summary and Reconciliation**

In our opinion, the depreciated replacement cost of the subject property, as of March 18, 2013, is as follows:

	Qual	ity Inn Hotel Key	West: Cost Estimate	Summary	
Description	No. of Units	Building Size SqFt (under air)	Building Size SqFt (occupied area)	Replacement Cost New Estimate	Cost Per Occupied SqFt
Building 2	28	9,548	13,061	3,104,930	\$237.73
Building 3	28	9,548	13,061	3,104,930	\$237.73
Building 4	44	15,005	20,525	4,635,113	\$225.83
Total	100	34,101	46,647	\$10,844,973	\$232.49
		Le	ess Depreciation of 19%	\$2,060,545	
		Deprecia	ted Replacement Value	\$8,784,428	
		Actual (	Cash Value (Rounded)	\$8,780,000	

#### DEPRECIATED REPLACEMENT VALUE

Depreciated Cost Analysis / Actual Cash Value Quality Inn Hotel Key West 3824 North Roosevelt Boulevard Key West, Florida 33040

# EIGHT MILLION SEVEN HUNDRED EIGHTY THOUSAND DOLLARS \$8,780,000

# APPENDIX I COST ESTIMATE

Conceptual Estimate Existing Site C Description Qu	.LC Quantity Unit	Unit Price	03/18/13 Sy Total	13 System Total	
Building 2	28 units 13,061 occupied sf 9,548 ac-sf				
Owner Allowances Transformer Fees SecurityAccess Control Material Testing	1 allow 1 allow	24,500 20,860 12,250	24,500 20,860 12,250	57,610 \$	4.41 per occupied sf
Sitework Site Improvement (NIC)	complete			,	- per occupied sf
Foundations Foundations Auger Cast CIP Concrete GB's, Pits, Strips, & SOG	6,588 sf 6,588 sf	ထ ထ	41,175 61,783	102,938 \$	7.88 per accupied sf
Structure Reinforced Elevated Flat Slab Hoisting Tube Steel/Misc Metals Roof Framing & Sheathing Trade Requirements	6,474 esf in Structure 1 is 6,411	31 18,200 14,197	202,313 18,200 120,206 14,197	364,915 \$	27.17 per occupied sf
Envelope Masonry, Stucco & Insulation Framed Envelope Furning & Drywall @ Perimeter Stud, Stucco, Paint Column Wraps Stud, Stucco, WP & Ins (2 side	1,170 sf 1 ss 1,170 sf 1,532 sf 858 sf	25 42.375 3 19 19	29,250 2,825 28,725 10,725	790,429 \$	60.52 per occupied sf
parapet/mansard) Exterior Glazing Storefront Railings R-40 Average Lgwt ins and Membrane	3,595 of 286 if 8,441 of	381,969 106 88 25	381,969 25,025 160,275		
Roofing Metal Roofing @ Parapet Exterior Caulking Exterior Painting Walkway/Balcony Floor Tile Walkway/Balcony Ceiling Coating Trade Requirements	1,170 sf 1,170 sf 1,170 sf 3,411 sf 1 sf	56 3 11 5 23,713	95,813 2,925 3,656 38,374 17,055 23,713		

Hardin Construction Company, LLC	TIC		OFICE		
Conceptual Estimate Existing Site C Description	Ougatific	Unit	Sylorist Sy	System	
Interiors		2017	5	411,790 \$	31,53 per occupied sf
Drywall Package	2	110,874			
Perimeter Drywall			4		
Chase Demising Wall		10	14,160		
Demising Partition Frame		on i	41,388		
		9	925		
Unit Interior Partition		9	23,940		
Unit Drywall Ceiling		in .	26,467		
Textured Deck		-	3,995		
Public Door, Frame, Hardware		1,500	4,500		
Room Entry Door, Frame, Hardware		006,1	42,000		
Dauble Silding Closet Sets		004	11,375		
BOH Finishes		0 1	000		
Familied Walls	305 gsr	- 1	282		
Course Room Philiphes	30	2 40	0000		
Mire Closet Shalf	200	2 5	14,000		
Window Treatment	3 505 ef	<u>ο</u> α	78 96 9		
Bedroom Camat		2 6	15.480		
Kitchen Tile Scient	,	3 =	0,400		
Kitchen/Rath Tile	3.050 st	+	34 212		
Wall Tite		-	18.900		
Wall Base		11	25,830		
Painting	28 unit	938	26,250		
Unit Fire Extinguishers	28 ea	83	1,750		
Vanity Mirror	28 ea	188	5,250		
Paper Roll	28 es	10	525		
Tub/Shower Curtain Rod	28 ea	20	1,400		
Common Area Laundry Appliances	<u> </u>	21,000	21,000		
וופחש אפלחו פווופנווא	2	0.4	0.4.84		
Systems			U.	\$ 066 215	39.86 per portioned st
Elevators	2 stop	14,000	28.000	2006	
Solid Waste Equipment					
Fire Protection	<u>s</u>	85,566			
Guest Room	9,650 sf	m	30,156		
Walkways/Balconies	3,411 sf	m	10,659		
Fire Pump & Controller	1 15	24,750	24,750		
Plumbing	<u>s</u>	14,733			
Guest Room (100 1 br)		105	31,500		
Roof & Deck Drains	6,411 sf	ന	16,028		
Hot Water Circulating System	9	14,000	14,000		
DOT TIVILIBA () MINDER TOOK-110)	50	ROR	625		

Unit   Oct	Description   Outstate   Outstate   Outstate	Syste Syste Tota	Total 52,800 70,000 6,000 17,500 188 2,04,078 8,750 4,257 2,235,672	P. 19	2 5 5 5 6 6 5 6 5 5 5 5 5 5 5 5 5 5 5 5	Existing Site C  Description  HVAC  Guest Room HVAC PTAC  Gounditioned Outside Air & Exhaust Common Areas. Fresh Air & Exhaust Toilet Exhaust Fens -Sidewall Vented Dryer Vents-Sidewall  Electrical  Electrical  Electrical  Floran-Friished Phone/Data-Freewire  Trade Requirements
## According to the control of the c	At Room HVAC PTAC  28 tn 1,875  25,500  70,000  4,257  At Room HVAC PTAC  28 tn 2,500  70,000	2	2.22	7 6	25500202 <u>0</u>	HVAC Guest Room HVAC PTAC Guest Room HVAC PTAC Counditioned Outside Air & Exhaust Common Areas, Fresh Air & Exhaust Tollet Exhaust Fans -Sidewall Vented Dryer Vents-Sidewall Electrical Electrical Electrical Flace Alam-Finished Phone/Data-Freewire Trade Requirements
if Room HVAC PTAC  28 tn 1-1,100  dibloned Outside Air & Exhaust  28 tn 2,500  70,000  6,000  6,000  6,000  6,000  70,	if Room HVAC PTAC  28 in 1875 52,500  ditioned Outside Air & Exhaust 28 in 5,000  To,000  To,0	2	2,22	2,500 5,000 625 138 272,828 16 313 4,257	28 th 28 th 28 th 28 ea 13,061 sf 28 unit	Guest Room HVAC PTAC Counditioned Outside Air & Exhaust Common Areas, Fresh Air & Exhaust Toilet Exhaust Fans -Sidewall Vented Dryer Vents-Sidewall Electrical Electrical/Fire Alam-Finished Phone/Data-Freewire Trade Requirements
wideoned Outside Air & Exhaust         2.500         70,000           mon Areas, Fresh Air & Exhaust         1 tn         5,000         70,000           mon Areas, Fresh Air & Exhaust         1 tn         5,000         6,000           t Exhaust Fans - Sidewall Vented         28 ea         625         17,500           t Exhaust Fans - Sidewall Vented         1 ls         18         188           cal         1 ls         212,828         188         188           cal         1 ls         16         204,078         8,750         155,246           rical/Fire Alam-Finished         1 ls         4,257         4,257         4,257         4,257         4,257         155,246           sequirements         1 ls         4,257         4,257         4,257         155,246         156,27         156,27         156,27	And the state of t	2	2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2	2,500 5,000 625 138 212,828 16 16 4,257	28 th 1 th 28 ea 1 th 13,081 sf 1 s	Counditioned Outside Air & Exhaust Common Areas, Fresh Air & Exhaust Toilet Exhaust Fans -Sidewall Vented Dryer Vents-Sidewall Electrical Electrical Fire Alam-Finished Phone/Data-Freewire Trade Requirements
mon Areas, Fresh Air & Exhaust         1 m         5,000         5,000         5,000           t Exhaust Fans -Sidewall Vented         28 ea         625         17,500         17,500           cal         1 ea         212,828         175,00         188           cal         1 is         212,828         204,078         165,246           acal/cash/rice Alarm-Finished         2.8 unit         313         8,750         4,257         4,257         4,257         4,257         4,257         4,257         4,257         4,257         4,000         62,099         22,036         62,099         22,036         62,099         62,099         62,099         27,944         40,000         62,099 <td>mon Areas, Fresh Air &amp; Exhaust         1 m         5,000         5,000         17,500</td> <td>2</td> <td>© 27</td> <td>5,000 625 138 212,828 16 16 4,257</td> <td>28 ea 1 ea 13,061 sf 28 unit</td> <td>Common Areas, Fresh Air &amp; Exhaust Toilet Exhaust Fans -Sidewall Vented Dryar Vents-Sidewall Electrical/Fire Alam-Finished Phone/Data-Freewire Trade Requirements</td>	mon Areas, Fresh Air & Exhaust         1 m         5,000         5,000         17,500	2	© 27	5,000 625 138 212,828 16 16 4,257	28 ea 1 ea 13,061 sf 28 unit	Common Areas, Fresh Air & Exhaust Toilet Exhaust Fans -Sidewall Vented Dryar Vents-Sidewall Electrical/Fire Alam-Finished Phone/Data-Freewire Trade Requirements
t Exhaust Fans - Sidewall Vented 28 ea 625 17,500 18 188 188 188 188 188 188 188 188 18	Texhaust Fans -Sidewall Vented         28 ea         625         17,500           Vents-Sidewall         1 ea         17,500         188           Vents-Sidewall of the Alam-Finished rocal/File Alam-Finished         1 strates         188         188           rocal/File Alam-Finished         28 unit         313         8,750         8,750           Requirements         1 ls         4,257         4,257         4,257           Age         8 mos         80,000         2,235,672         2           Bility         1,1 %         0,90 %         2,235,672         2           Link         0,90 %         0,000         0,000         0,000           Link         0,90 %         0,000         0,000         0,000           Link         0,90 %         0,000         0,000         0,000           Link         0,000         0,000         0,000 <t< td=""><td>2</td><td>2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2</td><td>626 1188 212,828 16 313 4,257</td><td>28 ea 1 ea 13,061 si 28 unit 1 ls</td><td>Toilet Exhaust Fans -Sidewall Vented Dryer Vents-Sidewall Electrical Electrical Fire Alam-Finished Phone/Data-Freewire Trade Requirements</td></t<>	2	2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2	626 1188 212,828 16 313 4,257	28 ea 1 ea 13,061 si 28 unit 1 ls	Toilet Exhaust Fans -Sidewall Vented Dryer Vents-Sidewall Electrical Electrical Fire Alam-Finished Phone/Data-Freewire Trade Requirements
vents-Sidewall         1 ee         188         188           cal         1 is         212,828         188           incal/File Alam-Finished         13,081 sif         16         204,078           incal/File Alam-Finished         13,081 sif         16         204,078           incol/file Alam-Finished         13,081 sif         4,257         4,257           Acquirements         1 is         4,257         4,257         4,257           Acquirements         5.0 %         1.4 %         32,181         32,181           anditions         8 mos         80,000         62,099         22,84           bility         1.1 %         8,00         77,823           Anices         Owner         27,944           Owner         Owner         889,258	Vents-Sidewall         1 ea         188         188           cal         1 ls         212,828         188           rical/Fire Alam-Finished         13.061 sf         16         204,078           Requirements         1 ls         4,257         4,257         4,257           Age         8 mos         80,000         2,25,672         2           Age         8 mos         80,000         2,25,672         2           bility         1,1 %         1,1 %         0,90 %           vices         0wner         0wner         0wner         8	6	2 2	212,828 212,828 16 313 4,257	1 ea 13,061 sf 28 unit 1 ls	Dryer Vents-Sidewall  Electrical Electrical/Fire Alarm-Finished Phone/Data-Freewire Trade Requirements
cal         1 is         212,828           rical/Fire Atam-Finished         13,081 sf         16         204,078           no/Oata-Freewire         28 unit         313         8,750           Aquirements         1 is         4,257         4,257         2,235,672           y         5.0 %         5.0 %         32,191           general remains         8 mos         80,000         480,000           2.0 %         2.0 %         2.0 %         77,623           bility         0.30         0.00         77,623           rices         Owner         27,944           cuts         0wner         889,258	call is negleted Atam-Finished recall file Atam-Finished recall file Atam-Finished recall file Atam-Finished 13.081 sf 16 204,078         16 204,078         204,078         204,078         204,078         204,078         204,078         204,078         204,078         204,078         204,078         204,078         204,078         204,078         204,078         204,078         204,057 <t< td=""><td>2</td><td>2, 2,</td><td>212,828 16 313 4,257</td><td>13,081 sf 28 unit 1 ls</td><td>Electrical Electrical/Fire Alarm-Finished Phone/Data-Freewire Trade Requirements</td></t<>	2	2, 2,	212,828 16 313 4,257	13,081 sf 28 unit 1 ls	Electrical Electrical/Fire Alarm-Finished Phone/Data-Freewire Trade Requirements
rical/Fire Alam-Finished 13,061 sf 16 204,078 28 unit 313 8,750 34,257 4,257 4,257 155,245 37 15,246 37 15,246 37 15,246 37 15,246 37 15,246 37 15,246 37 15,246 37 15,246 37 15,246 37 15,246 37 15,223 58 50,000 62,099 52 5% 77,623 51 14 % 0,990 52 5% 77,623 51 14 % 0,990 52 5% 77,623 51 154 52 5% 77,623 51 154 52 5% 77,623 51 154 52 5% 77,623 51 154 52 5% 62 62 52 5% 77,623 53 154 54 54 55 5% 77,623 55 5% 77,623 57 154 58 58 55 5% 58 58 58 58 58 58 58 58 58 58 58 58 58 5	rical/Fire Alam-Firished 13,081 sf 16 204,078  le/Data-Freewire 313 8,750  2 8 unit 313 8,750  4,257  4,257  9	N	2, 2,	16 313 4,257	13,081 sf 28 unit 1 is	Electrical/Fire Alam-Finished Phone/Data-Freewire Trade Requirements
les/Data-Freewire         28 unit         313         8,750           Requirements         1 is         4,257         4,257         2,235,672           sy         1,4 %         1,4 %         32,151         32,151           ge         1,4 %         8 mos         60,000         62,099           2.0 %         2.5 %         60,000         62,099           2.5 %         1,1 %         77,623           bility         0.80 %         27,944           vices         Owner         889,258           cubs         889,258	Sequirements	N	2,2	913	28 unit	Phone/Data-Freewire Trade Requirements
Requirements         1 is         4,257         4,257         4,257           Age         5,0 %         2,235,672         2,235,672         155,246           The moditions         8 mos         60,000         480,000         62,099         22,099         22,099         77,623         77,623           bility         1,1 %         0,90 %         27,944         27,944         27,944           Amnices         Owner         0 owner         889,258         27,944	Requirements         1 is         4,257         4,257         2,235,672         2           Property of the prop	2	2,2	4,257	<u>s</u>	Trade Requirements
y 5.235,672 2,235,672 155,245 and titions and titions 60,000 2.0% 60,000 62,099 2.5% 60,000 62,099 62,099 1.1% 62,099 1.1% 62,099 62,09	y 5.0 % 2,235,672 2 2 ge  Inditions B mos 80,000 2.0 % 2.5 % 1.1 % 0.90 % 0.90 % owner  Aance Owner S mas 80,000 8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	2,235,672 171,17 155,246 32,191 480,000				Media of Media
y 5.0 % 155.246 ge 1.4 % 32.191 aditions 8 mos 80,000 480,000 2.0 % 62,099 2.5 % 77,623 1.1 % 0.90 % 34,154 vices Owner Owner 889,258	y 5.0 % 1.4 % and tions 50,000 and tions 5.0 % 1.4 % bility 1.1 % 1.1 % 0.90 % owner Owner Owner stal \$ \$ 3	155.246 32,191 480,000				COST Of WOLK
14 % 8 mos 60,000 480,000 480,000 2.0 % 77,623 77,623 1.1 % 889,258 889,258	14% 8 mos 80,000 2.0% 2.5% 1.1% 0.90% Owner S 3	32,191			5.0 %	Contingency
8 mos 60,000 480,000 62,099 22,5% 62,099 77,623 77,623 11,1% 84,154 Owner 889,258	8 mos 60,000 2.0% 2.5% 1.1% 0.90 Owner Owner S 3	480,000			1.4%	SDI Coverage
2.0 % 62,099 2.5 % 77,823 1.1 % 34,154 0.90 % 27,944 Owner 889,258	2.0 % 2.5 % 1.1 % 0.10 Owner Owner S 3				8 mos	General Conditions
2.5 % 77,623 1.1 % 34,154 0.90 % 27,944 Owner .	2.5 % 1.1 % 0.90 % Owner S 3	62.099			20%	CM OH
1.1 % 34.154 0.90 % 27,944 Owner 689,258	0.80 % Owner Owner	77,623			2.5 %	CN Fee
0.90 % 27,944 Owner Cowner 889,258	0.90 % Owner Owner	34 154			1.1%	General Liability
Owner 0	Owner Owner S 3	27,944			0.80 %	P&P Bond
Owner 889.258	Owner S S			ler.	Owner	Design Services
869,258	8			er	Owner	Permit Allowance
Y WALLE OF STREET	us				The state of the s	Subtotal Mark-Ups
8 02,401,43		3,104,930 \$				Building 2 Total

HAKUIN.								
Hardin Construction Company, LLC Conceptual Estimate Existing Site C	rrc	1	Unit		03/18/13 Sy	System System		
Building 3	Quantity	Unit	Price	Total		Total		
,	28 13,061 9,548	units occupied sf ac-sf	<b>46</b>					
Building 3 Owner Allowances Transformer Fees Security/Access Control Material Tosting		allow allow	24,500 20,860 12,250	24,500 20,860 12,250	(A)	57,610 \$	4.41	4.41 per occupied sf
Sitework Site Improvement (NIC)		complete		9.9	us	,		per occupied sf
Foundations Foundations Auger Cast CIP Concrete GB's, Pits, Strips, & SOG	6,588 6,588	के क	(O (D)	41,175 61,763	en.	102,938 \$	7,88	per occupied sf
Structure Reinforced Elevated Flat Slab Hoisting Tube Steel/Misc Metals Roof Framing & Sheathing Trade Requirements	6,474	esf in Structure Is	31 18,200 14,197	202,313 18,200 120,206 14,197	w	354,915	27,17	per occupied sf
Envelope Masonry, Stucco & Insulation Framed Envelope Furing & Drywall @ Perimeter Stud, Stucco, WP and Column Wraps Stud, Stucco, WP & Ins (2 side parapet/mansard) Exterior Glazing Storefront Railings R-40 Average Lgwt ins and Membrane Roofing Metal Roofing @ Parapet Exterior Caulking Exterior Painting Walkway/Balcony Floor Tile Walkway/Balcony Celling Coating Trade Requirements	1,170 1,170 1,532 858 8,441 1,170 1,171 1,145 1,	ಟ್ರಿಪ್ ಬೆಡ್ ಬೆಡ್ ಬೆಡ್ ಬೆಡ್ ಟ್	25, 25, 33, 381,969 108 25, 25, 25, 23,713	29,250 2,925 28,725 10,725 10,725 160,275 17,056 23,713	us	790,429 \$	80.52	80.52 per occupied sf

e wall         1 is nervelope         110,874         14,160           real         1 is nervelope         110,874         14,160           real         1 in Envelope         110,874         14,160           real         1,416         st         10         14,160           real         1,426         st         10         14,160           realing         4,266         st         6         23,846           reling         4,261         st         6         23,846           reling         4,266         st         1         23,846           reling         4,261         st         1         1,375           reling         4,261         st         1         1,375           reling         4,261         st         1         1,375           reling         4,261         st         1,375         1,480           reling         1,1375         st         1,1375         1,480           reling         1,1375         st         1,1375         1,480           reling         1,1375         st         1,1375         1,440           reling         1,1375         st         1,140         1,4	Hardin Construction Company, LLC	TTC		03/18/13	8/13	
Wall Package         1 is         1 (1874)         \$ 411,790 S           Perimater Dywall         1,46 st         1 (1874)         \$ 411,790 S         4 (1874)           Perimater Dywall         1,46 st         1 (1874)         \$ 411,790 S         4 (1874)           Demisting Partition Flaunt         4,730 st         9 demisting Partition Flaunt         4,730 st         9 demisting Partition Flaunt           Init Dywall Callington         4,820 st         6 demisting Package         4,520 st         4,500 demisting Package           Init Dywall Callington         4,820 st         6 demisting Package         3,845 demisting Package         4,500 demisting Package           Init Dywall Callington         4,820 st         6 demisting Package         3,845 demisting Package         4,600 demisting Package           Init Dywall Callington         4,600 st         1,088 st         1,080 st         1,1,375 demister           All Finishes         3,000 st         1,080 st         1,1,375 demister         1,280 demister           Set Room Finishes         33,014 st         1 demister         1,280 demister         1,480 demister           All Call Dywall Call Dywall         3,000 st         1 demister         1,480 demister         1,480 demister           All Base         1,080 st         1 demister         1,	Existing Site C Description		Unit		System	
Intervelope					11,790	31.53 per occupied si
A	Drywall Package	1 15	110,874			
1416 st   1418	Perimeter Drywall	in Envelope	o.	1		
Second Partition Frame	Chase Demising Wall		10	14,160		
148 sf   6   925	Demising Partition Frame	4,730 sf	o	41,388		
A	Common Area Interior Partition	148 sf	60	925		
Unit Drywall Celling         4,982 st         6         26,467           Later of Deck Carrier of Earth Activates         4,987 st         1         3,995 st           Dic Door, Frame, Hardware         2,8 set         4,500         4,200           Up a Siturg Closet Sets         1,088 st         1         2,86           H Finishes         1,137 st         1         2,86           H Finishes         3,040 st         5         14,000           1,088 st         1         2,86         11,375           H Finishes         3,040 st         1         2,86           Sath Vanity         1         1         2,86           set Room Finishes         3,040 st         1         1,880           All Vanity         1         1         1,880           All Vanity         1         1         2,86           Sath Vanity         1         1         2,86           Solution         2,286 st         1         1         3,400           Solution         2,286 st         1         1         3,400           April File Extinguishers         2         2,28         2         2,28           April Mirror         2         2         2	Unit Interior Partition		10	23.940		
Fextured Deck   4,281 st   1,500   4,500	Unit Drywall Celling		in in	26.467		
blic Door, Frame, Hardware 3 leaf 1,500 4,500 4,500 4,500 4,500 4,500 4,500 4,500 4,500 4,500 4,500 4,500 4,500 4,500 4,500 4,500 4,500 4,500 5 5 5 4,500 5 5 5 4,500 5 5 5 4,500 5 5 5 4,500 5 5 5 4,500 5 5 5 4,500 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Textured Deck		**	3.095		
om Entry boor, Frame, Hardware 28 set 1500 42,000 under Entry boor, Frame, Hardware 28 set 1680 42,000 under Entry boor, Frame, Hardware 28 set 1680 11,375	Public Door Frame Hardware		1 500	4.500		
Uble Sidding Closer Sets         1,375           H Finishes         1,088 sf         1,275           Path Resistance         30,04 sf         1         286           Path Carly Wall         1,275         1         286           Path Carly Wall         1,275         1         286           All Table         1,275         1         286           All Table         1,280         1         1,280         1           Mindow Treatment         3,585 sf         1         1,580         1         1,680           Mindow Treatment         3,585 sf         1         1,480         1,580         1         1,580           All Table         1,180         2,286         1,11         24,333         2,580         2,580           All Base         2,286         1,11         24,333         2,580 </td <td>Room Finty Door Frame Hardware</td> <td></td> <td>004</td> <td>42,000</td> <td></td> <td></td>	Room Finty Door Frame Hardware		004	42,000		
H Finishes         1,088 sf         0         286           Painted Walls         30,014 sf         5         286           Painted Walls         30,014 sf         5         14,000           Althor Closet Shelf         16 lf         10         1,880           Althor Closet Shelf         16 lf         10         1,880           Althor Closet Shelf         16 lf         10         1,880           Althor Closet Shelf         11         1,25         16,480           Althor Closet Shelf         11         1,480         11         1,480           Althor Closet Shelf         11         1,480         1,750         1,400           Althor Shelf Shelf         11         1,480         1,400         1,400           Althor Shelf Shelf         11         1,400         2,200         3,415 <td>Double Stiding Closet Safe</td> <td></td> <td>908</td> <td>11 975</td> <td></td> <td></td>	Double Stiding Closet Safe		908	11 975		
Saith Father   Sait	BOH Finishes		0			
12   1   12   14,000	Painted Walls			286		
Sath Vanity         112 if 12 if 12 if 12 if 10         125 if 200         14,000           Aline Closet Shelf And Davish Carpet         168 if 10         1,680         11         1,680           And Carpet And Carpet         588 sy         23         15,480         11         1,680           Action Carpet State Tile         58 sy         23         15,480         11         34,313           Alichen Tile Splash         3,050 sf         11         14,880         11         34,313           Alichen Tile Splash         1,680 sf         11         25,800         11         26,250           Alichen Tile Splash         2,286 if 11         11         26,250         26,250         26,250           Alichen Bath Tile Tile Shinguishers         2,8 ea         18         5,250         26,250           Anith Miror         2,8 ea         18         5,250         26,250           Anith Miror         2,8 ea         18         5,250         26,250           Anith Miror         2,8 ea         1,760         21,000         21,000           And Shawer Curtain Rod         2,8 ea         1,760         21,000         21,000           And Read Laurday Appliances         1 is         21,000         21,000         2	Guest Room Finishes		co.			
Wire Closet Shelf         168 If         10         1,880           Window Treatment         3,565 of         8         26,965           Sedroom Carper         3,565 of         11         3,431           Stochen/Bath         3,050 of         11         34,313           All Tile         1,180         1,750         1,750           Avail Tile         1,280 of         1,1750         2,280           Avail Base         2,296 of         1,750         2,280           Anility Miror         2,8 of         1,750         2,280           Anility Miror         2,8 of         1,400         2,280           Anility Miror         2,8 of         1,400         2,100           Anility Miror         2,2 of         2,2,00         1,400           Anility Miror         2,2 of         2,2,00         2,4,15           Anility Miror         2,2,00         2,4,15         2,4,75           Anility Miror         3,411 of         3,4,75         3,4,75	Bath Vanity		125	14,000		
Window Treatment         3,585         sf         B         26,963           Sedroom Carpet         688         sy         23         15,480           Sedroom Carpet         688         sy         23         15,480           Sideboard Carpet         688         sy         23         15,480           Sideboard Carpet         688         sy         23         15,480           All Rese         11         2,580         11         2,5830           All Base         2,286         17         11         2,5830           All Base         2,286         17         1,750           All Base         2,286         17         1,750           All Base         2,286         17         1,400           All Base         1,400         2,250         2,250           All All Williams         2,286         1,400         2,100           All Shower Curtain Rod         2,286         1,400         2,100           All All Shower Curtain Rod         1,400         2,100         2,100           All All All Shower State Round         1,400         2,000         2,100           All All All Shower State Round         1,400         2,4,750         2,4,750 <td>Wire Closet Shelf</td> <td></td> <td>2</td> <td>1,680</td> <td></td> <td></td>	Wire Closet Shelf		2	1,680		
Sedicorn Carpet   SeB sy   23   15,480	Window Treatment	Car	003	26,963		
Kitchen Tile Splash         sf         11         34,313           Kitchen Bath Tile         1,680         sf         11         18,900           Avail Tile         1,680         sf         11         18,900           Avail Tile         1,680         sf         11         1,560           Avail Tile         1,680         sf         1,750         2,280           Avail Mirror         2,890         se         6,38         2,8,500         2,250           Amith Mirror         2,890         se         5,250         1,400         21,000 <t< td=""><td>Bedroom Carpet</td><td></td><td>23</td><td>15,480</td><td></td><td></td></t<>	Bedroom Carpet		23	15,480		
Kitchen/Bath Tile         3,050         sf         11         34,313           Wall Tile         1,680         sf         11         18,900           Wall Base         2,296         if         11         25,830           Painting         2,296         if         17,560           Anit Free Extinguishers         28         ea         188         5,250           Anit Free Extinguishers         28         ea         18         5,250           Anit Free Extinguishers         28         ea         14,000         21,000         21,000           Anit Free Extinguishers         1         is         49,415         49,415         5,520           Anit Free Extinguishers         2         stop         14,000         28,000         30,158           Anathors         3         1         is         24,750         24,750           Anit Free Pump & Controller         1         18         14,000         14,000	Kitchen Tile Splash	-	11			
Nall Tile         1,680 sf         11         18,900           Vall Base         2,296 lf         11         25,830           Vall Base         2,296 lf         11         25,830           July Ele Extinguishers         28 ea         18         26,250           July Flee Extinguishers         28 ea         18         5,250           Apper Roll         28 ea         18         5,250           Apper Roll         28 ea         18         5,250           Amaily Mirror         28 ea         18         5,250           Apper Roll         18         21,000         21,000           Amaily Mirror         28 ea         50         1,400           Apper Roll         18         21,000         21,000           Amon Area Laurdy Appliances         2 stop         14,000         28,000           Ade Requirements         1 ls         49,415         49,415           Availy Mays Equipment         0 mer Allow         2 stop         14,000         28,000           Apple Roll Mays Room         1 ls         2 st,750         3 st,750           Apple Round Room Room Room Room Room Room Room Roo	Kitchen/Bath Tile		11	34,313		
Vall Base         2,286         If         11         25,830           Painting         28         unit         938         26,250           Varily Miror         28         ea         17,50           Varily Miror         28         ea         18         5,250           Apper Roll         28         ea         18         5,250           Apper Roll         28         ea         19         5,250           Instituters         28         ea         10         22,500           Apper Roll         28         ea         5         517,990         \$           Institutes         20         14,000         21,000         21,000         21,000         21,000           Adel Requirements         1         1         49,415	Wall Tile		7	18,900		
Painting         28 unit         938         26,250           Painting         28 ea         1750           Anit Fire Extinguishers         28 ea         18 5,250           Painty Mirror         28 ea         18 5,250           Paper Roll         28 ea         19 5,250           TublyShower Curtain Rod         28 ea         50 1,400           TublyShower Curtain Rod         28 ea         50 1,000           Total Short Roun         1 is         21,000         21,000           Add Requirements         1 is         49,415         49,415           Add Requirements         1 is         24,000         21,000           Add Waster Equipment         1 is         26,566         30,158           Availty Shallonies         1 is         24,750         24,750           Availty Shallonies         1 is         24,750         24,750           Availty Shallonies         1 is         24,750         24,750           Availty Shallonies         1 is         14,000         14,000           Availty Shallonies         1 is         24,750         24,750           Availty Shallonies         1 is         14,000         14,000           Availty Shallonies         1 is	Wall Base		-	25,830		
Unit Fire Extinguishers         28 ea         63         1,750           Appliances         28 ea         18         5,250           Appliances         1 is         21,000         21,000           Appliances         2 is         21,000         21,000           Appliances         2 is         2 is         2 is           Appliances         2 is         2 is         2 is         2 is           Appliances         2 is         2 is         2 is         2 is         2 is           Appliances         2 is         3 is	Painting		938	26,250		
Vanity Mirror         28 ea         188         5,250           Taper Roll         28 ea         19         525           Tub/Shower Curtain Rod         28 ea         50         1,400           Individual Shower Curtain Rod         1 is         21,000         21,000           Index Requirements         1 is         49,415         517,990         \$           Individual Rod         1 is         21,000         21,000         \$         517,990         \$           Individual Rod         1 is         24,415         49,415         \$         517,990         \$           Individual Rod         1 is         24,750         28,000         \$         517,990         \$           Individual Rod         1 is         24,750         24,750         24,750         24,750         24,750           Individual Circulating System         1 is         14,733         16,028         31,500         31,500           Individual Circulating System         1 is         14,000         14,000         14,000         14,000           Individual Circulating System         1 is         26,566         52,750         52,750         52,750         52,750         52,750         52,750         52,750         52,750	Unit Fire Extinguishers		63	1,750		
Paper Roll         28 ea         19         525           Tub/Shower Curtain Rod         1 is         21,000         21,000           Ade Requirements         1 is         21,000         21,000           Ade Requirements         1 is         49,415         49,415           waters         2 stop         14,000         28,000         \$ 517,990           waters         2 stop         14,000         28,000         \$ 517,990         \$ 517,990           waters         2 stop         14,000         28,000         \$ 517,990         \$ 517,990         \$ 517,990           waters         2 stop         14,000         28,000         \$ 517,990	Vanity Mirror		188	5,250		
Tub/Shower Curtain Rod         28 ea         50         1,400           mmon Area Laundry Appliances         1 is         21,000         21,000         21,000           de Requirements         2 stop         14,000         28,000         30,158         30,158           waters         Protection         3 stop         14,000         28,000         30,158         30,158         30,158           waters Room         Malkways/Balconies         1 is         24,750         24,750         24,750           making         1 is         14,733         16,028         31,500         30,0158         30,0158           Suest Room (100 1 br)         300 fixture         105         31,500         31,500         31,500           Suest Room (100 1 br)         300 fixture         105         31,500         31,500         31,500           Alot Water Circulating System         64,11 sf         30,0158         31,500         31,500         31,500         31,500         31,500           Alot Fixtures (Laundry Hook-up)         1 ea         625         625         625         625         625	Paper Roll		19	525		
mmon Area Laundry Appliances         1 is         21,000         21,000           ade Requirements         1 is         49,415         49,415           vators         2 stop         14,000         28,000           ld Waste Equipment         0 wner Allow         3,000         28,000           e Protection         1 is         3,411 is         30,156           Just Room         3,411 is         24,750         24,750           Imbing         300 fixture         105         31,500           Suest Room (100 1br)         300 fixture         105         31,500           Alof Water Circulating System         6,411 sf         3 16,028           Alof Hixtures (Laundry Hook-up)         1 is         14,000	Tub/Shower Curtain Rod	9	90	1,400		
ade Requirements         1 Is         49,415         49,415           vators         2 stop         14,000         28,000         \$ 517,990 \$           Id Waste Equipment         0 wner Allow         -         5,566         -         5,000         -         517,990 \$         \$ 517,990 \$	Common Area Laundry Appliances	<u>n</u>	21,000	21,000		
vators         2 stop         14,000         28,000         5 517,990         \$ 517,990<	Trade Requirements	1 IS	49,415	49,415		
National Control of Nati	ystems			en i i		39.86 per occupied s
Owner Allow  1 Is 65,666  3 3,411 sf 3  1 Is 14,733  () 3400k-up)  1 ea 626	Elevators		14,000	28 000		-
1 Is 65,566 3 3,411 sf 3 1 Is 24,750 1 Is 14,733 1) 300 fixture 105 6,411 sf 3 System 1 Is 14,000 1 ea 625	Solid Waste Equipment					
9,660 sf 3 2411 sf 3 ontroller 1 ks 24,750 1001 br) 300 fxture 105 rains 6,411 sf 3 14,000 Laundry Hook-up) 1 ea 625	Fire Protection	\$				
s/Balconles 3,411 sf 3 1 ls 24,750 1 ls 14,733 0m (100 1 br) 300 fixture 105 eck Drains 6,411 sf 3 Irchaeling System 1 ls 14,000 ures (Laundry Hook-up) 1 ea 625	Guest Room		m	30.158		
p & Controller 1 is 24,750  1 is 14,733  20m (100.1 br) 300 fixture 105  ex to Drains 6,411 sf 3  ures (Laundry Hook-up) 7 ea 625	Walkways/Balconies		0	10,659		
om (100 1 br) 300 fixture 14,733 eeck Drains 8,411 sf 3 14,000 tures (Laundry Hook-up) 1 ea 626	Fire Pump & Controller		24.750	24 750		
300 fixture 105 (105 eleck Drains 8,411 sf 3 ar Circulating System 1 ls 14,000 tures (Laundry Hook-up) 1 ea 626	Plumbina	<u> </u>	14.733			
9, 9, 5, 6, 6, 5, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6,	Guest Room (100 1 br)		105	31.500		
1 ls 14,000 1 ea 626	Roof & Deck Drains		m	16,028		
1 ea 625	Hot Water Circulating System		14,000	14,000		
	BOH Fixtures (Laundry Hook-up)	- 0	625	625		

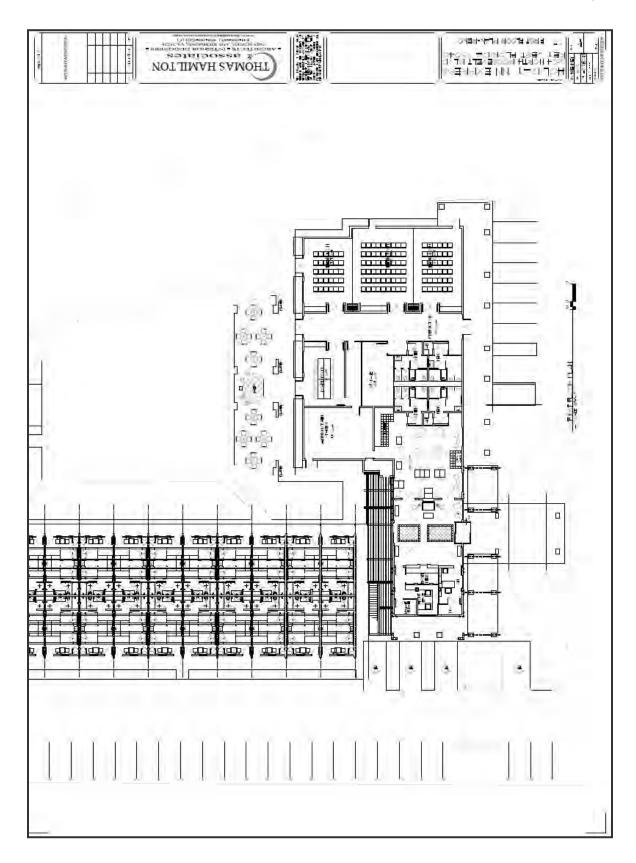
Unit System   Syste	Unit	Unit System   Unit Price   Total System	Unit System   Unit Price   Total   Total   System	Truction Company, LLC	Unit	Truction Company, LLC   Unit System   System   System   System   System   Total   To	truction Company, LLC  Unit Price Total System  Unit Price Total Total  Unit Price Total Total  Unit Price Total Total  1 is 145,188 52,000  6,000 6,000  ses Fresh Air & Exhaust 1 in 5,000 6,000  ust Fans Sidewall Vented 28 ea 625 17,500 6,000  ust Fans Sidewall Vented 18 ea 625 17,500 6,000  ust Fans Sidewall Vented 18 ea 625 17,500 6,000  ust Fans Sidewall Vented 18 ea 625 17,500 6,000  ust Fans Sidewall Vented 18 ea 625 17,500 6,000  ses Sidewall Vented 18 ea 625 17,500 6,000  as Fans Fans Fans Fans Fans Fans Fans Fa	truction Company, LLC  Lunit System  Unit Price Total Cotal  Unit Price Total  Lunit Price Total  Lunit Price Total  Lunit Price Total  Lotal  Lotal  Lotal  Lotal  Lotal  Lotal  Lotal  Total	truction Company, LLC  Lunit Price Total System  Local Local Total System  1 ls 145,188 52,500  Addition Company, LLC  Lunit Price Total Total  1 ls 145,188 52,500  Company, LLC  Lunit Price Total  1 ls 145,188 52,500  Company, LLC  Lunit Price Total  1 ls 145,188 52,500  Company, LLC  Lunit Price Total  1 ls 145,188 135  Company  1 ls 145,188 138  Company  1 ls 212,828  Company  Compa	truction Company, LLC  unit Price Total System  Unit Price Total Cotal  Unit Price Total  Unit School Total  Ust Fars Sidewall Vented  Unit Sidewall	### Company, LLC    The control of t	## Company, LLC  ## Land	Hardin Construction Company					
Unit         Price         Total         System           1 Is         145,188         52,500           1 Is         1,875         52,500           ad Outside Air & Exhaust         28 tm         1,875         50,000           ad Outside Air & Exhaust         1 tm         5,000         5,000           ases, Fresh Air & Exhaust         1 tm         5,000         5,000           ust Fans - Sidewall Vented         28 ea         625         17,500           as-Sidewall         1 is         212,828         188           as-Freewire         28 unit         313         8,750           as-Freewire         28 unit         4,257         4,257           as-Freewire         4,257         4,257         4,257           as mos         60,000         2,235,672         2,235,672           2.0 %         2.6 %         77,623           1.1 %         2.25 %         77,623           1.1 %         0.90 %         77,634           Owner         869,268           869,268         3,104,930	Unit Price Total T	Unit Price Total Total Total    Is	Unit         Drint         Total         System           Heartify         Unit         Price         Total         Total           m HVAC PTAC         28 th         145,188         52,500         70,000           ed Outside Air & Exhaust         1 th         2,600         70,000         70,000           treas, Frest Air & Exhaust         1 th         5,000         70,000         5,000           ust Fans-Sidewall         1 ea         188         188         188           ire Alem-Finished         1 s         212,828         17,500         188           a-Freewire         28 unit         313         8,750         155,246           a-Freewire         1 ls         4,257         4,257         4,257           amost         60,000         2,235,672         2,235,672         27,944           0.90         0.90         0.90         77,623           0.90         0.90         0.90         0.90           0.90         0.90         0.90         0.90           0.90         0.90         0.90         0.90           0.90         0.90         0.90         0.90           0.90         0.90         0.90         0.90	Unit         Unit         System           Duil         Price         Total         Total           m HVAC PTAC         28 tm         145,188         52,500           ed Outside Air & Exhaust         1 tm         2,600         70,000           reas, Fresh Air & Exhaust         1 tm         2,600         70,000           ust Fans, Sidewall         1 es         18         18           as-Sidewall         1 s         212,828         18           ire Alam-Finished         1 s         212,828         18           ire Alam-Finished         1 s         4,257         4,257           ements         1 s         4,257         4,257           ements         2,235,672         22,46           1 s         4,257         4,257           ements         2,235,672         27,944           0,00         2,5%         27,944           0,00         0,00         4,257           ements         2,235,672         27,944           0,00         2,5%         27,944           0,00         0,00         2,104,930           expectation         2,104,930         3,104,930	Unit         Dride         Total         System           Price         Total         Total         Total           m HVAC PTAC         28 th         145,188         52,500           ed Outside Air & Exhaust         1 th         2,600         70,000           treas, Fresh Air & Exhaust         1 th         5,000         70,000           treas, Fresh Air & Exhaust         1 th         5,000         70,000           ust Fans-Sidewall         1 th         5,000         17,500           as-Sidewall         1 te         212,828         17,500           ar-Freewire         1 te         212,828         188,750           ar-Freewire         1 te         4,257         4,257           ar-Freewire         1 te         4,257         4,257           amost         60,000         60,000         480,000           2,0 %         2,5 %         77,623           1.1 %         0,90 %         27,944           0,90 %         0,90 %         27,944           0,90 %         0,90 %         27,944           0,90 %         0,90 %         3,1104,930           0,90 %         0,90 %         3,104,930	Unit         Price         Total         System           m HVAC PTAC         28 tm         1,875         52,500           ed Outside Air & Exhaust         2,600         70,000           ed Outside Air & Exhaust         1 tm         5,000         70,000           ust Fans - Sidewall Vented         2,8 ea         2,500         70,000           ust Fans - Sidewall Vented         1 ea         17,500         1,750           ust Fans - Sidewall Vented         1 ea         1,88         1,750           n Alam-Finished         1 so unit         2,235,672         2,235,672           a-Freewire         1 so unit         4,257         4,257         4,257           a-Freewire         1 so	Unit         Price         Total         System           m HVAC PTAC         28 th         1,875         52,500           m HVAC PTAC         28 th         2,500         70,000           reas, Fresh Air & Exhaust         1 th         5,000         5,000           reas, Fresh Air & Exhaust         1 th         5,000         5,000           ust Fans Sidewall         1 is         225         17,500           1 is         212,825         17,500           1 is         212,825         17,500           1 is         212,825         17,500           28 unit         313         8,750           a-Freewire         1 is         4,257         4,257           4,257         4,257         4,257           a-Freewire         20,8         60,000         62,099           25,%         25,%         25,%         77,623           1.1,%         0,90%         27,944         27,944           Owner         888,258         888,258           0,90%         3,104,930         8	Unit   Price   Total	Unit	Unit	Miles   Total   Tota	Unit		, LLC			03/18/13	
HVAC PTAC  28 th 1,875 52,500  ad Outside Ali & Exhaust 28 th 5,000 5,000  ust Fars - Sidewall Vented 28 ea 625 17,500  a-Sidewall Vented 18 212,828  - Sidewall Vented 18,061 sf 16 204,078  a-Freewire 28 unit 313 8,750  a-Freewire 14 %  ns 8 mos 60,000 82,098  2.0 %  2.0 %  2.0 %  2.0 %  2.0 %  3.13 8,750  4,257  4,257  2,235,672  2,099  2.0 %  2.0 %  2.0 %  2.0 %  3.14 %  0.90 %  2.0 %  2.0 %  2.0 %  2.0 %  2.0 %  2.0 %  3.14 %  0.000 %  2.0 %  2.0 %  2.0 %  2.0 %  2.0 %  2.0 %  2.0 %  3.14,54  0.90 %  2.0 %  0.90 %  0.90 %  2.0 %  2.104,930 \$  3.104,930 \$	HVAC PTAC  1 Is 145,188  ad Outside Air & Exhaust 28 th 2,500 70,000 1045 Fars - Sidewall Vented 1 sea 6,25 17,500 1 sea 6,25 17,500 1 sea 188 188 189 1 ls 212,828 1 ls 18,75 000 1 sea 6,25 17,500 1 sea 6,25 18 18 18 18 18 18 18 18 18 18 18 18 18	HVAC PTAC  28 th 1,875 52,500  4 th 5,000 5,000  5 s-Sidewall Vented 18 ea 6,25 17,500  1 ls 212,828  1 ls 4,257 4,257  5 0 % 60,000  2 0 % 60,000  2 0 % 60,000  2 0 % 77,623  1 ls 4,257  2 2,335,672  2 2,335,672  2 2,000  2 2 0 % 77,500  4 2,57  5 3,104,930 \$\$  2 0 wher  Cowner  Cowner  Cowner  Control of 10,000  Contro	m HVAC PTAC  28 th 1875 52,500  29 th 2,500 70,000  1 th 5,000 5,000  2 so th 188  2 so th 188  3 so the wall verted 1 se than 188  1 th 212,828  2 th 1,500  3 th 188  3 th 1,500  3 th 188  4 257  4 257  4 257  4 257  5 0 %  6 0,000  6 0,000  6 0,000  8 0,000  8 0,000  2 th 18 th 14 %  8 th 14 %  9 th 14 %  9 th 14 %  1 th 15 th 1	m HVAC PTAC  28 th 1,875 52,500  2,500 70,000  2,500 5,000  3,000  4,000  5,000  1 se 625 17,500  1 se 625 17,500  1 se 625 17,500  1 se 7,000  1 se 7	m HVAC PTAC  28 th 1,875 52,500  2,500 70,000  5,000 5,000  1 ea 625 17,500  1 ls 212,828  1 ls 212,828  1 ls 212,828  28 unit 313 8,750  4,257 4,257  14 %  15 %  16 %  2,235,672  2,235,672  17,500  18 %  18 %  18 %  19 %  2,235,672  2,235,672  11 %  1	m HVAC PTAC 28 th 1875 52,500 ed Outside Air & Exhaust 28 th 2,560 70,000 ust Fans -Sidewall Vented 28 ea 625 17,500 17,500 ust Fans -Sidewall Vented 28 ea 625 17,500 17,	m HVAC PTAC  28 th 1875 52,500  ed Outside Air & Exhaust 28 th 2,560 70,000  solvest, Fresh Air & Exhaust 28 th 5,000  ust Fans - Sidewall Vented 28 ea 625 17,500  s-Sidewall Vented 1 ea 188 188 188  re Alam-Finished 15,061 sf 18 212,828  a-Freewire 1 ls 212,828  a-Freewire 28 unit 313 8,750  a-Freewire 1 ls 4,257 4,257 155,246  1 ls 4,257 4,257 155,246  1 ls 4,257 2,235,672 155,246  1 ls 4,257 2,235,672 2,235,672  1 ls 4,257 2,235,672 155,246  1 ls 4,257 2,235,672 2,235,672  1 ls 4,257 2,235,672 2,235,672  1 ls 4,257 2,235,672 2,235,672  1 ls 4,257 2,235,672  2 ls 2,335,672  2 ls 2,346  2 ls 2,335,672  2 ls 2,346  2 ls 2,346  2 ls 3,104,930 \$  3 ls 104,930 \$  3 ls 104,93	## 145,188   145,188   52,500   ## 1,875   52,500   70,000   ## 1,875   52,500   70,000   ## 1,875   50,000   5,000   ## 1,875   1,500   1,500   ## 1,875   1,500   1,500   ## 1,875   1,500   1,500   ## 1,875   1,500   1,500   ## 1,875   1,500   1,500   ## 1,875   1,500   1,500   ## 1,875   1,500   1,500   ## 1,875   1,500   1,500   ## 1,875   1,500   1,500   ## 1,875   1,	## 145,188   145,188   52,500    ad Outside Air & Exhaust   1875   52,500    ad Outside Air & Exhaust   1875   52,500    ad Outside Air & Exhaust   1875   52,500    additional Vented   28 ea   625   17,500    as Sidewall Vented   28 ea   625   17,500    as Sidewall Vented   18   212,828    as Alema-Finished   13,061 sf   18   188    as Freewire   18   18   18    as Freewire   18   18   18    as Freewire	## 145,188   145,188   145,188   145,188   145,188   145,188   1475   145,188   1475   145,000   1475   147	## H\$ 189   145 189   52,500   ## H\$ 1,875   52,500   ## H\$ 2,500   70,000   ## H\$ 1,875   70,000   ## H\$ 2,500   ## H	## HVAC PTAC  ### Total Control Contro	Existing Site C		Unit		System	
## HVAC PTAC  28 th 1,875 52,500  ed Outside Air & Exhaust 28 th 5,000  ad Outside Air & Exhaust 1 th 5,000  ust Fans- Sidewall Vented 28 ea 6,25 17,500  a-Sidewall with 1 is 212,828  a-Freewire 28 unit 313 8,750  a-Freewire 13,061 sf 1,875  a-Freewire 14 % 60,000  2.0 % 14 % 60,000  2.0 % 62,099  2.5 % 77,623  1.1 % 4,257  4,257  4,257  4,257  4,257  4,257  4,257  4,257  4,257  62,099  2.0 % 62,099  2.0 % 62,099  2.0 % 62,099  2.0 % 80,000  2.0 % 80,000  2.0 % 80,000  2.0 % 80,000  889,268  9,104,930 \$	## HVAC PTAC	## HVAC PTAC	## HVAC PTAC	## HVAC PTAC	m HVAC PTAC  28 th 1,875 52,500  4 Courside Air & Exhaust 28 th 5,000  5,000  625 17,500  1 s 212,828  1 s 212,836  1 s 313  1 s 212,828  1 s 313  1 s 212,828  1 s 32,191  1 s 33,191  1 s 32,191  1 s 33,191  1 s 33,191  1 s 33,191  1 s 33,194,930 \$ 5	## WAC PTAC ## ## ## ## ## ## ## ## ## ## ## ## ##	## HAVAC PTAC  28 th 1,875 52,500  ad Outside Air & Exhaust 28 th 5,000  ad Outside Air & Exhaust 1 th 5,000  ad Outside Air & Exhaust 1 th 5,000  a Sidewall Vented 1 ea 625 17,500  a Sidewall Vented 1 ea 188 188 188  a Sidewall Vented 1 ea 188  a Sidewa	m HVAC PTAC 28 th 1,875 52,500  ad Outstee Aria & Exhaust 28 th 2,500 70,000  ad Outstee Aria & Exhaust 1 th 5,000 5,000  ust Fans - Sidewall Vented 28 ea 625 17,500  a-Sidewall Vented 1 to 1 to 212,828	m HVAC PTAC 28 th 1,875 52,500  ad Outside Air & Exhaust 28 th 2,500  ad Outside Air & Exhaust 28 th 5,000  ad Outside Air & Exhaust 28 th 5,000  a Sidewall Vented 1 ea 6,200  a Sidewall Vented 1 ea 1,2500  a Sidewall	m HVAC PTAC  28 tn 1,875 52,500  dust Fants Afra Exhaust 28 tn 2,500 70,000  ust Fants Sidewall Vented 28 aa 625 17,500  1 ea 188 188 188  1 ls 212,828 1875  28 unt 16 204,078  29 unt 313 8,750  1 ls 4,257 4,257  1 ls 4,257 4,257  50 % 60,000 60,000  2,0 % 60,000 60,000  2,0 % 60,000 60,000  2,0 % 60,000 60,000  2,0 % 60,000 60,000  2,0 % 77,623  1,1 % 27,825  60,000 60,000  2,0 % 60,000 60,000  2,0 % 60,000 60,000  2,0 % 77,623  1,1 % 27,944  0,90 % 77,623  1,1 % 27,944  0,000  2,0 % 77,623  2,0 % 77,623  1,1 % 27,944  0,000  2,0 % 77,623  2	## 1875 52.500  ## 2.500	## 1875 52.500  ## 1875 52.500  ## 2.500  ## 2.500  ## 2.500  ## 2.500  ## 2.500  ## 2.500  ## 2.500  ## 2.500  ## 2.500  ## 2.000  ## 2.500  ## 2.235,672  ## 2.500  ## 2.235,672  ## 2.500  ## 2.500  ## 2.500  ## 2.500  ## 2.500  ## 2.235,672  ## 2.500  ## 2.235,672  ## 2.5000  ## 2.5000  ## 2.5000  ## 2.5000  ## 2.5000  ## 2.5000  ## 2.5000  ## 2.5000  ## 2.5000  ## 2.5000  ## 2.5000  ## 2.5000  ## 2.5000  ## 2.5000  ## 2.5000  ## 2.5000  ## 2.5000  ## 2.5000		-	145,188			
ed Outside Air & Exhaust 28 th 2,500 70,000 for teas, Fresh Air & Exhaust 1 th 5,000 6,000 6,000 for teas, Fresh Air & Exhaust 1 th 5,000 6,500 for teas, Fresh Air & Exhaust 1 th 6,000 for teas, Fresh Air & Exhaust 1 th 6,000 for teas, Fresh Air & Exhaust 1 th 6,000 for teas, Fresh Air & Exhaust 1 th 6,000 for teas, Fresh Air & A,257 for teash Air &	ed Outside Air & Exhaust 28 th 2,500 70,000 feas, Fresh Air & Exhaust 1 th 5,000 5,000 5,000 feas. Fresh Air & Exhaust 1 th 5,000 5,000 feas. Fresh Air & Exhaust 1 th 6,000 feas. Freewire 13,061 sf 14,257 4,257 4,257 1,18 32,181 8,750 feas. Freewire 14,% 8,000 feas. Freewire 14	ed Outside Air & Exhaust 28 th 2,500 70,000 for teas, Fresh Air & Exhaust 1 th 5,000 6,000 6,000 for teas, Fresh Air & Exhaust 1 th 5,000 6,000 for teas, Fresh Air & Exhaust 1 th 6,000 for teas, Fresh Air & Exhaust 1 th 1	ed Outside Air & Exhaust 28 th 2,500 70,000 1000 1000 1000 1000 1000 1000	ed Outside Air & Exhaust	ed Outside Air & Exhaust	ed Outside Air & Exhaust 1 th 5,000 70,000 102 Fresh Air & Exhaust 1 th 5,000 17,000 103 Fresh Air & Exhaust 1 th 5,000 17,000 103 Fresh Air & Exhaust 1 th 5,000 17,000 103 Fresh Air & Exhaust 1 th 18 188 188 188 188 188 188 188 188 188	ad Outside Air & Exhaust 1 th 5,000 70,000 reas, Fresh Air & Exhaust 1 th 5,000 5,000 17,500 188 ea 625 17,500 188 188 188 188 188 188 188 188 188 1	ad Outside Air & Exhaust 1 th 5,000 70,000 roas, Fresh Air & Exhaust 1 th 5,000 17,500 17,500 roas, Fresh Air & Exhaust 1 th 5,000 17,500 17,500 roas, Fresh Air & Exhaust 1 to 212,828 188 188 188 188 188 188 188 188 188	ad Outside Air & Exhaust 1 tn 5,000 5,000 1,5000 1 tn 5,000 1 tn 5,000 5,000 1 tn 5,000	ad Outside Air & Exhaust 1 th 5,000 70,000 ross, Fresh Air & Exhaust 1 th 5,000 5,000 5,000 8,00	and Outside Air & Exhaust 28 th 5.500 70,000 and 1 to 5.000 and 625 17,500 and 62	and Outside Air & Exhaust 28 th 5,000 70,000 and 625 17,500 and 62	Guest Room HVAC PTAC		1,875	52,500		
Trees, Fresh Afr & Exhaust 1 th 5,000 5,000 and seas. Fresh Afr & Exhaust 1 th 5,000 17,500 and seas. Fresh Afr & Exhaust 1 the 1 to 212,828 and 188 and seas. Freewire and seas. Free and	Trees, Fresh Afr & Exhaust 1 th 5,000 5,000 17,500 17,500 17,500 17,500 17,500 18 ea 625 17,500 18 ea 62,001 ea 1,001	Teas, Fresh Afr & Exhaust 1 th 5,000 5,000 and seas. Fresh Afr & Exhaust 1 th 5,000 17,500 and seas. Fresh Afr & Exhaust 1 to a 188 and 188 and seas. Freewire 13,061 st 18 and a 13,300 and a 14,257 and a 14,350 an	Tree Heath Afrik Exhaust 1 th 5,000 5,000 17,500 17,500 18 ea 625 18 ea 18 18 18 18 18 18 18 18 18 18 18 18 18	Teas, Fresh Afr & Exhaust 1 th 5,000 5,000 and the sear 625 17,500 and the sear 625 and the sear 628 and the sear 628 and the sear 628 and the sear 60,000 and the search for 60,000 and	Tree Alam Shaust 1 th 5,000 5,000 17,500 17,500 17,500 18 ea 625 17,500 18 ea 625 17,500 18 ea 625 17,500 18 ea 625 17,500 18 18 18 18 18 18 18 18 18 18 18 18 18	Leas, Fresh Afr & Exhaust 1 th 5,000 5,000 ust Fans - Sidewall Vented 28 ea 625 17,500 17,500 18 ea 625 17,500 18 ea 62,0078 18 ea 62,001 st 18 ea 18 ea 62,001 ea ements 1 ls 212,827 4,257 4,257 4,257 18,000 19 ea ements 1 ls 4,257 4,257 4,257 4,257 17,500	Trick Air & Exhaust 1 th 5,000 5,000 1,500 1,500 1,500 1 to a 188	Tree Alam Shoot Shoot Shoot Shoot Shoot Shoot It seems to shoot It seems to shoot It seems to shoot It seems the shoot It seems	Trick Air & Exhaust 1 th 5,000 5,000 1,500 1,500 1,500 1 to a 188	The state of the s	Transport of the component of the compon	The Superagraph of the state of	Counditioned Outside Air & Exhaust		2,500	70,000		
Ust Fans - Sidewall Vented 28 ea 625 17,500  1 ea 188 188 188  1 ls 212,828  220,078  313 8,750  4,257  4,257  4,257  5,0 %  8 mos 60,000  2,235,672  2,235,672  1,1 %  0,90 %	Ust Fans - Sidewall Vented 28 ea 625 17,500  1 ea 188 188 188  1 ls 212,826  28 unit 313 8,750  29 unit 313 8,750  anents 1 ls 4,257 4,257  50 % 14 % 60.000  2,0 % 60.000  2,0 % 62,099  2,5 % 77,623  1,1 % 0,90 % 27,944  Owner 869,268  S 3,104,930 \$	Lust Fans - Sidewall Vented 28 ea 625 17,500  1 ea 188 188 188  1 ls 212,828  220,078  313 8,750  4,257 4,257  50 % 4,257 4,257  14 % 8 mos 60.000  2.0 % 62,099  2.235,672  2.235,672  32,191  480,000  2.0 % 62,099  2.235,672  32,191  480,000  2.0 % 62,099  2.0 % 62,099  2.0 % 62,099  2.0 % 77,623  1.1 % 94,54  0.90 % 77,634  Owner  869,268  869,268	Ust Fans - Sidewall Vented 28 ea 625 17,500  1 ea 188 188 188  1 ls 212,828  204,078  3.13 8.750  4,257 4,257  5.0 % 4,257 4,257  5.0 % 8 mos 60,000  2.0 % 8 2,099  2.5 % 77,623  1.1 % 34,154  0.900  2.0 % 62,099  2.2 % 77,623  1.1 % 34,154  0.900  2.0 % 868,268  2.104,930 \$  3,104,930 \$	Lust Fans - Sidewall Vented 28 ea 625 17,500  1 ea 188 188 188  1 ls 212,826  21,067 sf 16 204,078  28 unit 313 8,750  4,257 4,257  50 % 4,257  50 % 8 mos 60.000  2,0 % 8 62,099  2,0 % 8 62,099  2,0 % 8 62,099  2,0 % 8 62,099  2,0 % 8 62,099  2,0 % 8 62,099  2,0 % 8 62,099  2,0 % 8 62,099  2,0 % 8 62,099  2,0 % 8 62,099  2,0 % 8 62,099  2,0 % 8 62,099  2,1 % 8 69,268  2,1 % 8 69,268  869,268  869,268	Ust Fans - Sidewall Vented 28 ea 625 17,500  1 ea 188 188 188  1 ls 212,828  210,078  21,001 of 18 210,78  22,005  20,000  20,	Ust Fans - Sidewall Vented 28 ea 625 17,500  1 ea 188 188 188  1 s 212,826  2 unit 28 unit 313 8,750  2 unit 313 8,750  2 unit 4,257 4,257  5 0 % 4,257 4,257  1 s 4,257 4,257  5 0 % 60,000  2 0 % 62,099  2 2 0 % 62,099  2 2 0 % 62,099  2 2 0 % 62,099  2 2 0 % 62,099  2 2 0 % 62,099  2 2 0 % 62,099  2 2 0 % 62,099  2 0 0 % 62,099  2 0 0 % 62,099  2 0 0 % 62,099  2 0 0 % 62,099  2 0 0 % 62,099  2 0 0 % 62,099  2 0 0 % 62,099  3 0 104,930 \$ 8,104,930 \$	Ust Fans - Sidewall Vented 28 ea 625 17,500  1 ea 188 188 188  1 ls 212,826  2 built 313 8,750  anents 1 ls 4,257 4,257  50 % 4,257 4,257  14 % 60.000  2 0 % 60.000  2 0 % 62,099  2 1,1 % 60.000  2 0 % 62,099  2 1,1 % 60.000  3 1,1 % 60.000  2 0 % 62,099  2 1,1 % 60.000  3 1,1 % 60.000  3 1,1 % 60.000  5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Ust Fans - Sidewall Vented 28 ea 625 17,500  1 ea 188 188 188  1 ls 212,826  28 unit 313 8,750  29 unit 313 8,750  20 unit 313 8,750  1 ls 4,257 4,257  5.0 % 2,0 % 20,000  2.5 % 1.1 % 34,154  0.90 % 27,944  0.90 % 27,944  0.90 % 27,944  0.90 % 27,944  0.90 % 27,944  0.90 % 27,944	Ust Fans -Sidewall Vented 28 ea 625 17,500  1 ea 188 188 188 188  1 s 212,828 188  1 s 212,828 188  313 8,750 8,750 8,750 82,700  2,0 % 8 mos 60,000 82,099  2,0 % 8 mos 60,000 82,099  2,0 % 9,	Ust Fans - Sidewall Vented 28 ea 625 17,500  1 ea 188 188 188  1 s 212,828  1 s 313 8,750  2 8 unit 313 8,750  2 8 unit 313 8,750  1 ls 4,257 4,257 4,257  5 0 % 2,0 % 8,000  2 0 % 8,000  2 0 % 8,000  2 0 % 8,000  2 0 % 8,000  2 0 % 8,000  2 0 % 8,000  2 0 % 8,000  2 0 % 8,000  3 4,154  0 90 % 888,268  6 0,000  8 888,268  5 3,104,930 \$	1 to a 188 17600  1 re a 188 1786  1 re Alam-Finished 13.061 sf 16 204,078  1 re Alam-Finished 13.061 sf 16 204,078  2 rements 1 f 16 4,257 4,257 156,000  2 0 % 2 0 % 2 0,000  2 0 % 60,000 480,000  2 0 % 60,000 480,000  2 0 % 60,000 480,000  2 0 % 60,000 480,000  2 0 % 60,000 480,000  2 0 % 60,000 480,000  2 0 % 60,000 880,000  3 1 1 % 888,288  5 3,104,930 \$ 5 104,930 \$ 5 104,930 \$ 5 104,930 \$ 5 104,930 \$ 5 104,930 \$ 5 104,930 \$ 5 104,930 \$ 5 104,930 \$ 5 104,930 \$ 5 104,930 \$ 5 104,930 \$ 5 104,930 \$ 5 104,930 \$	1 se 625 17,500 1 se 625 17,500 1 se 788 188 188 188 188 188 188 188 188 188	Common Areas, Fresh Air & Exhaust	-	5,000	6,000		
a-Sidewall 1 ea 188 188 188 188 188 188 188 188 188 18	a-Sidewall 1 ea 188 188 188 188 188 188 188 188 188 18	a-Sidewall 1 ea 188 188 188 188 188 188 188 188 188 18	a-Freewill 1 ea 188 188 188 188 188 188 188 188 188 18	a-Sidewall 1 ea 188 188 188 188 188 188 188 188 188 18	a-Freewill 1 ea 188 188 188 188 188 188 188 188 188 18	1 ea 188 188 188 188 189 189 189 189 189 189	Freewire 1 ea 188 188 188 188 188 188 188 188 188 18	a-Sidewall 1 ea 188 188 188 188 188 188 188 188 188 18	1 ea 188 188 188 188 188 188 188 188 188 18	a-Sidewall 1 ea 188 188 188 188 188 188 188 188 188 18	1 ea   188	Treewife 188 188 188 188 188 188 189 189 189 189	Toilet Exhaust Fans -Sidewall Vented	28	625	17,500		
To Alarm-Finished 13,061 sf 16 204,078 8,750 8,750 8,750 1 ls 4,257 4,257 4,257 15,246 14.4% 8 mos 800,000 82,098 25.6% 11.4% 869,268 27,944 090 % 27,944 090 % 869,268 869,26	To Alarm-Finished 13.061 sf 16 204,078 8,750 8,750 8,750 1 ls 4,257 4,257 4,257 15,246 14.4% 8 mos 60.000 8,235,672 2,235,672 2,235,672 15,246 14.4% 8 mos 60.000 8,2,38,672 1.1% 0.90 % 0.000 8,27,944 0.90 % 0.90	To Alarm-Finished 13,061 sf 16 204,078 8,750 8,750 8,750 1 ls 4,257 4,257 4,257 15,246 14.4% 8 mos 80,000 82,099 77,823 11.1% 0.90 % 2.5 % 0.00 80,000 82,099 77,823 11.1% 0.90 % 2.7,944 0.90 % 27,944 0.90 % 3,104,930 \$	To Alarm-Finished 13.061 sf 16 204,078 a.Freewire 28 unit 313 8,750 a.ments 1 ls 4,257 4,257 4,257 15,246 a.25,672 2,235,672 2,235,672 a.25,672 a.2	To Alarm-Finished 13.061 sf 16 204,078 a.750 a.751 a.750 a.751 a.750 a.751 a.751 a.751 a.751 a.751 a.751 a.751 a.751 a.751 a.752 a.7	To Alarm-Finished 13.061 sf 16 204,078 a.Freewire 28 unit 313 8,750 a.ments 1 ls 4,257 4,257 4,257 15,246 a.25,672 2,235,672 2,235,672 a.25,672 a.2	Tire Alarm-Finished 13.061 sf 16 204,078 313 87,550 48,750	Tile Alarm-Finished 13.061 sf 16 224,078 a.750 a	To Alarm-Finished 13.061 sf 16 204,078 a.Freewire 28 unit 313 8,750 a.ments 1 ls 4,257 4,257 4,257 15,246 1,4 % 32,191 8 mos 60.000 62,099 2.5 % 77,623 1.1 % 34,154 0.90wer 0.00 mer 869,268	Tile Alarm-Finished 13.061 sf 16 224,078 (8.750 a.750	Tile Alarm-Finished 13.061 sf 16 204,078 a.Freewire 28 unit 313 8,750 aments 1 ls 4,257 4,257 4,257 15,246 a.24,257 15,247	1 Is 212,828 204,078    3-Freewire 28 unit 313 8,750    50 % 4,257    1 Is 4,257    50 % 4,257    1 Is 8,750    50 % 8 mos 80,000    2,235,672    1 1 % 8 mos 80,000    2,0 % 8 mos 9 mos	1 Is 212,828 204,078    5 Freewire 28 unit 313 8,750    6 5 0 % 4,257    7 5 0 % 4,257    7 6 2 32,35,672    7 6 2 0 % 8,000    8 0,000    8 0,000    8 0,000    8 0,000    9 0,000     9 0,000	Dryer Vents-Sidewall	*	188	188		
ire Alarm-Finished 13,061 sf 16 204,078 28 unit 313 8,750 4,257 4,257 5,0 % 1,4 % 8 mos 60,000 2,0 % 2,235,672 1,1 % 0,90 % 2,1 % 0,90 % 0,00	ire Alarm-Finished 13,061 sf 16 204,078 28 unit 313 8,750 4,257 4,257 5,0 % 8,750 14.% 8,750 14.87 14.% 8,000 2,0 % 8,000 2,0 % 1,1 % 9,000 1,1 % 9,000 8,00	ire Alarm-Finished 13,061 sf 16 204,078  28 unit 313 8,750 4,257 4,257 5,0 % 1,4 % 8 mos 60,000 2,0 % 2,0 % 1,1 % 0,90 % 0,00 %	ire Alarm-Finished 13.061 sf 16 204,078 2.8 unit 313 8.750 4,257 4,257 5.0 % 5.0 % 8 mos 60.000 82,099 2.5 % 1.1 % 0.90 %	ire Alarm-Finished 13,061 sf 16 204,078  2.8 unit 313 8,750 4,257 4,257 5.0 % 1.4 % 8.7 60 1.4 % 1.4 % 1.4 % 1.4 % 1.4 % 1.1 %	ire Alarm-Finished 13.061 sf 16 204,078 2.8 unit 31.3 8,750 4,257 5.0 % 4,257 14.% 8,750 1.4 % 8,750 2,235,672 1.4 % 860,000 2.5 % 1.4 % 860,000 2.5 % 1.4 % 860,268 2.5 % 1.4 % 860,268 2.5 % 1.4 % 860,268 2.5 % 1.4 % 860,268 2.5 % 1.4 % 860,268 2.5 % 1.4 % 860,268 3.4,154 0.90 % 860,268 860,268 860,268	ire Alarm-Finished 13.061 sf 16 204,078 2.8 unit 313 8.750 4.257 4.257 4.257 4.257 4.257 4.257 4.257 4.257 4.257 4.257 4.257 4.257 4.257 6.0.00 8.0.000 8.0.000 8.0.000 2.0.% 2.0.% 2.0.% 2.0.% 2.0.% 2.0.% 2.0.% 3.4.154 0.90 % 0	ire Alarm-Finished 13,061 sf 16 204,078 28 unit 313 8,750 4,257 4,257 5,0 % 1,4 % 1,	ire Alarm-Finished 13.061 sf 16 204,078 2.8 unit 31.3 8,750 4,257 4,257 5.0 % 1.4 % 8.7 so 1.4 % 8.7 so 1.4 % 8.7 so 1.5 so 1.4 % 8.7 so 1.5 so 1.4 % 1.1 %	ire Alarm-Finished 13,061 sf 16 204,078 2.8 unit 313 8,750 4,257 4,257 5.0 % 1.4 % 80,000 2.6 % 2.5 % 1.1 % 9,000 80,000	ire Alarm-Finished 13.061 sf 16 204,078 2.8 unit 31.3 8,750 4,257 4,257 5.0 % 1.4 % 8 mos 60.000 2.5 % 1.1 % 0.90	In State	The state of the s	Electrical	<u> </u>	212,828			
a-Freewire 28 unit 313 8,750  aments 1 ls 4,257 4,257  5.0 % 2,235,672 2,235,672  1.4 % 8 mos 80.000 82,099  2.0 % 2.5 % 77,623  1.1 % 0,90 % 27,944  Owner 869,268  S 3,104,930 \$	a-Freewire 28 unit 313 8,750  aments 1 ls 4,257 4,257  5.0 % 2,235,672 2,235,672  14.9% 8 mos 60.000 62,099  2.0 % 25.0 % 62,099  2.0 % 62,099  2.0 % 62,099  2.0 % 62,099  2.0 % 62,099  2.0 % 62,099  2.0 % 62,099  2.0 % 62,099  2.1 % 60,000 62,099  2.1 % 869,268  2.104,930 \$	a-Freewire 28 unit 313 8,750  aments 1 ls 4,257 4,257  5.0 % 2,235,672 2,235,672  1.4 % 8 mos 80.000 82,099  2.0 % 2.5 % 77,623  1.1 % 0.90 % 27,944  Owner 0.90 % 27,944  Owner 869,268	a-Freewire 28 unit 313 8,750  aments 1 Is 4,257 4,257  5.0 % 2,235,672  2,235,672  1.4 % 32,191  8 mos 60.000 82,099  2.5 % 1.1 % 32,191  0.90 % 0.10 % 0.20	a-Freewire 28 unit 313 8,750  aments 1 ls 4,257 4,257  5.0 % 2,235,672 2,235,672  14.9% 8 mos 60.000 62,099  2.0 % 62,099  2.5 % 77,623  1.1 % 0.90 % 27,944  Owner 869,268  S 3,104,930 S	a-Freewire 28 unit 313 8,750  aments 1 Is 4,257 4,257  5.0 % 2,235,672 2,235,672  1.4 % 8 mos 60.000 82,099  2.6 % 2.5 % 77 623  1.1 % 94,154  Owner Owner 888,268  \$ 3,104,930 \$	a-Freewire 28 unit 313 8,750  aments 1 ls 4,257 4,257  5.0 % 2,235,672 2,235,672  1.4 % 32,191  8 mos 60,000 62,099  2.5 % 62,099  2.5 % 62,394  Owner 869,268  S 7,044  Owner 869,268  S 3,104,930 \$	a-Freewire 28 unit 313 8,750  aments 1 ls 4,257 4,257  5.0 % 2,235,672 2,235,672  1.4 % 80,000  2.0 % 60,000 62,099  2.5 % 77,623  1.1 % 0.90 % 77,623  Owner 869,268  S 3,104,930 S	a-Freewire 28 unit 313 8,750  aments 1 ls 4,257 4,257  5.0 % 2,235,672 2,235,672  1.4 % 8 mos 60.000 82,099  2.5 % 1.1 % 82,099  2.5 % 77,623  1.1 % 0.90 % 77,623  Owner 888,258  \$889,258  \$889,258  \$104,930 \$	a-Freewire 28 unit 313 8,750  aments 1 ls 4,257 4,257  5.0 % 2,235,672 2,235,672  1.4 % 80,000  2.0 % 62,099  2.5 % 77,623  1.1 % 90 % 62,090  Owner 869,268  Seq. 268  Seq. 268	a-Freewire 28 unit 313 8,750  cments 1 ls 4,257 4,257  5.0 % 2,235,672  2,235,672  1.4 % 60.000  2.0 % 2,235,672  1.4 % 80.000  2.0 % 2,5 % 1,5 4  0.90 % 0.	### ### ### ##########################	28 unit 313 8,750 ments 1 ls 4,257 4,257  5.0 % 2,235,672 2,235,672  14 % 3,114 % 3,114 % 3,114 % 3,114,350  15 % 2,5 % 3,104,350  16 % 3,104,350  17 % 3,104,350  18 % 7,750  19 % 3,104,350  19 % 3,104,350  10 % 3,104,350  10 % 3,104,350  11 % 3,104,350	Electrical/Fire Alarm-Finished		9	204,078		
ements 1  s 4,257 4,257 2,235,672 2,235,672 155,246 155,246 32,191 8 mos 60.000 82.0% 77,623 1.1 % 0.90 % 77,623 34,154 Owner	ements 1  s 4,257 4,257 2,235,672 2,235,672 1,4 % 1,4 % 8 mos 80.000 82,099 2,5 % 77,623 1,1 % 0,90 % 27,944 0,90	ements 1  s 4,257 4,257 2,235,672 2,235,672 155,246 155,246 155,246 155,246 155,246 155,246 155,246 155,246 155,246 155,246 155,246 155,246 155,246 156,000 15	ements 1  s 4,257 4,257 4,257   1,48	ements 1  s 4,257 4,257 2,235,672 2,235,672 1,4 % 1,4 % 8 mos 80.000 82,099 2,5 % 1,1 % 1,1 % 0,900 % 2,5 % 1,1 % 0,900 % 1,1 %	ements 1 is 4,257 4,257 2,235,672 2,235,672 1,4 % 8 mos 60.000 82,0 % 82,191 82,099 82,000 82	ements 1 is 4,257 4,257 2,235,672 2,235,672 155,246 14.9% 8 mos 60.000 82.09 25.9% 77.623 11.4% 0.90 % 27.99 77.623 77.944 0.90 % 27.94 0.90 % 27.94 0.90 %	## 4.257 4.257  ## 4.257  ## 4.257  ## 4.257  ## 4.257  ## 2.235,672  ##	ements 1 ls 4,257 4,257  2,235,672 2,235,672  1,4 % 8 mos 60.000 82,0% 82,099  2,0 % 2,0 % 82,099  2,0 % 82,099  2,0 % 82,099  2,0 % 82,099  0,90 % 82,099  0,90 % 889,268  \$889,268	## 4.257 4.257  ## 4.257  ## 4.257  ## 4.257  ## 4.257  ## 4.257  ## 4.257  ## 2.235,672  ## 2.235,672  ## 32,191  ## 80,000  ## 80,	ements 1 ls 4,257 4,257  2,235,672 2,235,672  1,4 % 8 mos 60.000 82,099  2,0 % 2,000  2,0 % 82,099  2,0 % 82,099  2,0 % 82,099  2,0 % 82,099  0,90 % 92,099	## 4.257 4.257 4.257  ## 5.0 % 4.257 4.257  ## 1.4 % 80.000  ## 2.0 % 1.4 % 80.000  ## 2.0 % 1.4 % 80.000  ## 2.0 % 1.4 % 80.000  ## 2.0 % 1.4 % 80.000  ## 2.0 % 1.4 % 80.000  ## 2.0 % 1.4 % 80.000  ## 2.0 % 1.4 % 80.000  ## 2.0 % 1.4 % 80.000  ## 2.0 % 1.4 % 80.000  ## 2.0 % 1.4 %	## 4.257 4.257    1   8	Phone/Data-Freewire		313	8,750		
5.0 % 14.9% 155,4672 2,235,672 155,246 155,246 155,246 32,191 8 mos 80.000 82.0% 77.623 11.1 % 0.90 % 77.623 34,154 Owner Owner 869,268 \$3.104,300 \$	5.0 % 1.235,672 2,235,672 155,246 155,246 155,246 32,191 8 mos 80.000 82.0 % 77,623 1.1 % 0.90 % 27,944 0.90 % 27,944 0.90 % 3,104,930 \$	5.0 % 14.9% 14.9% 155,246 155,246 155,246 155,246 155,246 155,246 155,246 155,246 155,246 155,246 155,246 155,246 155,246 15,000	5.0 % 2,235,672 2,235,672 155,246 155,246 155,246 2.0 % 2.0 % 2.0 % 2.0 % 2.0 % 2.0 % 2.5 % 7.7 623 1.1 % 0.90 % 2.5 % 2.7,844 Owner Owner 888,268 \$ 3,104,930 \$	5.0 % 14.9% 15.246 155,246 155,246 155,246 155,246 155,246 32,191 88,000 8 2.5 % 17.623 17.623 17.623 17.8 % 17.623 17.62	5.0 % 2,235,672 2,235,672 155,246 155,246 155,246 2.0 % 2.0	5.0 % 14.9% 15.246 155.246 155.246 155.246 32,191 8 mos 60.000 62.099 2.5 % 17.0 % 17.	5.0 % 14.9% 15.235,672 2,235,672 155,246 155,246 155,246 32,191 80.000 80.000 82.0 % 17.623 1	5.0 % 2,235,672 2,235,672 155,246 155,246 155,246 32,191 8 mos 60.000 82,0% 77,623 1.1 % 0.90	5.0 % 14.9% 14.9% 155,246 155,246 155,246 155,246 155,246 32,191 88.000 8.2.5 % 17.623 17.623 17.623 17.84 0.90 % 27.944 0.90 %	5.0 % 2,235,672 2,235,672 155,246 155,246 155,246 155,246 2.0 % 2.0 % 2.0 % 2.5 % 77 623 1.1 % 0.90	5.0 % 2,235,672 2,235,672 14.4 % 32,181 14.8 % 32,181 155,246 155,246 155,246 15.5,246 17.1 % 2.5 % 2.	5.0 % 2,235,672 2,235,672 14.9% 8 mos 60,000 2.0 % 15,246 155,246 155,246 15,200 2.0 % 2.5 % 1.1 % 2.5 % 1.1 % 0.90 % 1.5 % 1.	Trade Requirements		4,257	4,257		
5.0 % 1.4 % 8 mos 80.000 82.09 82.00	5.0 % 1.4 % 8 mos 80.000 82.09	5.0 % 1.4 % 8 mos 80.000 82,089 82,181 880,000 82,099 77,623 1.1 % 9.90 % 27,944 9.0 % 869,268 889,268 889,268 889,268 889,268 889,268 889,268 \$3,104,930 \$\$	5.0 % 1.4 % 8 mos 80.000 82.09 82.00	5.0 % 1.4 % 8 mos 80.000 82.09 77.623 77.623 1.1 % 9.90 %	5.0 % 1.4 % 8 mos 80.000 82.09 82.00	5.0 % 1.4 % 60.000 82.181 880.000 62.099 2.5 % 77.623 77.623 94.154 0.90 % 27.944 0.90	5.0 % 1.4 % 8 mos 80.000 82.09	5.0 % 1.4 % 8 mos 80.000 82.09 77.623 77.623 77.623 84.154 Owner Owner 889.268 899.268	5.0 % 1.4 % 8 mos 80.000 82.099 77.623 77.623 94.14 % 90.000 80.000 90.0000 90.000 90.000 90.000 90.000 90.000 90.000 90.000 90.000 90.0000 90.000 90.000 90.000 90.000 90.000 90.000 90.000 90.000 90.0000 90.000 90.000 90.000 90.000 90.000 90.000 90.000 90.000 90.0000 90.000 90.000 90.000 90.000 90.000 90.000 90.000 90.000 90.0000 90.000 90.000 90.000 90.000 90.000 90.000 90.000 90.000 90.0000 90.0000 90.000 90.000 90.000 90.000 90.000 90.000 90.000 90.000 90.0	5.0 % 1.4 % 8 mos 80.000 82.09 77.623 77.623 1.1 % 9.000 80.000 82.09 77.623 9.4.54 Owner Owner 889.258 889.258 889.258	5.0 % 14 % 60.000 155,046 155,	5.0 % 14.4 % 8.0 % 14.4 % 8.0 % 14.4 % 8.0 % 14.4 % 8.0 % 14.4 % 8.0 % 14.4 % 8.0 % 14.4 % 14	ost of Work			9 934 679	9 935 679	474 47
14 % 8 mos 60.000 82.09 82.00	14 % 60.000 8 %2,131 32,131 2.0 % 2.0 % 60.000 82,000 82,000 82,000 77,623 77,623 74,154 0.90 % 27,944 Owner Owner 869,268 869,268	14 % 60.000 8.20,817 82,000 82	1.4 % 8 mos 60.000 82,099 22,0% 77,623 1.1 % 92,090 82,090 82,099 92,090	14 % 60.000 8 2.0% 60.000 82.099 2.5 % 77.623 77.623 34.154 Owner Owner 869.268 869.268	1.4 % 8 mos 60.000 480,000 82,099 2.5 % 77,623 1.1 % 94,154 0.90 % 27,944 Owner Owner S 889,268 \$ 3,104,930 \$	14 % 60.000 8 00.000 480,000 2.0 % 2.13 7.13 1.1 % 32,13 1.1 % 32,13 1.1 % 32,13 1.1 % 33,104,930 \$ \$3,104,930 \$	14 % 60.000 60.000 82.099 22.6 % 77.623 77.623 74.54 Owner Owner S 869.268 8 83.104,930 \$	14 % 8 mos 60.000 480,000 82,099 2.6 % 77 623 1.154 0.90 %	14 % 60.000 60.000 480,000 82,099 77,623 77,623 74,544 Owner Owner S 869,268 8 3,104,930 \$	14 % 8 mos 60.000 480,000 82,099 2.6 % 77 623 1.154 0.90	1.4 % 8 mos 60.000 82,191 480,000 82,191 480,000 82,191 480,000 82,191 480,000 82,191 480,000 82,191 480,000 82,191 480,191 480,000 82,191 480	1.4 % 8 mos 60,000 82,181 880,000 82,099 82,099 82,099 82,099 82,099 82,099 82,090 82,099 83,154 0.90 % 888,268 888,288,288 88	Confinence	80		4,400,004	155.248	11.57
2.0 % 60.000 480,000 62,099 2.5 % 77,623 77,623 77,623 94,154 0.90 % 27,844 0.90 % 869,268 869,268 8	1.1 % 60,000 480,000 62,090 2.5 % 77,623 77,623 77,623 93,154 0.90 % 27,944 0.90 % 27,	1.1 % 60,000 480,000 62,099 77,623 77,623 77,623 93,154 0.90 % 27,944 0.	8 mos 60,000 480,000 62,000 1.1 % 77,623 1.54 0.900 27,944 Owner 869,268 \$ 3,104,930 \$	1.1 % 60,000 480,000 62,090 77,623 77,623 77,623 77,623 94,154 0.90 % 27,944 27,944 0.00mer 8889,268 889,268 \$ 3,104,930 \$	8 mos 60,000 480,000 62,000 1.1 % 77,623 1.54 0.900 0.000 1.1 % 27,944 0.000 0	8 mos 60,000 480,000 62,000 62,000 1.1 % 77,623 77,623 77,623 77,623 90 % 27,944 0.90 % 27,944 0.00mer 869,268 869,268 \$ 3,104,930 \$	1.1 % 60,000 480,000 62,090 77,623 77,623 77,623 77,623 77,623 77,624 Owner 869,268 86	8 mos 60,000 480,000 62,000 1.1 % 77,623 77,623 1.54 0.90	1.1 % 60,000 480,000 62,099 77,623 77	8 mos 60,000 480,000 62,089 77,623 77,623 77,623 77,623 94,090 82,089 27,944 Owner Owner 868,268 868,268 \$ 3,104,930 \$	15.000 60.000 480.000 82.09 77.623 1.1%	10.000 430,000 430,000 2.0 % 2.0 % 2.5 % 77,623 77,	Solicingency	% % F			25,240	
2.0 % 2.5 % 82,099 77,623 77,623 77,623 94,154 Owner 869,268 8	2.0 % 2.5 % 77 623 77 623 77 623 94,154 Owner 8889,258 8888,258 888,258 8888,258 888,258 8888,258 8888,258 8888,258 888,258 888,258 888,258 88	2.0 % 2.5 % 77 623 77 623 77 623 94,154 Owner	2.0 % 2.5 % 5.000 62,00	2.0 % 2.5 % 77 623 77 623 77 623 94,154 Owner 8889,258 888,258	2.0 % 2.5 % 77 623 77 623 77 623 77 623 94 154 0.90 % 27.944 0.00mer 869,268 869,268 \$ 3,104,930 \$	2.0 % 2.5 % 77 623 77 623 77 623 94,154 Owner 869,268	2.0 % 2.5 % 77 623 77 623 77 623 94,154 Owner 889,258	2.0 % 2.5 % 77 623 77 623 77 623 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2.0 % 2.5 % 77 623 77 623 77 623 94,154 Owner 889,258 889,258 889,258 3,104,930 \$	2.0 % 2.5 % 77 623 77 623 77 623 94 154 Owner Owner 869,268 869,268 \$ 3,104,930 \$	2.0 % 2.5 % 77,623	2.0 % 2.5 % 1.1 % 1.1 % 0.90	General Conditions	SOE 8	000008		780,000	
2.5 % 77 (2.3.2) 1.1 % 34.154 0.90 % 27,944 Owner 869,268	2.5 % 77 (2.3 77 (2.3 1.4 %) 0.90 % 27,944 27,944 Owner 868,268 888,268 888,268 \$ 3,104,930 \$	2.5 % 77 623 77 623 1.1 % 34.154 0.90 % 27,944 0.90 % 27,9	2.5 % 77 (2.3.2.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.	2.5 % 77 (2.3 77 (2.3 1.4 %) 0.90 % 27,944 0	2.5 % 77 623 77 623 1.1 % 77 623 34,154 Owner 869,268 \$ 3,104,930 \$	2.5 % 77 (2.3 ) 77 (2.3 ) 77 (2.3 ) 9.0 %	2.5 % 77 623 77 623 1.1 % 34.154 Owner	2.5 % 1.1 % 0.90	2.5 % 77 (2.3 77 (2.3 1.4 %) 0.90 % 0	2.5 % 77 (2.3 ) 77 (2.3 ) 1.1 % 34.154 Owner 869,258 S 3,104,930 \$	2.5 % 777623 777623 94,154 Owner	2.5 % 1.1 % 1.1 % 0.90 % 0.00	CMOH	20%	200,00		82,000	
1.1 % 34.154 0.90 % 27,944 Owner 869,268	1.1 % 34.154 0.90 % 27,944 Owner 868,268	1.1 % 34.154 0.90 % 27,944 Owner 869,268	1.1 % 34.154 0.90 % 27;944 Owner 0 869,268	1.1 % 34.154 0.90 % 27,944 Owner 869,268	1.1 % 34.154 0.90 % 27;944 Owner 0wner 869,268	1.1 % 34.154 0.90 % 27,944 Owner 868,268	1.1 % 34.154 0.90 % 27,944 Owner 869,268	1.1 % 34.154 0.90 % 27,944 Owner 089,268	1.1 % 34.154 0.90 % 27,944 Owner 868,268 \$ 3,104,930 \$	1.1 % 34.154 0.90 % 27;944 Owner Owner 869,268 S 3,104,930 S	1.1 % 0.90 % 0.9	1.1 % 0.90 % 0.9	CM Fee	2 % & & & & & & & & & & & & & & & & & &			77 673	
0.90 % 27;944 Owner 869,268	0.90 % 27;944 Owner 869,268 S 3,104,930 S	0.90 % 27;944 Owner 869,268	0.90 % 27,844 Owner 689,268	0.90 % 27;944 Owner	0.90 % 27,844 Owner	0.90 % 27,844 Owner Owner 889,268 S 3,104,930 \$	0.90 % 27;944 Owner Owner 869,268 S 3,104,930 S	Owner C7,844 Owner C889,268 S89,268 S104,930 S	0.90 % 27;944 Owner Owner 869,268 S 3,104,930 S	Owner C 27,844  Owner C 889,268  S 3,104,930 \$	0.90 % Owner	0.90 % Owner	General Lability	200-			34 154	
Owner 0wner 869,258 869,258 \$ 3,104,930 \$	Owner 0wner 869,268 8 3,104,930 \$	Owner 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Owner 0wner 868,268 8 3,104,930 \$	Owner 0wner 869,268 869,268 \$ 3,104,930 \$	Owner	Owner 868,268 8 3,104,930 \$	Owner 0wner 869,268 8 3,104,930 \$	Owner Owner 889,268	Owner 868,268 868,268 \$ 3,104,930 \$	Owner Owner S88,268 S3,104,930 \$	Owner	Owner	P&P Bond	% 050			27 944	
Owner 869,258 \$ 3,104,930 \$	869,268 83,104,930 \$	869,268 869,268 3,104,930 \$	869,268 \$ 3,104,930 \$	869,268 87,104,930 \$	869,268 \$ 3,104,930 \$	869,268 \$ 3,104,930 \$	869,268 \$ 3,104,930 \$	869,268 \$ 3,104,930 \$	869,268 \$ 3,104,930 \$	869,268 \$ 3,104,930 \$	868,268 S 3,104,930 S	869,268 3,104,930 \$	Design Services	Owner				
869,258 \$ 3,104,930 \$	869,258 3,104,930 \$	869,258 3,104,930 \$	869,258 3,104,930 \$	869,258 3,104,930 \$	869,258 3,104,930 \$	869,258 3,104,930 \$	889,258	869,258 3,104,930 \$	\$ 3,104,930 \$	869,268 3,104,930 \$	869,268	869,268	Permit Allowance	Owner				
\$ 3,104,930 \$	3,104,930 \$	3,104,930 \$	3,104,930 \$	3,104,930 \$	3,104,930 \$	3,104,930 \$	3,104,930 \$	3,104,930 \$	3,104,930 \$	3,104,930 \$	3,104,930 \$	3,104,930 \$	ubtotal Mark-Ups				869,258	91.04
													suilding 3 Total				3,104,930	
													Suilding 3 Total				3,104,930	

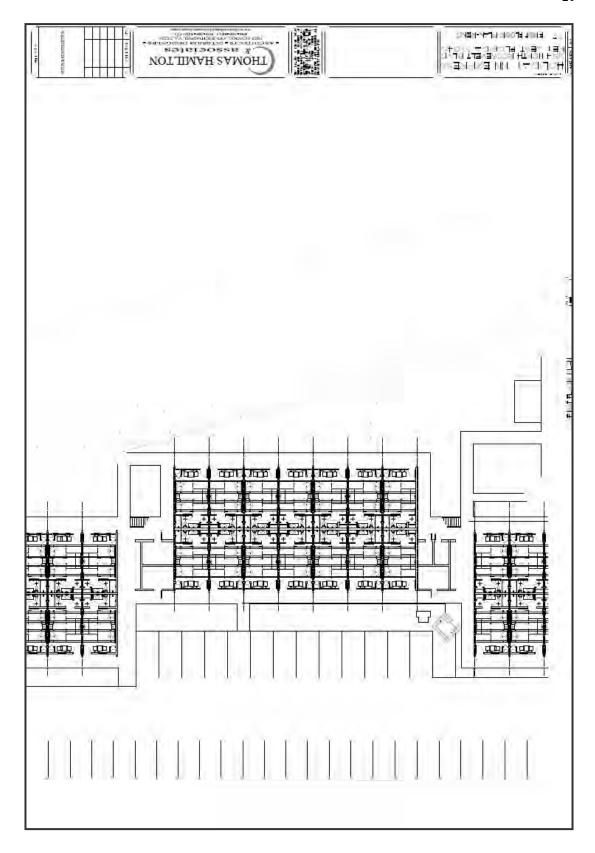
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Hardin Construction Company, LLC Conceptual Estimate Existing Site C Description	.LC Quantity	Unit	Unit	Total	03/18/13 Sy T	13 System Total			
Building 4	20,525 15,005	units occupied sf ac-sf	12						
Owner Allowances Transformer Fees Security/Access Control Material Testing	777	allow allow	38,500 22,000 19,250	38,500 22,000 19,250	us	79,750	69	3,89	3.89 per occupied of
Sitework Site Improvement (NIC)		complete		αu.	w	1	us	- 0	per occupied sf
Foundations Foundations Auger Cast CIP Concrete GB's, Pits, Strips, & SOG	10,352	מל מל	ဖတ	64,700 97,050	us.	161,750	69	7.88	per occupied sf
Structure Reinforced Elevated Flat Slab Hoisting Tube Steel/Misc Metals Roof Framing & Sheathing Trade Requirements	10,173	esf in Structure is	31 28,600 19 22,310	317,906 - 28,600 188,925 22,310	us.	557,741	69	27.17	27.17 per occupied sf
Envelope Masonry, Stucco & Insulation Framed Envelope Furing & Drywall @ Perimeter Stud, Stucco, Paint Column Wraps Stud, Stucco, WP & Ins (2 side	1,840 2,408 1,348	ಕ್ಕಾರ್ ಕ್ಷ್ಮಾರ್ ಕ್ಷ್ಮಾರ್	25 66,600 3 118 13	46,000 4,600 45,150 16,850	to.	1,213,873	69	59.74	59.14 per occupied sf
parapet/mansard) Exterior Glazing Storefront Railings R-40 Average Lgwf Ins and Membrane	5,650 450 10,076	s , r = , r	800,313 106 88 25	800,313 39,375 251,900					
Koofing @ Parapet Metal Roofing @ Parapet Exterior Caulking Exterior Painting Walkway/Balcony Floor Tile Walkway/Balcony Ceiling Coating Trade Requirements	2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2, 2	क क क क क क	85 8 8 4 7 8 8 4 8 8 8 4 8 8 8 8 8 8 8 8 8	75,825 4,598 5,747 50,300 26,800 36,416					

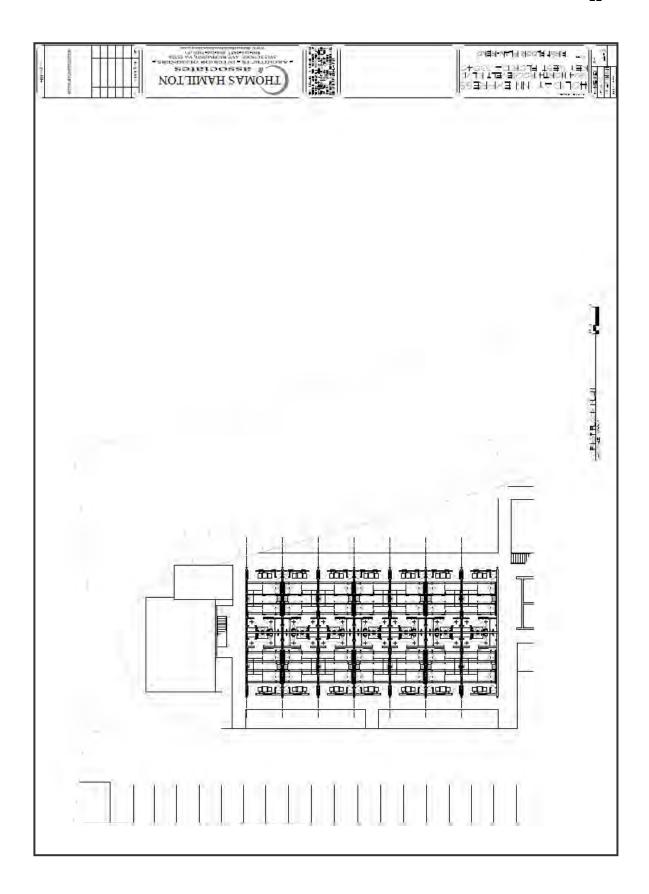
Total   Conception   Concepti	0 117					
Pescription   Claiming Unit Price   Total	Hardin Construction Company, Conceptual Estimate Existing Site C		Chilt		System	
1			Price		\$ 500 \$	31 47 nor norminiad of
Perimeter Daywall (1982)  Chase Density (1984)  Common Area Interval Deck (1987)  Common Carpet (1987)  Common Area Interval Deck (1987)  Common Carpet (1987)  Common Area Interval Deck (1987)  Common Area Inte	Drowall Packane	u	174 238	0	3	ייין הבן התחלופה פו
Chase Demising Wall  2,225 sf 10  Demising Parliant Parliant  2,324 sf 6  Demising Parliant Parliant  2,325 sf 6  Demising Parliant Parliant  2,325 sf 6  Demising Wall  2,325 sf 6  Demising Wall  2,325 sf 6  Demising Parliant Parliant  2,325 sf 6  Demising Wall  2,325 sf 6  Demising Parliant Parliant  2,325 sf 7  Demising Parliant Parliant  2,325 sf 7  Demising Base  2,025 sf 7  Demising Closet Sets  2,025 sf 7  Demision Closet Sets  2,025 sf 7	Perimeter Drywall	in Envelope	2007			
Deminish Partition Frame 7,434 sf 9 65,048  Common Area Interior Partition 6,688 sf 6 6 7,622 sf 6 6 7,762 sf 7,622 sf 6 6 7,000 st 6 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Chase Demising Wall		4	22,250		
Common Area Interior Partition 6.22 sf 6 6 7 450  Common March and Interior Partition 6.22 sf 6 5 7 620  Unit Drywall Ceiling  Unit	Demising Partition Frame	7,434 sf	(D)	65,048		
Unit Interior Partition 6.888 sf 6.87 sf 7,820 Unit Interior Partition 6.627 sf 7,820 sf 6.000 biblio Door, Frame, Hardware 44 set 1,600 biblio Door, Frame,	Common Area Interior Partition		ю	1,450		
Factor	Unit Interior Partition		Ф	37,620		
high Door, Frame, Hardware 6,897 sf 1,500 6,000 om Enty Door, Frame, Hardware 4, ear 1,500 6,000 om Enty Door, Frame, Hardware 4, ear 1,500 66,000 17,875 and earlier beling Closes Sets 1,088 sf 1,088 sf 1,088 sf 1,088 sf 1,088 sf 1,088 sf 1,098 s	Unit Drywall Celling		ιn	41,592		
Maintenance	Textured Deck			6,278		
Owner States         4 sea         1,500         66,000           Owner Finishes         4 sea         1,500         66,000           OH Finishes         4,78 gst         0         17,875           Paritad Walls         33,014 gst         1         448           Paritad Walls         33,014 gst         1         448           Bash Vanity         264         1         42,040           Wire State on Carpet         1,082 sy         23         24,345           Mindow Treatment         5,650 st         8         42,375           Richarin Tile         2,640 sf         11         25,700           Window Treatment         4,726 sf         11         25,700           Wall Base         4,726 sf         11         25,700           Wall Tile         2,640 sf         11         25,700           Wall Base         4,726 sf         11         25,700           Wall Base         4,726 sf         11         25,700           Antition         4,4 se         18         2,200           Antition         4,4 se         1,6         2,200           Antition         4,4 se         1,6         2,200           Antition <t< td=""><td>Public Door, Frame, Hardware</td><td></td><td>1,500</td><td>6,000</td><td></td><td></td></t<>	Public Door, Frame, Hardware		1,500	6,000		
Authoristose         1,875         4         set         405         17,875         Authoristose         4 set         405         17,875         Authoristose         478         48         478	Room Entry Door, Frame, Hardware		1,500	990099		
Painted Walls         448         448           Painted Walls         478 gst         1         448           Bash Vanify Wirco         476 lf         125         22,000           Window Teatment         5,650 gst         8         42,375           Window Teatment         5,650 gst         8         42,375           Bedroom Carpet         1,082 sy         23         24,345           Kitchen Tile Splash         4,792 sf         11         26,00           Kitchen Tile Splash         4,792 sf         11         26,700           Wall Base         3,68 lf         11         22,700           Wall Base         3,68 lf         11         26,700           Wall Base         3,68 lf         11         40,590           Pannth Tile         44 ea         18         8,250           Pannth Rod         44 ea         18         8,250           Apple Roll         44 ea         18         33,000           Apple Roll         44 ea         50         2,200           Apple Roll         44 ea         50         2,200           Apple Roll         44 ea         50         7,508           Apple Roll         44 ea         6	Double Silding Closet Sets	44 set	904	17,8/5		
Sample   S	BOH FINIShes		3 1			
State   Continue	ramed walls		- 0	448		
Marker Closest Shelf   125	Guest Room Finishes		00 L	-		
Window Treatment         5,850 sf         10         2,540           Window Treatment         5,850 sf         10         2,540           Strainer Tile         splash         11         2,540           Kitchen Tile Splash         4,792 sf         11         53,910           Kitchen Tile         4,792 sf         11         29,700           Wall Base         3,608 lf         11         40,590           Wall Base         44 ea         63         2,750           Wall Base         44 ea         63         2,750           Vanity Mirror         44 ea         63         2,750           Panitring Mirror         44 ea         63         2,750           Paper Roll         44 ea         63         2,200           Annity Mirror         44 ea         16         8,250           Paper Roll         44 ea         63         2,750           Paper Roll         44 ea         63         2,200           Anno Area Laundry Appliances         1 is         77,508         77,508           Paper Roll         44 ea         63         2,200           Adel Requirements         2 stop         2 stop         2 stop           Reduction <td>Saul Vallity</td> <td></td> <td>07</td> <td>22,000</td> <td></td> <td></td>	Saul Vallity		07	22,000		
Maintown Capper   1,082 st   1,182 st   1,005,910 st   1,182 st	Window Troofmont	- 0	20	A,040		
Victor   V	William Tealinein	*0	0 0	44,3/0		
Valid   Vali	Kitchen Tile Solash		223	24,343		
Mail Time	Kitchen III Octabi			070 53		
Wall Base         3,608 if and in the base         11 40,500           Painting         44 ea         44 ea         41,250           Unit Fire Extinguishers         44 ea         63 2,750         41,250           Vanity Mirror         44 ea         19 8,250         82.50           Paper Roll         44 ea         50         2,200           Ind/Shower Curtain Rod         44 ea         50         2,200           and Requirements         1 is         77,508         77,508           ade Requirements         2 stop         22,000         33,000           ade Requirements         1 is         77,508         77,508           avalors         2 stop         22,000         44,000           Avalorste Equipment         1 is         102,641         2,508           Guest Room         1 is         38,500         44,000           Avalorste Equipment         1 is         24,381           Guest Room         1 is         24,500           Fire Pump & Controller         1 is         24,500           Avalorste Roun (100 1 br)         1 is         22,000           Bod Fixtures (Laundry Hook-up)         3 is         20         22,000           Attract (Laundry Hook-up) <td>Wall Tile</td> <td></td> <td>-</td> <td>018,00</td> <td></td> <td></td>	Wall Tile		-	018,00		
Partiting  Partiting  Unit Fire Extinguishers  Partiting  Unit Fire Extinguishers  Vanity Mirror  Vanity Mirror	Wall Base		-	40.590		
Unit Fire Extinguishers         44 ea         63         2.750           Vanity Mirror         44 ea         188         8.250           Paper Roll         44 ea         19         825           Tub/Shower Curtain Rod         44 ea         50         2.200           Inmon Avea Laundry Appliances         1 is         33,000         33,000           avelors         1 is         77,508         77,508           avelors         2 stop         22,000         44,000           Ind Waste Equipment         1 is         38,500         44,000           Guest Room         1 is         38,500         44,000           Guest Room         1 is         38,500         38,500           Fire Pump & Controller         1 is         24,503           Guest Room (100 1 br)         132 fixture         1,875           Hot Water Circulating System         1 is         22,000           Hot Water Circulating System         1 is         22,000           Hot Water Circulating System         1 is         22,000           1 is         22,000         22,000	Painting		88.0	41.250		
Vanity Mirror         44 ea         18B         8,250           Paper Roll         44 ea         19         825           Tub/Shower Curtain Rod         44 ea         50         2,200           Inwormer Area Laurdry Appliances         1 is         33,000         33,000           ade Requirements         77,508         77,508         77,508           avators         2 stop         22,000         44,000           Mid Vaste Equipment         0 owner Allow         102,641         102,641           Guest Room         1 is         38,500         38,500           Fire Pump & Controller         1 is         38,500         38,500           Institute Room (100 1 br)         132 fixture         1,875         247,500           Hot Water Circulating System         1 is         22,000         22,000           Hot Water Circulating System         1 is         22,000         22,000           Hot Water Circulating System         1 is         22,000         22,000	Unit Fire Extinguishers	- 0	93	2.750		
Paper Roll Tub/Shower Curtain Rod Roduirements         44 ea	Vanity Mirror		188	8,250		
Tub/Shower Curtain Rod         44 ea         50         2,200           Immon Area Laundry Appliances         1 is         33,000         33,000           ade Requirements         77,508         77,508         77,508           avators         2 stop         22,000         44,000           avators         2 stop         22,000         44,000           re Protection         1 is         38,500         47,381           Availways/Balconies         5,360 sf         38,500         38,500           Availways/Balconies         1 is         24,500         38,500           Alers Room (100 1 br)         1 is         24,500         38,500           Hot Water Circulating System         1 is         22,000         22,000           Hot Water Circulating System         1 is         22,000         22,000           Hot Water Circulating System         1 is         22,000         22,000	Paper Roll		-0-	825		
1   15   33,000   33,000   33,000   34,000   3	Tub/Shower Curtain Rod	44 88	50	2,200		
ade Requirements         1 Is         77,508         77,508           availors         2 stop         22,000         44,000         1,009,910         \$           a Protection         Owner Allow         1 is         22,000         44,000         1,009,910         \$           re Protection         Owner Allow         1 is         3 (47,381)         \$         1,009,910         \$           Guest Room         15,165 sf         3 (47,381)         3 (47,581)         3 (47,581)         \$           Fire Pump & Controller         1 is         24,500         38,500         38,500         38,500         38,500           Guest Room (100 1 br)         1 is         24,500         27,500         25,190         3 (25,190           Hot Water Circulating System         1 is         22,000         22,000         22,000           BOH Fixtures (Laundry Hook-up)         3 is         625         1,875         1,875	Common Area Laundry Appliances	3 15	33,000	33,000		
Stop   Commer Allow	Trade Requirements	- IS	77,508	77,508		
evalors         2 stop         22,000         44,000           Valvaste Equipment         1 is         22,000         44,000           Guest Room         15,165 sf         3         47,381           Avalkways/Reliconies         15,165 sf         3         16,750           Walkways/Reliconies         1 is         38,500         38,500           Walkways/Reliconies         1 is         24,503         38,500           umbing         1 is         24,503         24,500           Roof & Deck Drains         1 is         24,500         27,500           Hot Water Circulating System         1 is         22,000         22,000           BOH Fixtures (Laundry Hook-up)         3 as         625         1,875	stems			66	65	49.20 ner occupied of
Owner Allow 12,641  1 is 12,641  1 is 38,500  1 is 24,503  1 is 24,503  1 o,076 sf 3  System 1 is 22,000  3 as 625	Flevators		22 000			100000000000000000000000000000000000000
15,165 sf 3 5,360 sf 3 1 ls 28,500 1 ls 24,503 10,076 sf 3 5,516m 10,076 sf 3 10,076 sf 3 10,076 sf 3 3 se 625	Solid Waste Equipment			700		
conles 15,165 sf 38,500 sf 3 38,500 sf 1 ls 38,500 sf 1 ls 24,503 controller 132 fixture 1,875 2 controller 10,076 sf 1 ls 22,000 controller 1 ls 22,000 controller 3 se 625	Fire Protection					
s/Belconles 5,360 st 38,500 to 24,503 to 24,503 to 24,503 to 7,875 to 24,503 to 24,503 to 24,503 to 25,000 to 22,000 to 25,000	Guest Room		i o	47.301		
1 is 38,500 1 is 38,500 1 is 24,503 20m (100 1 br) 132 fixture 1,875 22,000 22,000 22,000 3 ea 625	Walkways/Balconies		9	18,750		
oom (100 1 br) 132 fixture 1,875 2 eck Drains 10,076 sf 3 3 re Circulating System 1 is 22,000 ures (Laundry Hook-up) 3 as 625	Fire Pump & Controller		38 ROD	38 500		
oom (100 1 br) 132 fixture 1,875 2/ leck Drains 10,076 sf 3 3 ar Circulating System 1 ls 22,000 ares (Laundry Hook-up) 3 ea 625	Plumbing	. r	24 502			
3 22,000 3 Hook-up) 3 es 625	Guest Room (100 1 br)		1 875	247 FRI		
up) 3 ea 625	Roof & Deck Drains		9 0	25.190		
Jan 3 es 625	Hot Water Circulating System		22 000	22,000		
220	BOH Fivilities // automy Hook-ins/		3.00 3.00 3.00 3.00 3.00 3.00 3.00 3.00	2,000		
	לפים ביים לבפים ליים ביים ביים ביים ביים ביים ביים בי		070	0.001		

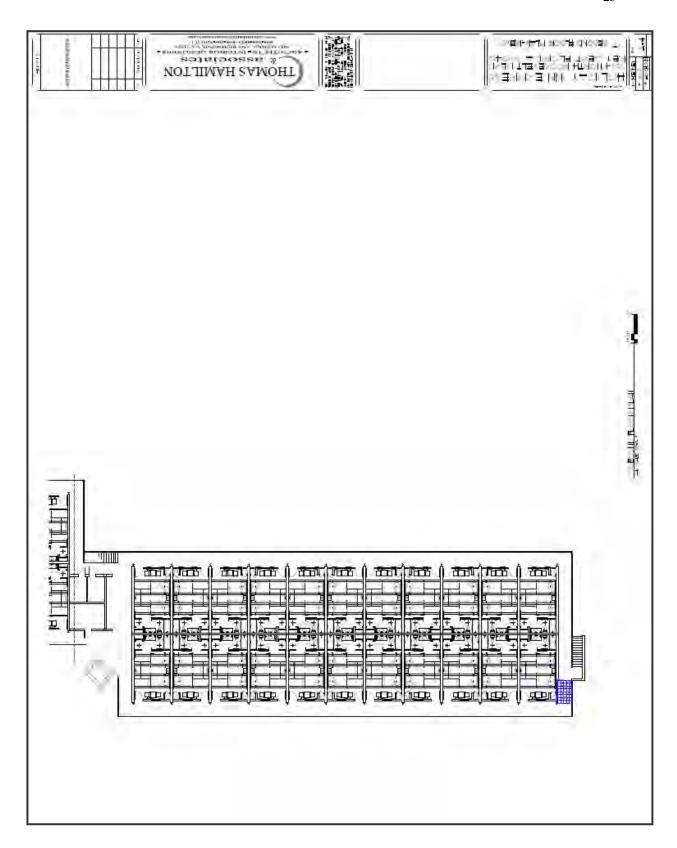
Strington Company, LLC	Ction Company, LLC  Unit System  Unit System  Unit Price Total Total  1 Is 225,663  1 A th 1,875 82,500  Unit Price Total  1 Is 225,663  1 A th 2,500  1 In 5,000  5,000  5,000  5,000  5,000  5,000  5,000  5,000  5,000  5,000  5,000  5,000  5,000  5,000  44 unit 384,633  5,000  44 unit 384,633  5,000  1 Is 6,689  6,689  6,689  1,4 %  8 mos 60,000  2,0 %  1,1 %  0,90 %  Owner
C Description         Unit         Price Price Protein         Total T	Unit         Price         Total         Syst           VAC PTAC         41 Ins         225,663         82,500           Outside Air & Exhaust         44 tn         2,500         110,000           S. Fresh Air & Exhaust         1 tn         5,000         5,000           Farrs - Sidewall Verted         44 ea         625         27,500           dewall         1 is         334,453         563           Alarm-Finished         20,525 sf         16         320,703           reewire         44 unit         313         13,750           nits         1 is         6,689         6,689         5,689           ants         1 is         6,000         5,000         3,668,928         3           0.90 %         2.5 %         1.1 %         0,90 %         0,90 %
t Room HVAC PTAC  44 tn 1,875 82,500  47 tn 2,500 110,000  48 tn 5,000 5,000  10 tn 5,000 5,000  11 tn 5,000 5,000  11 tn 5,000 5,000  12 sea 188 563  11 tn 5,000 5,000  12 sea 188 563  13 sea 188 563  14 tn 5,000 5,000  15 sea 188 563  16 320,703  44 unit 313 13,750  44 unit 314 6,689  18 mas 60,000 62,099  25 % 8 mas 60,000 62,099  27,944  Advices Owner Owner  1 th 18 225,500  20 % 8 mas 60,000 62,099  27,944  Advices Owner Owner Owner  1 th 18 225,500  27,944  Advices Owner Owner	NAC PTAC  44 tn 1,875 82,500  Outside Air & Exhaust 44 tn 5,000 110,000  5. Fresh Air & Exhaust 1 tn 5,000 5,000  Farrs -Sidewall Vented 44 ea 625 27,500  1 is 334,453  Alarm-Finished 20,525 sf 16 320,703  reewire 1 is 6,689 6,689  1 is 6,689  2 5 %  1 1 %  Owner  Owner
t Room HVAC PTAC 44 tn 1,875 82,500  difformed Outside Aft & Exhaust 4 tn 5,000 1,000  solutioned Outside Aft & Exhaust 1 tn 5,000 1,000  The following Sidewall Vented 3 ea 625 27,500  Verits-Sidewall Vented 3 ea 625 27,500  Verits-Sidewall Vented 3 ea 188 563  All Is 384,453 563  All Is 320,703  Authority 313 13,750  Authority 6,689 6,689 6,689  Modificers 8 mos 60,000 62,099  25 % 60,000 62,099  27,944  Owner Owner Owner 966,185	NAC PTAC  44 th 1,875 82,500  Outside Alf & Exhaust 44 th 2,500 110,000  5, Fresh Air & Exhaust 1, th 5,000 5,000  fears -Sidewall Vented 3 ea 188 563  I Is 334,453  Alarm-Finished 20,525 sf 16 320,703  reewire 44 unit 313 13,750  ents 1 Is 6,689 6,689  5,0 %  2,5 %  1,4 %  8 mos 60,000  2,5 %  1,1 %  0,90 %  Owner
ditioned Outside Afrik Exhaust 4 th 5,000 110,000 170,	Annual New Exhaust 44 th 2,500 110,000 15,00
Technology	S. Fresh Air & Exhaust 1 In 5,000 5,000 6,
Exhaust Farrs - Sidewall Vented 44 ea 625 27,500 3 ea 188 563 663 663 663 663 663 663 663 663 663	Fans-Sidewall Vented 44 ea 625 27,500 3 ea 18 563 1 is 334,453 50 703 reewire 44 unit 313 13,750 reewire 1 is 6,689 6,689 6,689 7,750 1 is 6,689 8 mas 60,000 2 5 % 1 1 % 0,90 % Owner
Vents-Sidewall         3 ea         188         563           cal         1 is         384,453         563           all controller Alarm-Finished         20,525         4 unit         313         15,750           Addition Sequirements         1 is         6,689         6,689         3,668,928         3,668,928           y         5.0 %         5.0 %         3,668,928         3,668,928         231,756           genditions         8 mos         60,000         480,000         62,099           bility         0.90 %         77,623           dices         Owner         27,944           Owner         Owner         966,185	Idewall 3 ea 188 563  1 Is 334,453 563  Alarm-Finished 20,525 sf 16 320,703  reewire 1 Is 6,689 6,689  1.4 % 8 mos 60,000  2.5 % 1.4 %  0.90 %  Owner
aal         1 Is         334,453         320,703           noal/Fire Alarm-Finished         20,525 sf         16         320,703           44 unit         313         13,750         44 unit         313         13,750           44 unit         313         13,750         31,3750         31,750           39         1,4 %         5,0 %         3,668,928         3,668,928           39         1,4 %         50 %         480,000         62,099           20         8 mas         60,000         62,099         77,623           bility         0,90         27,944         77,623           vance         Owner         Owner         966,185	Alarm-Finished 20,525 sf 334,453 320,703 reewire 44 unit 313 13,750 ants 1 ls 6,689 6,689 6,689 1,4 % 8 mos 60,000 2,5 % 1,1 % 0,90 % Owner Owner
Tire Alarm-Finished 20,525 sf 16 320,703 44 unit 313 13,750 44 unit 313 13,750 1	Alarm-Finished 20,525 sf 16 320,703 reewire 1 is 6,689 6,689 6,689 1,4 % 8 mas 60,000 2,5 % 1,1 % 0,90 %
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y 5.0 % 5.0 % 5.0 % 5.0 % 5.0 % 5.0 % 5.0 % 5.0 % 60.000 6	5.0 % 3,668,928 3 8 mas 60,000 2.5 % 1.1 % 0.90 %
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y 5.0 % 231,756  1.4 % 8 mas 60,000 82,009  2.0 % 62,009  2.5 % 77,623  1.1 % 0,90 % 27,944  Owner Owner 966,186	5.0 % 8 mos 8 mos 2.0 % 2.5 % 1.1 % 0.90 %
1.4 % 52,609 8 mos 60,000 480,000 2.0 % 62,099 2.5 % 77,623 1.1 % 34,154 0.90 % 27,944 Owner Owner	1.4 % 8 mas 80,000 2.0 % 2.5 % 1.1 % 0.90 %
tions 8 mos 60,000 480,000 62,099 2,5 % 77,623 77,623 14.54 0.90 % 27,944 0wher ces Owner 986,185 ps	8 mas 60,000 2.0 % 2.5 % 1.1 % 0.90 % Owner
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2.5 % 77,623 1.1 % 34,154 0.90 % 27,944 Owner 966,185	2.5 % 1.1 % 0.90 % Owner
1.1 % 34,154 0.90 % 27,944 Owner 966,185	1.1 % 0.90 % Owner
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building 4 local 4,635,113 \$ 225.83 per occupied st	w

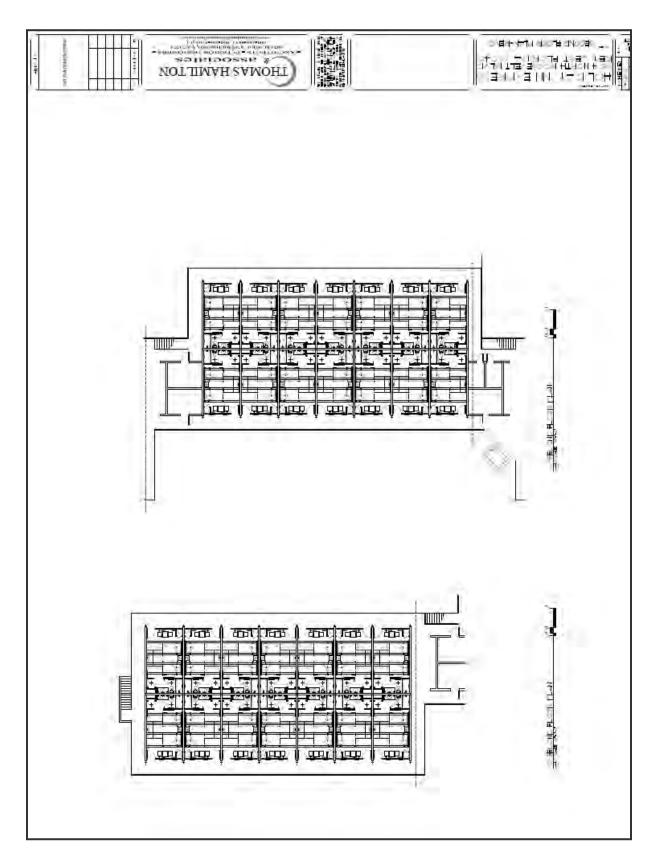
# APPENDIX II SKETCHES & DRAWINGS











# APPENDIX III BRITT J. ROSEN'S RESUME

#### **BRITT J. ROSEN. CCIM**

Brittex Appraisal Services, Inc. 8603 S. Dixie Highway, Suite 305 Miami, Florida 33143 (305) 663-7334 / (800) 869-5517 www.brittexusa.com

#### **EXPERIENCE**

- 12/93 Present <u>BRITTEX APPRAISAL SERVICES, INC.</u> Real Estate Appraisers and Consultants. State Certified General Real Estate Appraiser RZ1858.
- 7/91 12/93 <u>HEDG-PETH & GALLAHER, INC.</u> Real Estate Appraisers and Consultants. Worked under Robert E. Gallaher, Jr., MAI on residential and commercial appraisals. License No. RI 0000684.
- 10/86 6/91 BRITTEX COMPANIES President

Licensed Real Estate Broker. Brokers residential and commercial property. 1991 CCIM designee (Certified Commercial Investment Member). License No. CQ 0259305. Licensed General Contractor. Builders of custom luxury homes. Brittex has built custom homes with sales totaling over 4.3 million dollars (nine residences totaling over 40,000 square feet). License No. CGC 020615.

- 6/83 10/86 <u>KENDAR CORPORATION</u> Construction Manager In charge of 162 unit Kingston Square Condominium improvement program of over three million dollars.
- 8/80 6/83 FRANK J. ROONEY General Contractor/Ft. Lauderdale
  The largest general contractor in Florida. Advanced from Estimator to Project
  Engineer. Project Engineer on the 27 million dollar Palmetto Yard Operations
  Facility for the Broward County Metrorail mass transit system.
- 6/78 6/86 <u>KENDAR REALTY, INC.</u> Realtor and Developers Sold commercial real estate; over 25 million in commercial sales. Chairman of the Miami Board of Realtors Orientation Committee. Obtained the Florida real estate salespersons license in 1978 and became active in selling residential and commercial real estate.

EDUCATION 1980 - UNIVERSITY OF FLORIDA, B.A. Building Construction

#### **AFFILIATIONS**

BNI - Biscayne Connections - Speaker Rotation

CCIM - Certified Commercial Investment Member

CIREI - Commercial Investment Real Estate Institute

MAR - Miami Association of Realtors

CCIM - Board of Directors - Miami-Dade CCIM Chapter

# Scott P. Russell, CFA Property Appraiser Monroe County, Florida

Key West (305) 292-3420 Marathon (305) 289-2550 Plantation Key (305) 852-7130

# **Property Record Card - Map portion under construction.**

Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

**Alternate Key: 1068250 Parcel ID: 00065550-000000** 

# **Ownership Details**

Mailing Address:

RFA KEY WEST II LLC 35 E WACKER DR STE 3300 CHICAGO, IL 60601-2306 All Owners:

JL KEY WEST II LLC, JLW KEY WEST 2 LLC, RFA KEY WEST II LLC

# **Property Details**

PC Code: 39 - HOTELS, MOTELS

Millage Group: 10KW
Affordable
Housing:
SectionTownship- 34-67-25

Range:

**Property** 3824 N ROOSEVELT BLVD KEY WEST

**Legal** KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY FLA PT TR 2 PB3-35 **Description:** OR92-343/44 OR359-148 OR360-44/45 OR360-267 OR362-262/63 OR434-678/80 OR493-339/40 OR856-

2066/67 OR898-2180/81 OR2070-1326/27 OR2073-19/20 OR2250-2168/73AFF OR2250-2186/90 OR2581-

34/40



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

# **Land Details**

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	300	622	132,750.00 SF

# **Building Summary**

Number of Buildings: 5

Number of Commercial Buildings: 5 Total Living Area: 43644 Year Built: 1970

# **Building 1 Details**

Building TypeCondition EQuality Grade 450Effective Age 14Perimeter 440Depreciation % 15Year Built 1970Special Arch 0Grnd Floor Area 7,712Functional Obs 0Economic Obs 0

#### Inclusions:

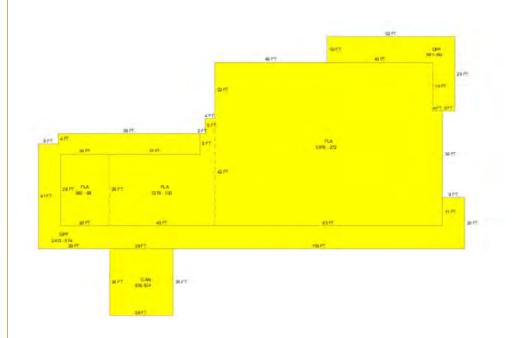
 Roof Type
 Roof Cover
 Foundation

 Heat 1
 Heat 2
 Bedrooms 0

 Heat Src 1
 Heat Src 2

#### **Extra Features:**

<b>m</b> 0	Vacuum	2 Fix Bath
al 0	Garbage Disposal	3 Fix Bath
or 0	Compactor	4 Fix Bath
<b>ty</b> 0	Security	5 Fix Bath
<b>m</b> 0	Intercom	6 Fix Bath
<b>es</b> 0	Fireplaces	7 Fix Bath
er O	Dishwasher	Extra Fix



#### Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPF		1	1970				691
2	OPF		1	1970				2,413
3	FLA		1	1970				5,876
4	FLA		1	1970				1,276
5	CAN		1	1970				676

6	FLA	1	2000	560	
---	-----	---	------	-----	--

#### Interior Finish:

Secti	on Nbr	Interior Finish Nbr	Туре	Area %	Sprinkler	A/C
		5866	REST/CAFET-A-	100	Υ	Υ
		5867	OFF BLDG 1 STY-A	100	Υ	Υ
		5869	OFF BLDG 1 STY-A	100	Υ	Υ

#### **Exterior Wall:**

Interior Finish Nbr	Type	Area %
1605	C.B.S.	100

# **Building 2 Details**

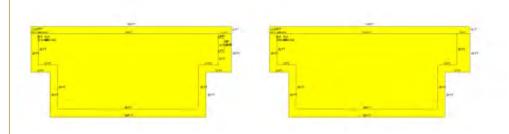
Building TypeCondition EQuality Grade 450Effective Age 14Perimeter 684Depreciation % 15Year Built 1972Special Arch 0Grnd Floor Area 10,448Functional Obs 0Economic Obs 0

Inclusions:

Roof Type Roof Cover Foundation
Heat 1 Heat 2 Bedrooms 0
Heat Src 1 Heat Src 2

**Extra Features:** 

2 Fix Bath 0 Vacuum 0 3 Fix Bath Garbage Disposal 0 0 4 Fix Bath Compactor 0 5 Fix Bath Security 0 0 6 Fix Bath 0 Intercom 0 7 Fix Bath 0 Fireplaces 0 Extra Fix 88 Dishwasher 0



#### Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPF		1	1972				1,214
2	SBF		1	1972				36
3	FLA		1	1972				5,224
4	OPF		1	1972				680
5	OUF		1	1972	-			1,250
6	FLA		1	1972				5,224
7	OUF		1	1972				680

#### Interior Finish:

Section Nbr	Interior Finish Nbr	Туре	Area %	Sprinkler	A/C
		HOTEL/MOTEL B	100	N	Υ
	5872	HOTEL/MOTEL B	100	N	Υ

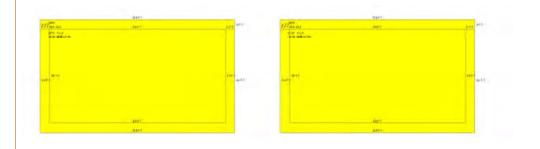
#### **Exterior Wall:**

Interior Finish Nbr	Type	Area %
1606	C.B.S.	100

# **Building 3 Details**

Building Type Effective Age 14 Year Built 1972 Condition E Perimeter 580 Special Arch 0 Quality Grade 450 Depreciation % 15 Grnd Floor Area 9,408

Fu	ınctional Obs 0		Economic Obs 0		
Inclusions:					
	Roof Type		Roof Cover	Foundation	
	Heat 1		Heat 2	Bedrooms 0	
	Heat Src 1		Heat Src 2		
Extra Featu	res:				
	2 Fix Bath	0		Vacuum	0
	3 Fix Bath	0		Garbage Disposal	0
	4 Fix Bath	0		Compactor	0
	5 Fix Bath	0		Security	0
	6 Fix Bath	0		Intercom	0
	7 Fix Bath	0		Fireplaces	0
	Extra Fix	84		Dishwasher	0



# Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPF		1	1972				1,020
2	FLA		1	1972				4,704
3	OPF		1	1972				530
4	OUF		1	1972				1,020
5	FLA		1	1972				4,704
6	OPF		1	1972				530

#### Interior Finish:

	Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		5878	HOTEL/MOTEL B	100	N	Υ
ſ		5881	HOTEL/MOTEL B	100	N	Υ

Exterior Wall:

Interior Finish Nbr	Type	Area %
1607	C.B.S.	100

# **Building 4 Details**

Building Type
Effective Age 14
Year Built 1972
Functional Obs 0

Condition E
Perimeter 800
Special Arch 0
Economic Obs 0

Quality Grade 450 Depreciation % 15 Grnd Floor Area 14,798

#### Inclusions:

Roof Type Heat 1 Heat Src 1 Roof Cover Heat 2 Heat Src 2 Foundation Bedrooms 0

#### **Extra Features:**

2 Fix Bath	0
3 Fix Bath	0
4 Fix Bath	0
5 Fix Bath	0
6 Fix Bath	0
7 Fix Bath	0
Extra Fix	132

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



#### Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPF		1	1972				1,295
2	FLA		1	1972				7,399
3	OPF		1	1972				805
4	OUF		1	1972				1,295

5	FLA	1	1972	7,399
6	OUF	1	1972	805

#### Interior Finish:

	Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5884		HOTEL/MOTEL B	100	N	Υ
ſ	5887		HOTEL/MOTEL B	100	N	Υ

#### **Exterior Wall:**

Interior Finish Nbr	Туре	Area %
1608	C.B.S.	100

# **Building 5 Details**

Building TypeCondition EQuality Grade 400Effective Age 14Perimeter 156Depreciation % 15Year Built 1972Special Arch 0Grnd Floor Area 1,278Functional Obs 0Economic Obs 0

Inclusions:

 Roof Type
 Roof Cover
 Foundation

 Heat 1
 Heat 2
 Bedrooms 0

 Heat Src 1
 Heat Src 2

**Extra Features:** 

 2 Fix Bath
 0
 Vacuum
 0

 3 Fix Bath
 0
 Garbage Disposal
 0

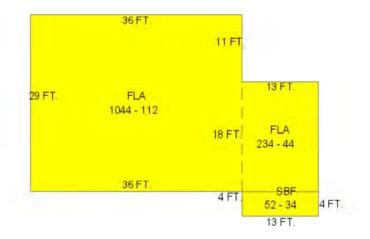
 4 Fix Bath
 0
 Compactor
 0

 5 Fix Bath
 0
 Security
 0

 6 Fix Bath
 0
 Intercom
 0

 7 Fix Bath
 0
 Fireplaces
 0

 Extra Fix
 0
 Dishwasher
 0



#### Sections:

Nbr	Туре	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1972	N			1,044
2	FLA		1	1972	N			234
3	SBF		1	1972	N			52

#### Interior Finish:

Section Nbr	Interior Finish Nbr	Туре	Area %	Sprinkler	A/C	
		HOTEL/MOTEL D	100	N	Ν	
		HOTEL/MOTEL D	100	N	N	

# **Exterior Wall:**

Interior Finish Nbr	Туре	Area %	
1609	C.B.S.	72	
2	AVE WOOD SIDING	28	

# **Misc Improvement Details**

Nbr	Туре	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	474 SF	0	0	1976	1977	2	50
2	PO5:COMM POOL	1,250 SF	50	25	1976	1977	5	50
3	PT4:PATIO	2,598 SF	0 216	0 4	1976 1976	1977 1977	4	50
4	FN3:WROUGHT IRON	864 SF					1	60

	5	FN2:FENCES	1,430 SF	0	0	1976	1977	5	30
	6	CL2:CH LINK FENCE	852 SF	142	6	1988	1989	2	30
	7 TK2:TIKI		408 SF	0	0	1988	1989	4	40
	8	TK2:TIKI	144 SF	12	12	1983	1984	1	40
	9	FN2:FENCES	3,726 SF	621	6	1989	1990	5	30
	10	AP2:ASPHALT PAVING	66,082 SF	0	0	1976	1977	2	25
	11	AC2:WALL AIR COND	4 UT	0	0	1976	2007	2	20

# **Appraiser Notes**

DEVELOPMENT AGREEMENT ENTERED INTO WITH THE CITY OF KEY WEST RECORDED IN OR2410-119/183 (CITY RES NO 09-059).

2001 CUT OUT DONE

ADJ LAND TO 3.048AC/132750SF COGO

COMFORT INN 2003-01-30 (SKI) 100 MOTEL ROOMS

BLDG 1: LOBBY, BLDG 2: ROOMS #2, BLDG 3: ROOMS #1, BLDG 4: ROOMS #3, BLDG 5: STORAGE/LAUNDRY.

# **Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	B923119	12/01/1992	12/01/1993	3,500	Commercial	REPAIRS TO CONCRETE WALL
2	B932000	07/01/1993	12/01/1993	11,000	Commercial	REPL STOREFRT W/ALUM/GLAS
3	B951177	04/01/1995	12/01/1995	6,850	Commercial	RECOVER DECK BY POOL
4	B951344	04/01/1995	12/01/1995	4,500	Commercial	SEALCOAT PARKING LOT
5	95-0091	12/01/1995	11/01/1996	6,500	Commercial	REMODELING
6	96-0348	01/01/1996	11/01/1996	25,000	Commercial	ELECTRICAL
7	97-2867	08/01/1997	12/01/1997	55,850	Commercial	CONCRETE REPAIRS
8	98-2651	08/27/1998	12/08/1998	2,000	Commercial	A/C
10	98-3605	11/13/1998	12/08/1998	10,000	Commercial	PLUMBING
11	98-3690	11/19/1998	12/08/1998	2,500	Commercial	ELECTRICAL
9	98-3486	11/03/1998	12/08/1998	65,000	Commercial	RENOVATIONS
12	99-0758	03/09/1999	11/17/1999	5,000	Commercial	REPLACE SIGN
14	99-2465	07/15/1999	11/17/1999	10,000	Commercial	V-CRIMP MANSARD
15	99-2624	07/27/1999	11/17/1999	970	Commercial	REPL CONDUIT FOR AC
16	99-2928	08/30/1999	11/17/1999	6,120	Commercial	SEALCOAT PARKING
13	99-1333	04/30/1999	12/31/1999	8,000	Commercial	REPAIR 300 FT RAILINGS
17	00-3330	10/31/2000	11/29/2000	150,000	Commercial	RENOVATE & EXPAND LOBBY
19	04-1964	06/23/2004	11/16/2004	5,500	Commercial	RESEAL ASPHALT
18	03-4064	12/01/2003	11/16/2004	13,000	Commercial	BRICK PAVERS AROUND POOL
20	05-3671	09/08/2005	12/12/2005	2,400	Commercial	REPLACE 1200LF OF HANDRAIL
21	06-5912	10/26/2006	12/31/2006	2,400	Commercial	RUBBER ROOF PATCH
	06-3201	06/28/2006	10/06/2006	18,000	Commercial	REPLACE 2X4 ALUMINUM ON FACADE.

# **Parcel Value History**

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	6,295,483	128,884	967,721	9,621,294	9,621,294	0	9,621,294
2011	6,295,483	129,070	2,626,671	9,902,142	9,902,142	0	9,902,142
2010	6,443,611	129,390	3,505,200	10,415,210	10,415,210	0	10,415,210
2009	6,443,611	129,659	4,182,283	10,644,854	10,644,854	0	10,644,854
2008	6,517,676	129,897	4,182,283	10,726,661	10,726,661	0	10,726,661
2007	5,329,788	122,025	5,576,377	16,232,564	16,232,564	0	16,232,564
2006	5,539,735	125,032	3,365,010	8,126,098	8,126,098	0	8,126,098
2005	5,539,735	128,361	2,692,008	7,545,623	7,545,623	0	7,545,623
2004	4,965,413	131,797	2,187,257	7,426,843	7,426,843	0	7,426,843
2003	4,965,413	135,564	2,187,257	7,025,000	7,025,000	0	7,025,000
2002	4,965,413	138,934	2,187,257	7,734,419	7,734,419	0	7,734,419
2001	4,965,413	142,331	1,884,406	7,734,419	7,734,419	0	7,734,419
2000	4,758,726	75,205	1,631,520	7,407,781	7,407,781	0	7,407,781
1999	4,868,774	76,854	1,631,520	5,620,061	5,620,061	0	5,620,061
1998	3,014,003	78,558	1,631,520	5,620,061	5,620,061	0	5,620,061
1997	3,014,003	80,334	1,631,520	5,620,061	5,620,061	0	5,620,061
1996	2,740,002	82,006	1,483,200	4,954,053	4,954,053	0	4,954,053
1995	2,740,002	83,687	1,483,200	4,954,053	4,954,053	0	4,954,053
1994	2,740,002	85,592	1,483,200	4,954,053	4,954,053	0	4,954,053
1993	2,740,002	87,387	1,483,200	3,326,676	3,326,676	0	3,326,676
1992	2,740,002	89,199	1,483,200	3,326,676	3,326,676	0	3,326,676
1991	2,740,002	93,988	1,882,216	3,326,676	3,326,676	0	3,326,676
1990	1,946,325	35,061	1,344,440	3,326,676	3,326,676	0	3,326,676
1989	1,946,325	34,176	1,344,440	3,371,492	3,371,492	0	3,371,492
1988	1,547,869	34,176	1,209,996	3,587,916	3,587,916	0	3,587,916
1987	1,530,785	34,176	676,932	2,561,633	2,561,633	0	2,561,633
1986	1,529,954	34,176	676,932	2,284,512	2,284,512	0	2,284,512
1985	1,511,276	34,176	460,603	2,327,646	2,327,646	0	2,327,646
1984	1,498,436	34,176	460,603	1,493,919	1,493,919	0	1,493,919
1983	1,498,436	34,176	460,603	1,993,215	1,993,215	0	1,993,215
1982	1,462,453	34,176	460,603	1,624,494	1,624,494	0	1,624,494

# **Parcel Sales History**

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/18/2012	2581 / 34	5,096,500	WD	16
11/1/2006	2250 / 2186	18,982,300	WD	Q
12/13/2004	2070 / 1326	100,000	QC	<u>P</u>
12/13/2004	2073 / 19	100,000	QC	<u>J</u>
2/1/1969	493 / 339	137,500	00	<u>Q</u>

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Monroe County Monroe County Property Appraiser Scott P. Russell, CFA P.O. Box 1176 Key West, FL 33041-1176