# Insurance Appraisal

# of the

# Allington Towers Condominium North Inc.

As Of: September 11, 2018

SPECIALTY PROPERTY APPRAISALS, LLC

September 11, 2018

Allington Towers Condominium North Inc.
1500 South Ocean Drive
Hollywood, FL 33019

RE: Property Appraisal – Allington Towers Condominium North Inc.

To Whom it May Concern:

We have made an appraisal of certain designated property of interest to the Allington Towers Condominium North Inc. and submit our findings in this report.

The purpose of our appraisal investigation was to express our opinion of the cost of reproduction new and the insurance exclusion for insurance purposes and to express our opinion of the replacement cost value (RCV) for flood insurance purposes.

Cost of Reproduction New, an appraisal term synonymous with "new replacement cost" in the insurance industry, and Insurance Exclusion are defined as follows:

> Cost of Reproduction New is the amount required to reproduce property in like kind and materials at one time 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.
>
> Insurance Exclusion is a provision in an insurance contract describing property, or types of property, that are not covered by the contract. The insurance exclusion amount is deducted from the new replacement cost to arrive at an insurable value. Insurance exclusions include basement excavation, foundation below ground and piping below ground.

In estimating the cost of reproduction new, we did not consider costs associated with conforming with 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 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.

The exclusions as listed in the report are standard insurance exclusions. These exclusions are footings, foundation walls, underground piping, excavation, backfill and fees associated with these building components. In your property insurance policy under property not covered, these items will be identified and are listed as non insurable in the policy. We break these items out for the users so that they do not pay premiums on items that are not insurable.

Standard Hazard Policy - does not include finishes in units but does inlcude common area finishes

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.

Flood Values - includes the following building components in common areas as well as within individual condominium units:

- All floor finishes such as carpet, tile, vinyl or wood
- All ceiling finishes such as paint or sprayed finishes
- All wall finishes such as paint, wallpaper or ceramic tile
- All electrical fixtures, appliances, air conditioners, water heaters or built-in cabinets
- All foundations, excavation, piping below ground and site work

The exclusions (underground) are included for flood.

Condominium Florida Law Exclusions

By reason of Florida condominium regulatory legislation, "Florida Statute Ch. 0718 Section 111" effective January 1, 2004 and revised 2008, condominium associations have the option to exclude from insurance coverage of a condominium building certain items described as follows:

Unit floor, wall and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets, countertops, window treatments including curtains, drapes, blinds, hardware and other window treatment components, or replacements of any of these items which are located within the boundary of the unit and serve only one unit.

Natural Disaster Disclaimer

Recovery and reconstruction from widespread natural disasters such as hurricane or flood will create abnormal shortages of labor and materials which, in turn, will cause price increases as much as 50 percent or more above normal costs prior to the event. These increases, while temporary, may last for a year or more before returning to normal market conditions.

The values as reported herein are estimated based on normal market conditions and are considered appropriate for various purposes including insurance coverage. Some or all of the estimated values as reported herein may be inadequate for reconstruction or repair in periods after a widespread natural disaster.

The appraisal report includes the following:

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

The following appraisal reports:
- Insurance Summary Report
- Insurance Detail Report with Color Photographs
- Marshall and Swift Building Valuation Worksheets

Our appraisal investigation included the following:
- Buildings and their related service systems

Excluded from our consideration were the following:
- Land
- Land Improvements
- Contents
- Infrastructure
- Licensed Vehicles

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

Based upon our appraisal investigation and analysis, and the premises outlined above, it is our opinion of value that as of Sepbember 11, 2018, the Cost of Reproduction New is as follows:

| | |
|---|---|
| Cost of Replacement New: | $31,589,100 |
| Exclusions: | $ 675,500 |
| Cost of Replacement New Less Exclusions: | $30,913,600 |
| Flood Value: | $35,881,000 |

Respectfully submitted:

SPECIALTY PROPERTY APPRAISALS LLC

William N. Jaeger

William N. Jaeger, ASA
Chief Executive Officer

Addendum: Citizen's Insurance Certificate
Professional Qualifications

# Insurance Summary Report

| Building | Cost of Reproduction New | Exclusions | Cost of Reproduction New Less Exclusions | Flood Value |
|---|---|---|---|---|
| Condominium - 180 Units | $30,200,000 | $622,700 | $29,577,300 | $34,760,500 |
| Parking Garage | $1,120,500 | $52,800 | $1,067,700 | $1,120,500 |
| Entry Fountain | $30,600 | $0 | $30,600 | |
| Signage | $1,200 | $0 | $1,200 | |
| Patio Shade Structures (2) | $11,400 | $0 | $11,400 | |
| Canopy / Awning | $2,200 | $0 | $2,200 | |
| Site Lighting | $25,000 | $0 | $25,000 | |
| Flagpole | $2,200 | $0 | $2,200 | |
| Seawall | $196,000 | $0 | $196,000 | |
| TOTALS | $31,589,100 | $675,500 | $30,913,600 | $35,881,000 |

# Insurance Detail Report

# Allington Towers Condominium North Inc.

| | | | |
|---|---|---|---|
| Entity # / Name: | Allington Towers Condominium North Inc. | Sq. Ft. Area: | 256,057 Building Area<br>12,223 Parking / Mechanical<br>25,868 Balconies / Terraces<br>294,148 Gross Sq. Ft. |
| Building # / Name: | Condominium - 180 Units | # of Stories: | 17 |
| Address: | 1500 S. Ocean Drive | Date Constructed: | 1973 |
| City / State / Zip: | Hollywood, FL 33019 | Framing: | Reinforced Concrete |
| County: | Broward | ISO Class (1-6): | 6 - Fire Resistive |

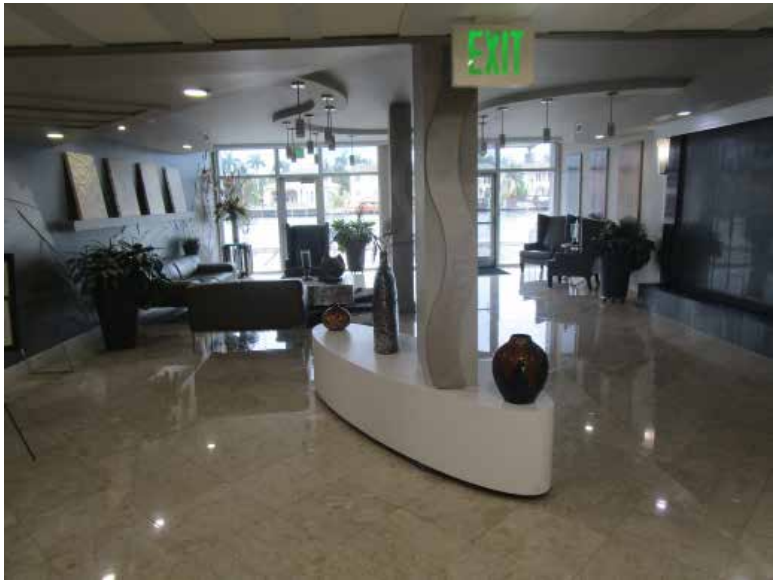
| | |
|---|---|
| Foundation: | Reinforced Concrete Footings; Foundation Walls and Slab, Concrete Pier and Pier Caps |
| Exterior Walls: | Stucco on Concrete Block, Glass and Metal Windows, Lobby and Balcony Doors |
| Roofing: | Built-up on Concrete Deck and Joists |
| Structural Floor: | Reinforced Concrete |
| Flooring: | Concrete, Marble, Carpeting (Unit Finishes by Owners) |
| Ceiling: | Concrete, Drywall, Plaster, Acoustical Suspended Tile (Unit Finishes by Owners) |
| Partitions: | Masonry, Drywall on Studs, Plaster on Studs (Unit Finishes by Owners) |
| Fire Safety & Security: | Fire Alarm with Pull Stations, Annunciators and Strobe, Smoke Detectors (Hard Wired), Fire Extinguishers, Exit Signs, Emergency Lighting, Security Cameras |
| Building Service Systems: | Electrical, Plumbing, Heating, Air Conditioning - Central Chilled Water System |
| Additional Features: | (1) Service Elevator, (2) Passenger Elevators 2000#, 150 KW Emergency Generator |

| VALUATION CONCLUSIONS | |
|---|---|
| Cost of Replacement New: | $30,200,000 |
| Exclusions: | $ 622,700 |
| Cost of Replacement New Less Exclusions: | $29,577,300 |
| Flood Value: | $34,760,500 |

Front

Back

Side




Lobby

Hall

Library

Entrance

Mail Room

Laundry

# Allington Towers Condominium North Inc.

| | | | |
|---|---|---|---|
| Entity # / Name: | Allington Towers Condominium North Inc. | Sq. Ft. Area: | 24,104 |
| Building # / Name: | Parking Garage | # of Stories: | 2 |
| Address: | 1500 S. Ocean Drive | Date Constructed: | 1973 |
| City / State / Zip: | Hollywood, FL 33019 | Framing: | Reinforced Concrete |
| County: | Broward | ISO Class (1-6): | 6 - Fire Resistive |
| Foundation: | Reinforced Concrete Footings; Foundation Walls and Slab | | |
| Exterior Walls: | Concrete Decorative Block 2 Sides - Open Air 2 Sides | | |
| Roofing: | Concrete Deck (Parking Level) | | |
| Structural Floor: | Reinforced Concrete | | |
| Flooring: | Concrete, Asphalt | | |
| Ceiling: | Exposed | | |
| Partitions: | None | | |
| Fire Safety & Security: | Fire Extinguishers | | |
| Building Service Systems: | Electrical, Plumbing | | |
| Additional Features: | Stairs, Ramp, Top Level Lighting | | |

| VALUATION CONCLUSIONS | |
|---|---|
| Cost of Replacement New: | $1,120,500 |
| Exclusions: | $ 52,800 |
| Cost of Replacement New Less Exclusions: | $1,067,700 |
| Flood Value: | $1,120,500 |

Front

Top

Side

Back

Interior

Other Insurable Structures

| | Cost of Reproduction New: |
|---|---|
| <u>Entry Fountain</u><br>Masonry with Tile Finish, Statue, Pumps, Motors and Controls | $30,600 |
| <u>Signage</u><br>Metal Frame with Illumination | $ 1,200 |

Entry Fountain

Signage

Other Insurable Structures

| | Cost of Reproduction New: |
|---|---|
| Patio Shade Structures (2)<br>Metal Frame (Lightweight) with Canvas Top | $11,400 |

Patio Shade Structure

Patio Shade Structure

Other Insurable Structures

| | Cost of Reproduction New: |
|---|---|
| Canopy / Awning<br>Metal Awning | $ 2,200 |
| Site Lighting<br>Metal Post with Globe Fixture | $25,000 |

Canopy / Awning

Site Lighting

Other Insurable Structures

| | Cost of Reproduction New: |
|---|---|
| Flagpole<br>Metal with Base and Flag | $ 2,200 |
| Seawall<br>Masonry Construction | $196,000 |

Flagpole

Seawall

# Marshall & Swift Building Valuation Worksheets
# Citizens Insurance Certificate
# Professional Qualifications

# Commercial Building Valuation Report

Policy : ESTIMATE-562037 9/11/2018

**INSURED** Allington Towers Condominium

Effective Date:
Expiration Date:
Cost as of: 03/2018

**BUILDING** Condominium - 180 Units
1500 South Ocean Drive
Hollywood, FL 33019

**Location Adjustments**

Climatic Region: 1 - Warm
High Wind Region: 3 - Major Damage
Seismic Zone: 0 - No Damage

**SECTION 1**

**SUPERSTRUCTURE**

Occupancy: 100% Condominium, w/o Interior Finishes
Story Height: 9 ft.
Construction Type: 100% Fire Resistive (ISO 6)
Number of Stories: 17
Gross Floor Area: 256,057 sq. ft.
Irregular Adjustment: None
Construction Quality: 2 - Average

**Adjustments**

Hillside Construction: Degree of Slope: Level
Site Accessibility: Excellent
Site Position: Unknown
Soil Condition: Excellent

**Fees**

Architect Fees: 7% is included
Profit and Overhead: 20% is included

| SUMMARY OF COSTS | Reconstruction | Exclusion |
|---|---|---|
| SUPERSTRUCTURE | | |
| Site Preparation | | 3,499 |
| Foundations | 89,415 | 56,075 |
| Foundation Walls, Interior Foundations, Slab On Ground | | |
| Exterior | 11,594,430 | |
| Framing, Exterior Wall, Structural Floor, Roof | | |
| Interior | 5,917,235 | |
| Floor Finish, Ceiling Finish, Partitions | | |
| Mechanicals | 8,046,867 | 558,272 |
| Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators | | |

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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# Commercial Building Valuation Report



| | | |
|---|---|---|
| Built-ins | 2,282,049 | |
| SUBSTRUCTURE | | |
| **TOTAL RC SECTION 1** | **$27,929,995** | **$617,846** |

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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# Commercial Building Valuation Report

Policy : ESTIMATE-562037 9/11/2018

**SECTION 2**

**SUPERSTRUCTURE**

| | | | |
|---|---|---|---|
| Occupancy: | 100% Parking on First Level | Story Height: | 9 ft. |
| Construction Type: | 100% Fire Resistive (ISO 6) | Number of Stories: | 1 |
| Gross Floor Area: | 12,223 sq. ft. | Irregular Adjustment: | None |
| Construction Quality: | 2 - Average | | |

**Adjustments**

| | | | |
|---|---|---|---|
| Hillside Construction: | Degree of Slope: Level | Site Accessibility: | Excellent |
| | Site Position: Unknown | Soil Condition: | Excellent |

**Fees**

| | |
|---|---|
| Architect Fees: | 7% is included |
| Profit and Overhead: | 20% is included |

| **SUMMARY OF COSTS** | **Reconstruction** | **Exclusion** |
|---|---|---|
| SUPERSTRUCTURE | | |
| Site Preparation | | 2,608 |
| Foundations | | 2,214 |
| Foundation Walls, Interior Foundations, Slab On Ground | | |
| Exterior | 435,700 | |
| Framing, Exterior Wall, Structural Floor, Roof | | |
| Interior | 8,851 | |
| Floor Finish, Ceiling Finish, Partitions | | |
| Mechanicals | 58,547 | |
| Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators | | |
| Built-ins | 56,746 | |
| SUBSTRUCTURE | | |
| **TOTAL RC SECTION 2** | **$559,844** | **$4,822** |

| | | | |
|---|---|---|---|
| **TOTAL RC BUILDING** | **Condominium - 180 Units** | **$28,489,839** | **$622,668** |

| | **Reconstruction** | **sq. ft.** | |
|---|---|---|---|
| VALUATION SUBTOTAL (All Buildings) | $28,489,839 | 268,280 | $106.19 |
| **VALUATION ADDITIONS** | | | |
| **VALUATION GRAND TOTAL** | **$29,577,240** | 268,280 | **$110.25** |

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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# Commercial Building Valuation Report

Policy : ESTIMATE-562037 9/11/2018

**INSURED** Allington Towers Condominium

Effective Date:
Expiration Date
Cost as of: 03/2018

| **BUILDING: SUPERSTRUCTURE** | | **Reconstruction** | **sq. ft.** | **$/sq. ft.** |
|---|---|---|---|---|
| Section 1: | 100% Condominium, w/o Interior Finishes | $27,929,995 | 256,057 | $109.08 |
| Section 2: | 100% Parking on First Level | $559,844 | 12,223 | $45.80 |

| **BUILDING: SUBSTRUCTURE** | **Reconstruction** | **sq. ft.** | **$/sq. ft.** |
|---|---|---|---|
| SECTION 1: | $0 | 0 | $0.00 |
| SECTION 2: | $0 | 0 | $0.00 |

| **Section Totals** | | **Reconstruction** | **sq. ft.** | **$/sq. ft.** |
|---|---|---|---|---|
| SECTION 1: | 100% Condominium, w/o Interior Finishes | $27,929,995 | 256,057 | $109.08 |
| SECTION 2: | 100% Parking on First Level | $559,844 | 12,223 | $45.80 |
| **BUILDING TOTAL, Condominium - 180 Units** | | **$28,489,839** | **268,280** | **$106.19** |
| | **BUILDING INSURANCE SUMMARY** | | | |
| | **100% Co-insurance Requirement** | **$28,489,839** | | |
| Total Valuation Additions | | $1,087,401 | | |
| **VALUATION GRAND TOTAL** | | **$29,577,240** | **268,280** | **$110.25** |

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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# Commercial Building Valuation Report

Policy : ESTIMATE-562037 9/11/2018

| | | | |
|---|---|---|---|
| **INSURED** | Allington Towers Condominium | Effective Date: | |
| | | Expiration Date: | |
| | | Cost as of: | 03/2018 |

**Equipment: BUILDING ITEM, AND SITE IMPROVEMENT BREAKDOWN**

**Valuation**

| | |
|---|---|
| Equipment | |
| Generators | |
| (1) Diesel / Natural Gas / LP | 60,700 |
| Building Items | |
| Balconies | |
| (1) Balconies | 1,026,701 |
| **TOTAL:** | **$1,087,401** |

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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# Commercial Building Valuation Report

Policy : ESTIMATE-562037 9/11/2018

| | | | |
|---|---|---|---|
| INSURED | Allington Towers Condominium | Effective Date: | |
| | | Expiration Date: | |
| | | Cost as of: | 03/2018 |

BUILDING Parking Garage
1500 South Ocean Drive
Hollywood, FL 33019

Location Adjustments

| | |
|---|---|
| Climatic Region: | 1 - Warm |
| High Wind Region: | 3 - Major Damage |
| Seismic Zone: | 0 - No Damage |

SECTION 1

SUPERSTRUCTURE

| | | | |
|---|---|---|---|
| Occupancy: | 100% Parking Structure | Story Height: | 10 ft. |
| Construction Type: | 100% Fire Resistive (ISO 6) | Number of Stories: | 2 |
| Gross Floor Area: | 24,104 sq. ft. | Irregular Adjustment: | None |
| Construction Quality: | 2 - Average | | |

Adjustments

| | | | | |
|---|---|---|---|---|
| Hillside Construction: | Degree of Slope: | Level | Site Accessibility: | Excellent |
| | Site Position: | Unknown | Soil Condition: | Excellent |

Fees

| | |
|---|---|
| Architect Fees: | 7% is included |
| Profit and Overhead: | 20% is included |

| SUMMARY OF COSTS | Reconstruction | Exclusion |
|---|---|---|
| SUPERSTRUCTURE | | |
| Site Preparation | | 2,572 |
| Foundations | 71,238 | 45,869 |
| Foundation Walls, Interior Foundations, Slab On Ground | | |
| Exterior | 631,591 | |
| Framing, Exterior Wall, Structural Floor, Roof | | |
| Interior | 41,984 | |
| Floor Finish, Ceiling Finish, Partitions | | |
| Mechanicals | 278,333 | 4,346 |
| Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators | | |

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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# Commercial Building Valuation Report



| | | | | |
|---|---|---|---|---|
| Built-ins | | 44,578 | | |
| SUBSTRUCTURE | | | | |
| TOTAL RC SECTION 1 | | $1,067,725 | | $52,787 |
| TOTAL RC BUILDING | Parking Garage | $1,067,725 | | $52,787 |
| | | Reconstruction | sq. ft. | |
| VALUATION GRAND TOTAL | | $1,067,725 | 24,104 | $44.30 |

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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# Commercial Building Valuation Report

Policy : ESTIMATE-562037 9/11/2018

| | | | |
|---|---|---|---|
| INSURED | Allington Towers Condominium | Effective Date: | |
| | | Expiration Date | |
| | | Cost as of: | 03/2018 |

| BUILDING: SUPERSTRUCTURE | | Reconstruction | sq. ft. | $/sq. ft. |
|---|---|---|---|---|
| Section 1: | 100% Parking Structure | $1,067,725 | 24,104 | $44.30 |

| BUILDING: SUBSTRUCTURE | | Reconstruction | sq. ft. | $/sq. ft. |
|---|---|---|---|---|
| SECTION 1: | | $0 | 0 | $0.00 |

| Section Totals | | Reconstruction | sq. ft. | $/sq. ft. |
|---|---|---|---|---|
| SECTION 1: | 100% Parking Structure | $1,067,725 | 24,104 | $44.30 |
| BUILDING TOTAL, Parking Garage | | $1,067,725 | 24,104 | $44.30 |
| | BUILDING INSURANCE SUMMARY | | | |
| | 100% Co-insurance Requirement | $1,067,725 | | |
| VALUATION GRAND TOTAL | | $1,067,725 | 24,104 | $44.30 |

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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# Citizens Property Insurance Corporation

## Minimum Requirements for Non-licensed Commercial Residential and Commercial Nonresidential Inspections/Valuations

**Certification**

Name of the firm or key personnel completing the inspection/valuation:

Specialty Property Appraisals, LLC

I, William N. Jaeger, ASA, certify that I, or the entity listed above, have/has at least three years experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluation.

Date September 11, 2018 Position William N. Jaeger Principal

License # (if applicable): _____

# PROFESSIONAL QUALIFICATIONS
# WILLIAM N. JAEGER, ASA
# SENIOR ACCREDITED APPRAISER CERTIFICATE #005398

**930 Washington Ave. #210**
**Miami Beach, FL 33139**

- American Society of Appraisers – Senior Accredited Member
  Certificate Member # 005398
  Recertified through December 31, 2019

- Completion of USPAP Course and Testing (Uniform Standards of Professional Appraisal Practice) 2003 with retest 2006, 2009, 2010, 2013, 2015, 2017

- 30 years experience appraising all types of property of buildings including industrial, commercial, governmental, utilities and historical properties both nationally and internationally. A sampling of buildings appraised include:

  - Diocese of Lexington (KY)
  - Diocese of Richmond (VA)
  - The Waldorf Astoria Hotel
  - Viscaya Mansion
  - Versace Mansion
  - Fontainbleau Hotel
  - Mount Vernon (Homestead of George Washington)
  - Montpelier
  - Atlantic City Boardwalk
  - The St. Regis Hotel
  - Minneapolis Water / Wastewater District
  - State Capitol buildings of Arizona, Utah and Alabama
  - Valuation of electrical, water and wastewater treatment facilities for the Australian Government
  - The Virgin Islands Port Authority – component segregation study of buildings for insurance purposes

- Designated Expert in the state of Florida relative to replacement cost development for structures, use of computerized building modeling systems, actual cash value determination and ISO rating. Currently serving as Expert Witness in Court Case in Miami-Dade County relating to Coinsurance Clause Requirements for Replacement Cost on 16 commercial buildings.

- Recognized Expert Witness in valuation in several states including the State of Colorado on fair rental value conclusions, construction cost estimating, building depreciation analysis. Testimony established the current guidelines and procedures used in appraising nursing homes for the state.

- Appraised over 220 condominium associations in Florida including Apogee, Murano at Portofino, Trump Towers, Trump Plaza, Acqualina, and One Miami.

- Engagement Manager and review appraiser for 30 buildings owned by the National Historic Trust including Mt. Vernon, Woodrow Wilson House, Montpelier, National Historic Trust Headquarters located in Washington, DC

- Engagement Manager for the appraisal of all designated historical structures owned by the State of Arizona including the State Capitol and several historic university buildings.

- Appraisal of all structures owned by the City of Houston including stadiums, concert halls, auditoriums, police and fire, parks and court buildings.

- Appraisal of healthcare facilities including North Broward Hospital, Children's Hospital (Los Angeles), Florida Medical Center and Wellington Regional Hospital and several nursing homes.

- Engagement Manager and lead appraiser for the appraisal of buildings for the District of Columbia including prisons, schools, police stations, fire stations, health department, court buildings.

- Appraised contents of the United States Embassy located at the Waldorf Towers, NYC. Included in the valuation of John F. Kennedy's Rocking Chair and General MacArthur's Desk.

- Over 100 Hilton hotels located throughout the United States including the Hawaiian Hilton Village, the SF Hilton, the Chicago Hilton Towers, the Palmer House and the NY Hilton.

**Published Articles / Speeches**

- Published Author
  - "Establishing a Fixed Asset Management System," Governmental Finance Review
  - "Establishing Insurable Values Utilizing a Model Approach," American City and County
  - "Appraising the capital assets of the State of New York", State of New York

- Speaker on reproduction / replacement cost analysis, depreciation, fixed asset valuations, insurable value considerations and property management issues to several organizations including GFOA, ASBO, RIMS, PRIMA

**Work History**

- President - Specialty Property Appraisals, Miami, FL, opened in 2006
  Specializing in valuation for insurance cost replacement for all types of properties

- President - MAXIMUS, Asset Valuation / Appraisal Division 2000-2004
  Responsibilities included overseeing all valuations of properties for insurance/property records for 23 offices nationwide.

- President and Owner - Valuation Resource Management, Inc., Beverly Hills, CA 1989-2000
  Responsibilities included overseeing all valuations of properties for insurance/property records for 23 offices nationwide. Sold firm to MAXIMUS in 2000.

- National Appraisal Manager, Governmental Insurance/Healthcare Division
  American Appraisal Associates 1979-1989
  Responsibilities included the appraisal of property for governmental, insurance and healthcare areas.

- Lead Assessor – Newburg, Wisconsin 1977-1979
  Responsible for assessment of all properties located in Newburg, WI

**Professional Affiliations / Designations**

American Society of Appraisers (ASA), Senior Member
International Society of Appraisers (IASA)
Risk Insurance Management Society (RIMS)
Public Risk Insurance Management Association (PRIMA)
Community Associations Institute (CAI)