



July 17, 2023

John Johnson  
Nickel & Saph, Inc. Insurance Agency  
44 Macomb Place  
Mt. Clemens, MI

Dear Mr. Johnson:

Our firm has performed onsite inspections and valuation services for the Grosse Pointe Woods. We are pleased to submit our restricted appraisal report for certain property of interest to Nickel & Saph, an insurance agency operating in the state of Michigan.

## **I. Purpose/Intended Use:**

The sole purpose of our appraisal was to express our opinion of the replacement cost for insurance purposes. This report and the opinions of value expressed herein should be utilized for no other purpose. The intended use of the appraisal is to provide value conclusions that will assist in maintaining proper and supportable insurance to value, insurance placement, proof of loss documentation, and collection of important underwriting data as it relates to their property insurance reporting requirements. Neither this report nor its contents are to be referenced in any public documentation or redistributed to any third party without the express written consent of HCA Asset Management. The information contained in the reports are specific to your needs as the intended user and HCA is not responsible for any unauthorized use.

The submitted reports have been understood as “restricted appraisal reports” and are prepared under USPAP Standards Rule 8-2b-i through xii and Advisory Opinion 11 (updated as of the 2020-2021 edition). The criterion for this type of report has been achieved in the certificate letter of the report. Individualized detailed valuation backup will be provided upon request of the client or in the event of any future judicial proceedings. The rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information contained in the appraiser’s work file.

**Replacement Cost (RC)** is the cost to construct or replace, at one time, an entire building of equal quality and utility. Modern materials and current methods, designs, and layouts are used for replacement. Replacement Cost does not take into consideration improvements necessary to conform to changes in building codes, demolition, debris removal, site accessibility or site work, reuse of building components or services, overtime, bonuses for labor, soft costs, extraordinary fees, premiums for materials, or other contingencies. For insurance purposes, the prices used for labor, materials, overhead, profit and fees are those in effect as of the date of our appraisal.

It is important to review these definitions as stated in the current insurance policy language for accuracy and consistency. In the event of a partial loss, the amount of loss may be based on repair and renovation costs that are proportionately higher than the provided values for entire property, as defined herein.

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Exclusion is a provision in an insurance contract describing property or types of property not covered by the contract. Typical exclusions segregated from our valuation conclusions are as follows: 1) Site Preparation; 2) Footings and Foundations (below the lowest occupied level); and, 3) Underground Portions of Plumbing.

## **II. Scope and Methodology:**

HCA has conducted a field inventory of certain property owned and designated by the insured. For each building, HCA has provided a detail Building Report. A complete listing of properties appraised by our staff is included with the Summary & Detail Report formats accompanying this letter.

Our valuation report includes:

- Buildings / Structures
- Moveable Machinery & Equipment/Contents (based on modeling/tally techniques)
- Insurable Property in the Open

Excluded from the scope of our service were the following:

- Land/Landscaping
- Licensed Vehicles
- Mobile Property (unlicensed rolling stock)
- Infrastructure assets
- Intangible assets
- Property in the open not typically covered by insurance
- Consumable supplies and spare parts; inventory items not included in project scope
- Leased property and personal property of others (except that property identified by the client as to be included for responsibility of insurance purposes)
- Architectural drawings and records

### **Buildings/Structures:**

Each building subject to our appraisal (refer to proposal) has been physically inspected. Square footage for each building was generated based on a review of blueprints, by physically measuring each building or by using existing documentation (i.e. CAD information; as-built plans, facilities information) and then verifying the data provided. Major construction components and building elements were identified and valued as part of the overall structure. Building plans/notes and photographs were prepared for each site to become part of our proof of loss documentation, in addition to assisting with the valuation efforts.

### **Furniture, Machinery and Moveable Equipment:**

This category is often referred to as “Personal Property” or “Contents” in the insurance industry. HCA did not perform a detailed physical inventory of machinery and equipment assets.

For insurance purposes, contents were either tallied and grouped by building to develop reasonable estimates of Replacement Cost, or the costs have been “modeled” based on similar properties previously appraised by our staff (estimated based on a standard cost per square foot). For larger, newly constructed locations, contents may also have been estimated

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based on a combination of original cost documentation provided by the insured. Based on the accepted scope of our engagement, these results should not be used for more detailed proof-of-loss documentation.

**Insurable Property In The Open:**

At the locations appraised, our staff recorded and valued all insurable property in the open. These assets are generally described as improvements to the real estate which are not otherwise physically attached to the buildings appraised, and which are agreed upon as insurable. Items such as lighting and fencing were valued, and the resulting values have been reported separately.

**III. Three Approaches to Value:**

The appraisal industry supports three recognized approaches to value (Cost, Sales Comparison and Income Approaches). As stated under USPAP Standards Rule 7.4, the appraiser has considered each approach to value and has decided which were applicable to the current project scope and intended use. 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 asset 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. **For Insurance Appraisal purposes, this is the most appropriate approach to valuing assets, and the one utilized by our staff for this engagement.**

**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.

The most reliable data available for the type of assets included in the scope of our 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, industry price guides and retail equipment catalogs. It has been



established that the Cost Approach is the most relative and appropriate for insurance purposes. For this reason, we decided to employ the Cost Approach.

## V. Summary

The appraisal report includes the following documents:

- This letter and attached Certification, summarizing our procedures and methodology;
- Tables indicating the coding and physical addresses for the locations inspected and valued;
- The attached appraisal reports (summary and detail) outlining our findings;
- A statement outlining our appraisal assumptions and conditions that limit use of the appraisal.

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 representatives so that these figures may be compared to those in your current coverage. It is recommended that a new inspection be conducted every five years to meet current insurance appraisal practices.

For insurance purposes, it is our opinion that for the effective date of July 17th, 2023, the estimates of values are as follows:

	<b>Replacement Cost</b>
Buildings:	\$33,506,700
Contents:	\$3,363,900
Property in the Open:	\$3,174,500
Total for Locations Appraised:	<b><u>\$40,045,100</u></b>

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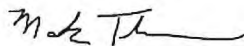
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## VI. Appraisal Certification

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

- The statements of fact contained in this report are true and correct. I have not knowingly misrepresented any facts or information that would have an impact on my calculations or conclusions of value.
- 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 performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within a three-year period immediately preceding acceptance of this assignment.
- 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.
- I have made a personal inspection of the properties that are the subject of this report (where applicable under the scope of services).
- Analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (updated annually).
- No one provided significant property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant mass appraisal assistance must be stated).

Respectfully Submitted,  
HCA Asset Management, LLC



Mark Thomson  
Responsible Appraiser

## VII. Assumptions & 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 utilized by our staff 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 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 HCA are assumed to be “as-built”.
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. If physical inspection of the property was made, the inspection was conducted by appraisers familiar with general real property and building construction. HCA is not responsible for the structural integrity of the property or its conformity to building construction code requirements or safety concerns.
15. No person other than those identified (and the Insured) had any significant professional input on the valuation process. Unless previously stated, no subcontractors or outsourcing were utilized in the derivation of the values provided in the report.
16. HCA reserves the right to make adjustments to our opinions of value as deemed necessary.
17. Property areas, dimensions, and descriptions used in this analysis have been provided for identification purposes only and are not to be used for any other purpose including legal documentation.
18. Possession of this report or any copies does not carry any right of redistribution or publication. No portion of this report may be shared with any third parties through prospectus, advertising, public publication, news, or any other means of communication (including email/internet) without the prior written consent of HCA Asset Management, LLC.

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. HCA will maintain and house copies of our work file, all relative correspondence, and the final reports and database(s) for a period not less than five years after preparation or at least two years after final disposition of any judicial proceeding in which the appraiser provided testimony related to the assignment, whichever period expires last. This policy is outlined in accordance with the American Society of Appraisers and the Uniform Standards of Professional Appraisal Practice (USPAP).

#### **NATURAL DISASTER DISCLAIMER**

Recovery and reconstruction from widespread natural disasters such as pandemic, wildfire, hurricane, earthquake, tornado or flood often create abnormal shortages of labor and materials typically resulting in significant price increases compared to conditions 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 the stated purpose of this report (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.

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**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Location Table**

<b>Entity</b>	<b>Site</b>	<b>Address</b>	<b>Building</b>	<b>Pg. Ref.</b>
001	Grosse Pointe Woods			
	001 City Hall	20025 MACK PLAZA, GROSSE POINTE WOODS, MI 48236		
			001 City Hall/Community Center/Public Safety/Garage	1
			002 Public Safety Garage/Detective Building	2
			003 Cook School	3
			004 Restroom Ghesquere	4
			005 Concession and Restroom	5
			006 Babe Ruth Shed	6
			007 Playscape	7
			008 PITO/Lights/ Ice Rink/ Magic Square/ Tables, Fences	8
	002 Public Works	1200 PARKWAY, GROSSE POINTE WOODS, MI 48236		
			001 Bag Barn	9
			002 DPW Office/ Mechanics Garage/ Garage 2	10
			003 Salt Barn	11
			004 Garage 3	12
			005 City Reservoir/ Pumps/ Electrical	13
			006 Shed (Cold Storage)	14
			007 Water Sewer Garage	15
			ADD001 PUMP HOUSE	16
			ADD002 PITO	17
	003 Lake Front Park	23000 JEFFERSON AVE, ST CLAIR SHORES, MI 48080		
			001 Bath House	18
			002 Water Meter Shed	19
			003 Concession and Restroom	20
			005 Gazebo 1	21
			006 Activity Center	22
			007 Old Concession Stand/Storage	23
			008 PITO/ Tennis Courts (10)/Tables/ BBQ/Paddle Court/ Playscape/ Mini Golf	24
			009 Marina and Docks	25
			010 Gate House	26
			011 Pavilion 1	27





**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Location Table**

<b>Entity</b>	<b>Site</b>	<b>Address</b>	<b>Building</b>	<b>Pg. Ref.</b>
001	Grosse Pointe Woods			
	003	Lake Front Park		
		23000 JEFFERSON AVE, ST CLAIR SHORES, MI 48080		
			012 Maintenance Garage	28
			ADD001 PAVILION 2	29
			ADD003 PAVILION 3	30
			ADD004 PAVILION 4	31
			ADD005 POOL	32
			ADD006 GAZEBO 2	33
			ADD007 GAZEBO 3	34
			ADD008 GAZEBO 4	35
			ADD009 FILTER BUILDING	36
	004	Torrey Road Pump Station		
		1266 TORREY ROAD, GROSSE POINTE WOODS, MI 48236		
			001 Torrey Road Pump Station	37
			ADD001 PROPERTY IN THE OPEN	38



## Insurance Summary Report - RCV

*Nickel and Saph- Grosse Pointe Woods 2023 - Default*

*Grosse Pointe Woods*

As of Date: 6/7/2023

								Replacement Cost (RC)		
SITE:		Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total	
001	City Hall									
BLDG: 001	City Hall/Community Center/Public Safety/Garage 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1971	4	1	43,962	\$8,509,700	\$2,314,300	\$0	\$10,824,000	
BLDG: 002	Public Safety Garage/Detective Building 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1963	4	1	3,616	\$654,100	\$43,400	\$0	\$697,500	
BLDG: 003	Cook School 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1890	2	1	2,004	\$314,800	\$35,200	\$0	\$350,000	
BLDG: 004	Restroom Ghesquere 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1970	2	1	520	\$137,800	\$5,200	\$0	\$143,000	
BLDG: 005	Concession and Restroom 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1890	1	2	1,013	\$155,500	\$5,500	\$0	\$161,000	
BLDG: 006	Babe Ruth Shed 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1970	1	1	240	\$12,000	\$0	\$0	\$12,000	
BLDG: 007	Playscape 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1970	0	1	0	\$0	\$0	\$138,000	\$138,000	
BLDG: 008	PITO/Lights/ Ice Rink/ Magic Square/ Tables, Fences 20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	1970	0	1	0	\$0	\$0	\$782,000	\$782,000	
<b>Site Totals:</b>						<b>\$9,783,900</b>	<b>\$2,403,600</b>	<b>\$920,000</b>	<b>\$13,107,500</b>	



## Insurance Summary Report - RCV

*Nickel and Saph- Grosse Pointe Woods 2023 - Default*

*Grosse Pointe Woods*

As of Date: 6/7/2023

|----- Replacement Cost (RC) -----|

SITE:	002	Public Works	Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
BLDG: 001		Bag Barn 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	1970	1	1	1,950	\$251,000	\$19,500	\$0	\$270,500
BLDG: 002		DPW Office/ Mechanics Garage/ Garage 2 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	1963	4	1	16,680	\$2,784,800	\$503,600	\$0	\$3,288,400
BLDG: 003		Salt Barn 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	1973	1	1	2,880	\$166,400	\$0	\$0	\$166,400
BLDG: 004		Garage 3 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	1963	3	1	7,380	\$610,600	\$36,900	\$0	\$647,500
BLDG: 005		City Reservoir/ Pumps/ Electrical 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	2010	6	1	0	\$1,436,800	\$0	\$0	\$1,436,800
BLDG: 006		Shed (Cold Storage) 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	1970	1	1	255	\$8,100	\$3,900	\$0	\$12,000
BLDG: 007		Water Sewer Garage 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	2022	1	1	3,100	\$381,900	\$51,200	\$0	\$433,100
BLDG: ADD001		PUMP HOUSE 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	2010	3	1	690	\$1,155,000	\$0	\$0	\$1,155,000
BLDG: ADD002		PITO 1200 PARKWAY GROSSE POINTE WOODS, MI 48236	1973	0	1	0	\$0	\$0	\$201,900	\$201,900
<b>Site Totals:</b>							<b>\$6,794,600</b>	<b>\$615,100</b>	<b>\$201,900</b>	<b>\$7,611,600</b>



## Insurance Summary Report - RCV

*Nickel and Saph- Grosse Pointe Woods 2023 - Default*

*Grosse Pointe Woods*

As of Date: 6/7/2023		Replacement Cost (RC)							
SITE:		Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
003	Lake Front Park								
BLDG: 001	Bath House 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1970	2	1 & 2	11,107	\$3,076,300	\$55,600	\$0	\$3,131,900
BLDG: 002	Water Meter Shed 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1970	1	1	150	\$11,300	\$0	\$0	\$11,300
BLDG: 003	Concession and Restroom 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1970	2	1	1,083	\$399,900	\$5,000	\$0	\$404,900
BLDG: 005	Gazebo 1 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1970	1	1	121	\$19,100	\$0	\$0	\$19,100
BLDG: 006	Activity Center 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1999	2	1 & 2	8,714	\$2,669,600	\$154,600	\$0	\$2,824,200
BLDG: 007	Old Concession Stand/Storage 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1970	2	1	600	\$54,500	\$6,000	\$0	\$60,500
BLDG: 008	PITO/ Tennis Courts (10)/Tables/ BBQ/Paddle Court/ Playscape/ Mini Golf 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1970	0	1	0	\$0	\$0	\$2,038,200	\$2,038,200
BLDG: 009	Marina and Docks 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	1970	0	1	0	\$823,400	\$0	\$0	\$823,400
BLDG: 010	Gate House 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080	2000	2	1	201	\$98,000	\$5,100	\$0	\$103,100
BLDG: 011	Pavilion 1	1990	1	1	2,057	\$208,400	\$0	\$0	\$208,400





# Insurance Summary Report - RCV

*Nickel and Saph- Grosse Pointe Woods 2023 - Default*

*Grosse Pointe Woods*

As of Date: 6/7/2023		Replacement Cost (RC)							
		Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	Total
<b>Site Totals:</b>						<b>\$12,583,900</b>	<b>\$245,200</b>	<b>\$2,038,200</b>	<b>\$14,867,300</b>
<b>SITE: 004</b>	<b>Torrey Road Pump Station</b>								
BLDG: 001	Torrey Road Pump Station 1266 TORREY ROAD GROSSE POINTE WOODS, MI 48236	1940	4	1	3,130	\$3,566,700	\$100,000	\$0	\$3,666,700
BLDG: ADD001	PROPERTY IN THE OPEN 1266 TORREY ROAD GROSSE POINTE WOODS, MI 48236	1940	0	1	0	\$0	\$0	\$14,400	\$14,400
<b>Site Totals:</b>						<b>\$3,566,700</b>	<b>\$100,000</b>	<b>\$14,400</b>	<b>\$3,681,100</b>
<b>Report Totals:</b>						<b>\$32,729,100</b>	<b>\$3,363,900</b>	<b>\$3,174,500</b>	<b>\$39,267,500</b>



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

<b>ENTITY:</b>	001	Grosse Pointe Woods	<b>ISO CONSTRUCTION CLASS:</b>	MASONRY NONCOMBUST.
<b>SITE:</b>	001	City Hall	<b>FRAMING:</b>	STEEL
<b>BUILDING:</b>	001	City Hall/Community Center/Public Safety/Garage	<b>DATE OF CONSTRUCTION:</b>	1971
<b>ADDRESS:</b>		20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236	<b>ADDITIONS (YES-YR. OR NO):</b>	0
<b>OCCUPANCY:</b>		CITY HALL	<b>RENOVATIONS (YES-YR OR NO):</b>	2021-2023
<b>FIRE PROTECTION AND SAFETY:</b>		AUTO FIRE PROTECTION/ALARM SYS. EMERGENCY BACK-UP GENERATOR EMERGENCY LIGHTING EXIT LIGHTING FIRE EXTINGUISHERS INTRUSION SYSTEM SECURITY CAMERAS SPRINKLER SYSTEM - PARTIAL 20%	<b>NUMBER OF STORIES:</b>	1
<b>SPRINKLERED (YES-% OR NO):</b>			<b>GROSS/BASEMENT SF:</b>	43,962 / 21996
<b>FOUNDATION:</b>		CONCRETE SLAB CONCRETE WALLS	<b>LATITUDE/LONGITUDE:</b>	N42° 25.92411' W82° 54.57394'

<b>EXTERIOR WALLS:</b>	BRICK ON MASONRY
<b>ROOFING:</b>	ASPHALT SHINGLE
<b>PARTITION WALLS:</b>	CERAMIC TILE CONCRETE BLOCK DRYWALL ON STUD
<b>CEILING:</b>	ACOUSTICAL TILE DRYWALL NONE/EXPOSED DECK
<b>BUILDING SERVICES:</b>	AIRCONDITIONING-ROOF TOP ELECTRIC HEATING - CENTRAL HOT WATER HEATING / AC-HEAT PUMP PLUMBING VENTILATION
<b>FLOORING:</b>	CARPETING CERAMIC TILE CONCRETE/W SEALER VINYL TILE
<b>BUILDING FEATURES:</b>	AUTOMATIC DOOR OPENERS BUILT-IN CABINETS & SHELVING BUILT-IN LOCKERS COVERED ENTRANCE WAY COVERED WALKWAY OVERHEAD/BAY DOORS



<b>BUILDING</b>	
REPLACEMENT COST NEW (RC):	\$8,810,900
EXCLUSION AMOUNT:	\$301,200
RC MINUS EXCLUSIONS:	\$8,509,700
PROPERTY IN THE OPEN:	\$0
<b>PERSONAL PROPERTY:</b>	
CONTENT VALUE:	\$2,314,300
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$2,314,300

**BUILDING NOTES:** SINGLE STORY BUILDING WITH FULL BASEMENT. BUILDING INCLUDES: A 200KW BACKUP GENERATOR (NEW 2021), A RECORDS VAULT, COVERED ENTRANCES, CITY HALL OFFICES, PUBLIC SAFETY OFFICES/GARAGE, AND COMMUNITY CENTER. RENOVATIONS BETWEEN 2021 AND 2023 INCLUDE: A NEW ROOF, INTERNAL OFFICE REMODELING, NEW HVAC/CHILLER/BOILER, A PLYMOVENT SYSTEM, NEW ELECTRIC, AND A NEW GENERATOR. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, PUBLIC SAFETY EQUIPMENT, AND COMMUNITY CENTER EQUIPMENT.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

**ENTITY:** 001 Grosse Pointe Woods  
**SITE:** 001 City Hall  
**BUILDING:** 002 Public Safety Garage/Detective Building  
**ADDRESS:** 20025 MACK PLAZA  
 GROSSE POINTE WOODS, MI 48236  
**OCCUPANCY:** GARAGE  
**FIRE PROTECTION AND SAFETY:** FIRE EXTINGUISHERS  
 INTRUSION SYSTEM  
 SECURITY CAMERAS

**SPRINKLERED (YES-% OR NO):** NO

**FOUNDATION:** CONCRETE FOOTING  
 CONCRETE SLAB

**EXTERIOR WALLS:** BRICK ON MASONRY  
 VINYL SIDING

**ROOFING:** ASPHALT SHINGLE

**PARTITION WALLS:** BRICK  
 CONCRETE BLOCK

**CEILING:** DRYWALL

**BUILDING SERVICES:** AIRCONDITIONING-CENTRAL  
 ELECTRIC  
 HEATING - FORCED WARM AIR  
 PLUMBING

**FLOORING:** CARPETING  
 CONCRETE SLAB  
 VINYL TILE

**BUILDING FEATURES:** AUTOMATIC DOOR OPENERS  
 BUILT-IN CABINETS & SHELVING  
 BUILT-IN LOCKERS  
 OVERHEAD/BAY DOORS

**ISO CONSTRUCTION CLASS:** MASONRY NONCOMBUST.  
**FRAMING:** STEEL  
**DATE OF CONSTRUCTION:** 1963  
**ADDITIONS (YES-YR. OR NO):** 0  
**RENOVATIONS (YES-YR OR NO):** 2020, 2022  
**NUMBER OF STORIES:** 1  
**GROSS/BASEMENT SF:** 3,616 / NO

**LATITUDE/LONGITUDE:** N42° 25.89282' W82° 54.60414'



<b><u>BUILDING</u></b>	
REPLACEMENT COST NEW (RC):	\$670,700
EXCLUSION AMOUNT:	\$16,600
RC MINUS EXCLUSIONS:	\$654,100
PROPERTY IN THE OPEN:	\$0
<b><u>PERSONAL PROPERTY:</u></b>	
CONTENT VALUE:	\$43,400
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$43,400

**BUILDING NOTES:** SINGLE STORY PUBLIC SAFETY GARAGE AND DETECTIVE BUILDING. BUILDING INCLUDES: GARAGE SPACE, OFFICE SPACE, A KITCHEN, LAUNDRY, AND EXERCISE SPACE. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, GYM EQUIPMENT, LAUNDRY APPLIANCES, AND KITCHEN APPLIANCES. A NEW FURNACE WAS INSTALLED IN 2022 AND A NEW A/C UNIT WAS INSTALLED IN 2020.





**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 001 City Hall  
 BUILDING: 003 Cook School  
 ADDRESS: 20025 MACK PLAZA  
 GROSSE POINTE WOODS, MI 48236  
 OCCUPANCY: MUSEUM  
 FIRE PROTECTION AND SAFETY: EMERGENCY LIGHTING  
 EXIT LIGHTING  
 FIRE EXTINGUISHERS

ISO CONSTRUCTION CLASS: JOISTED MASONRY  
 FRAMING: JOISTED MASONRY  
 DATE OF CONSTRUCTION: 1890  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 1970, 1990, 2008  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 2,004 / 1002

LATITUDE/LONGITUDE: N42° 25.99372' W82° 54.61867'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: SOLID BRICK EXTERIOR  
 WOOD SIDING

ROOFING: WOOD

PARTITION WALLS: BRICK  
 DRYWALL ON STUD  
 WOOD PANELING ON STUD

CEILING: DRYWALL  
 NONE/EXPOSED DECK

BUILDING SERVICES: AIRCONDITIONING-CENTRAL  
 ELECTRIC  
 HEATING - FORCED WARM AIR  
 PLUMBING

FLOORING: CONCRETE/W SEALER  
 VINYL TILE  
 WOOD

BUILDING FEATURES: BUILT-IN CABINETS & SHELVING  
 COVERED ENTRANCE WAY  
 ROOFTOP STRUCTURE



**BUILDING**

REPLACEMENT COST NEW (RC): \$321,600  
 EXCLUSION AMOUNT: \$6,800  
 RC MINUS EXCLUSIONS: \$314,800  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$35,200  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$35,200

**BUILDING NOTES:** SINGLE STORY SCHOOL HOUSE. BUILDING INCLUDES: MAIN CLASS AREA, STORAGE AREA, ATTIC, AND FULL BASEMENT. CONTENTS INCLUDE: FURNITURE AND STORAGE. NEW ELECTRIC WAS INSTALLED IN 2008 WHEN THE SCHOOL WAS RELOCATED TO ITS CURRENT LOCATION.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 001 City Hall  
 BUILDING: 004 Restroom Ghesquere  
 ADDRESS: 20025 MACK PLAZA  
 GROSSE POINTE WOODS, MI 48236  
 OCCUPANCY: RESTROOMS  
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: JOISTED MASONRY  
 FRAMING: JOISTED MASONRY  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 2010  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 520 / NO

LATITUDE/LONGITUDE: N42° 25.98376' W82° 54.78750'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: BRICK ON MASONRY  
 VINYL SIDING

ROOFING: ASPHALT SHINGLE

PARTITION WALLS: CONCRETE BLOCK

CEILING: DRYWALL  
 NONE/EXPOSED DECK  
 WOOD

BUILDING SERVICES: ELECTRIC  
 HEATING - FORCED WARM AIR  
 PLUMBING

FLOORING: CONCRETE/W SEALER

BUILDING FEATURES: CANOPY



**BUILDING**

REPLACEMENT COST NEW (RC): \$140,900  
 EXCLUSION AMOUNT: \$3,100  
 RC MINUS EXCLUSIONS: \$137,800  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$5,200  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$5,200

**BUILDING NOTES:** SINGLE STORY RESTROOM BUILDING. BUILDING INCLUDES: MEN'S AND WOMEN'S RESTROOMS AS WELL AS A SMALL STORAGE SPACE. CONTENTS INCLUDE: MAINTENANCE EQUIPMENT AND BATHROOM SUPPLIES. A NEW ROOF WAS INSTALLED IN 2010.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

<b>ENTITY:</b>	001	Grosse Pointe Woods	<b>ISO CONSTRUCTION CLASS:</b>	FRAME / COMBUSTIBLE
<b>SITE:</b>	001	City Hall	<b>FRAMING:</b>	WOOD
<b>BUILDING:</b>	005	Concession and Restroom	<b>DATE OF CONSTRUCTION:</b>	1890
<b>ADDRESS:</b>	20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236		<b>ADDITIONS (YES-YR. OR NO):</b>	0
<b>OCCUPANCY:</b>	CONCESSION STAND		<b>RENOVATIONS (YES-YR OR NO):</b>	2020
<b>FIRE PROTECTION AND SAFETY:</b>	EMERGENCY LIGHTING EXIT LIGHTING FIRE EXTINGUISHERS INTRUSION SYSTEM SECURITY CAMERAS		<b>NUMBER OF STORIES:</b>	2
<b>SPRINKLERED (YES-% OR NO):</b>	NO		<b>GROSS/BASEMENT SF:</b>	1,013 / NO
<b>FOUNDATION:</b>	CONCRETE FOOTING CONCRETE SLAB		<b>LATITUDE/LONGITUDE:</b>	N42° 25.96862' W82° 54.69519'

<b>EXTERIOR WALLS:</b>	SOLID BRICK EXTERIOR WOOD SIDING	
<b>ROOFING:</b>	ASPHALT SHINGLE	
<b>PARTITION WALLS:</b>	DRYWALL ON STUD	
<b>CEILING:</b>	DRYWALL	
<b>BUILDING SERVICES:</b>	ELECTRIC HEATING - FORCED WARM AIR HEATING - RADIANT PLUMBING	
<b>FLOORING:</b>	CARPETING CONCRETE SLAB WOOD	
<b>BUILDING FEATURES:</b>	BUILT-IN CABINETS & SHELVING	



<b><u>BUILDING</u></b>	
REPLACEMENT COST NEW (RC):	\$159,500
EXCLUSION AMOUNT:	\$4,000
RC MINUS EXCLUSIONS:	\$155,500
PROPERTY IN THE OPEN:	\$0
<b><u>PERSONAL PROPERTY:</u></b>	
CONTENT VALUE:	\$5,500
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$5,500

**BUILDING NOTES:** TWO STORY CONCESSION BUILDING. BUILDING INCLUDES: RESTROOMS, CONCESSIONS, AND AN ANNOUNCERS BOOTH ON THE SECOND FLOOR. BUILDING WAS MAINLY EMPTY AT TIME OF APPRAISAL. THE BUILDING WAS REMODELED IN 2020 INCLUDING A NEW ROOF.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 001 City Hall  
 BUILDING: 006 Babe Ruth Shed  
 ADDRESS: 20025 MACK PLAZA  
 GROSSE POINTE WOODS, MI 48236  
 OCCUPANCY: STORAGE BLDG/SHED  
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 240 / NO

LATITUDE/LONGITUDE: N42° 26.03134' W82° 54.81017'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: WOOD SIDING

ROOFING: ASPHALT SHINGLE

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: NONE

FLOORING: CONCRETE SLAB



BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

<b><u>BUILDING</u></b>	
REPLACEMENT COST NEW (RC):	\$12,300
EXCLUSION AMOUNT:	\$300
RC MINUS EXCLUSIONS:	\$12,000
PROPERTY IN THE OPEN:	\$0
<b><u>PERSONAL PROPERTY:</u></b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: SINGLE STORY STORAGE SHED. CONTENTS NOT OWNED BY THE CITY AND HAVE BEEN EXCLUDED FROM THE APPRAISED VALUE.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 001 City Hall  
 BUILDING: 007 Playscape  
 ADDRESS: 20025 MACK PLAZA  
 GROSSE POINTE WOODS, MI 48236  
 OCCUPANCY: PROPERTY IN THE OPEN  
 FIRE PROTECTION AND SAFETY: SECURITY CAMERAS

ISO CONSTRUCTION CLASS: NOT APPLICABLE  
 FRAMING: NOT APPLICABLE  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 2000  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO

LATITUDE/LONGITUDE: N42° 25.99184' W82° 54.75316'

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: NOT APPLICABLE

EXTERIOR WALLS: NOT APPLICABLE

ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW



**BUILDING**

REPLACEMENT COST NEW (RC): \$0  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$0  
 PROPERTY IN THE OPEN: \$138,000

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

BUILDING NOTES: PROPERTY IN THE OPEN INCLUDES: A LARGE PLAY SET WITH A GAZEBO SHELTER, A MEDIUM PLAY SET, AND SWINGS.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

<b>ENTITY:</b>	001	Grosse Pointe Woods	<b>ISO CONSTRUCTION CLASS:</b>	NOT APPLICABLE
<b>SITE:</b>	001	City Hall	<b>FRAMING:</b>	NOT APPLICABLE
<b>BUILDING:</b>	008	PITO/Lights/ Ice Rink/ Magic Square/ Tables, Fences	<b>DATE OF CONSTRUCTION:</b>	1970
<b>ADDRESS:</b>	20025 MACK PLAZA GROSSE POINTE WOODS, MI 48236		<b>ADDITIONS (YES-YR. OR NO):</b>	0
<b>OCCUPANCY:</b>	PROPERTY IN THE OPEN		<b>RENOVATIONS (YES-YR OR NO):</b>	0
<b>FIRE PROTECTION AND SAFETY:</b>	SECURITY CAMERAS		<b>NUMBER OF STORIES:</b>	1
			<b>GROSS/BASEMENT SF:</b>	0 / NO
			<b>LATITUDE/LONGITUDE:</b>	N42° 25.90114' W82° 54.65549'
<b>SPRINKLERED (YES-% OR NO):</b>		NO		
<b>FOUNDATION:</b>	NOT APPLICABLE			

<b>EXTERIOR WALLS:</b>	NOT APPLICABLE	
<b>ROOFING:</b>	NOT APPLICABLE	
<b>PARTITION WALLS:</b>	NOT APPLICABLE	
<b>CEILING:</b>	NOT APPLICABLE	
<b>BUILDING SERVICES:</b>	NONE	
<b>FLOORING:</b>	NOT APPLICABLE	



**BUILDING FEATURES:** UNIQUE - SEE NARRATIVE BELOW

<b><u>BUILDING</u></b>	
REPLACEMENT COST NEW (RC):	\$0
EXCLUSION AMOUNT:	\$0
RC MINUS EXCLUSIONS:	\$0
PROPERTY IN THE OPEN:	\$782,000
<b><u>PERSONAL PROPERTY:</u></b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

**BUILDING NOTES:** PROPERTY IN THE OPEN INCLUDES: LIGHTING, FENCING, HOCKEY BOARDS, TRASH RECEPTACLES, BENCHES, PICNIC TABLES, A CLOCK, BIKE RACKS, PLANTERS, FLAGPOLES, RAILINGS, DRINKING FOUNTAINS, SOCCER GOALS, BASEBALL DUGOUTS, BASEBALL BATTING CAGES, BASEBALL SCOREBOARDS, AND SIGNAGE.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

<b>ENTITY:</b> 001	Grosse Pointe Woods	<b>ISO CONSTRUCTION CLASS:</b>	FRAME / COMBUSTIBLE
<b>SITE:</b> 002	Public Works	<b>FRAMING:</b>	WOOD
<b>BUILDING:</b> 001	Bag Barn	<b>DATE OF CONSTRUCTION:</b>	1970
<b>ADDRESS:</b>	1200 PARKWAY	<b>ADDITIONS (YES-YR. OR NO):</b>	0
	GROSSE POINTE WOODS, MI 48236	<b>RENOVATIONS (YES-YR OR NO):</b>	2021
<b>OCCUPANCY:</b>	STORAGE BLDG/SHED	<b>NUMBER OF STORIES:</b>	1
<b>FIRE PROTECTION AND SAFETY:</b>	FIRE EXTINGUISHERS	<b>GROSS/BASEMENT SF:</b>	1,950 / NO
<b>SPRINKLERED (YES-% OR NO):</b>	NO	<b>LATITUDE/LONGITUDE:</b>	N42° 26.99709' W82° 53.48066'
<b>FOUNDATION:</b>	CONCRETE FOOTING CONCRETE SLAB		

<b>EXTERIOR WALLS:</b>	METAL SIDING ON STUD/GIRT
<b>ROOFING:</b>	METAL
<b>PARTITION WALLS:</b>	METAL PANEL ON STUD/GIRT
<b>CEILING:</b>	NONE/EXPOSED DECK
<b>BUILDING SERVICES:</b>	ELECTRIC
<b>FLOORING:</b>	CONCRETE/W SEALER



<b>BUILDING FEATURES:</b>	BUILT-IN CABINETS & SHELVING CANOPY OVERHEAD/BAY DOORS
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<b><u>BUILDING</u></b>	
REPLACEMENT COST NEW (RC):	\$255,500
EXCLUSION AMOUNT:	\$4,500
RC MINUS EXCLUSIONS:	\$251,000
PROPERTY IN THE OPEN:	\$0
<b><u>PERSONAL PROPERTY:</u></b>	
CONTENT VALUE:	\$19,500
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$19,500

**BUILDING NOTES:** SINGLE STORY STORAGE GARAGE. BUILDING INCLUDES: A CANOPY AND BAY DOORS. CONTENTS INCLUDE: A SMALL AMOUNT OF TOOL AND PUBLIC WORKS EQUIPMENT. THE BUILDING WAS PAINTED IN 2021.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 002 Public Works  
 BUILDING: 002 DPW Office/ Mechanics Garage/ Garage 2  
 ADDRESS: 1200 PARKWAY  
 GROSSE POINTE WOODS, MI 48236  
 OCCUPANCY: PUBLIC WORKS BUILDING  
 FIRE PROTECTION AND SAFETY: EMERGENCY BACK-UP GENERATOR  
 EMERGENCY LIGHTING  
 EXIT LIGHTING  
 FIRE EXTINGUISHERS  
 INTRUSION SYSTEM  
 SECURITY CAMERAS  
 SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE BLOCK  
 CONCRETE FOOTING  
 CONCRETE SLAB  
 EXTERIOR WALLS: BRICK ON MASONRY  
 METAL SIDING ON STUD/GIRT  
 ROOFING: METAL  
 SINGLE PLY MEMBRANE  
 PARTITION WALLS: BRICK  
 CONCRETE BLOCK  
 DRYWALL ON STUD  
 CEILING: ACOUSTICAL TILE  
 NONE/EXPOSED DECK  
 BUILDING SERVICES: AIRCONDITIONING-ROOF TOP  
 ELECTRIC  
 HEATING - FORCED WARM AIR  
 HEATING - UNIT  
 PLUMBING  
 FLOORING: CONCRETE/W SEALER  
 VINYL TILE  
 BUILDING FEATURES: BUILT-IN LOCKERS  
 COVERED ENTRANCE WAY  
 CRANE/HOIST - CEILING MTD  
 MEZZANINE  
 UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: MASONRY NONCOMBUST.  
 FRAMING: STEEL  
 DATE OF CONSTRUCTION: 1963  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 16,680 / NO  
 LATITUDE/LONGITUDE: N42° 26.99063' W82° 53.48949'



<b>BUILDING</b>	
REPLACEMENT COST NEW (RC):	\$2,877,000
EXCLUSION AMOUNT:	\$92,200
RC MINUS EXCLUSIONS:	\$2,784,800
PROPERTY IN THE OPEN:	\$0
<b>PERSONAL PROPERTY:</b>	
CONTENT VALUE:	\$503,600
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$503,600

**BUILDING NOTES:** SINGLE STORY PUBLIC WORKS GARAGE AND OFFICE. BUILDING INCLUDES: A 60KW BACKUP GENERATOR, MEZZANINES, AUTO LIFTS, AN EXHAUST SYSTEM WITH 4 DROPS, OFFICE SPACE, AND GARAGE SPACE. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, AUTO REPAIR EQUIPMENT, SIGN STORAGE, TOOLS, IT EQUIPMENT, AND MISCELLANEOUS PUBLIC WORKS STORAGE.





**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 002 Public Works  
 BUILDING: 003 Salt Barn  
 ADDRESS: 1200 PARKWAY  
 GROSE POINTE WOODS, MI 48236  
 OCCUPANCY: SAND/SALT STORAGE  
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1973  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 2,880 / NO

LATITUDE/LONGITUDE: N42° 27.01158' W82° 53.46966'

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: NONE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW



**BUILDING**

REPLACEMENT COST NEW (RC): \$170,700  
 EXCLUSION AMOUNT: \$4,300  
 RC MINUS EXCLUSIONS: \$166,400  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

BUILDING NOTES: SINGLE STORY SALT STORAGE SHED. BUILDING INCLUDE: BAY DOORS. NO CONTENTS IN THIS BUILDING AT THE TIME OF THE APPRAISAL.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 002 Public Works  
 BUILDING: 004 Garage 3  
 ADDRESS: 1200 PARKWAY  
 GROSSE POINTE WOODS, MI 48236  
 OCCUPANCY: GARAGE  
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE  
 FRAMING: STEEL  
 DATE OF CONSTRUCTION: 1963  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 7,380 / NO

LATITUDE/LONGITUDE: N42° 27.01901' W82° 53.47209'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: BRICK ON MASONRY  
 METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: CONCRETE BLOCK  
 METAL PANEL ON STUD/GIRT

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC  
 HEATING - UNIT  
 PLUMBING

FLOORING: CONCRETE SLAB

BUILDING FEATURES: OVERHEAD/BAY DOORS  
 SKYLIGHTS



**BUILDING**

REPLACEMENT COST NEW (RC): \$630,600  
 EXCLUSION AMOUNT: \$20,000  
 RC MINUS EXCLUSIONS: \$610,600  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$36,900  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$36,900

**BUILDING NOTES:** SINGLE STORY GARAGE. BUILDING INCLUDES VEHICLE STORAGE SPACE, FABRICATION SPACE, AND STORAGE SPACE. CONTENTS INCLUDE: MINIMAL PUBLIC WORKS TOOLS AND SOME FABRICATION TOOLS.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

<b>ENTITY:</b> 001	Grosse Pointe Woods	<b>ISO CONSTRUCTION CLASS:</b>	FIRE RESISTIVE
<b>SITE:</b> 002	Public Works	<b>FRAMING:</b>	REINFORCED CONCRETE
<b>BUILDING:</b> 005	City Reservoir/ Pumps/ Electrical	<b>DATE OF CONSTRUCTION:</b>	2010
<b>ADDRESS:</b>	1200 PARKWAY	<b>ADDITIONS (YES-YR. OR NO):</b>	0
	GROSSE POINTE WOODS, MI 48236	<b>RENOVATIONS (YES-YR OR NO):</b>	0
<b>OCCUPANCY:</b>	STORAGE TANKS	<b>NUMBER OF STORIES:</b>	1
<b>FIRE PROTECTION AND SAFETY:</b>	NONE	<b>GROSS/BASEMENT SF:</b>	0 / NO
<b>SPRINKLERED (YES-% OR NO):</b>	NO	<b>LATITUDE/LONGITUDE:</b>	N42° 27.03245' W82° 53.47421'
<b>FOUNDATION:</b>	CONCRETE SLAB CONCRETE WALLS		

<b>EXTERIOR WALLS:</b>	BRICK ON MASONRY CONCRETE -REINFORCED/POURED
<b>ROOFING:</b>	NOT APPLICABLE
<b>PARTITION WALLS:</b>	NOT APPLICABLE
<b>CEILING:</b>	NOT APPLICABLE
<b>BUILDING SERVICES:</b>	ELECTRIC PLUMBING
<b>FLOORING:</b>	NOT APPLICABLE



<b>BUILDING FEATURES:</b>	UNIQUE - SEE NARRATIVE BELOW
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<b><u>BUILDING</u></b>	
REPLACEMENT COST NEW (RC):	\$1,436,800
EXCLUSION AMOUNT:	\$0
RC MINUS EXCLUSIONS:	\$1,436,800
PROPERTY IN THE OPEN:	\$0
<b><u>PERSONAL PROPERTY:</u></b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

**BUILDING NOTES:** CEMENT STORAGE TANK WITH HEIGHT OF 35 FEET, DIAMETER OF 50 FEET, AND CAPACITY OF 500,000 GALLONS. PUMP HOUSE AND PUMPS APPRAISED SEPARATELY AND HAVE BEEN EXCLUDED FROM THIS APPRAISED VALUE.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 002 Public Works  
 BUILDING: 006 Shed (Cold Storage)  
 ADDRESS: 1200 PARKWAY  
 GROSE POINTE WOODS, MI 48236  
 OCCUPANCY: STORAGE BLDG/SHED  
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 255 / NO

LATITUDE/LONGITUDE: N42° 26.99446' W82° 53.49079'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: NONE

FLOORING: CONCRETE/W SEALER

BUILDING FEATURES: BUILT-IN CABINETS & SHELVING



**BUILDING**

REPLACEMENT COST NEW (RC): \$8,300  
 EXCLUSION AMOUNT: \$200  
 RC MINUS EXCLUSIONS: \$8,100  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$3,900  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$3,900

BUILDING NOTES: SINGLE STORY COLD STORAGE SHED. BUILDING INCLUDES: STORAGE SPACE. CONTENTS INCLUDE: LAWN AND SNOW MAINTENANCE EQUIPMENT.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 002 Public Works  
 BUILDING: 007 Water Sewer Garage  
 ADDRESS: 1200 PARKWAY  
 GROSSE POINTE WOODS, MI 48236  
 OCCUPANCY: GARAGE  
 FIRE PROTECTION AND SAFETY: EMERGENCY BACK-UP GENERATOR  
 EMERGENCY LIGHTING  
 EXIT LIGHTING  
 FIRE EXTINGUISHERS

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 2022  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 3,100 / NO  
 LATITUDE/LONGITUDE: N42° 26.98367' W82° 53.51225'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: METAL SIDING ON STUD/GIRT

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: METAL PANEL

BUILDING SERVICES: ELECTRIC  
 HEATING - RADIANT  
 PLUMBING

FLOORING: CONCRETE/W SEALER

BUILDING FEATURES: AUTOMATIC DOOR OPENERS  
 OVERHEAD/BAY DOORS



**BUILDING**

REPLACEMENT COST NEW (RC): \$391,200  
 EXCLUSION AMOUNT: \$9,300  
 RC MINUS EXCLUSIONS: \$381,900  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$51,200  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$51,200

BUILDING NOTES: SINGLE STORY VEHICLE STORAGE GARAGE. FEATURES INCLUDE: OVERHEAD DOORS, VEHICLE STORAGE, AND PARTS STORAGE. CONTENTS INCLUDE: MINOR PARTS STORAGE.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 002 Public Works  
 BUILDING: ADD001 PUMP HOUSE  
 ADDRESS: 1200 PARKWAY  
 GROSSE POINTE WOODS, MI 48236  
 OCCUPANCY: PUMP HOUSE  
 FIRE PROTECTION AND SAFETY: EMERGENCY BACK-UP GENERATOR  
 EMERGENCY LIGHTING  
 EXIT LIGHTING  
 FIRE EXTINGUISHERS  
 SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB  
 EXTERIOR WALLS: STUCCO ON STUD  
 ROOFING: ASPHALT SHINGLE  
 PARTITION WALLS: PREFAB PANELS ON STUDS  
 CEILING: VINYL PANEL  
 BUILDING SERVICES: ELECTRIC  
 HEATING / AC-HEAT PUMP  
 PLUMBING  
 FLOORING: CONCRETE/W SEALER  
 BUILDING FEATURES: CRANE/HOIST - CEILING MTD

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE  
 FRAMING: STEEL  
 DATE OF CONSTRUCTION: 2010  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 690 / NO  
 LATITUDE/LONGITUDE: N42° 27.03248' W82° 53.48045'



<b><u>BUILDING</u></b>	
REPLACEMENT COST NEW (RC):	\$1,166,300
EXCLUSION AMOUNT:	\$11,300
RC MINUS EXCLUSIONS:	\$1,155,000
PROPERTY IN THE OPEN:	\$0
<b><u>PERSONAL PROPERTY:</u></b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

**BUILDING NOTES:** SINGLE STORY PUMP HOUSE. BUILDING INCLUDES: A 250KW EMERGENCY BACKUP GENERATOR, A 1-TON HOIST, PUMP SPACE, AND GENERATOR SPACE. PROCESS EQUIPMENT INCLUDES: (3) 100HP PUMPS WITH VFD'S, CONTROLS, TELEMETRY, A TRANSFER SWITCH, A CHLORINE ANALYZER, A FLOW METER, AND PROCESS PIPING.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

<p>ENTITY: 001 Grosse Pointe Woods          SITE: 002 Public Works          BUILDING: ADD002 PITO          ADDRESS: 1200 PARKWAY          GROSSE POINTE WOODS, MI 48236          OCCUPANCY: PROPERTY IN THE OPEN          FIRE PROTECTION AND SAFETY: NOT APPLICABLE</p>	<p>ISO CONSTRUCTION CLASS: NOT APPLICABLE          FRAMING: NOT APPLICABLE          DATE OF CONSTRUCTION: 1973          ADDITIONS (YES-YR. OR NO): 0          RENOVATIONS (YES-YR OR NO): 0          NUMBER OF STORIES: 1          GROSS/BASEMENT SF: 0 / NO</p>
<p>SPRINKLERED (YES-% OR NO): NO          FOUNDATION: NOT APPLICABLE</p>	<p>LATITUDE/LONGITUDE: N42° 26.98907' W82° 53.48947'</p>

EXTERIOR WALLS:	NOT APPLICABLE
ROOFING:	NOT APPLICABLE
PARTITION WALLS:	NOT APPLICABLE
CEILING:	NOT APPLICABLE
BUILDING SERVICES:	NONE
FLOORING:	NOT APPLICABLE



BUILDING FEATURES:	UNIQUE - SEE NARRATIVE BELOW
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<b><u>BUILDING</u></b>	
REPLACEMENT COST NEW (RC):	\$0
EXCLUSION AMOUNT:	\$0
RC MINUS EXCLUSIONS:	\$0
PROPERTY IN THE OPEN:	\$201,900
<b><u>PERSONAL PROPERTY:</u></b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

**BUILDING NOTES:** PROPERTY IN THE OPEN INCLUDES: PERIMETER FENCING, BOLLARDS, A FLAGPOLE, A PICNIC TABLE, (1) 5000 GALLON DIESEL TANK, AND (1) 5000 GALLON REGULAR FUEL TANK.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

<b>ENTITY:</b>	001	Grosse Pointe Woods	<b>ISO CONSTRUCTION CLASS:</b>	JOISTED MASONRY
<b>SITE:</b>	003	Lake Front Park	<b>FRAMING:</b>	JOISTED MASONRY
<b>BUILDING:</b>	001	Bath House	<b>DATE OF CONSTRUCTION:</b>	1970
<b>ADDRESS:</b>	23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080		<b>ADDITIONS (YES-YR. OR NO):</b>	0
<b>OCCUPANCY:</b>	PARK FACILITY		<b>RENOVATIONS (YES-YR OR NO):</b>	2019
<b>FIRE PROTECTION AND SAFETY:</b>	EMERGENCY LIGHTING EXIT LIGHTING FIRE EXTINGUISHERS INTRUSION SYSTEM SECURITY CAMERAS		<b>NUMBER OF STORIES:</b>	1 & 2
			<b>GROSS/BASEMENT SF:</b>	11,107 / NO
			<b>LATITUDE/LONGITUDE:</b>	N42° 27.43131' W82° 52.72271'
<b>SPRINKLERED (YES-% OR NO):</b>		NO		
<b>FOUNDATION:</b>	CONCRETE FOOTING CONCRETE SLAB			

<b>EXTERIOR WALLS:</b>	BRICK ON MASONRY	
<b>ROOFING:</b>	ASPHALT SHINGLE SINGLE PLY MEMBRANE	
<b>PARTITION WALLS:</b>	BRICK CONCRETE BLOCK	
<b>CEILING:</b>	DRYWALL NONE/EXPOSED DECK	
<b>BUILDING SERVICES:</b>	AIRCONDITIONING-CENTRAL ELECTRIC HEATING - FORCED WARM AIR PLUMBING	
<b>FLOORING:</b>	CERAMIC TILE CONCRETE/W SEALER	
<b>BUILDING FEATURES:</b>	BUILT-IN CABINETS & SHELVING BUILT-IN LOCKERS COVERED ENTRANCE WAY COVERED WALKWAY	



<b>BUILDING</b>	
<b>REPLACEMENT COST NEW (RC):</b>	\$3,173,200
<b>EXCLUSION AMOUNT:</b>	\$96,900
<b>RC MINUS EXCLUSIONS:</b>	\$3,076,300
<b>PROPERTY IN THE OPEN:</b>	\$0
<b>PERSONAL PROPERTY:</b>	
<b>CONTENT VALUE:</b>	\$55,600
<b>EDP:</b>	\$0
<b>PERSONAL PROPERTY TOTAL:</b>	\$55,600

**BUILDING NOTES:** ONE AND TWO STORY BATH HOUSE. BUILDING INCLUDES: LOBBY AREA, MEN'S AND WOMEN'S LOCKER ROOMS, KITCHEN AREA, OFFICE SPACE, MECHANICAL ROOM, AND STORAGE AREAS. CONTENTS INCLUDE: OFFICE FURNITURE/EQUIPMENT, POOL FURNITURE/EQUIPMENT, AND KITCHEN APPLIANCES. A NEW ROOF WAS INSTALLED IN 2019. THE FILTER ROOM IS INCLUDED WITH THE POOL APPRAISAL (ADD009). THE WATER SLIDE IS INCLUDED WITH PROPERTY IN THE OPEN (008).





**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: 002 Water Meter Shed  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: STORAGE BLDG/SHED  
 FIRE PROTECTION AND SAFETY: NONE  
 SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB  
 EXTERIOR WALLS: WOOD SIDING  
 ROOFING: ASPHALT SHINGLE  
 PARTITION WALLS: NONE  
 CEILING: UNIQUE - SEE NARRATIVE BELOW  
 BUILDING SERVICES: ELECTRIC  
 PLUMBING  
 FLOORING: CONCRETE/W SEALER  
 BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 2002  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 150 / NO  
 LATITUDE/LONGITUDE: N42° 27.53759' W82° 52.85703'



<b>BUILDING</b>	
REPLACEMENT COST NEW (RC):	\$11,600
EXCLUSION AMOUNT:	\$300
RC MINUS EXCLUSIONS:	\$11,300
PROPERTY IN THE OPEN:	\$0
<b>PERSONAL PROPERTY:</b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

**BUILDING NOTES:** SINGLE STORY WATER METER SHED. NO CONTENTS AT TIME OF APPRAISAL.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: 003 Concession and Restroom  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: RESTROOMS  
 FIRE PROTECTION AND SAFETY: EMERGENCY LIGHTING  
 FIRE EXTINGUISHERS

ISO CONSTRUCTION CLASS: JOISTED MASONRY  
 FRAMING: JOISTED MASONRY  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 2005  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 1,083 / NO

LATITUDE/LONGITUDE: N42° 27.48662' W82° 52.72634'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: BRICK ON MASONRY

ROOFING: ASPHALT SHINGLE

PARTITION WALLS: CERAMIC TILE  
 DRYWALL ON STUD  
 NONE

CEILING: DRYWALL

BUILDING SERVICES: ELECTRIC  
 HEATING - FORCED WARM AIR  
 PLUMBING

FLOORING: CONCRETE/W SEALER

BUILDING FEATURES: BUILT-IN CABINETS & SHELVING  
 COVERED ENTRANCE WAY  
 COVERED WALKWAY



**BUILDING**

REPLACEMENT COST NEW (RC): \$409,100  
 EXCLUSION AMOUNT: \$9,200  
 RC MINUS EXCLUSIONS: \$399,900  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$5,000  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$5,000

**BUILDING NOTES:** SINGLE STORY RESTROOM AND CONCESSION STAND CONNECTED BY A COVERED WALKWAY. BUILDING INCLUDES: CONCESSION SPACE, MEN'S RESTROOMS, WOMEN'S RESTROOMS, AND STORAGE SPACE. CONTENTS INCLUDE: SOME CONCESSIONS EQUIPMENT. THE ROOF WAS REPLACED IN APPROXIMATELY 2005.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: 005 Gazebo 1  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: PAVILION - OPEN  
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 2021  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 121 / NO

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING

LATITUDE/LONGITUDE: N42° 27.60288' W82° 52.53010'

EXTERIOR WALLS: NONE  
 ROOFING: ASPHALT SHINGLE  
 PARTITION WALLS: NONE  
 CEILING: NONE/EXPOSED DECK  
 BUILDING SERVICES: ELECTRIC  
 FLOORING: WOOD



BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

<b>BUILDING</b>	
REPLACEMENT COST NEW (RC):	\$19,500
EXCLUSION AMOUNT:	\$400
RC MINUS EXCLUSIONS:	\$19,100
PROPERTY IN THE OPEN:	\$0
<b>PERSONAL PROPERTY:</b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

**BUILDING NOTES:** OPEN AIR GAZEBO WITH ELECTRIC. ROOF WAS REPLACED IN 2021. APPRAISAL IS FOR GAZEBO 1 ONLY. GAZEBOS 2 THROUGH 4 HAVE BEEN APPRAISED SEPARATELY.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

<p><b>ENTITY:</b> 001 Grosse Pointe Woods</p> <p><b>SITE:</b> 003 Lake Front Park</p> <p><b>BUILDING:</b> 006 Activity Center</p> <p><b>ADDRESS:</b> 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080</p> <p><b>OCCUPANCY:</b> PARK FACILITY</p> <p><b>FIRE PROTECTION AND SAFETY:</b> AUTO FIRE PROTECTION/ALARM SYS. EMERGENCY LIGHTING EXIT LIGHTING FIRE EXTINGUISHERS INTRUSION SYSTEM SECURITY CAMERAS</p> <p><b>SPRINKLERED (YES-% OR NO):</b> NO</p> <p><b>FOUNDATION:</b> CONCRETE FOOTING CONCRETE SLAB</p> <p><b>EXTERIOR WALLS:</b> BRICK ON MASONRY GLASS CURTAIN</p> <p><b>ROOFING:</b> ASPHALT SHINGLE</p> <p><b>PARTITION WALLS:</b> BRICK CONCRETE BLOCK DRYWALL ON STUD</p> <p><b>CEILING:</b> ACOUSTICAL TILE</p> <p><b>BUILDING SERVICES:</b> AIRCONDITIONING-CENTRAL ELECTRIC HEATING - FORCED WARM AIR PLUMBING</p> <p><b>FLOORING:</b> CARPETING RUBBERIZED FLOORING VINYL TILE WOOD</p> <p><b>BUILDING FEATURES:</b> BUILT-IN CABINETS &amp; SHELVING FIREPLACE</p>	<p><b>ISO CONSTRUCTION CLASS:</b> JOISTED MASONRY</p> <p><b>FRAMING:</b> JOISTED MASONRY</p> <p><b>DATE OF CONSTRUCTION:</b> 1999</p> <p><b>ADDITIONS (YES-YR. OR NO):</b> 0</p> <p><b>RENOVATIONS (YES-YR OR NO):</b> 0</p> <p><b>NUMBER OF STORIES:</b> 1 &amp; 2</p> <p><b>GROSS/BASEMENT SF:</b> 8,714 / NO</p> <p><b>LATITUDE/LONGITUDE:</b> N42° 27.54528' W82° 52.57520'</p>
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<b><u>BUILDING</u></b>	
REPLACEMENT COST NEW (RC):	\$2,757,300
EXCLUSION AMOUNT:	\$87,700
RC MINUS EXCLUSIONS:	\$2,669,600
PROPERTY IN THE OPEN:	\$0
<b><u>PERSONAL PROPERTY:</u></b>	
CONTENT VALUE:	\$154,600
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$154,600

**BUILDING NOTES:** ONE AND TWO STORY ACTIVITY CENTER. BUILDING INCLUDES: OFFICE SPACE, LOBBY SPACE, RACQUETBALL COURTS, BASKETBALL COURTS, AND RECREATION SPACE. CONTENTS INCLUDE: RECREATION EQUIPMENT AND OFFICE EQUIPMENT.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: 007 Old Concession Stand/Storage  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: STORAGE BLDG/SHED  
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS

ISO CONSTRUCTION CLASS: JOISTED MASONRY  
 FRAMING: JOISTED MASONRY  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 2009  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 600 / NO

LATITUDE/LONGITUDE: N42° 27.51663' W82° 52.72208'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: BRICK ON MASONRY  
 WOOD SIDING

ROOFING: ASPHALT SHINGLE

PARTITION WALLS: CONCRETE BLOCK

CEILING: ACOUSTICAL TILE

BUILDING SERVICES: ELECTRIC  
 HEATING - UNIT

FLOORING: CONCRETE/W SEALER  
 RUBBERIZED FLOORING

BUILDING FEATURES: CANOPY



**BUILDING**

REPLACEMENT COST NEW (RC): \$55,700  
 EXCLUSION AMOUNT: \$1,200  
 RC MINUS EXCLUSIONS: \$54,500  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$6,000  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$6,000

**BUILDING NOTES:** SINGLE STORY STORAGE SHED PREVIOUSLY USED AS CONCESSION STAND - VALUE REFLECTS CURRENT USE. BUILDING INCLUDES: STORAGE SPACE. CONTENTS INCLUDE: LAWN MAINTENANCE EQUIPMENT. A NEW ROOF WAS INSTALLED IN 2009.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

<p>ENTITY: 001 Grosse Pointe Woods</p> <p>SITE: 003 Lake Front Park</p> <p>BUILDING: 008 PITO/ Tennis Courts (10)/Tables/ BBQ/Paddle Court/ Playscape/ Mini Golf</p> <p>ADDRESS: 23000 JEFFERSON AVE ST CLAIR SHORES, MI 48080</p> <p>OCCUPANCY: PROPERTY IN THE OPEN</p> <p>FIRE PROTECTION AND SAFETY: NOT APPLICABLE</p> <p>SPRINKLERED (YES-% OR NO): NO</p> <p>FOUNDATION: NOT APPLICABLE</p> <p>EXTERIOR WALLS: NOT APPLICABLE</p> <p>ROOFING: NOT APPLICABLE</p> <p>PARTITION WALLS: NOT APPLICABLE</p> <p>CEILING: NOT APPLICABLE</p> <p>BUILDING SERVICES: NONE</p> <p>FLOORING: NOT APPLICABLE</p> <p>BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW</p>	<p>ISO CONSTRUCTION CLASS: NOT APPLICABLE</p> <p>FRAMING: NOT APPLICABLE</p> <p>DATE OF CONSTRUCTION: 1970</p> <p>ADDITIONS (YES-YR. OR NO): 0</p> <p>RENOVATIONS (YES-YR OR NO): 0</p> <p>NUMBER OF STORIES: 1</p> <p>GROSS/BASEMENT SF: 0 / NO</p> <p>LATITUDE/LONGITUDE: N42° 27.50383' W82° 52.63168'</p>
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<b><u>BUILDING</u></b>	
REPLACEMENT COST NEW (RC):	\$0
EXCLUSION AMOUNT:	\$0
RC MINUS EXCLUSIONS:	\$0
PROPERTY IN THE OPEN:	\$2,038,200
<b><u>PERSONAL PROPERTY:</u></b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

**BUILDING NOTES:** PROPERTY IN THE OPEN INCLUDES: FENCING, RAILING, POOL LIGHTING, PARKING LIGHTING, TENNIS COURT LIGHTING, PATHWAY LIGHTING, PLAYGROUND EQUIPMENT, TENNIS NETS, BASKETBALL HOOPS, PICKLE BALL NETS, PADDLE BALL COURTS, FLAGPOLES, POOL CHAIRS/UMBRELLAS, POOL DIVING BOARDS, POOL STAIRS, POOL LIFEGUARD STANDS, MINI GOLF SURFACES, BARBECUES, TRASH RECEPTACLES, TRASH ENCLOSURES, PORT-A-POTTY ENCLOSURES, AND WORKOUT STATIONS.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: 009 Marina and Docks  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: PROPERTY IN THE OPEN  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE

ISO CONSTRUCTION CLASS: NOT APPLICABLE  
 FRAMING: NOT APPLICABLE  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: NOT APPLICABLE

LATITUDE/LONGITUDE: N42° 27.45401' W82° 52.68751'

EXTERIOR WALLS: NOT APPLICABLE



ROOFING: NOT APPLICABLE

PARTITION WALLS: NOT APPLICABLE

CEILING: NOT APPLICABLE

BUILDING SERVICES: NONE

FLOORING: NOT APPLICABLE

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

<b>BUILDING</b>	
REPLACEMENT COST NEW (RC):	\$823,400
EXCLUSION AMOUNT:	\$0
RC MINUS EXCLUSIONS:	\$823,400
PROPERTY IN THE OPEN:	\$0
<b>PERSONAL PROPERTY:</b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

**BUILDING NOTES:** MARINA DOCKS AND BOAT STORAGE INCLUDING: (115) SLIPS, (23) FLOATING DOCKS, (11) DRY DOCKS, AND KAYAK STORAGE FOR (96) BOATS.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: 010 Gate House  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: OFFICE  
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS  
 INTRUSION SYSTEM  
 SECURITY CAMERAS

ISO CONSTRUCTION CLASS: JOISTED MASONRY  
 FRAMING: JOISTED MASONRY  
 DATE OF CONSTRUCTION: 2000  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 201 / NO

LATITUDE/LONGITUDE: N42° 27.52296' W82° 52.84522'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: NATIVE STONE ON MASONRY

ROOFING: ASPHALT SHINGLE

PARTITION WALLS: CONCRETE BLOCK

CEILING: WOOD

BUILDING SERVICES: AIRCONDITIONING-UNIT  
 ELECTRIC  
 HEATING - UNIT  
 PLUMBING

FLOORING: CERAMIC TILE

BUILDING FEATURES: BUILT-IN CABINETS & SHELVING  
 COVERED ENTRANCE WAY



**BUILDING**

REPLACEMENT COST NEW (RC): \$100,500  
 EXCLUSION AMOUNT: \$2,500  
 RC MINUS EXCLUSIONS: \$98,000  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$5,100  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$5,100

BUILDING NOTES: SINGLE STORY GATE HOUSE. BUILDING INCLUDES: A COVERED ENTRANCE AND OPEN SPACE INSIDE. CONTENTS INCLUDE: IT EQUIPMENT AND FURNITURE.





**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: 011 Pavilion 1  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: PAVILION - OPEN  
 FIRE PROTECTION AND SAFETY: NONE  
 SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB  
 EXTERIOR WALLS: NONE  
 ROOFING: ASPHALT SHINGLE  
 PARTITION WALLS: NONE  
 CEILING: NONE/EXPOSED DECK  
 BUILDING SERVICES: ELECTRIC  
 FLOORING: CONCRETE SLAB  
 BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1990  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 2,057 / NO  
 LATITUDE/LONGITUDE: N42° 27.42088' W82° 52.61010'



<b>BUILDING</b>	
REPLACEMENT COST NEW (RC):	\$212,700
EXCLUSION AMOUNT:	\$4,300
RC MINUS EXCLUSIONS:	\$208,400
PROPERTY IN THE OPEN:	\$0
<b>PERSONAL PROPERTY:</b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

**BUILDING NOTES:** SINGLE STORY OPEN AIR PAVILION WITH ATTACHED FIRE PIT PAVILION. APPRAISED VALUE INCLUDES PAVILION 1 ONLY. PAVILION'S 2 THROUGH 4 HAVE BEEN APPRAISED SEPARATELY.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: 012 Maintenance Garage  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: GARAGE  
 FIRE PROTECTION AND SAFETY: EMERGENCY LIGHTING  
 EXIT LIGHTING  
 FIRE EXTINGUISHERS  
 SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB  
 EXTERIOR WALLS: BRICK ON MASONRY  
 ROOFING: ASPHALT SHINGLE  
 PARTITION WALLS: CONCRETE BLOCK  
 CEILING: NONE/EXPOSED DECK  
 BUILDING SERVICES: ELECTRIC  
 HEATING - UNIT  
 PLUMBING  
 FLOORING: CONCRETE/W SEALER  
 BUILDING FEATURES: CRANE/HOIST - CEILING MTD  
 OVERHEAD/BAY DOORS

ISO CONSTRUCTION CLASS: JOISTED MASONRY  
 FRAMING: JOISTED MASONRY  
 DATE OF CONSTRUCTION: 2000  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 1,260 / NO  
 LATITUDE/LONGITUDE: N42° 27.55115' W82° 52.54131'



<b>BUILDING</b>	
REPLACEMENT COST NEW (RC):	\$117,200
EXCLUSION AMOUNT:	\$2,900
RC MINUS EXCLUSIONS:	\$114,300
PROPERTY IN THE OPEN:	\$0
<b>PERSONAL PROPERTY:</b>	
CONTENT VALUE:	\$18,900
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$18,900

**BUILDING NOTES:** SINGLE STORY MAINTENANCE GARAGE. BUILDING INCLUDES: OVERHEAD DOORS AND LAWN MAINTENANCE STORAGE. CONTENTS INCLUDE: LAWN MAINTENANCE EQUIPMENT.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: ADD001 PAVILION 2  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: PAVILION - OPEN  
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1990  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 192 / NO

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

LATITUDE/LONGITUDE: N42° 27.37088' W82° 52.65210'

EXTERIOR WALLS: NONE



ROOFING: ASPHALT SHINGLE

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: NONE

FLOORING: CONCRETE SLAB

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

<b>BUILDING</b>	
REPLACEMENT COST NEW (RC):	\$15,300
EXCLUSION AMOUNT:	\$400
RC MINUS EXCLUSIONS:	\$14,900
PROPERTY IN THE OPEN:	\$0
<b>PERSONAL PROPERTY:</b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: SINGLE STORY OPEN AIR PAVILION.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: ADD003 PAVILION 3  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: PAVILION - OPEN  
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE  
 FRAMING: STEEL  
 DATE OF CONSTRUCTION: 1990  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 198 / NO

LATITUDE/LONGITUDE: N42° 27.44588' W82° 52.68210'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: NONE

ROOFING: METAL

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: NONE

FLOORING: CONCRETE SLAB



BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

**BUILDING**

REPLACEMENT COST NEW (RC): \$19,200  
 EXCLUSION AMOUNT: \$400  
 RC MINUS EXCLUSIONS: \$18,800  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

BUILDING NOTES: SINGLE STORY OPEN AIR PAVILION.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: ADD004 PAVILION 4  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: PAVILION - OPEN  
 FIRE PROTECTION AND SAFETY: NONE  
 SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB  
 EXTERIOR WALLS: NONE  
 ROOFING: METAL  
 PARTITION WALLS: NONE  
 CEILING: NONE/EXPOSED DECK  
 BUILDING SERVICES: NONE  
 FLOORING: CONCRETE SLAB  
 BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NONCOMBUSTIBLE  
 FRAMING: STEEL  
 DATE OF CONSTRUCTION: 1990  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 440 / NO  
 LATITUDE/LONGITUDE: N42° 27.49088' W82° 52.74410'



<b>BUILDING</b>	
REPLACEMENT COST NEW (RC):	\$48,700
EXCLUSION AMOUNT:	\$1,000
RC MINUS EXCLUSIONS:	\$47,700
PROPERTY IN THE OPEN:	\$0
<b>PERSONAL PROPERTY:</b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: SINGLE STORY OPEN AIR PAVILION.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: ADD005 POOL  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: SWIMMING POOLS  
 FIRE PROTECTION AND SAFETY: NONE  
 SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE SLAB  
 CONCRETE WALLS  
 EXTERIOR WALLS: CONCRETE -REINFORCED/POURED  
 ROOFING: NOT APPLICABLE  
 PARTITION WALLS: NOT APPLICABLE  
 CEILING: NOT APPLICABLE  
 BUILDING SERVICES: ELECTRIC  
 PLUMBING  
 FLOORING: NOT APPLICABLE  
 BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FIRE RESISTIVE  
 FRAMING: REINFORCED CONCRETE  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 35,655 / NO  
 LATITUDE/LONGITUDE: N42° 27.40131' W82° 52.72271'



<b>BUILDING</b>	
REPLACEMENT COST NEW (RC):	\$4,730,700
EXCLUSION AMOUNT:	\$0
RC MINUS EXCLUSIONS:	\$4,730,700
PROPERTY IN THE OPEN:	\$0
<b>PERSONAL PROPERTY:</b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

**BUILDING NOTES:** IN-GROUND POOL THAT INCLUDES: MAIN POOL, DIVING POOL, KIDS SPLASH POOL, AND KIDS POOL. APPRAISED VALUE INCLUDES POOL FILTER EQUIPMENT AND PUMPS.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: ADD006 GAZEBO 2  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: PAVILION - OPEN  
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1998  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 2021  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 309 / NO

LATITUDE/LONGITUDE: N42° 27.58288' W82° 52.51010'

SPRINKLERED (YES-% OR NO): NO

FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: NONE

ROOFING: ASPHALT SHINGLE

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: CONCRETE SLAB

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW



**BUILDING**

REPLACEMENT COST NEW (RC): \$49,800  
 EXCLUSION AMOUNT: \$1,000  
 RC MINUS EXCLUSIONS: \$48,800  
 PROPERTY IN THE OPEN: \$0

**PERSONAL PROPERTY:**

CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

BUILDING NOTES: SINGLE STORY OPEN AIR GAZEBO WITH ELECTRIC. THE ROOF WAS REPLACED IN 2021.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: ADD007 GAZEBO 3  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: PAVILION - OPEN  
 FIRE PROTECTION AND SAFETY: NONE  
 SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB  
 EXTERIOR WALLS: NONE  
 ROOFING: ASPHALT SHINGLE  
 PARTITION WALLS: NONE  
 CEILING: NONE/EXPOSED DECK  
 BUILDING SERVICES: ELECTRIC  
 FLOORING: CONCRETE SLAB  
 BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1998  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 2021  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 121 / NO  
 LATITUDE/LONGITUDE: N42° 27.56288' W82° 52.50010'



<b><u>BUILDING</u></b>	
REPLACEMENT COST NEW (RC):	\$19,500
EXCLUSION AMOUNT:	\$400
RC MINUS EXCLUSIONS:	\$19,100
PROPERTY IN THE OPEN:	\$0
<b><u>PERSONAL PROPERTY:</u></b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: SINGLE STORY OPEN AIR GAZEBO WITH ELECTRIC. ROOF WAS REPLACED IN 2021.





**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**

**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: ADD008 GAZEBO 4  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: PAVILION - OPEN  
 FIRE PROTECTION AND SAFETY: NONE

ISO CONSTRUCTION CLASS: FRAME / COMBUSTIBLE  
 FRAMING: WOOD  
 DATE OF CONSTRUCTION: 1998  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 309 / NO

LATITUDE/LONGITUDE: N42° 27.49933' W82° 52.70895'

SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE FOOTING  
 CONCRETE SLAB

EXTERIOR WALLS: NONE

ROOFING: ASPHALT SHINGLE

PARTITION WALLS: NONE

CEILING: NONE/EXPOSED DECK

BUILDING SERVICES: ELECTRIC

FLOORING: WOOD

BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW



<b>BUILDING</b>	
REPLACEMENT COST NEW (RC):	\$49,800
EXCLUSION AMOUNT:	\$1,000
RC MINUS EXCLUSIONS:	\$48,800
PROPERTY IN THE OPEN:	\$0
<b>PERSONAL PROPERTY:</b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

BUILDING NOTES: SINGLE STORY OPEN AIR GAZEBO.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 003 Lake Front Park  
 BUILDING: ADD009 FILTER BUILDING  
 ADDRESS: 23000 JEFFERSON AVE  
 ST CLAIR SHORES, MI 48080  
 OCCUPANCY: PARK FACILITY  
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS  
 SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE BLOCK  
 CONCRETE SLAB  
 EXTERIOR WALLS: CONCRETE BLOCK  
 ROOFING: SINGLE PLY MEMBRANE  
 PARTITION WALLS: NONE  
 CEILING: NONE/EXPOSED DECK  
 BUILDING SERVICES: ELECTRIC  
 PLUMBING  
 FLOORING: CONCRETE SLAB

ISO CONSTRUCTION CLASS: MASONRY NONCOMBUST.  
 FRAMING: STEEL  
 DATE OF CONSTRUCTION: 1970  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 2013  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 2,400 / NO  
 LATITUDE/LONGITUDE: N42° 27.41131' W82° 52.66271'



BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

<b>BUILDING</b>	
REPLACEMENT COST NEW (RC):	\$185,000
EXCLUSION AMOUNT:	\$4,700
RC MINUS EXCLUSIONS:	\$180,300
PROPERTY IN THE OPEN:	\$0
<b>PERSONAL PROPERTY:</b>	
CONTENT VALUE:	\$0
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$0

**BUILDING NOTES:** SINGLE STORY FILTER BUILDING. CONTENTS EXCLUDE THE FILTER EQUIPMENT FOR THE POOL WHICH HAVE BEEN APPRAISED WITH THE PRICE OF THE POOL. A NEW ROOF WAS INSTALLED IN 2013.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 004 Torrey Road Pump Station  
 BUILDING: 001 Torrey Road Pump Station  
 ADDRESS: 1266 TORREY ROAD  
 GROSSE POINTE WOODS, MI 48236  
 OCCUPANCY: PUMP STATION  
 FIRE PROTECTION AND SAFETY: FIRE EXTINGUISHERS  
 SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: CONCRETE SLAB  
 CONCRETE WALLS  
 EXTERIOR WALLS: BRICK ON MASONRY  
 CONCRETE PANEL-PRECAST  
 ROOFING: ASPHALT SHINGLE  
 SINGLE PLY MEMBRANE  
 PARTITION WALLS: BRICK  
 CERAMIC TILE  
 CEILING: NONE/EXPOSED DECK  
 BUILDING SERVICES: ELECTRIC  
 HEATING - UNIT  
 PLUMBING  
 VENTILATION  
 FLOORING: BRICK  
 CONCRETE/W SEALER  
 BUILDING FEATURES: COVERED ENTRANCE WAY  
 CRANE/HOIST - CEILING MTD

ISO CONSTRUCTION CLASS: MASONRY NONCOMBUST.  
 FRAMING: STEEL  
 DATE OF CONSTRUCTION: 1940  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 1976  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 3,130 / 1782  
 LATITUDE/LONGITUDE: N42° 25.70132' W82° 54.14450'



<b>BUILDING</b>	
REPLACEMENT COST NEW (RC):	\$3,656,200
EXCLUSION AMOUNT:	\$89,500
RC MINUS EXCLUSIONS:	\$3,566,700
PROPERTY IN THE OPEN:	\$0
<b>PERSONAL PROPERTY:</b>	
CONTENT VALUE:	\$100,000
EDP:	\$0
PERSONAL PROPERTY TOTAL:	\$100,000

**BUILDING NOTES:** SINGLE STORY PUMP HOUSE WITH (3) LOWER LEVELS. BUILDING INCLUDES: A PUMP HOUSE, A WATER INTAKE TANK, A WATER VAULT, AND A WATER CHAMBER. CONTENTS INCLUDE: OFFICE EQUIPMENT/FURNITURE AND LAB EQUIPMENT. PROCESS EQUIPMENT INCLUDES: (1) 200HP PUMP WITH SOFT STARTERS, (2) 400HP PUMPS WITH SOFT STARTERS, (2) 30HP PUMPS, AND (2) 45HP PUMPS, AND MCC PANEL, TELEMETRY, CONTROLS, AND PROCESS PIPING.



**HCA Asset Management, LLC**  
**Nickel and Saph- Grosse Pointe Woods 2023**  
**Insurance Detail Report**

As of date: 6/7/2023

ENTITY: 001 Grosse Pointe Woods  
 SITE: 004 Torrey Road Pump Station  
 BUILDING: ADD001 PROPERTY IN THE OPEN  
 ADDRESS: 1266 TORREY ROAD  
 GROSSE POINTE WOODS, MI 48236  
 OCCUPANCY: PROPERTY IN THE OPEN  
 FIRE PROTECTION AND SAFETY: NOT APPLICABLE  
 SPRINKLERED (YES-% OR NO): NO  
 FOUNDATION: NOT APPLICABLE  
 EXTERIOR WALLS: NOT APPLICABLE  
 ROOFING: NOT APPLICABLE  
 PARTITION WALLS: NOT APPLICABLE  
 CEILING: NOT APPLICABLE  
 BUILDING SERVICES: NONE  
 FLOORING: NOT APPLICABLE  
 BUILDING FEATURES: UNIQUE - SEE NARRATIVE BELOW

ISO CONSTRUCTION CLASS: NOT APPLICABLE  
 FRAMING: NOT APPLICABLE  
 DATE OF CONSTRUCTION: 1940  
 ADDITIONS (YES-YR. OR NO): 0  
 RENOVATIONS (YES-YR OR NO): 0  
 NUMBER OF STORIES: 1  
 GROSS/BASEMENT SF: 0 / NO  
 LATITUDE/LONGITUDE: N42° 25.70125' W82° 54.14440'



**BUILDING**  
 REPLACEMENT COST NEW (RC): \$0  
 EXCLUSION AMOUNT: \$0  
 RC MINUS EXCLUSIONS: \$0  
 PROPERTY IN THE OPEN: \$14,400  
**PERSONAL PROPERTY:**  
 CONTENT VALUE: \$0  
 EDP: \$0  
 PERSONAL PROPERTY TOTAL: \$0

**BUILDING NOTES:** PROPERTY IN THE OPEN INCLUDES: PERIMETER FENCING AND A FLAGPOLE.

