

Insurance Value Appraisal



Renaissance I Association, Inc.

750 North Tamiami Trail
Sarasota, FL 34236

Report No: 6095

October 24, 2018



10151 University Boulevard, Suite 323
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Section 1

Introduction

This section of the report includes a cover letter, report definitions and terminology used as well as information such as any Federal, State and local governing laws or regulations. Also included in this section are this report's terms and conditions as well as this Company's background.



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Board of Directors
Renaissance I Association, Inc.
750 North Tamiami Trail
Sarasota, FL 34236

Re: Insurance Value Appraisal

As authorized, this insurance value appraisal has been prepared on the Renaissance I Association, Inc. property, located at 750 North Tamiami Trail in Sarasota, FL. The purpose of this appraisal is to provide Renaissance I Association, Inc., with information to aid in ascertaining the proper amount of property insurance.

This appraisal is based on a site inspection of the property. During this inspection, a take-off was made on the construction of the buildings/structures. This was performed by using available construction drawings, checking document records, taking pertinent measurements as well as photographs, and then noting the current observed physical condition of the property.

Using the information gathered during the site inspection, calculations were then performed to determine the correct quantity of each component. From there cost estimates were then prepared based on a combination of local contractor information and our own database of construction costs.

Appraisal values have been calculated to reflect current economic conditions. These economic conditions were determined through a combination of a standardized computer appraisal system, contractor proposals, published construction cost data and our own database of construction costs collected and refined over 25 years.

Thank you for this opportunity. Should you have any questions, please contact us.

Prepared By,

A handwritten signature in black ink, appearing to read 'Paul Isaac', written in a cursive style.

Dreux Isaac
President

Florida Condominium Insurance Requirements

Florida Statutes 718.111 (11) Insurance

(11) INSURANCE.--In order to protect the safety, health, and welfare of the people of the State of Florida and to ensure consistency in the provision of insurance coverage to condominiums and their unit owners, this subsection applies to every residential condominium in the state, regardless of the date of its declaration of condominium. It is the intent of the Legislature to encourage lower or stable insurance premiums for associations described in this subsection.

- (a) Adequate hazard insurance, regardless of any requirement in the declaration of condominium for coverage by the association for full insurable value, replacement cost, or similar coverage, shall be based upon the replacement cost of the property to be insured as determined by an independent insurance appraisal or update of a prior appraisal. The full insurable value shall be determined at least once every 36 months.
1. An association or group of associations may provide adequate hazard insurance through a self-insurance fund that complies with the requirements of ss. [624.460](#)-[624.488](#).
 2. The association may also provide adequate hazard insurance coverage for a group of no fewer than three communities created and operating under this chapter, chapter 719, chapter 720, or chapter 721 by obtaining and maintaining for such communities insurance coverage sufficient to cover an amount equal to the probable maximum loss for the communities for a 250-year windstorm event. Such probable maximum loss must be determined through the use of a competent model that has been accepted by the Florida Commission on Hurricane Loss Projection Methodology. No policy or program providing such coverage shall be issued or renewed after July 1, 2008, unless it has been reviewed and approved by the Office of Insurance Regulation. The review and approval shall include approval of the policy and related forms pursuant to ss. [627.410](#) and [627.411](#), approval of the rates pursuant to s. [627.062](#), a determination that the loss model approved by the commission was accurately and appropriately applied to the insured structures to determine the 250-year probable maximum loss, and a determination that complete and accurate disclosure of all material provisions is provided to condominium unit owners prior to execution of the agreement by a condominium association.
 3. When determining the adequate amount of hazard insurance coverage, the association may consider deductibles as determined by this subsection.
- (b) If an association is a developer-controlled association, the association shall exercise its best efforts to obtain and maintain insurance as described in paragraph (a). Failure to obtain and maintain adequate hazard insurance during any period of developer control constitutes a breach of fiduciary responsibility by the developer-appointed members of the board of directors of the association, unless the members can show that despite such failure, they have made their best efforts to maintain the required coverage.
- (c) Policies may include deductibles as determined by the board.
1. The deductibles shall be consistent with industry standards and prevailing practice for communities of similar size and age, and having similar construction and facilities in the locale where the condominium property is situated.
 2. The deductibles may be based upon available funds, including reserve accounts, or predetermined assessment authority at the time the insurance is obtained.
 3. The board shall establish the amount of deductibles based upon the level of available funds and predetermined assessment authority at a meeting of the board. Such meeting shall be open to all unit owners in the manner set forth in s. [718.112\(2\)\(e\)](#). The notice of such meeting must state the proposed deductible and the available funds and the assessment authority relied upon by the board and estimate any potential assessment amount against each unit, if any. The meeting described in this paragraph may be held in conjunction with a meeting to consider the proposed budget or an amendment thereto.

Florida Condominium Insurance Requirements

- (d) An association controlled by unit owners operating as a residential condominium shall use its best efforts to obtain and maintain adequate insurance to protect the association, the association property, the common elements, and the condominium property that is required to be insured by the association pursuant to this subsection.
- (e) The declaration of condominium as originally recorded, or as amended pursuant to procedures provided therein, may provide that condominium property consisting of freestanding buildings comprised of no more than one building in or on such unit need not be insured by the association if the declaration requires the unit owner to obtain adequate insurance for the condominium property. An association may also obtain and maintain liability insurance for directors and officers, insurance for the benefit of association employees, and flood insurance for common elements, association property, and units.
- (f) Every hazard insurance policy issued or renewed on or after January 1, 2009, for the purpose of protecting the condominium shall provide primary coverage for:
 - 1. All portions of the condominium property as originally installed or replacement of like kind and quality, in accordance with the original plans and specifications.
 - 2. All alterations or additions made to the condominium property or association property pursuant to s. 718.113(2).
 - 3. The coverage shall exclude all personal property within the unit or limited common elements, and floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware, and similar window treatment components, or replacements of any of the foregoing.
- (g) Every hazard insurance policy issued or renewed on or after January 1, 2009, to an individual unit owner must contain a provision stating that the coverage afforded by such policy is excess coverage over the amount recoverable under any other policy covering the same property. Such policies must include special assessment coverage of no less than \$2,000 per occurrence. An insurance policy issued to an individual unit owner providing such coverage does not provide rights of subrogation against the condominium association operating the condominium in which such individual's unit is located.
 - 1. All improvements or additions to the condominium property that benefit fewer than all unit owners shall be insured by the unit owner or owners having the use thereof, or may be insured by the association at the cost and expense of the unit owners having the use thereof.

National Flood Insurance Program (NFIP)

Residential Condominium Building Association Policy (RCBAP)

Is used for residential condominium building associations to cover the entire building under one policy, all units, improvements within the units and personal property owned in common is covered with a contents policy. The RCBAP does not protect the individual owner from loss to personal property owned exclusively by the unit owner.

Eligible structures:

- **High-rise & low-rise condominium buildings**
- **Condominium associations**

A condominium association will insure a residential building located in SFHA and its contents, under the Residential Condominium Building Association Policy (RCBAP). The RCBAP policy enables the association to manage flood insurance needs according to their by-laws.

Under a RCBAP, the entire building is covered under one policy, including both common and individually owned building elements within the unit, improvements within the unit, and personal property owned in common if contents coverage is carried. The RCBAP does not protect the individual owner from loss to personal property owned exclusively by the unit owner.

If a unit owner's mortgage determines that the coverage purchased under the RCBAP is insufficient to meet the mandatory purchase requirements, it can request the borrower to ask the association to carry adequate limits, or require purchase of a separate unit owner's building coverage policy. If the Association does not have a RCBAP and the mortgagee requires coverage the unit owner is required to purchase an individual unit owner's building policy under the Dwelling Form.

Standard Flood Insurance Policy

III. Property Covered

A. Coverage A – Building Property

We insure against direct physical loss by or from flood to:

1. The residential condominium building described on the Declarations Page at the described location, including all units within the building and the improvements within the units.
2. We also insure such building property for a period of 45 days at another location, as set forth in III.C.2.b., Property Removed to Safety.
3. Additions and extensions attached to and in contact with the buildings by means of a rigid exterior wall, a solid load-bearing interior wall, a stairway, an elevated walkway, or a roof. At your option, additions and extensions connected by any of these methods may be separately insured. Additions and extensions attached to and in contact with the building by means of a common interior wall that is not a solid load-bearing wall are always considered part of the building and cannot be separately insured.
4. The following fixtures, machinery, and equipment, which are covered under Coverage A only:
 - a. Awnings and canopies;
 - b. Blinds;
 - c. Carpet permanently installed over unfinished flooring;
 - d. Central air conditioners;
 - e. Elevator equipment;
 - f. Fire extinguishing apparatus;
 - g. Fire sprinkler system;
 - h. Walk-in freezers;
 - i. Furnaces;
 - j. Light fixtures;
 - k. Outdoor antennas and aerials fastened to **buildings**;
 - l. Permanently installed cupboards, bookcases, paneling, and wallpaper;
 - m. Pumps and machinery for operating pumps;
 - n. Ventilating equipment;
 - o. Wall mirrors, permanently installed; and
 - p. In the **units** within the **building**, installed:
 - (1) Built-in dishwashers;
 - (2) Built-in microwave ovens;
 - (3) Garbage disposal units;
 - (4) Hot water heaters, including solar water heaters;
 - (5) Kitchen cabinets;
 - (6) Plumbing fixtures;
 - (7) Radiators;
 - (8) Ranges;
 - (9) Refrigerators; and
 - (10) Stoves.

Report Definitions

National Flood Insurance Values

The National flood insurance values for residential buildings represent the complete reproduction cost including the foundation, site preparation and interior components as originally specified or conveyed.

For non-residential buildings the flood value is the depreciated reproduction cost. Other non-building improvements are not covered. A building is generally described as a structure with a floor, roof and enclosed by three or more walls. Coverage limits are subject to change.

Reproduction Cost

The reproduction cost is an estimate of the cost to create an identical replica or copy of a building/structure as it was appraised. This cost includes foundations and below grade construction.

For Florida condominiums, multi-residential HOA, and co-operative buildings the reproduction cost value includes an allowance for select unit interior components as originally specified or conveyed. Alterations or improvements within the unit boundaries have not been addressed or included in the reproduction cost values.

Depreciated Reproduction Cost

The depreciated reproduction cost value is the loss in value of the reproduction cost due to age, usage, type of construction and exposure to the elements. Sometimes referred to as the actual cash value or ACV.

Insurable Reproduction Cost

The insurable reproduction cost is the reproduction cost minus standard hazard insurance policy exclusions including the foundation, site work, and all below grade construction.

Additionally the insurable reproduction cost for Florida condominiums, multi-residential HOA, and co-operative buildings also exclude floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware and similar window treatment components.

Terms and Conditions

Dreux Isaac & Associates, Inc. uses various sources to accumulate data on construction material and labor prices in order to arrive at its' opinion of cost. The information obtained from these sources is considered to be correct and reasonable, but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information or estimates, although reasonable efforts have been made to confirm them.

Unless noted, each component cost is based on replacing that component as a complete unit at one time.

While all cost data is believed to be accurate and reliable to within reasonable limits, other factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices.

No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included.

We have no present or contemplated future interest in the property that is the subject of this report and that we have no personal interest or bias with respect to the subject matter of this report or the parties involved.

We certify that neither the employment to prepare this report, nor the compensation, is contingent upon the estimates of value contained herein.

In the event that complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. In the event that these assumptions are in error, we reserve the right to modify this appraisal, including value conclusions.

Information, estimates, and opinions furnished and contained in the report, were obtained from sources considered reliable and are believed to be true and correct. However, for accuracy of such items furnished we can assume no responsibility.

Our assessment of the useful and remaining lives and/or physical condition of the assets described within has been based upon visual inspection. No testing has been performed. No warranty is made and no liability is assumed for the soundness of the structure or its components.

The report data derived and expressed within is not applicable to any other property regardless of similarity.

The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this report, unless this report is, by agreement, made in anticipation of litigation.

The liability of Dreux Isaac & Associates, Inc., the author(s) of this report, and any other employees of Dreux Isaac & Associates, Inc. is limited in total to the fee collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct.

Acceptance of, and/or use of, this report constitutes acceptance of the above conditions.

Company Information

Since 1989 Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports.

Experience - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

Training - All technical work is performed by professionals with backgrounds in engineering or architecture.

Accuracy - All our reports are based on local data and conditions which we continuously monitor.

Understandability - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

Compliance - The reports we prepare will comply with all governing regulations for your association.

Safety - We carry errors and omissions, liability and workers compensation insurance.

Update Reports

Inflation, labor rates, material availability, taxes, insurance and coverage limits are just but a few of the ever changing variables addressed in your insurance value appraisal report.

It is important that you keep your insurance values current with annual updates. Since the initial calculations on the property have now been performed, we can offer this service to you (with or without site re-inspection) at just a percentage of the cost of your original insurance value appraisal.

We recommend annual insurance value appraisal update reports, without a site visit, for three years following your original or re-inspection insurance value appraisal. An updated insurance value appraisal will provide you with current insurable values using the latest construction cost data for your area. It will also incorporate any changes made to your insurable property since the last insurance value appraisal.

After three years of updates without a site visit, we recommend a site re-inspection of the property. The purpose of this re-inspection is threefold: (1) to check the present condition of the property, (2) to determine what insurable changes have been made to the physical property since the last inspection, and (3) to validate the insurance value appraisal's integrity and accuracy.

To make this process easier, we can set you up on our three year automatic update service to make sure you do not miss an update. To get started just contact us at 800-866-9876 or update@dia-corp.com.

Report Notes

1. The National Flood insurance values for the residential buildings represent the complete reproduction cost including the foundation, site preparation and unit interior components as originally specified or conveyed. For detached non-residential buildings the flood value is the depreciated reproduction cost. Other non-building improvements are not covered.
2. The reproduction cost values for the buildings include the foundation and site preparation costs. For the residential buildings it also includes all unit interior components as originally specified or conveyed. Alterations or improvements within the unit boundaries have not been addressed or included in the reproduction cost values.
3. The insurable reproduction cost values for the buildings exclude foundation and site preparation costs.
4. The insurable reproduction costs for condominium buildings also exclude floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware and similar window treatment components.
5. Alterations or improvements within the unit boundaries have not been addressed or included in the insurable reproduction cost values.
6. Based on a 2008 change to Florida Statute 718.111(11)(f)(3) which effects all hazard policies on or after January 1, 2009, this insurance appraisal has now included the value of all air-conditioning and heating equipment in the condominium building's values.

Section 2

Cost Values

This section of the report first gives a summary of insurable values for every building and insurable site improvement appraised in the report.

Additionally, for every building appraised, a cost breakdown of values is given.

Summary of Values Schedule

No.	Description				(Hazard)
		National Flood Insurance Values	Reproduction Cost	Depreciated Reproduction Cost	Insurable Reproduction Cost
1.	Condo Bldg, 750 North Tamiami Trail	72,684,371	72,684,371	65,415,935	60,577,096
2.	Pool Equipment Bldg	52,287	58,096	52,287	56,733
3.	Swimming Pool	0	113,049	99,484	113,049
4.	Spa	0	40,034	35,230	40,034
5.	Pool Deck	0	35,608	31,336	35,608
6.	Gazebo - Pool Deck (3 Total)	0	33,045	27,099	33,045
7.	Trellis - Pool Deck (2 Total)	0	30,202	29,598	30,202
8.	Fountain - Tranquility Park	0	42,654	32,418	42,654
9.	Lighting	0	12,500	10,250	12,500
10.	Awnings - Garage Deck	0	519,926	436,738	519,926
Grand Total		72,736,658	73,569,485	66,170,375	61,460,847

Condo Bldg

Description	Total
Excavation & Site Preparation	49,207
Foundation	2,235,386
Frame	12,117,866
Floor Structure	8,275,443
Floor Structure Extras	100,682
Floor Cover	2,657,331
Ceiling	889,760
Interior Construction	11,213,249
Plumbing	4,898,097
Sprinklers	1,181,177
HVAC	7,371,733
Electrical	5,776,779
Exterior Wall	5,465,917
Wall Ornamentation	1,020,870
Roof Structure	365,554
Roofs	451,722
Elevators	1,569,482
Misc Building Components	2,281,849
Fireplaces	7,214
Professional Fees	4,755,053
<hr/>	
Reproduction Cost	72,684,371
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Depreciated Reproduction Cost	65,415,932
<hr/>	
Insurance Exclusions	
Excavation & Site Preparation	49,207
Foundation	2,235,386
Unit Exclusions	9,822,682
<hr/>	
Insurable Reproduction Cost	60,577,096

Pool Equipment Bldg

Description	Total
Excavation & Site Preparation	188
Foundation	1,175
Frame	1,808
Floor Structure	1,568
Floor Structure Extras	358
Interior Construction	2,085
Plumbing	1,770
Electrical	3,660
Exterior Wall	28,310
Wall Ornamentation	4,551
Roof Structure	3,369
Roofs	3,972
Professional Fees	5,282
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Reproduction Cost	58,096
<hr/>	
Depreciated Reproduction Cost	52,287
<hr/>	
Insurance Exclusions	
Excavation & Site Preparation	188
Foundation	1,175
<hr/>	
Insurable Reproduction Cost	56,733

Section 3

Construction

This section of the report gives a construction outline profile of every building and site improvement appraised in this report.

This includes a general description, by section, of the construction used as well as age, square footages and other quantitative breakdowns.

Condo Bldg

Living Area	280,766	Square Feet
Building Area	74,498	Square Feet
Balconies	23,141	Square Feet
Covered Entry	5,526	Square Feet
Garage	133,044	Square Feet
Total	516,975	Square Feet

Occupancy:	Condo	Stories:	16
Age:	2000	Units:	244

Foundation: No foundations plans were available to review. The foundation value has been based upon similar building types previously appraised using reinforced poured concrete caisson pilings.

Frame: Reinforced poured concrete columns, beams, and shearwalls.

Floor Structure: Ground floor: reinforced poured concrete slab on grade with a moisture-resistant vapor barrier. Upper floors: post-tensioned concrete slab.

Interior: Concrete partitions at support areas in conjunction with stud framed interior partitions. Fire rated tenant separation walls.

Plumbing: Cost represents average quality plumbing costs for the building occupancy type. Common area kitchen. Common area restrooms. Domestic water booster pump system.

Fire Safety: One multi-zone central fire alarm system with voice evac, initiating and detection devices throughout the building. One 125 Hp electric fire pump. Fire sprinklers throughout the enclosed building area as well as the parking garage.

HVAC: Natural gas boiler. A/C cooling tower with condensing water pumps and water source A/C units at apartments and common areas. Exhaust Fans. Plate heat exchanger

Electrical: Average quality electrical service and lighting fixtures for the building occupancy type. One emergency diesel generator.

Exterior Wall: 8" masonry block wall system with a stucco exterior finish, insulation, furring strips and a gypsum wall board inside finish. Aluminum framed windows and doors.

Roof: Post-tensioned concrete roof slab. Modified membrane roof cover.

Elevators: Three 16-stop, 3,500 lb. capacity traction passenger elevators and one 16-stop, 4,500 lb. capacity traction freight elevator.

Miscellaneous: Video surveillance system. Enterphone system. Access control FOB readers. Appliance allowance. Concrete balustrades. Aluminum picket railings. Metal grate screen/fencing. Trash chutes. Trash compactor. Fireplace. Access control gates at garage.

Pool Equipment Bldg

Building Area 250 Square Feet

Occupancy: Maintenance Storage Building **Stories:** 1
Age: 2000 **Units:** -

Foundation: No foundations plans were available to review. The foundation value has been based upon similar building types previously appraised using reinforced poured concrete footings.

Frame: Concrete block bearing wall construction.

Floor Structure: Ground floor: reinforced poured concrete slab on grade with a moisture-resistant vapor barrier.

Interior: None

Plumbing: Cost represents basic quality plumbing costs for the building occupancy type.

Fire Safety: None

HVAC: None

Electrical: Basic lighting and service for building occupancy type.

Exterior Wall: 8" masonry block wall system with a stucco exterior finish. Aluminum framed door.

Roof: Pre-engineered wood truss roof structure. Modified membrane roof cover.

Elevators: None

Miscellaneous: None

Site Improvements

Swimming Pool

One 1,364 square foot in-ground swimming pool which varies in depth from 3'-0" to 6'-0". Construction consists of a reinforced concrete/gunite shell with an exposed aggregate surface finish and ceramic tile trim. The values for this pool includes the structure, filtration and gas heating equipment, as well as all associated electrical and piping.

Spa

One 63 square foot in-ground spa which is approximately 3' in depth. Construction consists of a reinforced concrete/gunite shell with an exposed aggregate surface finish and ceramic tile trim. The values for this spa includes the structure, filtration and gas heating equipment, as well as all associated electrical and piping.

Pool Deck

Surrounding the swimming pool and spa is a 4,451 square foot stone paver pool deck.

Gazebo - Pool Deck

Three 103 square foot gazebo structures located at the pool deck.

Trellis - Pool Deck

Two 220 square foot wood trellis structures.

Fountain - Tranquility Park

One 414 square foot fountain with a tile finish and stone coping. The fountain features 10 bubblers and 10 underwater lights.

Lighting

Located in the tranquility courtyard are 6 landscape uplights, at the pool deck are 12 landscape uplights, and located at the parking garage deck are 2 aluminum light poles with high intensity fixtures.

Awnings - Garage Deck

Located at the garage deck are 17,500 square feet of aluminum framed carport awning structures with fabric covers. The awnings are equipped with electricity/light fixtures.

Section 4

Photographs

This section of the report includes various photographs of the property's buildings and site improvements and were taken during the initial field inspection.

These photos are included strictly as supplemental support information and are not referenced to in the report.



Condo Bldg



Condo Bldg



Garage



Garage



Fire Pump



Fire Alarm Control Panel



Generator



Main Lobby



Pool Equipment Bldg



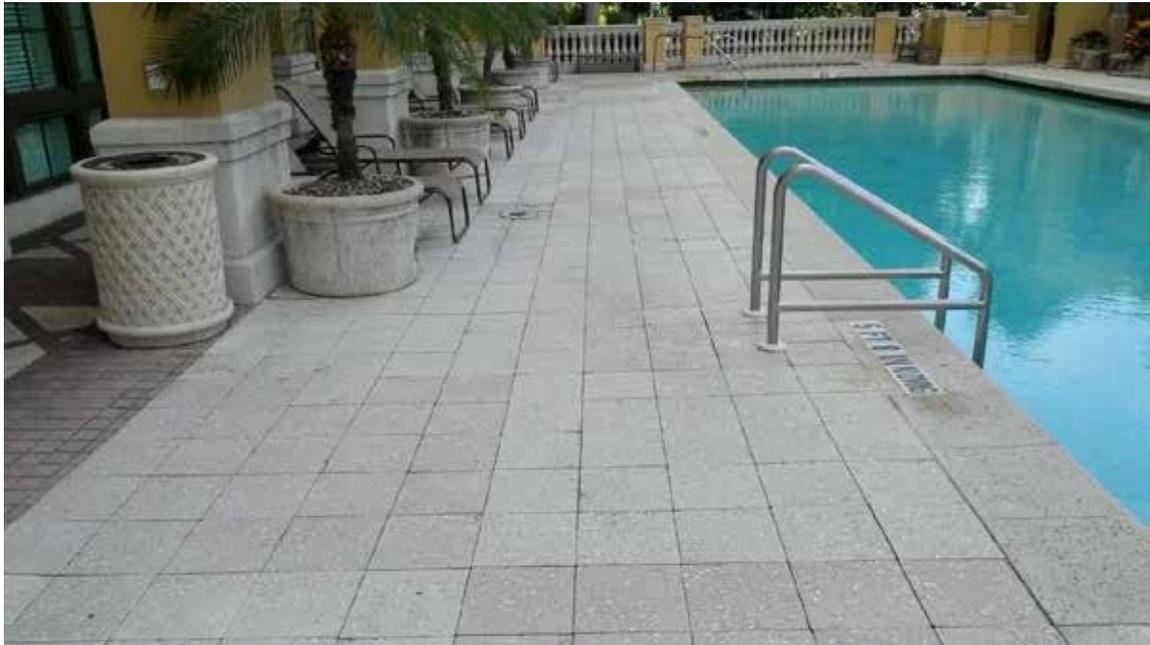
Pool Equipment Bldg



Swimming Pool



Spa



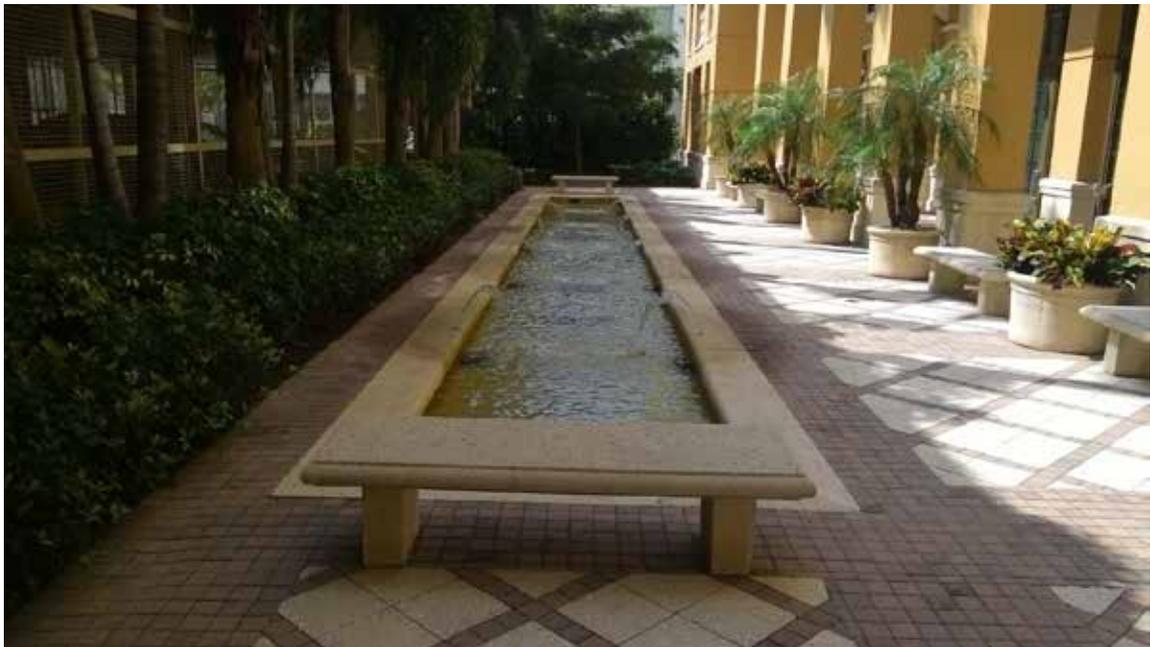
Pool Deck



Gazebo - Pool Deck



Trellis - Pool Deck



Fountain - Tranquility Park



Lighting - Garage



Lighting - Tranquility Park



Lighting - Pool Deck



Awnings - Parking Garage



Hallway - Typical



Elevator Lobby - Tile



Elevator Equipment



Boiler



Heat Exchanger

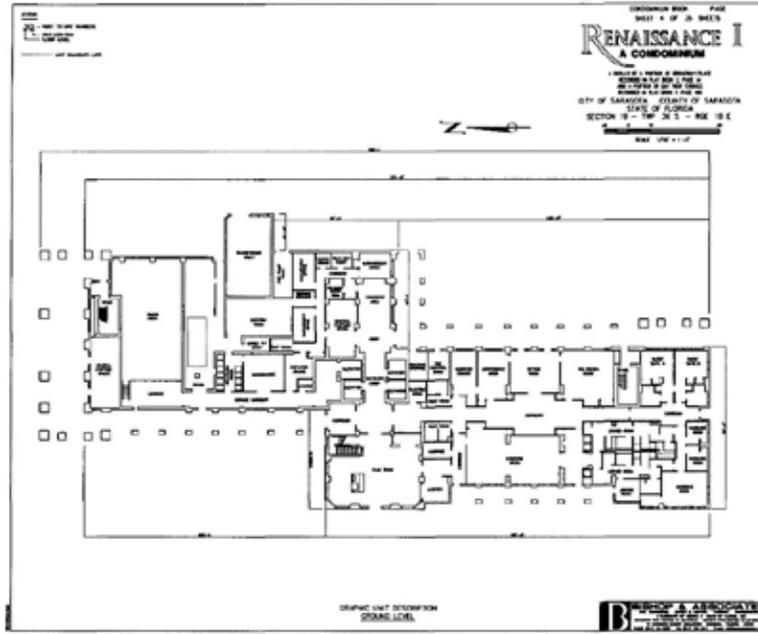


Roof



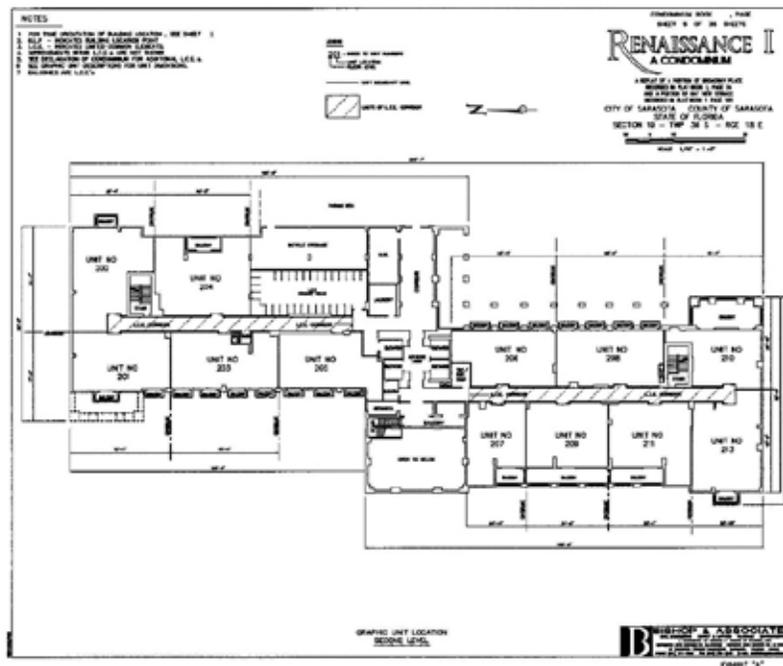
A/C Cooling Tower

OFFICIAL RECORDS INSTRUMENT # 2018000167 109 PGS



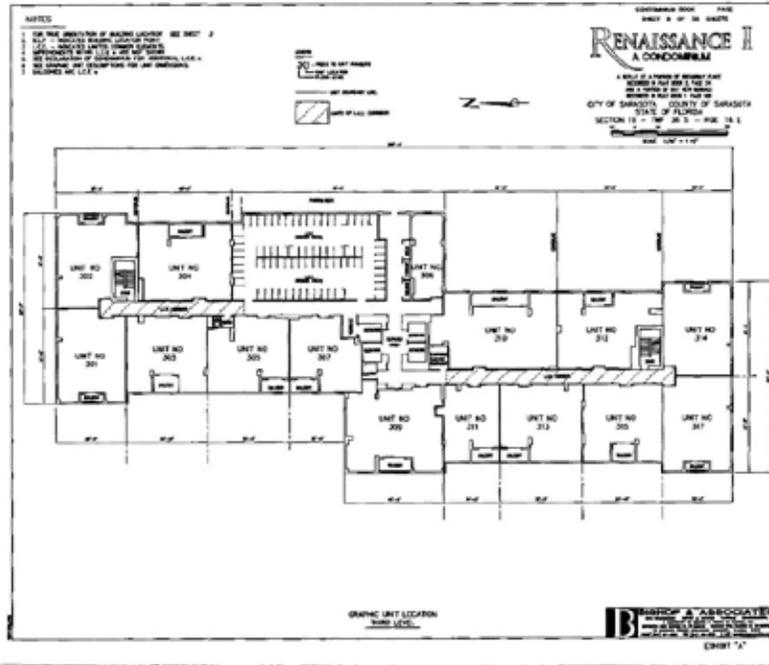
Condo - Level 1

OFFICIAL RECORDS INSTRUMENT # 2018000167 109 PGS



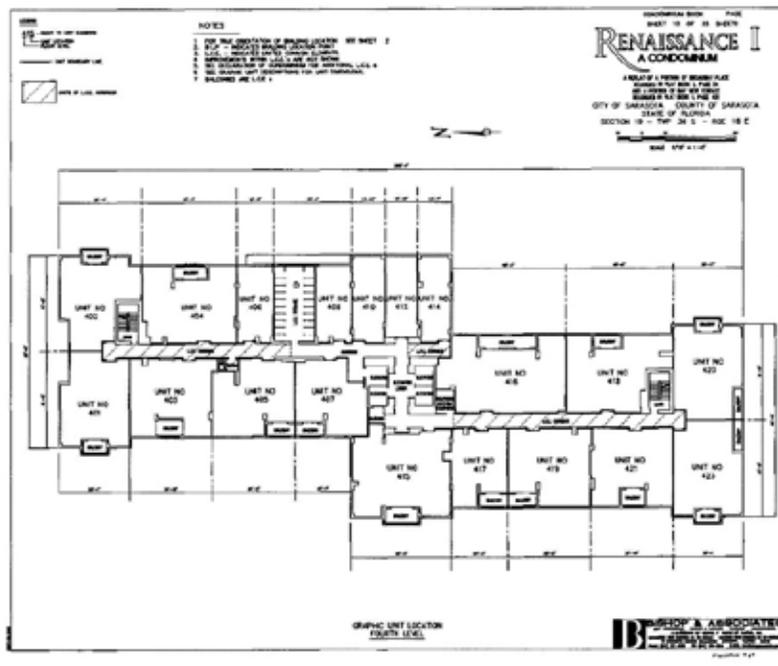
Condo - Level 2

OFFICIAL RECORDS INSTRUMENT # 200000017 109 P45



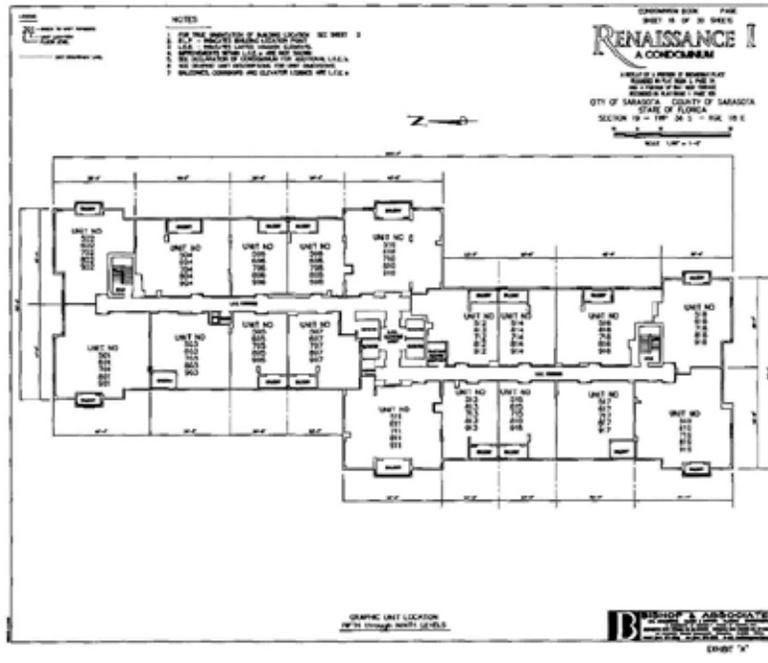
Condo - Level 3

OFFICIAL RECORDS INSTRUMENT # 200000017 109 P46



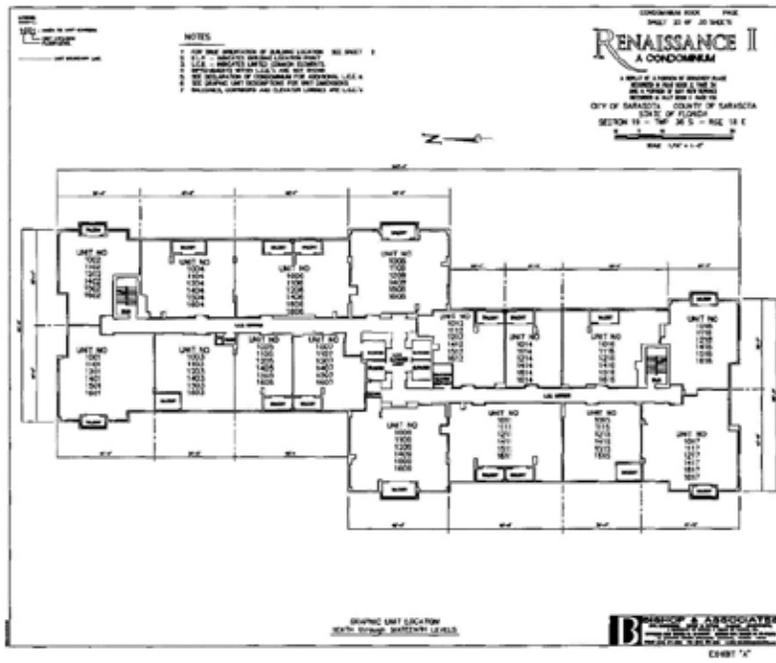
Condo - Level 4

OFFICIAL RECORDS INSTRUMENT # 2018000167 10P P46



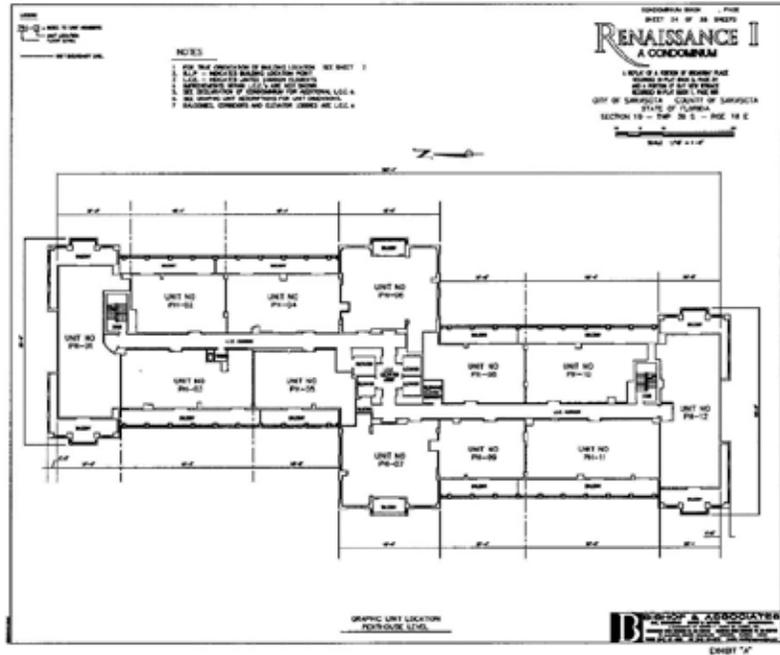
Condo - Level 5 to 9

OFFICIAL RECORDS INSTRUMENT # 2018000167 10P P46



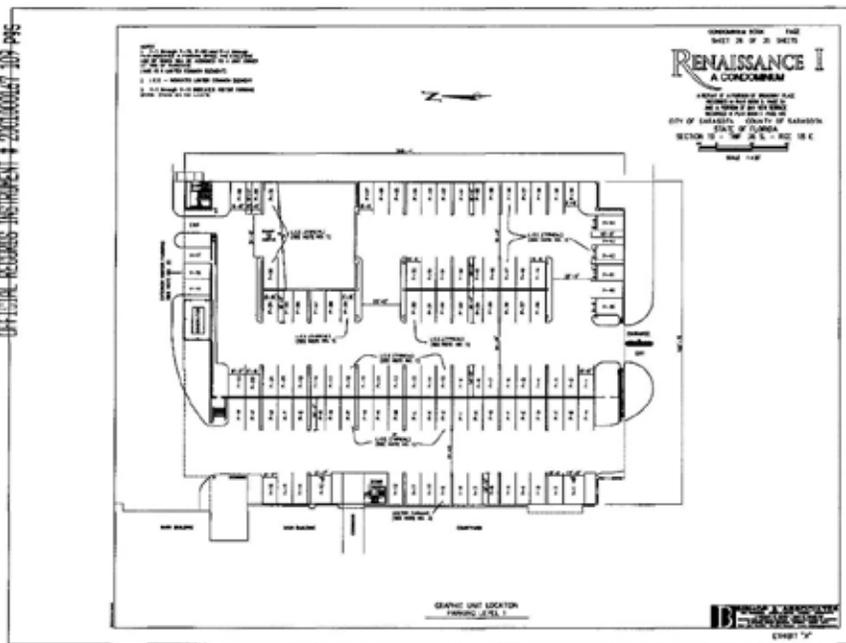
Condo - Level 10 to 16

OFFICIAL RECORDS INSTRUMENT # 2018001617 109 P95

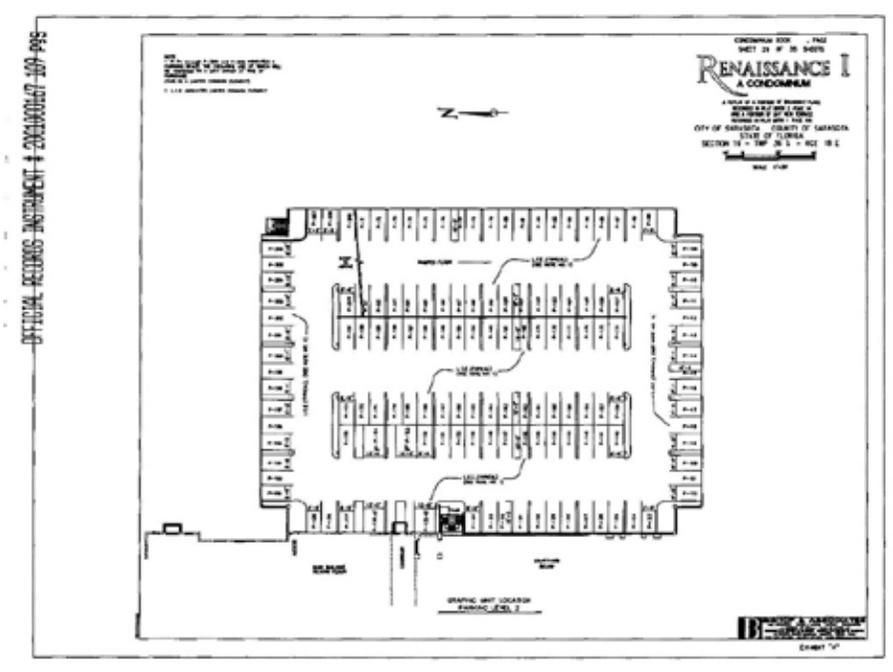


Condo - Level Penthouse

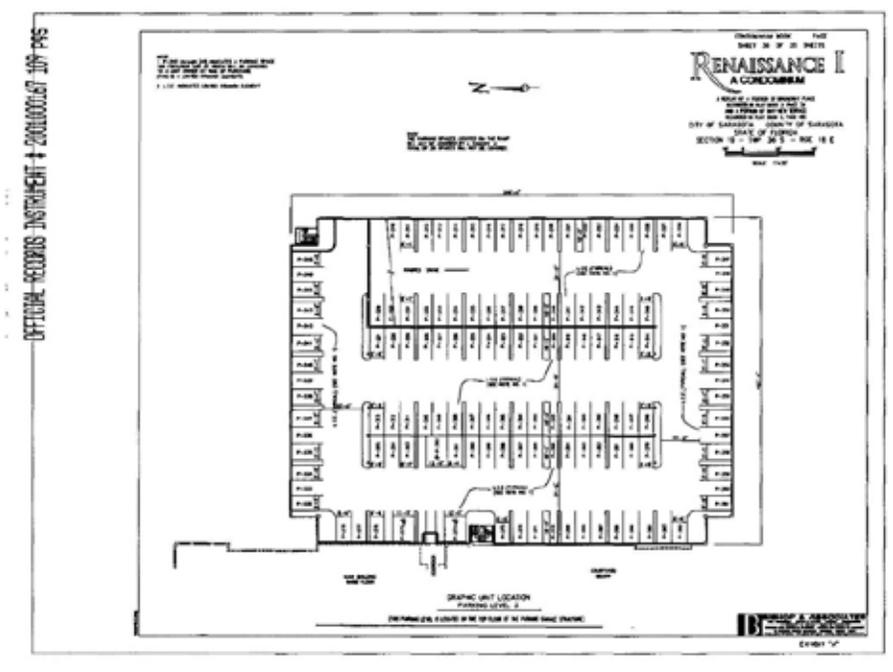
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Garage - Level 1



Garage - Level 2



Garage - Level 3

