

Appraisal Report for

City of Key West

Insurance As of

July 31, 2013

Produced by

AssetWORKS

APPRAISAL

Innovative Solutions. Accurate Valuations.

July 17, 2013

Ms. Sandra Barroso
City of Key West

Dear Ms. Barroso:

We have made an appraisal for certain designated property of interest to the City of Key West and submit our findings in this report.

The purpose of our appraisal investigation was to express our opinion of the cost of replacement new and the insurance exclusion for insurance purposes.

Cost of Replacement New, an appraisal term synonymous with “new reproduction cost” in the insurance industry, and **Insurance Exclusion** are defined as follows:

Cost of Replacement New is the amount required to reproduce property in like utility and function, in accordance with current market prices for materials, labor and manufactured equipment, contractor’s overhead, profit and fees, but without provisions for overtime or bonuses for labor and premiums for materials or equipment, based upon replacing the entire property at one time.

Insurance Exclusion is a provision in an insurance contract describing property, or types or property that is not covered by the contract. The insurance exclusion amount is deducted from the new replacement cost to arrive at an insurable value.

In estimating the cost of replacement new, we did not consider costs associated with conforming to local ordinances or other legal restrictions, the cost of demolition in connection with reconstruction, or the cost to remove destroyed property.

In the event of a partial loss, the amount of loss may be based upon the repair cost, which is usually proportionately higher than the cost of reproduction new for the entire property as defined and included in this report.

Ms. Sandra Barroso
City of Key West
July 17, 2013
Page 2

Exclusions have been calculated according to our experience with property that is typically excluded for insurance purposes. We accept no responsibility of liability for the excluded property. It is our recommendation that you consult with your insurance agents so that these figures may be compared to those in your current coverage.

The appraisal report includes the following:

This letter, which summarized the appraisal procedures applied in the appraisal process;

The following appraisal reports:

Building Summary Reports
Building Detail Report with Color Photographs

A schedule showing assigned code numbers utilized and corresponding nomenclatures;

A statement of assumptions and limiting conditions

Our appraisal investigation included the following:

Buildings and their related service systems
Contents (modeling concept)
Insurable Land Improvements (if desired by PGIT Member)
Only buildings with a replacement cost equal to or greater than \$100,000 from the original Statement of Value is included in this report.

Excluded from our consideration were the following:

Land
Non-Insurable Land Improvements
Infrastructure
Licensed Vehicles
Art & Historical Collections

Also excluded were assets of an intangible nature, records and drawings, inventory items, personal property of employees and leased property.

Contents were valued utilizing a modeling concept, which matched each building's contents value with a similar model in our database of previously appraised buildings.

The values generated by the system not only reflect the cost of all standard type furniture and equipment found within a particular building, but also include all computer equipment, machinery, business machines, consumables, spare parts, supplies, software and books.

Each building has been physically inspected. A description of each building was developed and recorded, showing construction type and materials used. Square footage for each building was generated based on a review of blueprints, by physically measuring each building or by using documentation. Major construction components and building features were identified and valued. Building plans and photographs were prepared for each site to become part of our proof of loss documentation, in addition to assisting with the valuation efforts.

All three recognized approaches to value were considered for this project (Cost, Sales Comparison and Income Approaches). The three approaches, as defined by the American Society of Appraisers are:

Cost Approach – This approach is based on the proposition that the informed purchaser would pay no more for a property than the cost of producing a substitute property with the same utility as the subject property. It considers that the maximum value of a property to a knowledgeable buyer would be the amount currently required to construct or purchase a new asset of equal utility. When the subject assets is not new, the current cost new for the subject must be adjusted for all forms of depreciation and obsolescence as of the effective date of the appraisal.

Sales Comparison Approach – This approach involves the comparison of comparable recent sales (or offerings) of similar assets to the subject. If the comparable sales are not exactly like the subject, adjustments must be made to the price of the comparable sales (or offerings). The adjustments may be either up or down in order to estimate what the comparable would have sold for if it had the same characteristics as the subject. This approach leads to an indication of the most probable selling price for the assets being appraised.

Income Approach – This approach considers value in relation to the present worth of future benefits derived from ownership and is usually measured through the capitalization of a specific level of income.

In considering the Sales Approach to value, we determined that, while there is an active market for some of the many assets included in the scope of this mass appraisal, the process of identifying a comparable property for every asset and adjusting the comparable cost is not practical or cost effective. Additionally, there is no active market for infrastructure assets. For these reasons, we did not use the Sales Approach.

Ms. Sandra Barroso
City of Key West
July 17, 2013
Page 4

In considering the Income Approach, we concluded that there is no way to accurately determine the income associated with each asset included in our mass appraisal. For this reason, we did not use the Income Approach.

The most reliable data available for the type of assets included in the scope of our mass appraisal includes historical cost and replacement cost information. Sources for this information include, but are not limited to client historical costs, purchase orders, recent contracts, files, databases, past inventories, manufacturers suggested retail price lists, manufacturers price quotes, bluebooks (Orion, Kelly), industry price guides (Marshall & Swift, Means) and retail equipment catalogs. For this reason, we decided to employ the Cost Approach.

Based upon our appraisal investigation and analysis, and the premises outlined above, it is our opinion that as of July 31, 2013, the Cost of Replacement New is as follows:

Replacement Cost New	\$ 89,870,700.00
Exclusion Amount	\$ 13,352,100.00
Replacement Cost New Less Exclusions	\$ 76,518,600.00
Contents Value	\$ 9,631,400.00

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the properties that are the subject of this report, excluding items as previously noted in the report.
- No one provided significant mass appraisal assistance to the person signing this certification.

Respectfully submitted,
AssetWorks, Inc. – Asset Management Services



Melvin Ngayan
Responsible Appraiser

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions and limiting conditions:

1. It is assumed that the utilization of the improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report. No survey has been offered or ordered in connection with the service.
2. Building areas discussed have been calculated in accordance with standards developed by the American Institute of Architects as included in AIA Document D101 "Methods of Calculating Areas and Volumes of Buildings".
3. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render them more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
4. All engineering and architecture is assumed to be correct.
5. We have assumed that the property is free from insect infestation, dry rot, and fungus growth. The mechanical systems, heating system, piping, plumbing, and other building service equipment have not been specifically tested, but are assumed to be in good working order and adequate for the buildings, unless specifically cited otherwise.
6. It is assumed that all applicable zoning and land use regulations have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
7. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been, or can be obtained or renewed for any use on which the value estimate contained in this report is based.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
9. It is assumed that there are no hazardous substances on the subject property or on surrounding properties that would potentially adversely affect the value of the subject property. The analyses and value conclusions in this appraisal report are null and void should any such hazardous materials be discovered. We possess no expertise or qualifications for identifying hazardous materials. We assume no responsibility for investigating or arranging for competent engineering studies of the property to identify such hazardous materials.
10. The information furnished by others is believed to be reliable and has been confirmed with public records or a knowledgeable party when possible. However, no warranty is given for its accuracy.
11. All assets shown on any data files, maps, blueprints or inventory lists provided by the client are assumed to be owned, operated, and maintained by the client with no shared interest by another entity. No land surveys, title searches or legal determination of ownership has been conducted.
12. Any blueprints, maps or plans provided to AssetWorks, Inc. are assumed to be "as-Built" plans.
13. Our appraisal is valid only for the function, which is stated herein. Any other use of, or reliance upon this report by you or third parties is invalid.
14. Liability of AssetWorks, Inc., and its employees for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this assignment.

All services provided by AssetWorks, Inc. are performed in accordance with the Uniform Standards of Professional Appraisal Practice. We have acted as an independent contractor and have no personal interest, either present or contemplated, in the subject property. We certify that no fee received, or to be received, or the employment of our services, is in any way contingent upon the opinion reported. All files, work papers or documents developed during the course of the assignment shall be our property. We will retain these data for at least five years.

Tables:

Various Table Listings
Codes and Corresponding Descriptions



Building Table Listing

	Code	Description
Organization:	CKW	CITY OF KEY WEST
Site:	001	FIRE STATION # 1
	001	FIRE STATION # 1 1600 N. ROOSEVELT BLVD. KEY WEST, FL 33040
Site:	002	POLICE STATION
	001	POLICE STATION 1604 N. ROOSEVELT BLVD. KEY WEST, FL 33040
Site:	003	RAH ENVIRONMENTAL PROTECTION FACILITY
	001	FILTER BUILDING TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
	002	SOUTH INJECTION WELL TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
	003	NORTH INJECTION WELL TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
	004	ULTRAVIOLET FACILITY AND CHLORINE CONTACT CHAMBER TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
	005	CLARIFIER # 1 TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
	006	CLARIFIER # 2 TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
	008	AERATION BASIN # 1 TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
	009	AERATION/ANOXIC BASIN # 2 TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
	010	HEADWORKS AND PRE TREATMENT BUILDING TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
	011	SOLIDS BUILDING TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
	012	DIGESTER # 1 TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
	013	DIGESTER # 2

Building Table Listing

Code	Description
	TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
014	CHLORINE BUILDING TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
015	OPERATIONS BUILDING TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
016	WWTP GENERATOR TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
017	S STYLE BUILDING TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040
Site: 004	D.O.T. GARAGE & OFFICES
001	D.O.T. GARAGE & OFFICES 627 PALM AVENUE KEY WEST, FL 33040
Site: 005	OMI STORAGE & OFFICES
001	OMI STORAGE & OFFICES 691 PALM AVENUE KEY WEST, FL 33040
Site: 006	PUBLIC WORKS STORAGE
001	PUBLIC WORKS STORAGE 633 PALM AVENUE KEY WEST, FL 33040
Site: 007	KEY WEST BIGHT FERRY TERMINAL
001	KEY WEST BIGHT FERRY TERMINAL 100 GRINNELL STREET KEY WEST, FL 33040
Site: 008	KEY WEST BIGHT
001	OLD THOMPSON FISH HOUSE 231 MARGARET STREET KEY WEST, FL 33040
002	TURTLE CANNERY 200 MARGARET STREET KEY WEST, FL 33040
003	HALF SHELL RAW BAR 231 MARGARET STREET KEY WEST, FL 33040
004	FISH MARKET & RESTROOM 257 MARGARET STREET KEY WEST, FL 33040

Building Table Listing

Code	Description
005	KEY WEST BAIT & TACKLE 241 MARGARET STREET KEY WEST, FL 33040
006	LOST REEF DIVE SHOP 261 MARGARET STREET KEY WEST, FL 33040
007	FLAGLER STATION 901 MARGARET STREET KEY WEST, FL 33040
008	PIANO SHOP & GALLERY / KEY WEST BIGHT MAINTENANCE 907 CAROLINE STREET KEY WEST, FL 33040
009	MAC SEA GARDEN 208 MARGARET STREET KEY WEST, FL 33040
010	LOCAL COLOR 274 MARGARET STREET KEY WEST, FL 33040
011	TURTLE KRAALS RESTAURANT & DECK BAR 1 LAND'S END VILLAGE KEY WEST, FL 33040
012	KEY WEST BIGHT RESTROOMS / SHOWER BUILDING 201 WILLIAM STREET KEY WEST, FL 33040
013	WATERFRONT MARKET 201 WILLIAM STREET KEY WEST, FL 33040
014	SCHOONER WHARF BAR 202 WILLIAM STREET KEY WEST, FL 33040
015	SCHOONER WHARF DECK BAR 202 WILLIAM STREET KEY WEST, FL 33040
016	JIMMY BUFFET STUDIO 203 ELIZABETH STREET KEY WEST, FL 33040
017	LAZY WAY GARAGE 205 ELIZABETH STREET KEY WEST, FL 33040
018	LAZY WAY SHOPS 205 ELIZABETH STREET KEY WEST, FL 33040
019	THE CONCH REPUBLIC SEAFOOD COMPANY 615 GREENE STREET KEY WEST, FL 33040
020	FISH CLEANING 201 WILLIAM STREET KEY WEST, FL 33040

Building Table Listing

Code	Description
021	ICE HOUSE/EDUCATION CENTER 615 GREENE STREET KEY WEST, FL 33040
022	SCHOONER WHARF KITCHEN & RESTROOM 202 WILLIAM STREET KEY WEST, FL 33040
023	SIMONTON BEACH RESTROOM (GULF) 1 SIMONTON STREET KEY WEST, FL 33040
Site: 009	MALLORY SQUARE
001	CASA CAYO HUESO 410 WALL STREET KEY WEST, FL 33040
002	HOSPITALITY HOUSE 10 OLD MALLORY SQUARE KEY WEST, FL 33040
003	KEY WEST PLAYERS PLAYHOUSE 401 FRONT STREET KEY WEST, FL 33040
004	RESTROOM BUILDING 400 FRONT STREET KEY WEST, FL 33040
005	TROPICAL SOUP 402 WALL STREET KEY WEST, FL 33040
006	SHELL WAREHOUSE 1 WHITEHEAD STREET KEY WEST, FL 33040
007	KEY WEST AQUARIUM 1 WHITEHEAD STREET KEY WEST, FL 33040
008	KEY WEST ART CENTER / GALLERY 301 FRONT STREET KEY WEST, FL 33040
Site: 010	DOUGLAS BAND ROOM SKILLS CENTER
001	DOUGLAS BAND ROOM SKILLS CENTER 101 PETRONIA STREET KEY WEST, FL 33040
Site: 011	FREDERICK DOUGLAS GYM/MEDICAL CENTER/WESLEY HOUSE
001	FREDERICK DOUGLAS GYM/MEDICAL CENTER/WESLEY HOUSE 111 OLIVIA STREET KEY WEST, FL 33040
Site: 012	MARTIN LUTHER KING MEMORIAL POOL
001	MARTIN LUTHER KING MEMORIAL POOL

Building Table Listing

	Code	Description
		200 CATHERINE STREET KEY WEST, FL 33040
Site:	013	SOUTHERN MOST BEACH CAFE & BAR
	001	SOUTHERN MOST BEACH CAFE & BAR 1405 DUVAL STREET KEY WEST, FL 33040
Site:	014	INDIGENOUS PARK
	001	INDIGENOUS PARK PAVILION 1801 WHITE STREET KEY WEST, FL 33040
	002	AVIARY PAVILION 1801 WHITE STREET KEY WEST, FL 33040
	003	PAGLIARA MEMORIAL AVIAN HOSPITAL 1801 WHITE STREET KEY WEST, FL 33040
Site:	015	SOUTHERN MOST HOCKEY RINK
	001	HOCKEY RINK WITH STEEL PAVILION 1793 BERTHA STREET KEY WEST, FL 33040
	002	CONCESSION / RESTROOM 1793 BERTHA STREET KEY WEST, FL 33040
Site:	016	SMATHERS BEACH RESTROOM
	001	SMATHERS BEACH RESTROOM SMATHERS BEACH KEY WEST, FL 33040
Site:	017	FIRE STATION #3
	001	FIRE STATION #3 1491 KENNEDY DRIVE KEY WEST, FL 33040
Site:	018	A1 BOATYARD (SPENCERS) OFFICE
	001	A1 BOATYARD (SPENCERS) OFFICE 701 PALM AVENUE KEY WEST, FL 33040
Site:	019	KEY WEST SAILING CLUB
	001	KEY WEST SAILING CLUB 705 PALM AVENUE KEY WEST, FL 33040
Site:	020	PARK N RIDE

Building Table Listing

	Code	Description
	001	OFFICE PORTION OF PARK N RIDE FACILITY 300 GRINNELL STREET KEY WEST, FL 33040
Site:	021	GARRISON BIGHT MARINA
	001	DOCKMASTER BOAT OFFICE GARRISON BIGHT MARINA KEY WEST, FL 33040
	002	TRANSIENT SHOWER/RESTROOM/STORAGE GARRISON BIGHT MARINA KEY WEST, FL 33040
	003	LIVE-A-BOARD RESTROOM/LAUNDRY GARRISON BIGHT MARINA KEY WEST, FL 33040
Site:	022	DINGY DOCK RESTROOM/SHOWER/LAUNDRY FACILITY
	001	DINGY DOCK RESTROOMS/SHOWER/LAUNDRY FACILITY 811 PALM AVENUE KEY WEST, FL 33040
Site:	023	KEY WEST CEMETERY
	001	SEXTON OFFICE 701 PASSOVER LANE KEY WEST, FL 33040
Site:	024	WICKERS FIELD COMPLEX
	001	STORAGE AND OFFICE 1399 KENNEDY DRIVE KEY WEST, FL 33040
	002	RESTROOM BUILDING 1399 KENNEDY DRIVE KEY WEST, FL 33040
	003	MEN'S SOFTBALL FIELD CONCESSION/PRESSBOX 1399 KENNEDY DRIVE KEY WEST, FL 33040
	004	FOOTBALL FIELD CONCESSION/PRESSBOX 1399 KENNEDY DRIVE KEY WEST, FL 33040
Site:	025	ROSA HERNANDEZ SOFTBALL COMPLEX
	001	RESTROOM/PRESSBOX/CONCESSION NORTHSIDE DRIVE AND KENNEDY DRIVE KEY WEST, FL 33040
Site:	026	CLAYTON STERLING COMPLEX
	001	ULRIC "BUBBER" SWEETING PAVILION 900 KENNEDY DRIVE KEY WEST, FL 33040

Building Table Listing

	Code	Description
Site: 027		TRUMAN WATERFRONT
	001	STORAGE (OLD MESS HALL) TRUMAN WATERFRONT KEY WEST, FL 33040
Site: 028		FIRE STATION MUSEUM
	001	FIRE STATION MUSEUM 1024 GRINNELL STREET KEY WEST, FL 33040
Site: 029		KEY WEST POLICE DEPARTMENT SPECIAL OPS
	001	SPECIAL OPS UNIT 1663 DUNLAP COURT KEY WEST, FL 33040
Site: 030		EASTER SEAL THERAPY CENTER
	001	EASTER SEAL THERAPY CENTER 5220 JR. COLLEGE ROAD KEY WEST, FL 33040
Site: 031		BAYVIEW PARK
	001	RECREATION CENTER 1310 VIRGINIA STREET KEY WEST, FL 33040
	002	PRO SHOP 1310 TRUMAN AVENUE KEY WEST, FL 33040
	003	PRESSBOX/STORAGE 1310 TRUMAN AVENUE KEY WEST, FL 33040
Site: 032		MAGGIE ATWELL HOUSE
	001	MAGGIE ATWELL HOUSE 905 CAROLINE STREET KEY WEST, FL 33040

Insurance Report:
Summary By Building



**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Summary by Building**

Code	Building Description Address	City, State Zip	Year Built	ISO Class	No of Stories	Square Feet	Replacement Cost New	Exclusion Amount	Replacement Cost Less Exclusions	Modeled Contents Value
Organization: CKW		CITY OF KEY WEST								
Site: 001		FIRE STATION # 1								
001	FIRE STATION # 1 1600 N. ROOSEVELT BLVD.	KEY WEST, FL 33040	1997	4	1	11315	2,001,800.00	100,200.00	1,901,600.00	364,200.00
Site Total for 001:				Asset Count	1		2,001,800.00	100,200.00	1,901,600.00	364,200.00
Site: 002		POLICE STATION								
001	POLICE STATION 1604 N. ROOSEVELT BLVD.	KEY WEST, FL 33040	2002	4	2	24912	5,470,700.00	328,300.00	5,142,400.00	1,985,100.00
Site Total for 002:				Asset Count	1		5,470,700.00	328,300.00	5,142,400.00	1,985,100.00
Site: 003		RAH ENVIRONMENTAL PROTECTION FACILIT								
001	FILTER BUILDING TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	1986	6	1	3960	724,400.00	43,500.00	680,900.00	351,100.00
002	SOUTH INJECTION WELL TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	1999	3	1	1500	4,781,700.00	4,525,600.00	256,100.00	0.00
003	NORTH INJECTION WELL TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	2008	3	1	1500	4,781,700.00	4,525,600.00	256,100.00	0.00
004	ULTRAVIOLET FACILITY AND CHLORINE CONTACT CHAM TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	1997	6	1	802	1,946,900.00	0.00	1,946,900.00	61,400.00
005	CLARIFIER # 1 TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	1986	6	1	9498	2,379,600.00	142,800.00	2,236,800.00	482,700.00
006	CLARIFIER # 2 TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	1986	6	1	9498	2,379,600.00	142,800.00	2,236,800.00	482,700.00
008	AERATION BASIN # 1 TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	1986	6	1	32400	9,276,800.00	556,600.00	8,720,200.00	0.00
009	AERATION/ANOXIC BASIN # 2 TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	1986	6	1	32400	10,436,400.00	626,200.00	9,810,200.00	0.00
010	HEADWORKS AND PRE TREATMENT BUILDING TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	1986	6	2	2744	636,500.00	38,200.00	598,300.00	302,000.00

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Summary by Building**

Code	Building Description Address	City, State Zip	Year Built	ISO Class	No of Stories	Square Feet	Replacement Cost New	Exclusion Amount	Replacement Cost Less Exclusions	Modeled Contents Value
011	SOLIDS BUILDING TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	1989	6	2	22598	3,504,900.00	210,300.00	3,294,600.00	1,360,700.00
012	DIGESTER # 1 TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	1986	6	1	1962	536,500.00	32,200.00	504,300.00	0.00
013	DIGESTER # 2 TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	1986	6	1	1962	536,500.00	32,200.00	504,300.00	0.00
014	CHLORINE BUILDING TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	1986	6	1	1700	256,900.00	15,400.00	241,500.00	163,700.00
015	OPERATIONS BUILDING TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	1989	6	2	17319	2,589,700.00	155,400.00	2,434,300.00	2,225,300.00
016	WWTP GENERATOR TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	1986	N	0	0	490,100.00	0.00	490,100.00	0.00
017	S STYLE BUILDING TRUMBO POINT ANNEX - FL	KEY WEST, FL 33040	1986	N	0	0	160,100.00	0.00	160,100.00	330,900.00
Site Total for 003:			Asset Count		16		45,418,300.00	11,046,800.00	34,371,500.00	5,760,500.00
Site:	004	D.O.T. GARAGE & OFFICES								
001	D.O.T. GARAGE & OFFICES 627 PALM AVENUE	KEY WEST, FL 33040	1972	6	2	6230	834,900.00	33,400.00	801,500.00	187,900.00
Site Total for 004:			Asset Count		1		834,900.00	33,400.00	801,500.00	187,900.00
Site:	005	OMI STORAGE & OFFICES								
001	OMI STORAGE & OFFICES 691 PALM AVENUE	KEY WEST, FL 33040	1996	3	1	2850	183,200.00	9,200.00	174,000.00	68,800.00
Site Total for 005:			Asset Count		1		183,200.00	9,200.00	174,000.00	68,800.00
Site:	006	PUBLIC WORKS STORAGE								
001	PUBLIC WORKS STORAGE 633 PALM AVENUE	KEY WEST, FL 33040	1962	2	1	2736	203,300.00	10,100.00	193,200.00	64,400.00
Site Total for 006:			Asset Count		1		203,300.00	10,100.00	193,200.00	64,400.00
Site:	007	KEY WEST BIGHT FERRY TERMINAL								
001	KEY WEST BIGHT FERRY TERMINAL 100 GRINNELL STREET	KEY WEST, FL 33040	2003	4	2	19462	3,314,800.00	198,800.00	3,116,000.00	116,300.00

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Summary by Building**

Code	Building Description Address	City, State Zip	Year Built	ISO Class	No of Stories	Square Feet	Replacement Cost New	Exclusion Amount	Replacement Cost Less Exclusions	Modeled Contents Value
Site Total for 007:				Asset Count	1		3,314,800.00	198,800.00	3,116,000.00	116,300.00
Site:	008	KEY WEST BIGHT								
001	OLD THOMPSON FISH HOUSE 231 MARGARET STREET	KEY WEST, FL 33040	1918	2	2	3276	235,900.00	11,900.00	224,000.00	25,000.00
002	TURTLE CANNERY 200 MARGARET STREET	KEY WEST, FL 33040	1918	1	1	1050	56,700.00	0.00	56,700.00	0.00
003	HALF SHELL RAW BAR 231 MARGARET STREET	KEY WEST, FL 33040	1980	1	1	7864	895,200.00	53,700.00	841,500.00	0.00
004	FISH MARKET & RESTROOM 257 MARGARET STREET	KEY WEST, FL 33040	1997	2	1	1810	152,100.00	6,100.00	146,000.00	0.00
005	KEY WEST BAIT & TACKLE 241 MARGARET STREET	KEY WEST, FL 33040	1986	1	1	1709	130,900.00	5,100.00	125,800.00	0.00
006	LOST REEF DIVE SHOP 261 MARGARET STREET	KEY WEST, FL 33040	1980	2	1	1536	151,200.00	9,000.00	142,200.00	0.00
007	FLAGLER STATION 901 MARGARET STREET	KEY WEST, FL 33040	1999	1	1	1353	221,900.00	13,200.00	208,700.00	0.00
008	PIANO SHOP & GALLERY / KEY WEST BIGHT MAINTENAN 907 CAROLINE STREET	KEY WEST, FL 33040	1970	2	1	1980	164,500.00	6,500.00	158,000.00	18,400.00
009	MAC SEA GARDEN 208 MARGARET STREET	KEY WEST, FL 33040	1980	1	1	1697	131,200.00	7,900.00	123,300.00	0.00
010	LOCAL COLOR 274 MARGARET STREET	KEY WEST, FL 33040	1985	2	1	4193	533,900.00	32,100.00	501,800.00	0.00
011	TURTLE KRAALS RESTAURANT & DECK BAR 1 LAND'S END VILLAGE	KEY WEST, FL 33040	1970	1	2	7280	677,900.00	40,600.00	637,300.00	0.00
012	KEY WEST BIGHT RESTROOMS / SHOWER BUILDING 201 WILLIAM STREET	KEY WEST, FL 33040	1998	2	1	1547	317,800.00	19,000.00	298,800.00	0.00
013	WATERFRONT MARKET 201 WILLIAM STREET	KEY WEST, FL 33040	1970	6	2	23557	2,586,200.00	129,200.00	2,457,000.00	55,200.00
014	SCHOONER WHARF BAR 202 WILLIAM STREET	KEY WEST, FL 33040	1955	2	1	1064	104,700.00	6,200.00	98,500.00	0.00

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Summary by Building**

Code	Building Description Address	City, State Zip	Year Built	ISO Class	No of Stories	Square Feet	Replacement Cost New	Exclusion Amount	Replacement Cost Less Exclusions	Modeled Contents Value
015	SCHOONER WHARF DECK BAR 202 WILLIAM STREET	KEY WEST, FL 33040	1955	1	2	1232	88,900.00	2,300.00	86,600.00	0.00
016	JIMMY BUFFET STUDIO 203 ELIZABETH STREET	KEY WEST, FL 33040	1980	4	1	1428	206,600.00	12,400.00	194,200.00	0.00
017	LAZY WAY GARAGE 205 ELIZABETH STREET	KEY WEST, FL 33040	1980	1	1	1323	131,400.00	8,000.00	123,400.00	0.00
018	LAZY WAY SHOPS 205 ELIZABETH STREET	KEY WEST, FL 33040	1980	1	1	1488	149,000.00	9,000.00	140,000.00	0.00
019	THE CONCH REPUBLIC SEAFOOD COMPANY 615 GREENE STREET	KEY WEST, FL 33040	1997	3	2	12067	1,531,600.00	92,000.00	1,439,600.00	0.00
020	FISH CLEANING 201 WILLIAM STREET	KEY WEST, FL 33040	1940	2	1	400	42,900.00	2,500.00	40,400.00	0.00
021	ICE HOUSE/EDUCATION CENTER 615 GREENE STREET	KEY WEST, FL 33040	1940	6	2	3312	335,900.00	13,400.00	322,500.00	79,900.00
022	SCHOONER WHARF KITCHEN & RESTROOM 202 WILLIAM STREET	KEY WEST, FL 33040	1980	2	1	350	49,300.00	2,900.00	46,400.00	0.00
023	SIMONTON BEACH RESTROOM (GULF) 1 SIMONTON STREET	KEY WEST, FL 33040	1980	1	1	252	46,100.00	2,800.00	43,300.00	0.00
Site Total for 008:				Asset Count	23		8,941,800.00	485,800.00	8,456,000.00	178,500.00
Site:	009	MALLORY SQUARE								
001	CASA CAYO HUESO 410 WALL STREET	KEY WEST, FL 33040	1900	2	1	6776	888,000.00	35,400.00	852,600.00	0.00
002	HOSPITALITY HOUSE 10 OLD MALLORY SQUARE	KEY WEST, FL 33040	1900	1	1	1080	155,100.00	9,400.00	145,700.00	0.00
003	KEY WEST PLAYERS PLAYHOUSE 401 FRONT STREET	KEY WEST, FL 33040	1900	2	2	5628	778,900.00	23,400.00	755,500.00	0.00
004	RESTROOM BUILDING 400 FRONT STREET	KEY WEST, FL 33040	1996	2	1	956	207,900.00	12,500.00	195,400.00	0.00
005	TROPICAL SOUP 402 WALL STREET	KEY WEST, FL 33040	1960	2	1	3192	464,300.00	23,200.00	441,100.00	0.00

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Summary by Building**

Code	Building Description Address	City, State Zip	Year Built	ISO Class	No of Stories	Square Feet	Replacement Cost New	Exclusion Amount	Replacement Cost Less Exclusions	Modeled Contents Value
006	SHELL WAREHOUSE 1 WHITEHEAD STREET	KEY WEST, FL 33040	1851	2	2	6300	509,500.00	20,400.00	489,100.00	0.00
007	KEY WEST AQUARIUM 1 WHITEHEAD STREET	KEY WEST, FL 33040	1934	2	1	6300	792,100.00	47,600.00	744,500.00	0.00
008	KEY WEST ART CENTER / GALLERY 301 FRONT STREET	KEY WEST, FL 33040	1948	1	2	2080	233,000.00	11,600.00	221,400.00	0.00
Site Total for 009:			Asset Count 8			4,028,800.00	183,500.00	3,845,300.00	0.00	
Site:	010	DOUGLAS BAND ROOM SKILLS CENTER								
001	DOUGLAS BAND ROOM SKILLS CENTER 101 PETRONIA STREET	KEY WEST, FL 33040	1960	2	1	3676	617,200.00	37,000.00	580,200.00	46,000.00
Site Total for 010:			Asset Count 1			617,200.00	37,000.00	580,200.00	46,000.00	
Site:	011	FREDERICK DOUGLAS GYM/MEDICAL CENTE								
001	FREDERICK DOUGLAS GYM/MEDICAL CENTER/WESLEY F 111 OLIVIA STREET	KEY WEST, FL 33040	1957	4	1	17881	2,650,200.00	132,400.00	2,517,800.00	114,400.00
Site Total for 011:			Asset Count 1			2,650,200.00	132,400.00	2,517,800.00	114,400.00	
Site:	012	MARTIN LUTHER KING MEMORIAL POOL								
001	MARTIN LUTHER KING MEMORIAL POOL 200 CATHERINE STREET	KEY WEST, FL 33040	1958	6	2	6000	803,200.00	48,100.00	755,100.00	36,900.00
Site Total for 012:			Asset Count 1			803,200.00	48,100.00	755,100.00	36,900.00	
Site:	013	SOUTHERN MOST BEACH CAFE & BAR								
001	SOUTHERN MOST BEACH CAFE & BAR 1405 DUVAL STREET	KEY WEST, FL 33040	1950	1	1	4871	758,000.00	45,400.00	712,600.00	0.00
Site Total for 013:			Asset Count 1			758,000.00	45,400.00	712,600.00	0.00	
Site:	014	INDIGENOUS PARK								
001	INDIGENOUS PARK PAVILION 1801 WHITE STREET	KEY WEST, FL 33040	1990	1	1	2450	302,400.00	15,100.00	287,300.00	15,100.00
002	AVIARY PAVILION 1801 WHITE STREET	KEY WEST, FL 33040	2004	3	1	4761	411,900.00	20,700.00	391,200.00	0.00

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Summary by Building**

Code	Building Description Address	City, State Zip	Year Built	ISO Class	No of Stories	Square Feet	Replacement Cost New	Exclusion Amount	Replacement Cost Less Exclusions	Modeled Contents Value
003	PAGLIARA MEMORIAL AVIAN HOSPITAL 1801 WHITE STREET	KEY WEST, FL 33040	2001	1	1	864	106,200.00	2,600.00	103,600.00	0.00
Site Total for 014:			Asset Count 3			820,500.00	38,400.00	782,100.00	15,100.00	
Site:	015	SOUTHERN MOST HOCKEY RINK								
001	HOCKEY RINK WITH STEEL PAVILION 1793 BERTHA STREET	KEY WEST, FL 33040	2008	3	1	25200	2,098,000.00	104,900.00	1,993,100.00	0.00
002	CONCESSION / RESTROOM 1793 BERTHA STREET	KEY WEST, FL 33040	2009	2	1	330	35,800.00	1,100.00	34,700.00	5,100.00
Site Total for 015:			Asset Count 2			2,133,800.00	106,000.00	2,027,800.00	5,100.00	
Site:	016	SMATHERS BEACH RESTROOM								
001	SMATHERS BEACH RESTROOM SMATHERS BEACH	KEY WEST, FL 33040	1970	6	1	633	95,100.00	5,700.00	89,400.00	0.00
Site Total for 016:			Asset Count 1			95,100.00	5,700.00	89,400.00	0.00	
Site:	017	FIRE STATION #3								
001	FIRE STATION #3 1491 KENNEDY DRIVE	KEY WEST, FL 33040	1972	4	1	8086	1,322,100.00	66,100.00	1,256,000.00	117,500.00
Site Total for 017:			Asset Count 1			1,322,100.00	66,100.00	1,256,000.00	117,500.00	
Site:	018	A1 BOATYARD (SPENCERS) OFFICE								
001	A1 BOATYARD (SPENCERS) OFFICE 701 PALM AVENUE	KEY WEST, FL 33040	1985	2	1	600	57,100.00	2,800.00	54,300.00	0.00
Site Total for 018:			Asset Count 1			57,100.00	2,800.00	54,300.00	0.00	
Site:	019	KEY WEST SAILING CLUB								
001	KEY WEST SAILING CLUB 705 PALM AVENUE	KEY WEST, FL 33040	1985	1	1	676	53,400.00	2,600.00	50,800.00	0.00
Site Total for 019:			Asset Count 1			53,400.00	2,600.00	50,800.00	0.00	
Site:	020	PARK N RIDE								
001	OFFICE PORTION OF PARK N RIDE FACILITY 300 GRINNELL STREET	KEY WEST, FL 33040	1996	6	1	1035	173,500.00	6,700.00	166,800.00	6,300.00

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Summary by Building**

Code	Building Description Address	City, State Zip	Year Built	ISO Class	No of Stories	Square Feet	Replacement Cost New	Exclusion Amount	Replacement Cost Less Exclusions	Modeled Contents Value
Site Total for 020:			Asset Count	1			173,500.00	6,700.00	166,800.00	6,300.00
Site:	021	GARRISON BIGHT MARINA								
001	DOCKMASTER BOAT OFFICE GARRISON BIGHT MARINA	KEY WEST, FL 33040	1975	1	1	684	63,800.00	0.00	63,800.00	11,500.00
002	TRANSIENT SHOWER/RESTROOM/STORAGE GARRISON BIGHT MARINA	KEY WEST, FL 33040	1975	2	1	728	97,400.00	5,900.00	91,500.00	0.00
003	LIVE-A-BOARD RESTROOM/LAUNDRY GARRISON BIGHT MARINA	KEY WEST, FL 33040	1997	2	1	549	147,100.00	8,800.00	138,300.00	0.00
Site Total for 021:			Asset Count	3			308,300.00	14,700.00	293,600.00	11,500.00
Site:	022	DINGY DOCK RESTROOM/SHOWER/LAUNDRY								
001	DINGY DOCK RESTROOMS/SHOWER/LAUNDRY FACILITY 811 PALM AVENUE	KEY WEST, FL 33040	2009	1	1	715	383,000.00	0.00	383,000.00	0.00
Site Total for 022:			Asset Count	1			383,000.00	0.00	383,000.00	0.00
Site:	023	KEY WEST CEMETERY								
001	SEXTON OFFICE 701 PASSOVER LANE	KEY WEST, FL 33040	1980	2	1	768	89,800.00	4,500.00	85,300.00	23,200.00
Site Total for 023:			Asset Count	1			89,800.00	4,500.00	85,300.00	23,200.00
Site:	024	WICKERS FIELD COMPLEX								
001	STORAGE AND OFFICE 1399 KENNEDY DRIVE	KEY WEST, FL 33040	1990	2	1	400	26,400.00	1,000.00	25,400.00	4,900.00
002	RESTROOM BUILDING 1399 KENNEDY DRIVE	KEY WEST, FL 33040	1990	2	1	748	146,500.00	8,800.00	137,700.00	0.00
003	MEN'S SOFTBALL FIELD CONCESSION/PRESSBOX 1399 KENNEDY DRIVE	KEY WEST, FL 33040	1990	2	2	1076	113,600.00	3,400.00	110,200.00	64,400.00
004	FOOTBALL FIELD CONCESSION/PRESSBOX 1399 KENNEDY DRIVE	KEY WEST, FL 33040	1990	2	2	1076	113,600.00	3,400.00	110,200.00	16,500.00
Site Total for 024:			Asset Count	4			400,100.00	16,600.00	383,500.00	85,800.00
Site:	025	ROSA HERNANDEZ SOFTBALL COMPLEX								
001	RESTROOM/PRESSBOX/CONCESSION NORTHSIDE DRIVE AND KEI	KEY WEST, FL 33040	1990	2	2	1135	198,000.00	5,900.00	192,100.00	17,500.00

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Summary by Building**

Code	Building Description Address	City, State Zip	Year Built	ISO Class	No of Stories	Square Feet	Replacement Cost New	Exclusion Amount	Replacement Cost Less Exclusions	Modeled Contents Value
Site Total for 025:			Asset Count	1		198,000.00	5,900.00	192,100.00	17,500.00	
Site:	026	CLAYTON STERLING COMPLEX								
001	ULRIC "BUBBER" SWEETING PAVILION 900 KENNEDY DRIVE	KEY WEST, FL 33040	1996	1	2	2710	364,200.00	10,900.00	353,300.00	41,700.00
Site Total for 026:			Asset Count	1		364,200.00	10,900.00	353,300.00	41,700.00	
Site:	027	TRUMAN WATERFRONT								
001	STORAGE (OLD MESS HALL) TRUMAN WATERFRONT	KEY WEST, FL 33040	1942	4	1	17618	2,368,500.00	142,100.00	2,226,400.00	0.00
Site Total for 027:			Asset Count	1		2,368,500.00	142,100.00	2,226,400.00	0.00	
Site:	028	FIRE STATION MUSEUM								
001	FIRE STATION MUSEUM 1024 GRINNELL STREET	KEY WEST, FL 33040	1907	2	2	4096	649,400.00	32,500.00	616,900.00	59,500.00
Site Total for 028:			Asset Count	1		649,400.00	32,500.00	616,900.00	59,500.00	
Site:	029	KEY WEST POLICE DEPARTMENT SPECIAL O								
001	SPECIAL OPS UNIT 1663 DUNLAP COURT	KEY WEST, FL 33040	1968	2	2	5672	549,800.00	33,000.00	516,800.00	69,100.00
Site Total for 029:			Asset Count	1		549,800.00	33,000.00	516,800.00	69,100.00	
Site:	030	EASTER SEAL THERAPY CENTER								
001	EASTER SEAL THERAPY CENTER 5220 JR. COLLEGE ROAD	KEY WEST, FL 33040	1961	2	1	2960	382,800.00	23,000.00	359,800.00	0.00
Site Total for 030:			Asset Count	1		382,800.00	23,000.00	359,800.00	0.00	
Site:	031	BAYVIEW PARK								
001	RECREATION CENTER 1310 VIRGINIA STREET	KEY WEST, FL 33040	1997	2	1	3229	613,800.00	36,900.00	576,900.00	12,300.00
002	PRO SHOP 1310 TRUMAN AVENUE	KEY WEST, FL 33040	1990	1	1	416	30,500.00	900.00	29,600.00	6,400.00
003	PRESSBOX/STORAGE 1310 TRUMAN AVENUE	KEY WEST, FL 33040	1997	2	2	280	28,900.00	900.00	28,000.00	2,400.00

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Summary by Building**

Code	Building Description Address	City, State Zip	Year Built	ISO Class	No of Stories	Square Feet	Replacement Cost New	Exclusion Amount	Replacement Cost Less Exclusions	Modeled Contents Value
Site Total for 031:			Asset Count		3		673,200.00	38,700.00	634,500.00	21,100.00
Site:	032	MAGGIE ATWELL HOUSE								
001	MAGGIE ATWELL HOUSE 905 CAROLINE STREET	KEY WEST, FL 33040	1912	1	1	132	24,700.00	800.00	23,900.00	0.00
Site Total for 032:			Asset Count		1		24,700.00	800.00	23,900.00	0.00
Site:	033	ROCKLAND KEY TRANSFER STATION								
001	ADMINISTRATION & MAINTENANCE BUILDING 141 US HIGHWAY 1	KEY WEST, FL 33040	2009	3	2	4960	937,800.00	37,500.00	900,300.00	50,000.00
002	TRANSFER STATION BUILDING 141 US HIGHWAY 1	KEY WEST, FL 33040	2009	3	1	14714	2,322,400.00	92,900.00	2,229,500.00	60,000.00
003	CORRUGATED CARDBOARD BUILDING 141 US HIGHWAY 1	KEY WEST, FL 33040	2009	3	1	1638	292,200.00	11,700.00	280,500.00	0.00
004	SCALE BUILDING 141 US HIGHWAY 1	KEY WEST, FL 33040	2009	3	1	100	26,100.00	0.00	26,100.00	0.00
006	GENERATOR CONTROL BUILDING 141 US HIGHWAY 1	KEY WEST, FL 33040	2009	3	1	74	18,700.00	0.00	18,700.00	125,000.00
Site Total for 033:			Asset Count		5		3,597,200.00	142,100.00	3,455,100.00	235,000.00
Organization Total for CKW:			Asset Count		91		89,870,700.00	13,352,100.00	76,518,600.00	9,631,400.00

Insurance Summary by Building

Page: 10

Code	Building Description Address	City, State Zip	Year Built	ISO Class	No of Stories	Square Feet	Replacement Cost New	Exclusion Amount	Replacement Cost Less Exclusions	Modeled Contents Value
			Report Total:	Asset Count	91		89,870,700.00	13,352,100.00	76,518,600.00	9,631,400.00

Insurance Report:
Building Detail with Photographs



**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW001001
Organization: CKW CITY OF KEY WEST
Site: 001 FIRE STATION # 1
Building: 001 FIRE STATION # 1
 1600 N. ROOSEVELT BLVD.
 KEY WEST, FL 33040

Department:
Built/Acquired: 1997/1998 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 11315
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GFS FIRE STATION
Frame Type: ST STEEL
ISO Code: 4 MASONRY NON COMBUSTIBLE
GPS Lat & Long: 24.558167N 81.787067W
Fire Protection: INTRUSION SYSTEM, FIRE ALARM - AUTOMATIC
 FIRE ALARM - MANUAL,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: METAL, SINGLE MEMBRANE
Roofing Pitch: FLAT, HIGH (9/12-12/12)
Roofing Shape: FLAT, HIP
Flooring Type: CERAMIC TILE, SEALER
Ceiling Type: ACOUSTICAL, REINFORCED CONCRETE
Partitions: CONCRETE BLOCK, DRYWALL/STUDS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - CENTRAL		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
HEATING - CENTRAL (HOT WATER)		Fire Dept Dist	Replacement Cost New	2,001,800.00	
PLUMBING		Nearest Ocean	Exclusion Amount	100,200.00	
ELECTRICAL		Last Roof Upgrade	RCN Less Exclusions	1,901,600.00	
		1997	Modeled Contents Value	364,200.00	Appraisal

Winstorm Attributes

Roof Straps YES

Notes

LOC # 018
FIRE STATION - 10,688 SQFT
GENERATOR BUILDING - 625 SQFT
2 GENERATORS - FIRE (180 KW) / POLICE (350 KW)
TOTAL PERIMETER - 610 LF

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW002001
Organization: CKW CITY OF KEY WEST
Site: 002 POLICE STATION
Building: 001 POLICE STATION
 1604 N. ROOSEVELT BLVD.
 KEY WEST, FL 33040

Department:
Built/Acquired: 2002/2003 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 24912
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GPS POLICE STATION
Frame Type: ST STEEL
ISO Code: 4 MASONRY NON COMBUSTIBLE
GPS Lat & Long: 24.558067N 81.787117W
Fire Protection: SPRINKLER SYSTEM, INTRUSION SYSTEM
 FIRE ALARM - AUTOMATIC, FIRE ALARM - MANUAL

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: SINGLE MEMBRANE,
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: CERAMIC TILE, VINYL
Ceiling Type: ACOUSTICAL,
Partitions: CONCRETE BLOCK, DRYWALL/STUDS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - ROOFTOP		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
AIR CONDITIONING - CENTRAL		Fire Dept Dist	Replacement Cost New	5,470,700.00	
HEATING - ROOFTOP		Nearest Ocean	Exclusion Amount	328,300.00	
HEATING - CENTRAL (HOT WATER)		Last Roof Upgrade	RCN Less Exclusions	5,142,400.00	
PLUMBING			Modeled Contents Value	1,985,100.00	
ELECTRICAL					Appraisal

Winstorm Attributes

Roof Straps YES

Notes

LOC # 069
FIRST FLOOR - 11,832 SQFT
SECOND FLOOR - 12,571 SQFT
TOTAL PERIMETER - 621 LF
CANOPY - 509 SQFT

Features Memo

PASSENGER ELEVATORS - (2)

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW003001
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 001 FILTER BUILDING
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 1986/1986 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 3960
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: WTFF WATER - FILTERS AND FILTER BLDG
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.5682N 81.796383W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: REINFORCED CONCRETE,
Roofing Type: NONE,
Roofing Pitch: ,
Roofing Shape: ,
Flooring Type: SEALER,
Ceiling Type: NONE,
Partitions: REINFORCED CONCRETE,
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	724,400.00	
		Nearest Ocean	Exclusion Amount	43,500.00	
			RCN Less Exclusions	680,900.00	
			Modeled Contents Value	351,100.00	

Notes

LOC # 065A

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW003002
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 002 SOUTH INJECTION WELL
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 1999/1999 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1500
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: WTPS WATER - PUMPING STATION
Frame Type: PES PRE-ENGINEERED STEEL
ISO Code: 3 NON COMBUSTIBLE
GPS Lat & Long: 24.568217N 81.796383W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: ,
Roofing Type: ,
Roofing Pitch: ,
Roofing Shape: ,
Flooring Type: SEALER,
Ceiling Type: ,
Partitions: ,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	4,781,700.00	
		Nearest Ocean	Exclusion Amount	4,525,600.00	
			RCN Less Exclusions	256,100.00	
			Modeled Contents Value	0.00	
					Appraisal

Notes

LOC # 065C
3280 TOTAL DEPTH
24" - 2500' DEPTH
CLASS V INJECTION WELL

Features Memo

cost to replace underground excluded items = \$4,014,960

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW003003
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 003 NORTH INJECTION WELL
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 2008/2008 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1500
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: WTPS WATER - PUMPING STATION
Frame Type: PES PRE-ENGINEERED STEEL
ISO Code: 3 NON COMBUSTIBLE
GPS Lat & Long: 24.569717N 81.82175W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: ,
Roofing Type: ,
Roofing Pitch: ,
Roofing Shape: ,
Flooring Type: SEALER,
Ceiling Type: ,
Partitions: ,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	4,781,700.00	
		Nearest Ocean	Exclusion Amount	4,525,600.00	
			RCN Less Exclusions	256,100.00	
			Modeled Contents Value	0.00	
					Appraisal

Notes

LOC # 065B
3280 TOTAL DEPTH
24" - 2500' DEPTH
CLASS V INJECTION WELL

Features Memo

cost to replace underground excluded items = \$4,014,960

Asset Number: CKW003004
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 004 ULTRAVIOLET FACILITY AND CHLORINE CONTACT CHAMBER
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 1997/1997 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 802
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: WTFF WATER - FILTERS AND FILTER BLDG
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.568567N 81.796517W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: REINFORCED CONCRETE,
Roofing Type: NONE,
Roofing Pitch: ,
Roofing Shape: ,
Flooring Type: SEALER,
Ceiling Type: REINFORCED CONCRETE,
Partitions: REINFORCED CONCRETE,
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	1,946,900.00	
		Nearest Ocean	Exclusion Amount	0.00	
			RCN Less Exclusions	1,946,900.00	
			Modeled Contents Value	61,400.00	

Notes

LOC # 065D

INSURABLE VALUE PROVIDED BY CITY OF KEY WEST

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW003005
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 005 CLARIFIER # 1
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 1986/1986 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 9498
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: WWSC WASTE - SECONDARY CLARIFIER
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.56865N 81.813517W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: REINFORCED CONCRETE,
Roofing Type: NONE,
Roofing Pitch: ,
Roofing Shape: ,
Flooring Type: SEALER,
Ceiling Type: NONE,
Partitions: REINFORCED CONCRETE,
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	2,379,600.00	
		Nearest Ocean	Exclusion Amount	142,800.00	
			RCN Less Exclusions	2,236,800.00	
			Modeled Contents Value	482,700.00	
					Appraisal

Notes

LOC # 055
RADIUS - 55'
DEPTH - 17.5'

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW003006
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 006 CLARIFIER # 2
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 1986/1986 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 9498
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: WWSC WASTE - SECONDARY CLARIFIER
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.56865N 81.813517W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: REINFORCED CONCRETE,
Roofing Type: NONE,
Roofing Pitch: ,
Roofing Shape: ,
Flooring Type: SEALER,
Ceiling Type: NONE,
Partitions: REINFORCED CONCRETE,
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	2,379,600.00	
		Nearest Ocean	Exclusion Amount	142,800.00	
			RCN Less Exclusions	2,236,800.00	
			Modeled Contents Value	482,700.00	
					Appraisal

Notes

LOC # 056
RADIUS - 55'
DEPTH - 17.5'

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW003008
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 008 AERATION BASIN # 1
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 1986/1986 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 32400
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: WWAB WASTE - AERATION BASIN
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.569067N 81.796883W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: REINFORCED CONCRETE,
Roofing Type: NONE,
Roofing Pitch: ,
Roofing Shape: ,
Flooring Type: SEALER,
Ceiling Type: NONE,
Partitions: NONE,
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	9,276,800.00	
		Nearest Ocean	Exclusion Amount	556,600.00	
		Last Electrical Upgrade	RCN Less Exclusions	8,720,200.00	
		Last Plumbing Upgrade	Modeled Contents Value	0.00	Appraisal

Notes

LOC # 057
DEPTH - 27'

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW003009
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 009 AERATION/ANOXIC BASIN # 2
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 1986/1986 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 32400
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: WWAB WASTE - AERATION BASIN
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.569067N 81.796933W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: REINFORCED CONCRETE,
Roofing Type: NONE,
Roofing Pitch: ,
Roofing Shape: ,
Flooring Type: SEALER,
Ceiling Type: NONE,
Partitions: REINFORCED CONCRETE,
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	10,436,400.00	
		Nearest Ocean	Exclusion Amount	626,200.00	
		Last Electrical Upgrade	RCN Less Exclusions	9,810,200.00	
		Last Plumbing Upgrade	Modeled Contents Value	0.00	Appraisal

Notes

LOC # 056
DEPTH - 27'
2 - 300 HP BLOWERS

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW003010
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 010 HEADWORKS AND PRE TREATMENT BUILDING
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 1986/1986 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 2744
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: WWHW WASTE - HEADWORKS BUILDING
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.570017N 81.79655W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: REINFORCED CONCRETE,
Roofing Type: BUILT-UP SMOOTH,
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: SEALER,
Ceiling Type: REINFORCED CONCRETE,
Partitions: REINFORCED CONCRETE,
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	636,500.00	
		Nearest Ocean	Exclusion Amount	38,200.00	
		Last Roof Upgrade	RCN Less Exclusions	598,300.00	
		1986	Modeled Contents Value	302,000.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW003011
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 011 SOLIDS BUILDING
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 1989/1989 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 22598
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: WWCB WASTE - COMPRESSOR BUILDING
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.569717N 81.797167W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: REINFORCED CONCRETE,
Roofing Type: BUILT-UP SMOOTH,
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: SEALER,
Ceiling Type: REINFORCED CONCRETE,
Partitions: REINFORCED CONCRETE,
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - FORCED AIR		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
HEATING - FORCED WARM AIR		Fire Dept Dist	Replacement Cost New	3,504,900.00	
PLUMBING		Nearest Ocean	Exclusion Amount	210,300.00	
ELECTRICAL		Last HVAC Upgrade	RCN Less Exclusions	3,294,600.00	
		Last Roof Upgrade	Modeled Contents Value	1,360,700.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW003012
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 012 DIGESTER # 1
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 1986/1986 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1962
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: WWDF WASTE - DIGESTER W/FLOATING COVER
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.5695N 81.797567W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: REINFORCED CONCRETE,
Roofing Type: NONE,
Roofing Pitch: ,
Roofing Shape: ,
Flooring Type: SEALER,
Ceiling Type: NONE,
Partitions: NONE,
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	536,500.00	
		Nearest Ocean	Exclusion Amount	32,200.00	
			RCN Less Exclusions	504,300.00	
			Modeled Contents Value	0.00	Appraisal

Notes

LOC # 061
RADIUS - 25'
DEPTH - 15'

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW003013
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 013 DIGESTER # 2
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 1986/1986 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1962
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: WWDF WASTE - DIGESTER W/FLOATING COVER
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.569433N 81.797417W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: REINFORCED CONCRETE,
Roofing Type: NONE,
Roofing Pitch: ,
Roofing Shape: ,
Flooring Type: SEALER,
Ceiling Type: NONE,
Partitions: NONE,
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	536,500.00	
		Nearest Ocean	Exclusion Amount	32,200.00	
			RCN Less Exclusions	504,300.00	
			Modeled Contents Value	0.00	
					Appraisal

Notes

LOC # 062
RADIUS - 25'
DEPTH - 15'

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW003014
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 014 CHLORINE BUILDING
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 1986/1986 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1700
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: WWCF WASTE - CHEMICAL FEED BUILDING
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.569283N 81.797417W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: REINFORCED CONCRETE,
Roofing Type: BUILT-UP SMOOTH,
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: SEALER,
Ceiling Type: REINFORCED CONCRETE,
Partitions: CONCRETE BLOCK,
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	256,900.00	
		Nearest Ocean	Exclusion Amount	15,400.00	
		Last Roof Upgrade	RCN Less Exclusions	241,500.00	
		1989	Modeled Contents Value	163,700.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW003015
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 015 OPERATIONS BUILDING
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 1989/1989 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 17319
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: WWAD WASTE - ADMINISTRATION BUILDING
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.568233N 81.796667W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY, REINFORCED CONCRETE
Roofing Type: BUILT-UP SMOOTH,
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: SEALER, VINYL
Ceiling Type: ACOUSTICAL, REINFORCED CONCRETE
Partitions: CONCRETE BLOCK, REINFORCED CONCRETE
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
AIR CONDITIONING - CENTRAL		Fire Dept Dist	Replacement Cost New	2,589,700.00	
HEATING - CENTRAL (HOT WATER)		Nearest Ocean	Exclusion Amount	155,400.00	
PLUMBING		Last HVAC Upgrade	RCN Less Exclusions	2,434,300.00	
ELECTRICAL		Last Roof Upgrade	Modeled Contents Value	2,225,300.00	Appraisal

Winstorm Attributes

Roof Straps YES

Notes

LOC # 059
LAB & MOTOR CONTROL

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW003016
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 016 WWTP GENERATOR
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 1986/1986 **Inspection Date:** 07/31/2012
No. Stories: 0 **Total Sq. Ft.:** 0
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: WWCB WASTE - COMPRESSOR BUILDING
Frame Type: NA NOT APPLICABLE
ISO Code: N NOT APPLICABLE
GPS Lat & Long:
Fire Protection: NOT APPLICABLE,
 ,

Building Secondary Attributes

Exterior Walls: NOT APPLICABLE,
Roofing Type: NOT APPLICABLE,
Roofing Pitch: ,
Roofing Shape: ,
Flooring Type: NOT APPLICABLE,
Ceiling Type: NOT APPLICABLE,
Partitions: NOT APPLICABLE,
Foundation Type: NOT APPLICABLE,
Perimeter:
Avg Story Height:

Services	Features	General Attributes	Valuation Conclusions		Valuation Source	Appraisal
ELECTRICAL		Fire Hydrant Dist	As Of Date	12/31/2012		
		Fire Dept Dist	Replacement Cost New	490,100.00		
		Nearest Ocean	Exclusion Amount	0.00		
			RCN Less Exclusions	490,100.00		
			Modeled Contents Value	0.00		

Notes

INSURABLE VALUE PROVIDED BY THE CITY OF KEY WEST

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW003017
Organization: CKW CITY OF KEY WEST
Site: 003 RAH ENVIRONMENTAL PROTECTION FACILITY
Building: 017 S STYLE BUILDING
 TRUMBO POINT ANNEX - FLEMING KEY
 KEY WEST, FL 33040

Department:
Built/Acquired: 1986/1986 **Inspection Date:** 07/31/2012
No. Stories: 0 **Total Sq. Ft.:** 0
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: WWCB WASTE - COMPRESSOR BUILDING
Frame Type: NA NOT APPLICABLE
ISO Code: N NOT APPLICABLE
GPS Lat & Long:
Fire Protection: NOT APPLICABLE,
 ,

Building Secondary Attributes

Exterior Walls: NOT APPLICABLE,
Roofing Type: NOT APPLICABLE,
Roofing Pitch: ,
Roofing Shape: ,
Flooring Type: NOT APPLICABLE,
Ceiling Type: NOT APPLICABLE,
Partitions: NOT APPLICABLE,
Foundation Type: NOT APPLICABLE,
Perimeter:
Avg Story Height:

Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	160,100.00	
		Nearest Ocean	Exclusion Amount	0.00	
			RCN Less Exclusions	160,100.00	
			Modeled Contents Value	330,900.00	
					Appraisal

Notes

INSURABLE VALUES PROVIDED BY THE CITY OF KEY WEST

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW004001
Organization: CKW CITY OF KEY WEST
Site: 004 D.O.T. GARAGE & OFFICES
Building: 001 D.O.T. GARAGE & OFFICES
 627 PALM AVENUE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1972/1972 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 6230
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: GPWG PUBLIC WORKS GARAGE
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.561833N 81.790583W
Fire Protection: INTRUSION SYSTEM, FIRE ALARM - AUTOMATIC

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY, REINFORCED CONCRETE
Roofing Type: BUILT-UP SMOOTH,
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: CERAMIC TILE, SEALER
Ceiling Type: ACOUSTICAL, REINFORCED CONCRETE
Partitions: REINFORCED CONCRETE, DRYWALL/STUDS
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Dept Dist	Replacement Cost New	834,900.00	
PLUMBING		Nearest Ocean	Exclusion Amount	33,400.00	
ELECTRICAL		Last HVAC Upgrade	RCN Less Exclusions	801,500.00	
			Modeled Contents Value	187,900.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW005001
Organization: CKW CITY OF KEY WEST
Site: 005 OMI STORAGE & OFFICES
Building: 001 OMI STORAGE & OFFICES
 691 PALM AVENUE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1996/1996 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 2850
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GSB1 STORAGE BLDG - PRE-ENGINEERED
Frame Type: PES PRE-ENGINEERED STEEL
ISO Code: 3 NON COMBUSTIBLE
GPS Lat & Long: 24.561633N 81.790133W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: METAL SIDING ON GIRTS,
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: GABLE,
Flooring Type: SEALER, WOOD
Ceiling Type: DRYWALL, NONE
Partitions: WOOD PANELING ON STUDS,
Foundation Type: CONCRETE FOOTING FOUNDATION,
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	183,200.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	9,200.00	
		Last Roof Upgrade	RCN Less Exclusions	174,000.00	
			Modeled Contents Value	68,800.00	
					Appraisal

Winstorm Attributes

Roof Straps YES

Notes

LOC # 026
1ST FLOOR - 1,800 SQFT
2ND FLOOR OFFICE & STORAGE - 1,050 SQFT
PERIMETER - 180'

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW006001
Organization: CKW CITY OF KEY WEST
Site: 006 PUBLIC WORKS STORAGE
Building: 001 PUBLIC WORKS STORAGE
 633 PALM AVENUE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1962/1962 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 2736
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** FAIR
Occupancy: GSB3 STORAGE BLDG - BLOCK
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.562167N 81.790033W
Fire Protection: INTRUSION SYSTEM, FIRE ALARM - AUTOMATIC

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS, STUCCO ON MASONRY
Roofing Type: ASPHALT SHINGLES,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: GABLE,
Flooring Type: SEALER, WOOD
Ceiling Type: ACOUSTICAL, WOOD
Partitions: CONCRETE BLOCK, WOOD PANELING ON STUDS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions			
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source	Appraisal
PLUMBING		Fire Dept Dist	Replacement Cost New	203,300.00		
ELECTRICAL		Nearest Ocean	Exclusion Amount	10,100.00		
		Last Roof Upgrade	RCN Less Exclusions	193,200.00		
			Modeled Contents Value	64,400.00		

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW007001
Organization: CKW CITY OF KEY WEST
Site: 007 KEY WEST BIGHT FERRY TERMINAL
Building: 001 KEY WEST BIGHT FERRY TERMINAL
 100 GRINNELL STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 2003/2003 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 19462
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: VE **Condition:** GOOD
Occupancy: GAT AIR TERMINAL
Frame Type: ST STEEL
ISO Code: 4 MASONRY NON COMBUSTIBLE
GPS Lat & Long: 24.562283N 81.798917W
Fire Protection: SPRINKLER SYSTEM, INTRUSION SYSTEM
 FIRE ALARM - AUTOMATIC, FIRE ALARM - MANUAL

Building Secondary Attributes

Exterior Walls: COMPOSITE SIDING ON STUDS,
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: COMPLEX,
Flooring Type: CARPETING, CERAMIC TILE
Ceiling Type: ACOUSTICAL, WOOD
Partitions: CONCRETE BLOCK, DRYWALL/STUDS
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - ROOFTOP		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
AIR CONDITIONING - CENTRAL		Fire Dept Dist	Replacement Cost New	3,314,800.00	
HEATING - ROOFTOP		Nearest Ocean	Exclusion Amount	198,800.00	
HEATING - CENTRAL (HOT WATER)		Last HVAC Upgrade	RCN Less Exclusions	3,116,000.00	
PLUMBING		Last Roof Upgrade	Modeled Contents Value	116,300.00	
ELECTRICAL					Appraisal

Winstorm Attributes

Roof Straps YES

Notes

LOC # 096
MAIN LEVEL - 9,379 SQFT
GROUND LEVEL - 10,083 SQFT
PERIMETER - 388 LF
CANOPY - 4,441 SQFT

Features Memo

PASSENGER ELEVATOR (1)

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008001
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 001 OLD THOMPSON FISH HOUSE
 231 MARGARET STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1918/1993 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 3276
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** FAIR
Occupancy: GSB3 STORAGE BLDG - BLOCK
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.56245N 81.801033W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: REINFORCED CONCRETE,
Roofing Type: METAL,
Roofing Pitch: MEDIUM (5/12-8/12),
Roofing Shape: GABLE,
Flooring Type: WOOD,
Ceiling Type: WOOD, NONE
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE FOOTING FOUNDATION, RAISED WOOD FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions			
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source	Appraisal
PLUMBING		Fire Dept Dist	Replacement Cost New	235,900.00		
ELECTRICAL		Nearest Ocean	Exclusion Amount	11,900.00		
		Last Electrical Upgrade	RCN Less Exclusions	224,000.00		
		Last Plumbing Upgrade	Modeled Contents Value	25,000.00		
		Last HVAC Upgrade				
		Last Roof Upgrade				

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008002
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 002 TURTLE CANNERY
 200 MARGARET STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1918/1993 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1050
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: SWF SCHOOL - STORAGE WOOD FRAMED
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.561917N 81.80065W
Fire Protection: INTRUSION SYSTEM, FIRE ALARM - AUTOMATIC

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS, METAL SIDING/STUDS
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: GABLE,
Flooring Type: WOOD,
Ceiling Type: WOOD,
Partitions: NONE,
Foundation Type: CONCRETE FOOTING FOUNDATION, RAISED WOOD FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
ELECTRICAL		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
		Fire Dept Dist	Replacement Cost New	56,700.00	
		Nearest Ocean	Exclusion Amount	0.00	
		Last Roof Upgrade	RCN Less Exclusions	56,700.00	
			Modeled Contents Value	0.00	
					Appraisal

Notes

LOC # 018
PERIMETER - 142 LF

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008003
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 003 HALF SHELL RAW BAR
 231 MARGARET STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1980/1993 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 7864
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: RSTO RETAIL STORE
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.56185N 81.799967W
Fire Protection: INTRUSION SYSTEM,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS, METAL SIDING/STUDS
Roofing Type: METAL, BUILT-UP TAR & GRAVEL
Roofing Pitch: FLAT, LOW (1/12-4/12)
Roofing Shape: FLAT, SHED
Flooring Type: BRICK, SEALER
Ceiling Type: WOOD,
Partitions: WOOD PANELING ON STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - ROOFTOP		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Dept Dist	Replacement Cost New	895,200.00	
HEATING - ROOFTOP		Nearest Ocean	Exclusion Amount	53,700.00	
PLUMBING		Last Roof Upgrade	RCN Less Exclusions	841,500.00	
ELECTRICAL			Modeled Contents Value	0.00	Appraisal

Notes

LOC # 010
PERIMETER - 446 LF

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008004
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 004 FISH MARKET & RESTROOM
 257 MARGARET STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1997/1997 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1810
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GWH WAREHOUSE
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.561783N 81.799783W
Fire Protection: NONE,



Building Secondary Attributes

Exterior Walls: COMPOSITE SIDING ON STUDS, STUCCO ON MASONRY
Roofing Type: BUILT-UP TAR & GRAVEL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: SHED,
Flooring Type: CERAMIC TILE,
Ceiling Type: ACOUSTICAL, DRYWALL
Partitions: CONCRETE BLOCK, DEMOUNTABLE
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:

Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - ROOFTOP		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Dept Dist	Replacement Cost New	152,100.00	
HEATING - ROOFTOP		Nearest Ocean	Exclusion Amount	6,100.00	
PLUMBING		Last Roof Upgrade	RCN Less Exclusions	146,000.00	
ELECTRICAL			Modeled Contents Value	0.00	Appraisal

Winstorm Attributes

Roof Straps YES

Notes

LOC # 104
FISH MARKET - 1,110 SQFT
RESTROOM - 700 SQFT
PERIMETER - 184 LF
CANOPY - 222 SQFT

Asset Number: CKW008005
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 005 KEY WEST BAIT & TACKLE
 241 MARGARET STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1986/1993 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1709
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: RSTO RETAIL STORE
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.56175N 81.79985W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS,
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: GABLE,
Flooring Type: SEALER,
Ceiling Type: WOOD, NONE
Partitions: WOOD PANELING ON STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions			
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source	Appraisal
ELECTRICAL		Fire Dept Dist	Replacement Cost New	130,900.00		
		Nearest Ocean	Exclusion Amount	5,100.00		
		Last Roof Upgrade	RCN Less Exclusions	125,800.00		
			Modeled Contents Value	0.00		

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008006
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 006 LOST REEF DIVE SHOP
 261 MARGARET STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1980/1980 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1536
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: RSTO RETAIL STORE
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.561617N 81.79995W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: REINFORCED CONCRETE,
Roofing Type: METAL, SINGLE MEMBRANE
Roofing Pitch: FLAT, LOW (1/12-4/12)
Roofing Shape: FLAT, SHED
Flooring Type: SEALER,
Ceiling Type: ACOUSTICAL, WOOD
Partitions: WOOD PANELING ON STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	151,200.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	9,000.00	
		Last Roof Upgrade	RCN Less Exclusions	142,200.00	
		2007	Modeled Contents Value	0.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008007
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 007 FLAGLER STATION
 901 MARGARET STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1999/1999 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1353
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: RSTO RETAIL STORE
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.56135N 81.799917W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS,
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: GABLE, PYRAMID
Flooring Type: WOOD,
Ceiling Type: NONE,
Partitions: WOOD PANELING ON STUDS,
Foundation Type: CONCRETE FOOTING FOUNDATION, RAISED WOOD FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	221,900.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	13,200.00	
		Last Roof Upgrade	RCN Less Exclusions	208,700.00	
			Modeled Contents Value	0.00	
					Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008008
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 008 PIANO SHOP & GALLERY / KEY WEST BIGHT MAINTENANCE
 907 CAROLINE STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1970/1993 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1980
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: GPWS PUBLIC WORKS SHED
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.56115N 81.799483W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: BUILT-UP SMOOTH,
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: CARPETING, SEALER
Ceiling Type: NONE,
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:

Services
 AIR CONDITIONING - UNIT
 PLUMBING
 ELECTRICAL

Features

General Attributes
 Fire Hydrant Dist
 Fire Dept Dist
 Nearest Ocean



Valuation Conclusions

As Of Date	12/31/2012	Valuation Source	Appraisal
Replacement Cost New	164,500.00		
Exclusion Amount	6,500.00		
RCN Less Exclusions	158,000.00		
Modeled Contents Value	18,400.00		

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008009
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 009 MAC SEA GARDEN
 208 MARGARET STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1980/1993 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1697
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: RSTO RETAIL STORE
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.561417N 81.800283W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS, NONE
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: SHED,
Flooring Type: SEALER,
Ceiling Type: WOOD,
Partitions: NONE,
Foundation Type: CONCRETE SLAB ON GROUND,
Perimeter:
Avg Story Height:

Services
 HEATING/AIR CONDITIONING (HEAT PUMP)
 PLUMBING
 ELECTRICAL

Features

General Attributes

Fire Hydrant Dist
 Fire Dept Dist
 Nearest Ocean
 Last Roof Upgrade 1980

Valuation Conclusions

As Of Date 12/31/2012
 Replacement Cost New 131,200.00
 Exclusion Amount 7,900.00
 RCN Less Exclusions 123,300.00
 Modeled Contents Value 0.00

Valuation Source

Appraisal



**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008010
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 010 LOCAL COLOR
 274 MARGARET STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1985/1993 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 4193
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: RSTO RETAIL STORE
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.5616N 81.800383W
Fire Protection: INTRUSION SYSTEM, FIRE ALARM - AUTOMATIC
 FIRE ALARM - MANUAL,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: METAL, BUILT-UP SMOOTH
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: WOOD, SEALER
Ceiling Type: DRYWALL,
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Dept Dist	Replacement Cost New	533,900.00	
PLUMBING		Nearest Ocean	Exclusion Amount	32,100.00	
ELECTRICAL		Last Roof Upgrade	RCN Less Exclusions	501,800.00	
		1985	Modeled Contents Value	0.00	Appraisal

Winstorm Attributes

Roof Straps YES

Notes

LOC # 015
LOCAL COLOR - 2,713 SQFT
TURTLE KRALL OFFICE/STORAGE - 1,480 SQFT
PERIMETER - 272 LF
CANOPY - 427 SQFT

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008011
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 011 TURTLE KRAALS RESTAURANT & DECK BAR
 1 LAND'S END VILLAGE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1970/1993 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 7280
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: RSTO RETAIL STORE
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.561767N 81.800467W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS,
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12), MEDIUM (5/12-8/12)
Roofing Shape: COMPLEX,
Flooring Type: WOOD, VINYL
Ceiling Type: ACOUSTICAL, NONE
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:

Services
 AIR CONDITIONING - CENTRAL
 HEATING - CENTRAL (HOT WATER)
 PLUMBING
 ELECTRICAL

Features

General Attributes
 Fire Hydrant Dist
 Fire Dept Dist
 Nearest Ocean



Valuation Conclusions

As Of Date	12/31/2012	Valuation Source	Appraisal
Replacement Cost New	677,900.00		
Exclusion Amount	40,600.00		
RCN Less Exclusions	637,300.00		
Modeled Contents Value	0.00		

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008012
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 012 KEY WEST BIGHT RESTROOMS / SHOWER BUILDING
 201 WILLIAM STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1998/1998 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1547
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: SPD SCHOOL - POOL DRESSING/SHOWER
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.56145N 81.800883W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: COMPOSITE SIDING ON MASONRY,
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: HIP,
Flooring Type: CERAMIC TILE,
Ceiling Type: DRYWALL,
Partitions: CONCRETE BLOCK,
Foundation Type: CONCRETE FOOTING FOUNDATION,
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	317,800.00	
		Nearest Ocean	Exclusion Amount	19,000.00	
		Last Roof Upgrade	RCN Less Exclusions	298,800.00	
		1998	Modeled Contents Value	0.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008013
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 013 WATERFRONT MARKET
 201 WILLIAM STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1970/1993 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 23557
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: GWH WAREHOUSE
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.5613N 81.8009W
Fire Protection: SPRINKLER SYSTEM, FIRE ALARM - AUTOMATIC

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY, REINFORCED CONCRETE
Roofing Type: SINGLE MEMBRANE,
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: CERAMIC TILE, SEALER
Ceiling Type: REINFORCED CONCRETE,
Partitions: REINFORCED CONCRETE, PLASTER/STUDS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
AIR CONDITIONING - CENTRAL		Fire Dept Dist	Replacement Cost New	2,586,200.00	
HEATING - CENTRAL (HOT WATER)		Nearest Ocean	Exclusion Amount	129,200.00	
PLUMBING		Last Roof Upgrade	RCN Less Exclusions	2,457,000.00	
ELECTRICAL			Modeled Contents Value	55,200.00	
					Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008014
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 014 SCHOONER WHARF BAR
 202 WILLIAM STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1955/1993 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1064
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: RSTO RETAIL STORE
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.561183N 81.801817W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: BUILT-UP SMOOTH,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: GABLE,
Flooring Type: SEALER,
Ceiling Type: NONE,
Partitions: DRYWALL/STUDS, WOOD PANELING ON STUDS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	104,700.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	6,200.00	
		Last Roof Upgrade	RCN Less Exclusions	98,500.00	
			Modeled Contents Value	0.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008015
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 015 SCHOONER WHARF DECK BAR
 202 WILLIAM STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1955/1993 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 1232
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: RSTO RETAIL STORE
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.561033N 81.80185W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: NONE,
Roofing Type: METAL, NONE
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: HIP,
Flooring Type: SEALER, WOOD
Ceiling Type: WOOD,
Partitions: NONE,
Foundation Type: CONCRETE SLAB ON GROUND,
Perimeter:
Avg Story Height:

Services
 PLUMBING
 ELECTRICAL

Features

General Attributes

Fire Hydrant Dist
 Fire Dept Dist
 Nearest Ocean
 Last Roof Upgrade 1992



Valuation Conclusions

As Of Date	12/31/2012	Valuation Source	Appraisal
Replacement Cost New	88,900.00		
Exclusion Amount	2,300.00		
RCN Less Exclusions	86,600.00		
Modeled Contents Value	0.00		

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008016
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 016 JIMMY BUFFET STUDIO
 203 ELIZABETH STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1980/1993 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1428
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: SMP SCHOOL - MULTI-PURPOSE
Frame Type: ST STEEL
ISO Code: 4 MASONRY NON COMBUSTIBLE
GPS Lat & Long: 24.560683N 81.802533W
Fire Protection: INTRUSION SYSTEM, FIRE ALARM - AUTOMATIC

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS,
Roofing Type: BUILT-UP SMOOTH,
Roofing Pitch: FLAT, LOW (1/12-4/12)
Roofing Shape: FLAT, SHED
Flooring Type: CARPETING, CERAMIC TILE
Ceiling Type: DRYWALL,
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE FOOTING FOUNDATION, RAISED WOOD FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	206,600.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	12,400.00	
		Last Roof Upgrade	RCN Less Exclusions	194,200.00	
		1980	Modeled Contents Value	0.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008017
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 017 LAZY WAY GARAGE
 205 ELIZABETH STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1980/1993 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1323
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: RSTO RETAIL STORE
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.560733N 81.802233W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS,
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: GABLE,
Flooring Type: SEALER,
Ceiling Type: WOOD,
Partitions: DRYWALL/STUDS, WOOD PANELING ON STUDS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	131,400.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	8,000.00	
		Last Electrical Upgrade	RCN Less Exclusions	123,400.00	
		Last Roof Upgrade	Modeled Contents Value	0.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008018
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 018 LAZY WAY SHOPS
 205 ELIZABETH STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1980/1993 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1488
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: RSTO RETAIL STORE
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.5606N 81.80235W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS,
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12), HIGH (9/12-12/12)
Roofing Shape: GABLE,
Flooring Type: SEALER,
Ceiling Type: WOOD,
Partitions: DRYWALL/STUDS, WOOD PANELING ON STUDS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	149,000.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	9,000.00	
		Last Electrical Upgrade	RCN Less Exclusions	140,000.00	
		Last Roof Upgrade	Modeled Contents Value	0.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008019
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 019 THE CONCH REPUBLIC SEAFOOD COMPANY
 615 GREENE STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1997/1997 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 12067
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: RSTO RETAIL STORE
Frame Type: PES PRE-ENGINEERED STEEL
ISO Code: 3 NON COMBUSTIBLE
GPS Lat & Long: 24.561167N 81.802917W
Fire Protection: SPRINKLER SYSTEM, FIRE ALARM - AUTOMATIC

Building Secondary Attributes

Exterior Walls: METAL SIDING ON GIRTS,
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: GABLE,
Flooring Type: SEALER,
Ceiling Type: NONE,
Partitions: DRYWALL/STUDS, METAL SIDING ON GIRTS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - CENTRAL		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
HEATING - CENTRAL (HOT WATER)		Fire Dept Dist	Replacement Cost New	1,531,600.00	
PLUMBING		Nearest Ocean	Exclusion Amount	92,000.00	
ELECTRICAL		Last Roof Upgrade	RCN Less Exclusions	1,439,600.00	
			Modeled Contents Value	0.00	Appraisal

Winstorm Attributes

Roof Straps	YES
-------------	-----

Notes

LOC # 019
PERIMETER - 433 LF

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008020
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 020 FISH CLEANING
 201 WILLIAM STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1940/1993 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 400
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: GCST COLD STORAGE
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.560933N 81.803333W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: GABLE,
Flooring Type: SEALER,
Ceiling Type: DRYWALL,
Partitions: PLASTER/STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	42,900.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	2,500.00	
		Last Roof Upgrade	RCN Less Exclusions	40,400.00	
		2008	Modeled Contents Value	0.00	Appraisal

Notes

LOC # NEW
PERIMETER - 80 LF
CANOPY - 200 SQFT

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008021
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 021 ICE HOUSE/EDUCATION CENTER
 615 GREENE STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1940/1940 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 3312
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: GWH WAREHOUSE
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.560833N 81.803517W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: REINFORCED CONCRETE,
Roofing Type: BUILT-UP SMOOTH,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: FLAT,
Flooring Type: CARPETING, SEALER
Ceiling Type: REINFORCED CONCRETE,
Partitions: REINFORCED CONCRETE, DRYWALL/STUDS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:

Services
 HEATING/AIR CONDITIONING (HEAT PUMP)
 PLUMBING
 ELECTRICAL

Features

General Attributes

Fire Hydrant Dist
 Fire Dept Dist
 Nearest Ocean

Valuation Conclusions

As Of Date 12/31/2012
 Replacement Cost New 335,900.00
 Exclusion Amount 13,400.00
 RCN Less Exclusions 322,500.00
 Modeled Contents Value 79,900.00

Valuation Source

Appraisal



**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008022
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 022 SCHOONER WHARF KITCHEN & RESTROOM
 202 WILLIAM STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1980/1993 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 350
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: GPRR PARK RESTROOM
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.560867N 81.801933W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: CONCRETE BLOCK,
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: COMPLEX,
Flooring Type: SEALER, NONE
Ceiling Type: WOOD,
Partitions: NONE,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	49,300.00	
		Nearest Ocean	Exclusion Amount	2,900.00	
		Last Roof Upgrade	RCN Less Exclusions	46,400.00	
		1980	Modeled Contents Value	0.00	Appraisal

Notes

LOC # NEW
PERIMETER - 92 LF
CANOPY - 208 SQFT

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW008023
Organization: CKW CITY OF KEY WEST
Site: 008 KEY WEST BIGHT
Building: 023 SIMONTON BEACH RESTROOM (GULF)
 1 SIMONTON STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1980/1980 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 252
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: GPRR PARK RESTROOM
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.561767N 81.805633W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS,
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: GABLE,
Flooring Type: WOOD,
Ceiling Type: WOOD,
Partitions: WOOD PANELING ON STUDS,
Foundation Type: CONCRETE FOOTING FOUNDATION, RAISED WOOD FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	46,100.00	
		Nearest Ocean	Exclusion Amount	2,800.00	
		Last Roof Upgrade	RCN Less Exclusions	43,300.00	
			Modeled Contents Value	0.00	
					Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW009001
Organization: CKW CITY OF KEY WEST
Site: 009 MALLORY SQUARE
Building: 001 CASA CAYO HUESO
 410 WALL STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1900/1900 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 6776
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: GWH WAREHOUSE
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.560167N 81.80715W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: BRICK ON MASONRY,
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: GABLE,
Flooring Type: BRICK,
Ceiling Type: NONE,
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - CENTRAL		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
HEATING - CENTRAL (HOT WATER)		Fire Dept Dist	Replacement Cost New	888,000.00	
PLUMBING		Nearest Ocean	Exclusion Amount	35,400.00	
ELECTRICAL			RCN Less Exclusions	852,600.00	
			Modeled Contents Value	0.00	

Notes

LOC # 080
PERIMETER - 396 LF
CANOPY - 1,820 SQFT

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW009002
Organization: CKW CITY OF KEY WEST
Site: 009 MALLORY SQUARE
Building: 002 HOSPITALITY HOUSE
 10 OLD MALLORY SQUARE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1900/1962 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1080
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: MUSM MUSEUM
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.559483N 81.807417W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS,
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: GABLE,
Flooring Type: WOOD,
Ceiling Type: WOOD,
Partitions: WOOD PANELING ON STUDS,
Foundation Type: CONCRETE FOOTING FOUNDATION,
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	155,100.00	
		Nearest Ocean	Exclusion Amount	9,400.00	
		Last Roof Upgrade	RCN Less Exclusions	145,700.00	
			Modeled Contents Value	0.00	Appraisal

Notes

LOC # 071
PERIMETER - 132 LF
CANOPY - 300 SQFT

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW009003
Organization: CKW CITY OF KEY WEST
Site: 009 MALLORY SQUARE
Building: 003 KEY WEST PLAYERS PLAYHOUSE
 401 FRONT STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1900/1900 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 5628
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: GAB AUDITORIUM
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.559667N 81.807167W
Fire Protection: INTRUSION SYSTEM, FIRE ALARM - AUTOMATIC

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY, NATIVE STONE
Roofing Type: ASPHALT SHINGLES,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: STEPPED,
Flooring Type: SEALER, WOOD
Ceiling Type: ACOUSTICAL, NONE
Partitions: CONCRETE, DRYWALL/STUDS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - CENTRAL		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Dept Dist	Replacement Cost New	778,900.00	
HEATING - CENTRAL (HOT WATER)		Nearest Ocean	Exclusion Amount	23,400.00	
PLUMBING		Last Electrical Upgrade	RCN Less Exclusions	755,500.00	
ELECTRICAL		Last Plumbing Upgrade	Modeled Contents Value	0.00	
		Last HVAC Upgrade			
		Last Roof Upgrade			

Notes

LOC # 079
SEATING CAPACITY - 150 SEATS
PERIMETER - 308 LF

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW009004
Organization: CKW CITY OF KEY WEST
Site: 009 MALLORY SQUARE
Building: 004 RESTROOM BUILDING
 400 FRONT STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1996/1996 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 956
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GPRR PARK RESTROOM
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.559583N 81.807233W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: BRICK ON CONCRETE BLOCK,
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: HIP,
Flooring Type: CERAMIC TILE,
Ceiling Type: WOOD,
Partitions: CONCRETE BLOCK,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	207,900.00	
		Nearest Ocean	Exclusion Amount	12,500.00	
		Last Roof Upgrade	RCN Less Exclusions	195,400.00	
		1996	Modeled Contents Value	0.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW009005
Organization: CKW CITY OF KEY WEST
Site: 009 MALLORY SQUARE
Building: 005 TROPICAL SOUP
 402 WALL STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1960/1960 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 3192
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GOB OFFICE BUILDING
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.5595N 81.806867W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: ASPHALT SHINGLES,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: HIP,
Flooring Type: CARPETING, WOOD
Ceiling Type: ACOUSTICAL,
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - CENTRAL		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
HEATING - CENTRAL (HOT WATER)		Fire Dept Dist	Replacement Cost New	464,300.00	
PLUMBING		Nearest Ocean	Exclusion Amount	23,200.00	
ELECTRICAL		Last Roof Upgrade	RCN Less Exclusions	441,100.00	
			Modeled Contents Value	0.00	Appraisal

Notes

LOC # 082
PERIMETER - 244 LF

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW009006
Organization: CKW CITY OF KEY WEST
Site: 009 MALLORY SQUARE
Building: 006 SHELL WAREHOUSE
 1 WHITEHEAD STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1851/1900 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 6300
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: GWH WAREHOUSE
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.559217N 81.806933W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY, METAL SIDING/STUDS
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: HIP,
Flooring Type: WOOD,
Ceiling Type: NONE,
Partitions: WOOD PANELING ON STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
AIR CONDITIONING - UNIT		Fire Dept Dist	Replacement Cost New	509,500.00	
PLUMBING		Nearest Ocean	Exclusion Amount	20,400.00	
ELECTRICAL		Last Roof Upgrade	RCN Less Exclusions	489,100.00	
			Modeled Contents Value	0.00	
					Appraisal

Notes

LOC # 085
PERIMETER - 250 LF

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW009007
Organization: CKW CITY OF KEY WEST
Site: 009 MALLORY SQUARE
Building: 007 KEY WEST AQUARIUM
 1 WHITEHEAD STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1934/1934 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 6300
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: MUSM MUSEUM
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.558967N 81.80715W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: COMPLEX,
Flooring Type: CERAMIC TILE,
Ceiling Type: WOOD, NONE
Partitions: WOOD PANELING ON STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions			
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source	Appraisal
ELECTRICAL		Fire Dept Dist	Replacement Cost New	792,100.00		
		Nearest Ocean	Exclusion Amount	47,600.00		
		Last Roof Upgrade	RCN Less Exclusions	744,500.00		
			Modeled Contents Value	0.00		

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW009008
Organization: CKW CITY OF KEY WEST
Site: 009 MALLORY SQUARE
Building: 008 KEY WEST ART CENTER / GALLERY
 301 FRONT STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1948/1948 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 2080
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: RESS RESIDENCE
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.55905N 81.8066W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS,
Roofing Type: METAL,
Roofing Pitch: MEDIUM (5/12-8/12),
Roofing Shape: GABLE,
Flooring Type: CERAMIC TILE, WOOD
Ceiling Type: WOOD,
Partitions: WOOD PANELING ON STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:

Services
 AIR CONDITIONING - UNIT
 PLUMBING
 ELECTRICAL

Features

General Attributes
 Fire Hydrant Dist
 Fire Dept Dist
 Nearest Ocean
 Last Roof Upgrade

2000

Valuation Conclusions

As Of Date	12/31/2012	Valuation Source	Appraisal
Replacement Cost New	233,000.00		
Exclusion Amount	11,600.00		
RCN Less Exclusions	221,400.00		
Modeled Contents Value	0.00		



Notes

LOC # 081
PERIMETER - 132 LF
CANOPY - 832 SQFT

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW010001
Organization: CKW CITY OF KEY WEST
Site: 010 DOUGLAS BAND ROOM SKILLS CENTER
Building: 001 DOUGLAS BAND ROOM SKILLS CENTER
 101 PETRONIA STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1960/1960 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 3676
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: SCB SCHOOL - CLASSROOM
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.550367N 81.804817W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: CONCRETE BLOCK,
Roofing Type: BUILT-UP SMOOTH,
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: VINYL,
Ceiling Type: ACOUSTICAL, DRYWALL
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:

Services
 AIR CONDITIONING - UNIT
 AIR CONDITIONING - CENTRAL
 HEATING - ROOFTOP
 HEATING - CENTRAL (HOT WATER)
 PLUMBING
 ELECTRICAL

Features**General Attributes**

Fire Hydrant Dist
 Fire Dept Dist
 Nearest Ocean

Valuation Conclusions

As Of Date 12/31/2012
 Replacement Cost New 617,200.00
 Exclusion Amount 37,000.00
 RCN Less Exclusions 580,200.00
 Modeled Contents Value 46,000.00

Valuation Source

Appraisal



Winstorm Attributes

Roof Straps YES

Notes

LOC # 024
PERIMETER - 280 LF
CANOPY - 350 SQFT

Services Memo

A/C ROOF TOP

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW011001
Organization: CKW CITY OF KEY WEST
Site: 011 FREDERICK DOUGLAS GYM/MEDICAL CENTER/WESLEY HOUSE
Building: 001 FREDERICK DOUGLAS GYM/MEDICAL CENTER/WESLEY HOUSE
 111 OLIVIA STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1957/1957 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 17881
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: SGM SCHOOL - GYMNASIUM
Frame Type: ST STEEL
ISO Code: 4 MASONRY NON COMBUSTIBLE
GPS Lat & Long: 24.55015N 81.803517W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS, STUCCO ON MASONRY
Roofing Type: METAL, BUILT-UP SMOOTH
Roofing Pitch: FLAT, MEDIUM (5/12-8/12)
Roofing Shape: FLAT, GABLE
Flooring Type: CERAMIC TILE, VINYL
Ceiling Type: ACOUSTICAL, NONE
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - CENTRAL		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Dept Dist	Replacement Cost New	2,650,200.00	
HEATING - CENTRAL (HOT WATER)		Nearest Ocean	Exclusion Amount	132,400.00	
PLUMBING		Last Roof Upgrade	RCN Less Exclusions	2,517,800.00	
ELECTRICAL			Modeled Contents Value	114,400.00	
					Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW012001
Organization: CKW CITY OF KEY WEST
Site: 012 MARTIN LUTHER KING MEMORIAL POOL
Building: 001 MARTIN LUTHER KING MEMORIAL POOL
 200 CATHERINE STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1958/1958 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 6000
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: SPD SCHOOL - POOL DRESSING/SHOWER
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.54765N 81.800033W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: CONCRETE BLOCK,
Roofing Type: METAL, BUILT-UP SMOOTH
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: SEALER,
Ceiling Type: REINFORCED CONCRETE,
Partitions: CONCRETE BLOCK, REINFORCED CONCRETE
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services
 AIR CONDITIONING - UNIT
 PLUMBING
 ELECTRICAL

Features

General Attributes
 Fire Hydrant Dist
 Fire Dept Dist
 Nearest Ocean

Valuation Conclusions

As Of Date	12/31/2012	Valuation Source	Appraisal
Replacement Cost New	803,200.00		
Exclusion Amount	48,100.00		
RCN Less Exclusions	755,100.00		
Modeled Contents Value	36,900.00		

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW013001
Organization: CKW CITY OF KEY WEST
Site: 013 SOUTHERN MOST BEACH CAFE & BAR
Building: 001 SOUTHERN MOST BEACH CAFE & BAR
 1405 DUVAL STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1950/2001 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 4871
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: RSTO RETAIL STORE
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.547N 81.796W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS, NONE
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: HIP,
Flooring Type: BRICK, CERAMIC TILE
Ceiling Type: DRYWALL, NONE
Partitions: DRYWALL/STUDS, WOOD PANELING ON STUDS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	758,000.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	45,400.00	
		Last Electrical Upgrade	RCN Less Exclusions	712,600.00	
		Last Plumbing Upgrade	Modeled Contents Value	0.00	
		Last HVAC Upgrade			
		Last Roof Upgrade			
					Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW014001
Organization: CKW CITY OF KEY WEST
Site: 014 INDIGENOUS PARK
Building: 001 INDIGENOUS PARK PAVILION
 1801 WHITE STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1990/1990 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 2450
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GPPS PARK SHELTER - ENCLOSED
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.548733N 81.784867W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS,
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: PYRAMID,
Flooring Type: WOOD, VINYL
Ceiling Type: WOOD,
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE FOOTING FOUNDATION, RAISED WOOD FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	302,400.00	
		Nearest Ocean	Exclusion Amount	15,100.00	
		Last Roof Upgrade	RCN Less Exclusions	287,300.00	
		1990	Modeled Contents Value	15,100.00	Appraisal

Asset Number: CKW014002
Organization: CKW CITY OF KEY WEST
Site: 014 INDIGENOUS PARK
Building: 002 AVIARY PAVILION
 1801 WHITE STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 2004/2004 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 4761
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GPSO PARK SHELTER - OPEN
Frame Type: PES PRE-ENGINEERED STEEL
ISO Code: 3 NON COMBUSTIBLE
GPS Lat & Long: 24.549317N 81.7846W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: NONE,
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: GABLE,
Flooring Type: SEALER,
Ceiling Type: NONE,
Partitions: NONE,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	411,900.00	
		Nearest Ocean	Exclusion Amount	20,700.00	
		Last Roof Upgrade	RCN Less Exclusions	391,200.00	
		2004	Modeled Contents Value	0.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW014003
Organization: CKW CITY OF KEY WEST
Site: 014 INDIGENOUS PARK
Building: 003 PAGLIARA MEMORIAL AVIAN HOSPITAL
 1801 WHITE STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 2001/2001 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 864
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: SPC SCHOOL - PORTABLE CLASSROOM
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.54915N 81.784883W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: COMPOSITE SIDING ON STUDS,
Roofing Type: SINGLE MEMBRANE,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: GABLE,
Flooring Type: VINYL,
Ceiling Type: FIBERBOARD,
Partitions: DEMOUNTABLE,
Foundation Type: CONCRETE FOOTING FOUNDATION, RAISED WOOD FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	106,200.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	2,600.00	
		Last Roof Upgrade	RCN Less Exclusions	103,600.00	
		2001	Modeled Contents Value	0.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW015001
Organization: CKW CITY OF KEY WEST
Site: 015 SOUTHERN MOST HOCKEY RINK
Building: 001 HOCKEY RINK WITH STEEL PAVILION
 1793 BERTHA STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 2008/2008 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 25200
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GPSO PARK SHELTER - OPEN
Frame Type: PES PRE-ENGINEERED STEEL
ISO Code: 3 NON COMBUSTIBLE
GPS Lat & Long: 24.552667N 81.777883W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: NONE,
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: GABLE,
Flooring Type: SEALER, SEAMLESS
Ceiling Type: NONE,
Partitions: NONE,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
ELECTRICAL		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
		Fire Dept Dist	Replacement Cost New	2,098,000.00	
		Nearest Ocean	Exclusion Amount	104,900.00	
		Last Roof Upgrade	RCN Less Exclusions	1,993,100.00	
			Modeled Contents Value	0.00	
					Appraisal

Asset Number: CKW015002
Organization: CKW CITY OF KEY WEST
Site: 015 SOUTHERN MOST HOCKEY RINK
Building: 002 CONCESSION / RESTROOM
 1793 BERTHA STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 2009/2009 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 330
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GCS CONCESSION STAND
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.553017N 81.777383W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: SHED,
Flooring Type: SEALER,
Ceiling Type: WOOD,
Partitions: CONCRETE BLOCK,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	35,800.00	
		Nearest Ocean	Exclusion Amount	1,100.00	
		Last Roof Upgrade	RCN Less Exclusions	34,700.00	
			Modeled Contents Value	5,100.00	
					Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW016001
Organization: CKW CITY OF KEY WEST
Site: 016 SMATHERS BEACH RESTROOM
Building: 001 SMATHERS BEACH RESTROOM
 SMATHERS BEACH
 KEY WEST, FL 33040

Department:
Built/Acquired: 1970/1970 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 633
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** FAIR
Occupancy: GPRR PARK RESTROOM
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.550767N 81.774833W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: NATIVE STONE,
Roofing Type: REINFORCED CONCRETE,
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: SEALER,
Ceiling Type: REINFORCED CONCRETE, NONE
Partitions: REINFORCED CONCRETE,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	95,100.00	
		Nearest Ocean	Exclusion Amount	5,700.00	
		Last Electrical Upgrade	RCN Less Exclusions	89,400.00	
		Last Plumbing Upgrade	Modeled Contents Value	0.00	
		Last HVAC Upgrade			
		Last Roof Upgrade			

Asset Number: CKW017001
Organization: CKW CITY OF KEY WEST
Site: 017 FIRE STATION #3
Building: 001 FIRE STATION #3
 1491 KENNEDY DRIVE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1972/1972 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 8086
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GFS FIRE STATION
Frame Type: ST STEEL
ISO Code: 4 MASONRY NON COMBUSTIBLE
GPS Lat & Long: 24.56155N 81.76575W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: STUCCO ON STUDS, STUCCO ON MASONRY
Roofing Type: BUILT-UP SMOOTH,
Roofing Pitch: FLAT, LOW (1/12-4/12)
Roofing Shape: FLAT, SHED
Flooring Type: CERAMIC TILE, SEALER
Ceiling Type: ACOUSTICAL, REINFORCED CONCRETE
Partitions: CONCRETE BLOCK, DRYWALL/STUDS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
AIR CONDITIONING - CENTRAL		Fire Dept Dist	Replacement Cost New	1,322,100.00	
HEATING - CENTRAL (HOT WATER)		Nearest Ocean	Exclusion Amount	66,100.00	
PLUMBING		Last HVAC Upgrade	RCN Less Exclusions	1,256,000.00	
ELECTRICAL		2006	Modeled Contents Value	117,500.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW018001
Organization: CKW CITY OF KEY WEST
Site: 018 A1 BOATYARD (SPENCERS) OFFICE
Building: 001 A1 BOATYARD (SPENCERS) OFFICE
 701 PALM AVENUE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1985/1985 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 600
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GOB OFFICE BUILDING
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.56155N 81.7896W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: GABLE,
Flooring Type: CERAMIC TILE, SEALER
Ceiling Type: DRYWALL,
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	57,100.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	2,800.00	
		Last Roof Upgrade	RCN Less Exclusions	54,300.00	
			Modeled Contents Value	0.00	
					Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW019001
Organization: CKW CITY OF KEY WEST
Site: 019 KEY WEST SAILING CLUB
Building: 001 KEY WEST SAILING CLUB
 705 PALM AVENUE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1985/1985 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 676
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GPSO PARK SHELTER - OPEN
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.562183N 81.7895W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS, NONE
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: HIP,
Flooring Type: WOOD,
Ceiling Type: WOOD,
Partitions: WOOD PANELING ON STUDS,
Foundation Type: CONCRETE FOOTING FOUNDATION, RAISED WOOD FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	53,400.00	
		Nearest Ocean	Exclusion Amount	2,600.00	
		Last Roof Upgrade	RCN Less Exclusions	50,800.00	
			Modeled Contents Value	0.00	
					Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW020001
Organization: CKW CITY OF KEY WEST
Site: 020 PARK N RIDE
Building: 001 OFFICE PORTION OF PARK N RIDE FACILITY
 300 GRINNELL STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1996/1996 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 1035
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GPG PARKING GARAGE
Frame Type: RC REINFORCED CONCRETE
ISO Code: 6 FIRE RESISTIVE
GPS Lat & Long: 24.561N 81.799567W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: REINFORCED CONCRETE,
Roofing Type: METAL, NONE
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: COMPLEX,
Flooring Type: CARPETING, SEALER
Ceiling Type: REINFORCED CONCRETE,
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Dept Dist	Replacement Cost New	173,500.00	
PLUMBING		Nearest Ocean	Exclusion Amount	6,700.00	
ELECTRICAL		Last Roof Upgrade	RCN Less Exclusions	166,800.00	
		1996	Modeled Contents Value	6,300.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW021001
Organization: CKW CITY OF KEY WEST
Site: 021 GARRISON BIGHT MARINA
Building: 001 DOCKMASTER BOAT OFFICE
 GARRISON BIGHT MARINA
 KEY WEST, FL 33040

Department:
Built/Acquired: 1975/1975 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 684
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: SPCL SCHOOL - PORTABLE CLASSROOM
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.5601N 81.78425W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: METAL SIDING/STUDS,
Roofing Type: SINGLE MEMBRANE,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: GABLE,
Flooring Type: VINYL,
Ceiling Type: FIBERBOARD,
Partitions: WOOD PANELING ON STUDS,
Foundation Type: RAISED WOOD FOUNDATION,
Perimeter:
Avg Story Height:



Services **Features**
 HEATING/AIR CONDITIONING (HEAT PUMP)
 PLUMBING
 ELECTRICAL

General Attributes
 Fire Hydrant Dist
 Fire Dept Dist
 Nearest Ocean

Valuation Conclusions			
As Of Date	12/31/2012	Valuation Source	Appraisal
Replacement Cost New	63,800.00		
Exclusion Amount	0.00		
RCN Less Exclusions	63,800.00		
Modeled Contents Value	11,500.00		

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW021002
Organization: CKW CITY OF KEY WEST
Site: 021 GARRISON BIGHT MARINA
Building: 002 TRANSIENT SHOWER/RESTROOM/STORAGE
 GARRISON BIGHT MARINA
 KEY WEST, FL 33040

Department:
Built/Acquired: 1975/1975 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 728
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** FAIR
Occupancy: GPRR PARK RESTROOM
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.5601N 81.784283W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS, CONCRETE BLOCK
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: GABLE,
Flooring Type: CERAMIC TILE,
Ceiling Type: DRYWALL,
Partitions: CONCRETE BLOCK,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	97,400.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	5,900.00	
		Last Roof Upgrade	RCN Less Exclusions	91,500.00	
			Modeled Contents Value	0.00	
					Appraisal

Notes

LOC # NEW
PERIMETER - 126 LF

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW021003
Organization: CKW CITY OF KEY WEST
Site: 021 GARRISON BIGHT MARINA
Building: 003 LIVE-A-BOARD RESTROOM/LAUNDRY
 GARRISON BIGHT MARINA
 KEY WEST, FL 33040

Department:
Built/Acquired: 1997/1997 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 549
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: GPRR PARK RESTROOM
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.5605N 81.7843W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY, CONCRETE BLOCK
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: HIP,
Flooring Type: CERAMIC TILE,
Ceiling Type: DRYWALL,
Partitions: CONCRETE BLOCK,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	147,100.00	
		Nearest Ocean	Exclusion Amount	8,800.00	
		Last Roof Upgrade	RCN Less Exclusions	138,300.00	
			Modeled Contents Value	0.00	
					Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW022001
Organization: CKW CITY OF KEY WEST
Site: 022 DINGY DOCK RESTROOM/SHOWER/LAUNDRY FACILITY
Building: 001 DINGY DOCK RESTROOMS/SHOWER/LAUNDRY FACILITY
 811 PALM AVENUE
 KEY WEST, FL 33040

Department:
Built/Acquired: 2009/2009 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 715
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** EXCELLENT
Occupancy: SPD SCHOOL - POOL DRESSING/SHOWER
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.5614N 81.788683W
Fire Protection: INTRUSION SYSTEM, FIRE ALARM - AUTOMATIC

Building Secondary Attributes

Exterior Walls: COMPOSITE SIDING ON STUDS,
Roofing Type: METAL,
Roofing Pitch: MEDIUM (5/12-8/12),
Roofing Shape: HIP,
Flooring Type: CERAMIC TILE,
Ceiling Type: DRYWALL,
Partitions: DRYWALL/STUDS, CERAMIC TILE ON STUDS/DRYWALL
Foundation Type: CONCRETE FOOTING FOUNDATION, RAISED WOOD FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	383,000.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	0.00	
		Last Roof Upgrade	RCN Less Exclusions	383,000.00	
			Modeled Contents Value	0.00	
					Appraisal

Winstorm Attributes

Roof Straps YES

Notes

LOC # NEW
PERIMETER - 136 LF
WOOD RAMP/DECK - 1,598 SQFT

STATE OF FLORIDA MANUFACTURED BUILDING

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW023001
Organization: CKW CITY OF KEY WEST
Site: 023 KEY WEST CEMETERY
Building: 001 SEXTON OFFICE
 701 PASSEOVER LANE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1980/1980 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 768
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GOB OFFICE BUILDING
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.556667N 81.796467W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY, CONCRETE BLOCK
Roofing Type: METAL,
Roofing Pitch: MEDIUM (5/12-8/12),
Roofing Shape: GABLE,
Flooring Type: CARPETING, VINYL
Ceiling Type: ACOUSTICAL,
Partitions: DRYWALL/STUDS, WOOD PANELING ON STUDS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	89,800.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	4,500.00	
		Last Roof Upgrade	RCN Less Exclusions	85,300.00	
			Modeled Contents Value	23,200.00	
					Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW024001
Organization: CKW CITY OF KEY WEST
Site: 024 WICKERS FIELD COMPLEX
Building: 001 STORAGE AND OFFICE
 1399 KENNEDY DRIVE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1990/1990 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 400
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GPWS PUBLIC WORKS SHED
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.563017N 81.7656W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: PYRAMID,
Flooring Type: SEALER,
Ceiling Type: DRYWALL,
Partitions: WOOD PANELING ON STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	26,400.00	
		Nearest Ocean	Exclusion Amount	1,000.00	
		Last Roof Upgrade	RCN Less Exclusions	25,400.00	
		2009	Modeled Contents Value	4,900.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW024002
Organization: CKW CITY OF KEY WEST
Site: 024 WICKERS FIELD COMPLEX
Building: 002 RESTROOM BUILDING
 1399 KENNEDY DRIVE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1990/1990 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 748
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GPRR PARK RESTROOM
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.56305N 81.765467W
Fire Protection: FIRE ALARM - AUTOMATIC,



Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: HIP,
Flooring Type: CERAMIC TILE, SEALER
Ceiling Type: DRYWALL,
Partitions: CONCRETE BLOCK, CERAMIC TILE ON STUDS/DRYWALL
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:

Services	Features	General Attributes	Valuation Conclusions		
PLUMBING		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	146,500.00	
		Nearest Ocean	Exclusion Amount	8,800.00	
		Last Roof Upgrade	RCN Less Exclusions	137,700.00	
			Modeled Contents Value	0.00	
					Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW024003
Organization: CKW CITY OF KEY WEST
Site: 024 WICKERS FIELD COMPLEX
Building: 003 MEN'S SOFTBALL FIELD CONCESSION/PRESSBOX
 1399 KENNEDY DRIVE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1990/1990 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 1076
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GPB PRESS BOX
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.56295N 81.765417W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY, REINFORCED CONCRETE
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: HIP,
Flooring Type: SEALER,
Ceiling Type: DRYWALL, NONE
Partitions: CONCRETE BLOCK, REINFORCED CONCRETE
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	113,600.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	3,400.00	
		Last Roof Upgrade	RCN Less Exclusions	110,200.00	
			Modeled Contents Value	64,400.00	
					Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW024004
Organization: CKW CITY OF KEY WEST
Site: 024 WICKERS FIELD COMPLEX
Building: 004 FOOTBALL FIELD CONCESSION/PRESSBOX
 1399 KENNEDY DRIVE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1990/1990 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 1076
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GCS CONCESSION STAND
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.562367N 81.765033W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY, REINFORCED CONCRETE
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: HIP,
Flooring Type: SEALER,
Ceiling Type: DRYWALL, NONE
Partitions: CONCRETE BLOCK, REINFORCED CONCRETE
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	113,600.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	3,400.00	
		Last Roof Upgrade	RCN Less Exclusions	110,200.00	
		2009	Modeled Contents Value	16,500.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW025001
Organization: CKW CITY OF KEY WEST
Site: 025 ROSA HERNANDEZ SOFTBALL COMPLEX
Building: 001 RESTROOM/PRESSBOX/CONCESSION
 NORTHSIDE DRIVE AND KENNEDY DRIVE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1990/1990 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 1135
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GCS CONCESSION STAND
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.566383N 81.766767W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: METAL,
Roofing Pitch: MEDIUM (5/12-8/12),
Roofing Shape: COMPLEX,
Flooring Type: CARPETING, CERAMIC TILE
Ceiling Type: DRYWALL, WOOD
Partitions: CONCRETE BLOCK, CERAMIC TILE ON STUDS/DRYWALL
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	198,000.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	5,900.00	
		Last Roof Upgrade	RCN Less Exclusions	192,100.00	
			Modeled Contents Value	17,500.00	
					Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW026001
Organization: CKW CITY OF KEY WEST
Site: 026 CLAYTON STERLING COMPLEX
Building: 001 ULRIC "BUBBER" SWEETING PAVILION
 900 KENNEDY DRIVE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1996/1996 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 2710
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GCS CONCESSION STAND
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.567767N 81.768067W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS,
Roofing Type: METAL, BUILT-UP SMOOTH
Roofing Pitch: FLAT, HIGH (9/12-12/12)
Roofing Shape: FLAT, GABLE
Flooring Type: SEALER, VINYL
Ceiling Type: ACOUSTICAL,
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - ROOFTOP		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Dept Dist	Replacement Cost New	364,200.00	
HEATING - ROOFTOP		Nearest Ocean	Exclusion Amount	10,900.00	
PLUMBING		Last Roof Upgrade	RCN Less Exclusions	353,300.00	
ELECTRICAL			Modeled Contents Value	41,700.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW027001
Organization: CKW CITY OF KEY WEST
Site: 027 TRUMAN WATERFRONT
Building: 001 STORAGE (OLD MESS HALL)
 TRUMAN WATERFRONT
 KEY WEST, FL 33040

Department:
Built/Acquired: 1942/2000 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 17618
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** AVERAGE
Occupancy: GRC RECREATION CENTER
Frame Type: ST STEEL
ISO Code: 4 MASONRY NON COMBUSTIBLE
GPS Lat & Long: 24.54955N 81.806717W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: BUILT-UP TAR & GRAVEL,
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: CARPETING, SEALER
Ceiling Type: ACOUSTICAL, DRYWALL
Partitions: CONCRETE BLOCK, DRYWALL/STUDS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:

Services
 AIR CONDITIONING - CENTRAL
 HEATING - CENTRAL (HOT WATER)
 PLUMBING
 ELECTRICAL

Features

General Attributes
 Fire Hydrant Dist
 Fire Dept Dist
 Nearest Ocean



Valuation Conclusions

As Of Date	12/31/2012	Valuation Source	Appraisal
Replacement Cost New	2,368,500.00		
Exclusion Amount	142,100.00		
RCN Less Exclusions	2,226,400.00		
Modeled Contents Value	0.00		

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW028001
Organization: CKW CITY OF KEY WEST
Site: 028 FIRE STATION MUSEUM
Building: 001 FIRE STATION MUSEUM
 1024 GRINNELL STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1907/1907 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 4096
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: X500 **Condition:** GOOD
Occupancy: GFS FIRE STATION
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.553767N 81.792917W
Fire Protection: SPRINKLER SYSTEM, FIRE ALARM - AUTOMATIC

Building Secondary Attributes

Exterior Walls: CONCRETE BLOCK,
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12), HIGH (9/12-12/12)
Roofing Shape: SHED, HIP
Flooring Type: SEALER, WOOD
Ceiling Type: DRYWALL, WOOD
Partitions: WOOD PANELING ON STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	649,400.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	32,500.00	
		Last Electrical Upgrade	RCN Less Exclusions	616,900.00	
		Last Plumbing Upgrade	Modeled Contents Value	59,500.00	
		Last HVAC Upgrade			
		Last Roof Upgrade			

Notes

LOC # 035
PERIMETER - 224 LF

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW029001
Organization: CKW CITY OF KEY WEST
Site: 029 KEY WEST POLICE DEPARTMENT SPECIAL OPS
Building: 001 SPECIAL OPS UNIT
 1663 DUNLAP COURT
 KEY WEST, FL 33040

Department:
Built/Acquired: 1968/1968 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 5672
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** FAIR
Occupancy: APTS APARTMENT - LOW RISE
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.5658N 81.75925W
Fire Protection: INTRUSION SYSTEM, FIRE ALARM - AUTOMATIC

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: ASPHALT SHINGLES,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: GABLE,
Flooring Type: SEALER, VINYL
Ceiling Type: DRYWALL,
Partitions: CONCRETE BLOCK, DRYWALL/STUDS
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	549,800.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	33,000.00	
		Last Roof Upgrade	RCN Less Exclusions	516,800.00	
			Modeled Contents Value	69,100.00	
					Appraisal

Winstorm Attributes

Roof Straps YES

Notes

LOC # NEW
PERIMETER - 258 LF

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW030001
Organization: CKW CITY OF KEY WEST
Site: 030 EASTER SEAL THERAPY CENTER
Building: 001 EASTER SEAL THERAPY CENTER
 5220 JR. COLLEGE ROAD
 KEY WEST, FL 33040

Department:
Built/Acquired: 1961/1961 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 2960
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GRC RECREATION CENTER
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.5742N 81.750033W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY, CONCRETE BLOCK
Roofing Type: BUILT-UP SMOOTH,
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: CARPETING, CERAMIC TILE
Ceiling Type: DRYWALL,
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services
 AIR CONDITIONING - CENTRAL
 HEATING - CENTRAL (HOT WATER)
 PLUMBING
 ELECTRICAL

Features

General Attributes
 Fire Hydrant Dist
 Fire Dept Dist
 Nearest Ocean

Valuation Conclusions

As Of Date 12/31/2012
 Replacement Cost New 382,800.00
 Exclusion Amount 23,000.00
 RCN Less Exclusions 359,800.00
 Modeled Contents Value 0.00

Valuation Source

Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW031001
Organization: CKW CITY OF KEY WEST
Site: 031 BAYVIEW PARK
Building: 001 RECREATION CENTER
 1310 VIRGINIA STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1997/1997 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 3229
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: X500 **Condition:** AVERAGE
Occupancy: GRC RECREATION CENTER
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.556667N 81.789083W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: METAL,
Roofing Pitch: HIGH (9/12-12/12),
Roofing Shape: HIP,
Flooring Type: CERAMIC TILE, SEALER
Ceiling Type: DRYWALL, NONE
Partitions: CONCRETE BLOCK,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
HEATING/AIR CONDITIONING (HEAT PUMP)		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	613,800.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	36,900.00	
		Last Roof Upgrade	RCN Less Exclusions	576,900.00	
			Modeled Contents Value	12,300.00	
					Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW031002
Organization: CKW CITY OF KEY WEST
Site: 031 BAYVIEW PARK
Building: 002 PRO SHOP
 1310 TRUMAN AVENUE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1990/1990 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 416
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: X500 **Condition:** GOOD
Occupancy: GCS CONCESSION STAND
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.5571N 81.789267W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS,
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: GABLE,
Flooring Type: SEALER,
Ceiling Type: DRYWALL,
Partitions: WOOD PANELING ON STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
PLUMBING		Fire Dept Dist	Replacement Cost New	30,500.00	
ELECTRICAL		Nearest Ocean	Exclusion Amount	900.00	
		Last Roof Upgrade	RCN Less Exclusions	29,600.00	
		1990	Modeled Contents Value	6,400.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW031003
Organization: CKW CITY OF KEY WEST
Site: 031 BAYVIEW PARK
Building: 003 PRESSBOX/STORAGE
 1310 TRUMAN AVENUE
 KEY WEST, FL 33040

Department:
Built/Acquired: 1997/1997 **Inspection Date:** 07/31/2012
No. Stories: 2 **Total Sq. Ft.:** 280
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: X500 **Condition:** GOOD
Occupancy: GPB PRESS BOX
Frame Type: JM JOISTED MASONRY
ISO Code: 2 JOISTED MASONRY
GPS Lat & Long: 24.5568N 81.789283W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: STUCCO ON MASONRY,
Roofing Type: METAL,
Roofing Pitch: MEDIUM (5/12-8/12),
Roofing Shape: HIP,
Flooring Type: SEALER,
Ceiling Type: DRYWALL,
Partitions: CONCRETE BLOCK,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
AIR CONDITIONING - UNIT		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
ELECTRICAL		Fire Dept Dist	Replacement Cost New	28,900.00	
		Nearest Ocean	Exclusion Amount	900.00	
		Last Roof Upgrade	RCN Less Exclusions	28,000.00	
		1997	Modeled Contents Value	2,400.00	Appraisal

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW032001
Organization: CKW CITY OF KEY WEST
Site: 032 MAGGIE ATWELL HOUSE
Building: 001 MAGGIE ATWELL HOUSE
 905 CAROLINE STREET
 KEY WEST, FL 33040

Department:
Built/Acquired: 1912/1999 **Inspection Date:** 07/31/2012
No. Stories: 1 **Total Sq. Ft.:** 132
Basement: NO **Basement Sq. Ft.:** 0
Flood Zone: AE **Condition:** GOOD
Occupancy: GPWS PUBLIC WORKS SHED
Frame Type: WD WOOD
ISO Code: 1 FRAME/COMBUSTIBLE
GPS Lat & Long: 24.561317N 81.7996W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: WOOD SIDING ON STUDS,
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12), HIGH (9/12-12/12)
Roofing Shape: GABLE, HIP
Flooring Type: WOOD,
Ceiling Type: NONE,
Partitions: NONE,
Foundation Type: RAISED WOOD FOUNDATION,
Perimeter:
Avg Story Height:



Services	Features	General Attributes	Valuation Conclusions		
ELECTRICAL		Fire Hydrant Dist	As Of Date	12/31/2012	Valuation Source
		Fire Dept Dist	Replacement Cost New	24,700.00	
		Nearest Ocean	Exclusion Amount	800.00	
			RCN Less Exclusions	23,900.00	
			Modeled Contents Value	0.00	Appraisal

Winstorm Attributes

Roof Straps NO

Notes

LOC # 102A
CANOPY - 576 SQFT

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW033001
Organization: CKW CITY OF KEY WEST
Site: 033 ROCKLAND KEY TRANSFER STATION
Building: 001 ADMINISTRATION & MAINTENANCE BUILDING
 141 US HIGHWAY 1
 KEY WEST, FL 33040

Department:
Built/Acquired: 2009/2009 **Inspection Date:** 07/09/2013
No. Stories: 2 **Total Sq. Ft.:** 4960
Basement: NO **Basement Sq. Ft.:**
Flood Zone: AE **Condition:** GOOD
Occupancy: GPWG PUBLIC WORKS GARAGE
Frame Type: PES PRE-ENGINEERED STEEL
ISO Code: 3 NON COMBUSTIBLE
GPS Lat & Long: 24.593583 N 81.678817 W
Fire Protection: FIRE ALARM - AUTOMATIC, FIRE ALARM - MANUAL
 SPRINKLER SYSTEM,

Building Secondary Attributes

Exterior Walls: METAL SIDING ON GIRTS,
Roofing Type: METAL,
Roofing Pitch: MEDIUM (5/12-8/12),
Roofing Shape: GABLE,
Flooring Type: VINYL - VCT, SEALER
Ceiling Type: ACOUSTICAL,
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter: 408
Avg Story Height: 12

Services

AIR CONDITIONING - FORCED AIR
 HEATING - FORCED WARM AIR
 PLUMBING
 ELECTRICAL

Features**Valuation Conclusions**

As Of Date	12/31/2012	Valuation Source	Manual
Replacement Cost New	937,800.00		
Exclusion Amount	37,500.00		
RCN Less Exclusions	900,300.00		
Modeled Contents Value	50,000.00		

Winstorm Attributes

Flood Protection	UNKNOWN
Wind Resistance - Doors	UNKNOWN
Wind Resistance - Windows	UNKNOWN
Mechanical And Electrical (Grnd Lvl)	UNKNOWN
Mechanical And Electrical (Bldg Side)	UNKNOWN
Architecture Elements	NONE
Cladding Type	METAL SHEATHING
Roof Ornamentation	LITTLE ORNAMENTATION
Roof Straps	YES
Roof Parapets	NO PARAPETS (OR PARAPETS LESS THAN 3 FT)
Roof Geometry	GABLE ROOF MEDIUM PITCH (10° TO 30°)
Roof Age	ZERO TO FIVE YEARS
Roof Covering	METAL SHEATHING
Roof Framing Type	LIGHT GAUGE STEEL PURLINS

Notes

86, DESKTOP VALUATION BASED ON INFORMATION PROVIDED BY MEMBER (GALLAGHER REPORT).

Asset Number: CKW033002
Organization: CKW CITY OF KEY WEST
Site: 033 ROCKLAND KEY TRANSFER STATION
Building: 002 TRANSFER STATION BUILDING
 141 US HIGHWAY 1
 KEY WEST, FL 33040

Department:
Built/Acquired: 2009/2009 **Inspection Date:** 07/09/2013
No. Stories: 1 **Total Sq. Ft.:** 14714
Basement: NO **Basement Sq. Ft.:**
Flood Zone: AE **Condition:** AVERAGE
Occupancy:
Frame Type: PES PRE-ENGINEERED STEEL
ISO Code: 3 NON COMBUSTIBLE
GPS Lat & Long: 24.59358 N 81.67882 W
Fire Protection: FIRE ALARM - MANUAL, FIRE ALARM - AUTOMATIC
 SPRINKLER SYSTEM,

Building Secondary Attributes

Exterior Walls: METAL SIDING ON GIRTS, REINFORCED CONCRETE
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: GABLE,
Flooring Type: SEALER,
Ceiling Type: NONE,
Partitions: REINFORCED CONCRETE,
Foundation Type: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Perimeter: 514
Avg Story Height: 38

Services **Features**
 PLUMBING
 ELECTRICAL



Valuation Conclusions

As Of Date	07/09/2013	Valuation Source	Manual
Replacement Cost New	2,322,400.00		
Exclusion Amount	92,900.00		
RCN Less Exclusions	2,229,500.00		
Modeled Contents Value	60,000.00		

Winstorm Attributes

Flood Protection	UNKNOWN
Wind Resistance - Doors	DESIGNED FOR WIND PRESSURE ONLY
Wind Resistance - Windows	UNKNOWN
Mechanical And Electrical (Grnd Lvl)	NONE
Mechanical And Electrical (Bldg Side)	NONE
Architecture Elements	NONE
Cladding Type	METAL SHEATHING
Roof Ornamentation	LITTLE ORNAMENTATION
Roof Straps	YES
Roof Parapets	NO PARAPETS (OR PARAPETS LESS THAN 3 FT)
Roof Geometry	GABLE ROOF LOW PITCH (<10°)
Roof Age	ZERO TO FIVE YEARS
Roof Covering	METAL SHEATHING
Roof Framing Type	HEAVY STEEL FRAME

Notes

88, DESKTOP VALUATION BASED ON INFORMATION PROVIDED BY MEMBER (GALLAGHER REPORT).

Services Memo

VENTILATION ONLY

**PREFERRED GOVERNMENTAL INSURANCE TRUST
CITY OF KEY WEST
Insurance Detail by Entity**

Asset Number: CKW033003
Organization: CKW CITY OF KEY WEST
Site: 033 ROCKLAND KEY TRANSFER STATION
Building: 003 CORRUGATED CARDBOARD BUILDING
 141 US HIGHWAY 1
 KEY WEST, FL 33040

Department:
Built/Acquired: 2009/2009 **Inspection Date:** 07/09/2013
No. Stories: 1 **Total Sq. Ft.:** 1638
Basement: NO **Basement Sq. Ft.:**
Flood Zone: AE **Condition:** AVERAGE
Occupancy:
Frame Type: PES PRE-ENGINEERED STEEL
ISO Code: 3 NON COMBUSTIBLE
GPS Lat & Long: 24.59358 N 81.67882 W
Fire Protection: FIRE ALARM - AUTOMATIC, FIRE ALARM - MANUAL

Building Secondary Attributes

Exterior Walls: METAL SIDING ON GIRTS,
Roofing Type: METAL,
Roofing Pitch: LOW (1/12-4/12),
Roofing Shape: GABLE,
Flooring Type: SEALER,
Ceiling Type: NONE,
Partitions: DRYWALL/STUDS,
Foundation Type: CONCRETE SLAB ON GROUND, CONCRETE FOOTING FOUNDATION
Perimeter: 167
Avg Story Height: 22

Services

ELECTRICAL

Features**Valuation Conclusions**

As Of Date	12/31/2012	Valuation Source	Manual
Replacement Cost New	292,200.00		
Exclusion Amount	11,700.00		
RCN Less Exclusions	280,500.00		
Modeled Contents Value	0.00		

Winstorm Attributes

Flood Protection	UNKNOWN
Wind Resistance - Doors	DESIGNED FOR WIND PRESSURE ONLY
Wind Resistance - Windows	UNKNOWN
Mechanical And Electrical (Grnd Lvl)	NONE
Mechanical And Electrical (Bldg Side)	NONE
Architecture Elements	NONE
Cladding Type	METAL SHEATHING
Roof Ornamentation	LITTLE ORNAMENTATION
Roof Straps	YES
Roof Parapets	NO PARAPETS (OR PARAPETS LESS THAN 3 FT)
Roof Geometry	GABLE ROOF LOW PITCH (<10°)
Roof Age	ZERO TO FIVE YEARS
Roof Covering	METAL SHEATHING
Roof Framing Type	HEAVY STEEL FRAME

Notes

87, DESKTOP VALUATION BASED ON INFORMATION PROVIDED BY MEMBER (GALLAGHER REPORT).

Services Memo

VENTILATION ONLY

Asset Number: CKW033004
Organization: CKW CITY OF KEY WEST
Site: 033 ROCKLAND KEY TRANSFER STATION
Building: 004 SCALE BUILDING
 141 US HIGHWAY 1
 KEY WEST, FL 33040

Department:
Built/Acquired: 2009/2009 **Inspection Date:** 07/09/2013
No. Stories: 1 **Total Sq. Ft.:** 100
Basement: NO **Basement Sq. Ft.:**
Flood Zone: AE **Condition:** AVERAGE
Occupancy:
Frame Type: PES PRE-ENGINEERED STEEL
ISO Code: 3 NON COMBUSTIBLE
GPS Lat & Long: 24.59358 N 81.67882 W
Fire Protection: NONE,

Building Secondary Attributes

Exterior Walls: METAL SIDING ON GIRTS, GLASS METAL CURTAIN
Roofing Type: SINGLE MEMBRANE,
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: SEALER,
Ceiling Type: NONE,
Partitions: NONE,
Foundation Type: CONCRETE SLAB ON GROUND,
Perimeter: 40
Avg Story Height: 8

Services **Features**
 AIR CONDITIONING - UNIT
 ELECTRICAL



Valuation Conclusions

As Of Date	12/31/2012	Valuation Source	Manual
Replacement Cost New	26,100.00		
Exclusion Amount	0.00		
RCN Less Exclusions	26,100.00		
Modeled Contents Value	0.00		

Winstorm Attributes

Flood Protection	UNKNOWN
Wind Resistance - Doors	DESIGNED FOR WIND PRESSURE & IMPACT
Wind Resistance - Windows	ENGINEERED SHUTTER
Mechanical And Electrical (Grnd Lvl)	NONE
Mechanical And Electrical (Bldg Side)	NONE
Architecture Elements	NONE
Cladding Type	METAL SHEATHING
Roof Ornamentation	LITTLE ORNAMENTATION
Roof Straps	YES
Roof Parapets	NO PARAPETS (OR PARAPETS LESS THAN 3 FT)
Roof Geometry	FLAT ROOF
Roof Age	ZERO TO FIVE YEARS
Roof Covering	SINGLE PLY MEMBRANE
Roof Framing Type	LIGHT GAUGE STEEL PURLINS

Notes

92, DESKTOP VALUATION BASED ON INFORMATION PROVIDED BY MEMBER (GALLAGHER REPORT).

Asset Number: CKW033006
Organization: CKW CITY OF KEY WEST
Site: 033 ROCKLAND KEY TRANSFER STATION
Building: 006 GENERATOR CONTROL BUILDING
 141 US HIGHWAY 1
 KEY WEST, FL 33040

Department:
Built/Acquired: 2009/2009 **Inspection Date:** 07/09/2013
No. Stories: 1 **Total Sq. Ft.:** 74
Basement: NO **Basement Sq. Ft.:**
Flood Zone: AE **Condition:** AVERAGE
Occupancy:
Frame Type: PES PRE-ENGINEERED STEEL
ISO Code: 3 NON COMBUSTIBLE
GPS Lat & Long: 24.59358 N 81.67882 W
Fire Protection: FIRE ALARM - AUTOMATIC,

Building Secondary Attributes

Exterior Walls: METAL SIDING ON GIRTS,
Roofing Type: METAL,
Roofing Pitch: FLAT,
Roofing Shape: FLAT,
Flooring Type: SEALER,
Ceiling Type: METAL,
Partitions: NONE,
Foundation Type: CONCRETE SLAB ON GROUND,
Perimeter:
Avg Story Height: 9

Services **Features**
 ELECTRICAL



Valuation Conclusions			
As Of Date	12/31/2012	Valuation Source	Manual
Replacement Cost New	18,700.00		
Exclusion Amount	0.00		
RCN Less Exclusions	18,700.00		
Modeled Contents Value	125,000.00		

Notes

90, DESKTOP VALUATION BASED ON INFORMATION PROVIDED BY MEMBER (GALLAGHER REPORT).

Features Memo

EMERGENCY GENERATOR (COST INCLUDED IN CONTENTS)

AssetWorks
Appraisal Division
168 Industry Drive
Pittsburgh, PA 15275
Telephone: 412.809.0600
Facsimile: 412.809.0777

AssetWORKS
APPRAISAL