



RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION



Replacement Cost Valuation

North Shore at Lake Hart
9339 North Shore Golf Club Boulevard
Orlando, Florida 32832

Prepared Exclusively for North Shore at Lake Hart

As of 08-03-2026 | File# REN2627075

GLOBAL Solution Partners

844.477.7883 | www.globalsolutionpartners.com



August 03, 2026

North Shore at Lake Hart
c/o Board of Directors
9339 North Shore Golf Club Boulevard
Orlando, Florida 32832

Re: Replacement Cost Valuation – North Shore at Lake Hart – File# REN2627075

Dear Board of Directors:

In accordance with your request and our agreement, Global Solution Partners, LLC. and Felten Property Assessment Team has performed an Insurance Replacement Cost Valuation for North Shore at Lake Hart located in Orlando, Florida. The purpose of this report is to establish accurate Hazard and Flood Insurance Replacement Costs for all buildings and site improvements insured by North Shore at Lake Hart . This report will ensure the Insurance Carrier is collecting accurate premiums and co-insurance requirement are properly met.

Global Solution Partners, LLC. has developed an affiliation with Felten Property Assessment Team (FPAT) to provide its clients with the most accurate Insurance Appraisal reports in the industry. FPAT has performed replacement cost valuations on more than 10,000 community association buildings. FPAT is recognized by all major Insurance Carriers in Florida as one of the leading providers in the industry today.

If you have any questions regarding this Replacement Cost Valuation Report, please contact us at (844) 477-7887. We look forward to doing business with you in the future.

Thank you,

Keith Ruehl
GLOBAL Solution Partners

Introduction

This Replacement Cost Valuation has been prepared at the request of North Shore at Lake Hart . The subject property is a homeowners association located in Orlando, Florida. The purpose of this report is to establish accurate hazard and flood insurance replacement costs for all buildings and site improvements insured by North Shore at Lake Hart . This report will ensure the Insurance Carrier is collecting accurate premiums and co-insurance requirement are properly met.

This report is not a real-estate appraisal. The values displayed within this report represent only the replacement costs of the subject buildings and site improvements. It must be noted that estimated replacement cost values do not consider land value, market value or personal property. All elements of the buildings and site improvements that are considered relevant to the insurance policy have been thoroughly analyzed and inspected. The values presented in this report are subject to all assumptions, limiting conditions and certifications contained in this report.

A qualified representative of Global Solution Partners performed a physical inspection of the property on May 27, 2026. The interior and exterior of all buildings and/or site improvements described in this Replacement Cost Valuation Report were inspected thoroughly to determine construction design, quality, size and occupancy. Building plans and association documents, where pertinent were reviewed.

Subject of Report

This Replacement Cost Valuation Report contains the following risk(s):

Buildings:

Clubhouse	9339 N Shore Golf Club Blvd
Playground Canopy	9339 N Shore Golf Club Blvd

Property Site Improvements:

Pedestrian Bridge, Boardwalk, & Observation Deck
Benches, Dog Park
Benches, Metal
Irrigation System

Outdoor Waste Receptacles
Pet Waste Stations
Picnic Tables
Playground Awning 1
Playground Awning 2
Playground Equipment
Pond Fountains
Utility Cart
Autumn Creek Automatic Entry/Exit Gates
Autumn Creek Barrier Arm Gates
Autumn Creek Community Entrance Monument
Autumn Creek Surveillance System
Autumn Creek Telephone Entry System
Bridge Fence
Dog Park Fencing
Heron Point Automatic Entry/Exit Gates
Heron Point Barrier Arm Gates
Heron Point Community Entrance Monument
Heron Point Surveillance System
Heron Point Telephone Entry System
Lake Shore Automatic Entry/Exit Gates
Lake Shore Barrier Arm Gates
Lake Shore Community Entrance Monument
Lake Shore Surveillance System
Lake Shore Telephone Entry System
Mallard Landings Automatic Entry/Exit Gates
Mallard Landings Barrier Arm Gates
Mallard Landings Community Entrance Monument
Mallard Landings Surveillance System
Mallard Landings Telephone Entry System
Marsh Pine Automatic Entry/Exit Gates
Marsh Pine Barrier Arm Gates
Marsh Pine Community Entrance Monument
Marsh Pine Surveillance System
Marsh Pine Telephone Entry System
Marsh Point Automatic Entry/Exit Gates

Marsh Point Barrier Arm Gates
Marsh Point Surveillance System
Marsh Point Telephone Entry System
Marsh Pointe Community Entrance Monument
Myrtle Creek Automatic Entry/Exit Gates
Myrtle Creek Barrier Arm Gates
Myrtle Creek Community Entrance Monument
Myrtle Creek Surveillance System
Myrtle Creek Telephone Entry System
North Shore at Lake Hart Monument
Osprey Landing Automatic Entry/Exit Gates
Osprey Landing Barrier Arm Gates
Osprey Landing Community Entrance Monument
Osprey Landing Surveillance System
Osprey Landing Telephone Entry System
Pedestrian Gates, 2 of 2
Perimeter Wall, Heron
Perimeter Wall, Marsh Pointe
Sparrow Landing Automatic Entry/Exit Gates
Sparrow Landing Barrier Arm Gates
Sparrow Landing Community Entrance Monument
Sparrow Landing Perimeter Wall
Sparrow Landing Surveillance System
Sparrow Landing Telephone Entry System
Stone Veneer Gate Columns
Baseball Fence
Basketball Court
Tennis Court Fence
Tennis Court Lighting
Tennis Courts, 3 of 3
Pool Deck
Pool Fence
Splash Pool
Swimming Pool

As a result of our replacement cost valuation investigation, we have estimated the total insurable replacement costs for all buildings and site improvements listed above and located at North Shore at Lake Hart as of May 19, 2026 as follows:

Hazard Insurance

Replacement Cost	\$4,547,925
Less Insurance Exclusions	\$48,652
Insurable Replacement Cost	\$4,499,273

Flood Insurance

Replacement Cost	\$794,630
NFIP Insurable Replacement Cost	\$500,000

Certification of Valuation

This is to certify the enclosed Replacement Cost Valuation report prepared at the request of North Shore at Lake Hart is the result of work performed by Felten Property Assessment Team and one or more of the individuals listed below.

In addition, we certify that, to the best of our knowledge and belief:

- All facts contained in this report are true and accurate.
- FPAT has no present or prospective interest in the subject property of this report, and also has no personal interest with respect to the parties involved.
- FPAT has no bias with respect to the subject property of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon producing or reporting predetermined results.
- Our compensation is not contingent on any action or event resulting from this report.
- We have the knowledge and experience to generate an accurate Replacement Cost Valuation for insurance purposes of all buildings and/or site improvements contained within this report.
- We have performed a physical inspection of the subject risk(s).

Key Staff:

Brad Felten

Sr. All-Lines Adjuster #E149535
Flood Certification #06060373
Certified Wind & Hurricane Mitigation Inspector
Professional Reserve Analyst (PRA) # 2265

John Felten

Sr. All-Lines Adjuster # D075772
Flood Certification # 05030007
Certified Building Contractor # CBC1255984
Certified Wind & Hurricane Mitigation Inspector

Ian Wright

All-Lines Adjuster # W273704
Certified Wind & Hurricane Mitigation Inspector



Brad Felten, Managing Member

Limiting Conditions

- The property description supplied to Felten Property Assessment Team, hereafter known as FPAT, is assumed to be correct.
- No survey of the property has been made or reviewed by FPAT, and no responsibility is assumed in connection with such matters. Illustrative material, including maps and plot plans, utilized in this report are included only to assist the reader in visualizing the property. Property dimensions and sizes are considered to be approximate.
- No responsibility is assumed for matters of a legal nature affecting title to the property, nor is any opinion of title rendered. Property titles are assumed to be good and merchantable unless otherwise stated.
- Information furnished by others is believed to be true, correct, and reliable. However, no responsibility for its accuracy is assumed by FPAT.
- All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified within the report. The property is assumed to be under responsible, financially sound ownership and competent management.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies, which may be required to discover them.
- Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by FPAT. However, FPAT is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value conclusions in this report are predicated on the assumption that there are no such materials on or in the property that would cause a loss of value. No responsibility is assumed for any such conditions, or for the expertise required to discover them. The client is urged to retain an expert in this field if desired. The analysis and value conclusions in this report are null and void should any hazardous material be discovered.
- Unless otherwise stated in this report, no environmental impact studies were either requested or made in conjunction with this report. FPAT reserves the rights to alter, amend, revise, or rescind any opinions of value based upon any subsequent environmental impact studies, research, or investigation.
- It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is specified, defined, and considered in this report.

- It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been specified, defined and considered in this report.
- It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or
- administrative authority from any local, state, or federal governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate is based.
- FPAT will not be required to give testimony or appear in court because of having made this report, unless arrangements have previously been made.
- Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the client without the written consent of FPAT and in any event, only with properly written qualification and only in its entirety.
- Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of FPAT.
- The liability of FPAT, its employees, and subcontractors is limited to the client only.
- There is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. FPAT is in no way responsible for any costs incurred to discover or correct any deficiencies of the property.
- The sole purpose of this report is for use in establishing insurance values.
- Acceptance and/or use of this report constitutes acceptance of the foregoing assumptions and limiting conditions.

Valuation Update Service

This Replacement Cost Valuation Report can be updated annually or based on the requirements of the insurance carrier.

If there are any major changes to the subject risk(s) contained within this report or it has been five years since our last site analysis another inspection may be necessary. Normal maintenance does not require a physical inspection.

Please call us at 844.477.7887 or email us at contact@globalsolutionpartners.com for pricing and more information.

Methodology

To arrive at an accurate Replacement Cost Valuation estimate our team must first make a diligent effort to determine what the insurable items are and how they are insured. This is accomplished by consulting with property owners, property managers, insurance agents and reviewing pertinent documents. If the Replacement Cost Valuation is being performed for the first time or changes have taken place since the last inspection, a detailed site inspection will be conducted. One of our qualified team members will investigate building occupancy, size, building plans(when available), construction type, quality, finishes, etc. The subject risk(s) will be physically measured and a detailed sketch will be provided with the report. After all the property data is obtained the Replacement Cost Valuation and report process may begin. The estimated values in this report are arrived at through a number of methods, the primary method is the CoreLogic Commercial Express Building Valuation System. CoreLogic/MSB is the leading provider of building cost data, estimating software and property appraisal data to the insurance industry in the U.S. All relevant data is processed using a Reconstruction Cost Database. Reconstruction Cost provides the cost to reconstruct, at current prices, an exact duplicate or replica of the building, using like kind and quality materials, construction standards, design, layout and quality of workmanship. It is important to note the database used in this report recognizes the distinctions between Replacement Cost New and Reconstruction Cost with component-based or "total component" valuation and claims estimating technologies. Our total component estimating technologies calculate Reconstruction Cost by using formulas and databases to analyze and select detailed component parts of the buildings. Estimates are then assembled in a risk-specific manner, using local building codes, structural considerations and local material and labor costs. The distinctions between Replacement Cost New valuations and Reconstruction Cost valuations are important to understand because a carriers goal is to provide the insured with an equitable and fair settlement. Additionally, because policy and settlement terms are frequently subject to negotiation and court interpretation, it is essential that carriers receive premiums based on the fullest exposure on each building - the building's Reconstruction Cost.

Explanations & Definitions

Terminology

Additions	Equipment, external structures, building items, site improvements, or miscellaneous adjustments added to the valuation. These items are added to the valuation in addition to the Gross Floor Area (e.g. balconies, exterior walkways, canopies, auxiliary generators).
Architect's Fees	Architect's fees is compensation paid for architectural or engineering services rendered. The default percentage is 7% for commercial valuations and 0% for agricultural valuations.
Co-Insurance Requirement	The minimum amount of insurance that must be carried on the policy, usually 80%, but your co-insurance requirement for the policy may be different as determined by your company.
Depreciated Replacement Cost	The remaining value after the deduction of Insurance Exclusions and Physical Depreciation from the Replacement Cost.
Depreciation	The loss in value due to deterioration caused by usage, wear and tear, and the elements.
et al	Meaning all other buildings insured by the client
Flood Insurance	Specific insurance coverage against property loss from flooding.
FPAT	Felten Professional Adjustment Team, LLC.
Gross Floor Area (GFA)	The total floor area (measured in square feet) of all floors in the building considered in the Replacement Cost Valuation. Areas such as balconies, canopies, etc. are not included in the Gross Floor Area. These items are added to the valuation as "Additions".
Hazard Insurance	Insurance that protects a property owner against damage caused by fires, severe storms, earthquakes or other natural events. Hazard Insurance does not cover the peril of flooding.
HVAC	Heating, Ventilation and Air-Conditioning Systems
Insurable Replacement Cost	The Replacement Cost of the building or site improvement less applicable Insurance Exclusions.

Insurable Responsibilities

Defines which parties are responsible for obtaining insurance coverage of the different building components.

Insurance Exclusions

Certain items of insured property are either not insured, or are specifically excluded from coverage, depending on the particular terms of an insurance policy. The three most common exclusions are: basement excavation; below grade foundations; underground plumbing, piping, and conduits.

Minimum Requirements

Reporting requirements mandated by Citizens Property Insurance Corporation.

New Construction

The cost to replace at one time, an entire building of equal quality and utility. The prices used for labor, materials, overhead, profit, and fees are those in effect immediately *prior* to the occurrence of the loss. The replacement employs modern materials, current methods, designs, and layouts but does not take into consideration improvements necessary to conform to changed building codes, demolition, debris removal, site accessibility or site work, reuse of building components or services, extraordinary fees, premiums for materials or other contingencies. This is the methodology used for real estate appraisals. None of the calculations in this report are based on this methodology.

NFIP

National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA)

Occupancy

Building Occupancy refers to the categorizing structures based on their use.

Overhead & Profit

The general cost of operating and maintaining a business, in addition to specific costs related to a particular job, and the profit from construction activities is referred to as overhead and profit. The default percentage is 20% for commercial valuations and 16% for agricultural valuations .

Partition Wall

A load bearing or non-load bearing wall that defines an area.

Party Wall

A dividing wall between adjoining units that is shared by the tenants of each residence or business.

Reconstruction

The cost to construct, at current prices, an exact duplicate or replica of the building, using like kind and quality materials, construction standards, design, layout and quality of workmanship, built to current building regulations and codes. Reconstruction Cost also includes a number of site-specific and

process-related costs that are experienced when rebuilding after a loss. Additional costs also include the added expense of reconstructing a structure with limited site mobility, access and owner involvement. All calculations in this report are based on this methodology.

Replacement Cost

In this report, the term Replacement Cost refers to the "Reconstruction Cost" as defined above.

Type

Used to distinguish between buildings with the same number of units of different construction and/or size. Usually for internal organizational purposes.

Typical

Buildings or site improvements that could be considered identical.

Unit Abbreviations

Sq Ft - Square Feet	Lp Sm - Lump Sum	Dbl Ct - Double Tennis Court
Ln Ft - Linear Feet	Allow - Allowance	Ct - Court
Ea - Each	Hp - Horsepower	Units - Units
Sq Yds - Square Yards	Cu Ft - Cubic Feet	Cu Yds - Cubic Yards
Kw - Kilowatts	Pair - Pair	Sq - Squares (1 Sq = 100 sq ft)

Structural Definitions

Commercial Construction Types:

Frame (Frame - ISO 1)

A building where the exterior walls, bearing walls and partitions, and the structural floors and roof, and their supports, are wood or light-gauge metal. This includes buildings where the wood or light-gauge metal has been combined with other materials to form composite components such as wood or metal studs with brick or stone veneer, stucco, metal, vinyl, etc. siding. Buildings classified a ISO Class 1 are characteristic of this type.

Masonry (Joisted Masonry - ISO 2)

A building that has the exterior walls constructed of a material such as brick, hollow or solid concrete block, concrete, gypsum block, clay tile, stone, or similar materials. The structural floors and roof are of wood or light-gauge metal. Buildings classified as ISO Class 2 are characteristic of this type.

Pre-Engineered Metal (Non-Combustible - ISO 3)

A building that employs a system of pre-engineered rigid steel framing members. The exterior walls are of metal siding, sandwich panels, or masonry, and the roof is clad with metal roofing or sandwich panels. Buildings classified as ISO Class 3 are characteristic of this type.

Steel Frame (Masonry Non-Combustible - ISO 4)

A building where the structural floors and roof are of unprotected non-combustible materials such as metal decking or concrete on metal decking, and are supported by an unprotected structural steel frame, fire resistive exterior walls, or a combination of both. Buildings classified as ISO Class 4 are characteristic of this type.

Protected Steel Frame (Modified Fire Resistive - ISO 5)

A building where the structural floors and roof, and their supports are of non-combustible construction with a fire rating of not less than one hour. A building very similar to Construction Type D Steel Frame; however, in Type E the non-combustible floor, roof, and framing components are protected with sprayed-fiber fireproofing. Buildings classified as ISO Class 5 are characteristic of this type.

Reinforced Concrete Frame (Fire Resistive - ISO 6)

A building where the structural floors and roof, and their supports are of materials such as precast or poured-in-place reinforced concrete, with a fire resistive rating of not less than two hours. Buildings classified as ISO Class 6 are characteristic of this type.

Agricultural Construction Types:

Frame

A building where the exterior walls, bearing walls and partitions, and the structural floors and roof, and their supports, are wood or light-gauge metal. This includes buildings where the wood or light-gauge metal has been combined with other materials to form composite components such as wood or metal studs with brick or stone veneer, stucco, metal, vinyl, etc. siding.

Masonry

A building that has the exterior walls constructed of a material such as brick, hollow or solid concrete block, concrete, gypsum block, clay tile, stone, or similar materials. The structural floors and roof are of wood or light-gauge metal.

Pre-Engineered Metal

A building that employs a system of pre-engineered rigid steel framing members. The exterior walls are of metal siding, sandwich panels, or masonry, and the roof is clad with metal roofing or sandwich panels.

Pole Frame

A building where the structural skeleton consists of timbers or poles. The poles or posts are set into the ground on top of concrete pads, and then back filled to anchor the post structure.

Structural Insulated Panel (SIP)

A load bearing wall material, made up of rigid insulation sandwiched between two pieces of plywood or other material.

Hazard Insurance Responsibilities

The Hazard Insurance Replacement Cost Valuations contained in this report are based on the direction of the Homeowners Association, Management Company and/or Insurance Agent. We have also reviewed the Declaration of Covenants, Restrictions, Easements, and Assessments.

The Hazard Insurance Valuations do not include foundations or plumbing below grade (insurance exclusions) or any personal property regardless of ownership.

The table on the following page is a Quick Reference Guide for determining insurable responsibilities.

Hazard Insurance Quick Reference Table

AS GOVERNED BY the Declaration of Covenants, Restrictions, Easements and Assessments

BUILDING COMPONENT	ASSOCIATION RESPONSIBILITY	HOMEOWNER RESPONSIBILITY
ROOF Structural Framing & Roof Covering	YES	NO
EXTERIOR WALLS Structural Framing, Insulation & Wall Cladding	YES	NO
COMMON AREA DOORS & WINDOWS Common Area Doors & Windows	YES	NO
UNIT DOORS & WINDOWS Unit Owner Doors & Windows	YES	NO
COMMON AREA STRUCTURAL MEMBERS Structural Floors, Structural Walls, & Structural Ceilings	YES	NO
UNIT STRUCTURAL MEMBERS Structural Floors, Structural Walls, & Structural Ceilings	YES	NO
COMMON AREA INTERIOR FINISHES Floor, Wall, & Ceiling Finishes	YES	NO
UNIT INTERIOR FINISHES Floor, Wall, & Ceiling Finishes	YES	NO
COMMON AREA INTERIOR WALL & CEILING FRAMING Framing & Insulation	YES	NO
UNIT INTERIOR WALL & CEILING FRAMING Framing & Insulation	YES	NO
COMMON AREA FLOOR, WALL, & CEILING SUBSTRATES Unfinished Drywall or Other Substrate Material	YES	NO
UNIT INTERIOR FLOOR, WALL, & CEILING SUBSTRATES Unfinished Drywall or Other Substrate Material	YES	NO
COMMON AREA HVAC EQUIPMENT Heating, Ventilation, & Air Conditioning Equipment	YES	NO
UNIT HVAC EQUIPMENT Heating, Ventilation, & Air Conditioning Equipment	YES	NO
COMMON AREA PLUMBING & ELECTRICAL ROUGH IN Plumbing and Electrical behind walls, floors, & ceilings	YES	NO
UNIT PLUMBING & ELECTRICAL ROUGH IN Plumbing and Electrical behind walls, floors, & ceilings	YES	NO
COMMON AREA COMPONENTS Electrical & Plumbing Fixtures, Water Heaters, Cabinets, Countertops, etc.	YES	NO
UNIT COMPONENTS Appliances, Electrical & Plumbing Fixtures, Water Heaters, Cabinets, Countertops, etc.	YES	NO

The table above is designed to serve as a comprehensive reference and does not imply that all the items listed are present at the subject property. If any items are not present, the client can rest assured that they have not been valued in our report.

Flood Insurance Responsibilities

The Flood Insurance Replacement Cost Valuations contained in this report are based on the National Flood Insurance Program (NFIP).

Loss Settlement: According to the NFIP guidelines, buildings that do not meet one of the following requirements are not eligible for a RCV settlement:

1. A Single Family home insured to at least 80% of its Replacement Cost.
2. A Residential Condominium containing one or more family units insured to at least 80% of its Replacement Cost and in which at least 75% of the floor area is residential.

The NFIP utilizes three policy forms for structures based on their specific occupancy:

Policy Forms

Dwelling Form: The Dwelling Policy Form may be issued to homeowners, residential renters, condominium unit-owners and owners of residential buildings containing two to four units. In communities participating in the National Flood Insurance Program (NFIP) Regular Program or Emergency Program the dwelling policy provides building and/or contents coverage for:

- Detached, single-family, non-condominium residence with incidental occupancy limited to less than 50% of the total floor area;
- Two- to four- family, non-condominium building with incidental occupancy limited to less than 25% of the total floor area;
- Dwelling unit in residential condominium building;
- Residential townhouse/rowhouse
- Manufactured mobile homes

Dwelling Form Maximum Limits: \$250,000

General Form: The General Property Policy Form may be issued to owners or lessees of non-residential buildings or units, or residential condominium buildings that are uninsurable under the Residential Condominium Building Association Policy (RCBAP). In communities participating in the NFIP Regular Program or Emergency Program the General Property Policy provides building and/or contents coverage for these and similar "other residential" risks:

- Hotel or motel with normal guest occupancy of 6 months or more;
- Apartment building;
- Residential cooperative building;
- Dormitory;
- Assisted-living facility.

And non-residential risks:

- Shop, restaurant, or other business;
- Mercantile building;
- Grain bin, silo, or other farm building;
- Agricultural or industrial processing facility;
- Factory;
- Warehouse;
- Poolhouse, clubhouse, or other recreational building;
- House of worship;
- School;
- Hotel or motel with normal guest occupancy of less than 6 months;
- Licensed bed-and-breakfast inn;
- Retail;
- Nursing home;
- Non-residential condominium;
- Condominium building with less than 75% of its total floor area in residential use;
- Detached garage;
- Tool shed;
- Stock, inventory, or other commercial contents.

General Form Maximum Limits: \$500,000

RCBAP: In order for a condominium building to be eligible under the Residential Condominium Building Association Policy (RCBAP) form, the building must be owned by a condominium association, which the NFIP defines as the entity made up of the unit owners responsible for the maintenance and operation of:

1. common elements owned in undivided shares by unit owners; and
2. other real property in which the unit owners have use rights

where membership in the entity is a required condition of unit ownership.

The RCBAP is required for all buildings owned by a condominium association containing 1 or more residential units and in which at least 75% of the total floor area within the building is residential without regard to the number of units or number of floors. The RCBAP is available for high-rise and lowrise residential condominium buildings, including townhouse/rowhouse and detached single-family condominium buildings in the Regular Program only.

Residential condominium buildings that are being used as a hotel or motel, or are being rented (either short or long term), must be insured under the RCBAP.

Only buildings having a condominium form of ownership are eligible for the RCBAP. If the named insured is listed as other than a condominium association, the agent/ producer must provide legal documentation to confirm that the insured is a condominium association before the RCBAP can be written. This documentation may be a copy of the condominium association by-laws or a statement signed by an officer or representative of the condominium association confirming that the building is in a condominium form of ownership. In the event of a loss, RCBAPs written for buildings found not to be in a condominium form of ownership will be rewritten under the correct policy form for up to the maximum amount of building coverage allowed under the program for the type of building insured, not to exceed the coverage purchased under the RCBAP.

A homeowners association (HOA) may differ from a condominium association and is ineligible for the RCBAP, unless the HOA meets the definition of a condominium association as defined in the policy. Cooperative ownership buildings are not eligible. Timeshare buildings in a condominium form of ownership in jurisdictions where title is vested in individual unit owners are eligible provided that all other criteria are met.

RCBAP Form Maximum Limits: Replacement cost, or the total number of units x \$250,000, whichever is less.

The Flood Insurance Valuations contained in this report do not include any personal property regardless of ownership. For more information regarding flood insurance visit www.fema.gov

The table on the following page is a Quick Reference Guide for determining insurable responsibilities.

Flood Insurance Quick Reference Table

AS GOVERNED BY THE NATIONAL FLOOD INSURANCE PROGRAM-FEMA

BUILDING COMPONENT	ASSOCIATION RESPONSIBILITY	HOMEOWNER RESPONSIBILITY
ROOF Structural Framing & Roof Covering	YES	NO
EXTERIOR WALLS Structural Framing, Insulation & Wall Cladding	YES	NO
COMMON AREA DOORS & WINDOWS Common Area Doors & Windows	YES	NO
UNIT DOORS & WINDOWS Unit Owner Doors & Windows	N/A	N/A
COMMON AREA STRUCTURAL MEMBERS Structural Floors, Structural Walls, & Structural Ceilings	YES	NO
UNIT STRUCTURAL MEMBERS Structural Floors, Structural Walls, & Structural Ceilings	N/A	N/A
COMMON AREA INTERIOR FINISHES Floor, Wall, & Ceiling Finishes	YES	NO
UNIT INTERIOR FINISHES Floor, Wall, & Ceiling Finishes	N/A	N/A
COMMON AREA INTERIOR WALL & CEILING FRAMING Framing & Insulation	YES	NO
UNIT INTERIOR WALL & CEILING FRAMING Framing & Insulation	N/A	N/A
COMMON AREA FLOOR, WALL, & CEILING SUBSTRATES Unfinished Drywall or Other Substrate Material	YES	NO
UNIT INTERIOR FLOOR, WALL, & CEILING SUBSTRATES Unfinished Drywall or Other Substrate Material	N/A	N/A
COMMON AREA HVAC EQUIPMENT Heating, Ventilation, & Air Conditioning Equipment	YES	NO
UNIT HVAC EQUIPMENT Heating, Ventilation, & Air Conditioning Equipment	N/A	N/A
COMMON AREA PLUMBING & ELECTRICAL ROUGH IN Plumbing and Electrical behind walls, floors, & ceilings	YES	NO
UNIT PLUMBING & ELECTRICAL ROUGH IN Plumbing and Electrical behind walls, floors, & ceilings	N/A	N/A
COMMON AREA COMPONENTS Electrical & Plumbing Fixtures, Water Heaters, Cabinets, Countertops, etc.	YES	NO
UNIT COMPONENTS Appliances, Electrical & Plumbing Fixtures, Water Heaters, Cabinets, Countertops, etc.	N/A	N/A

Recapitulation of Hazard Values

North Shore at Lake Hart

Orlando, Florida

HAZARD VALUATION as of May 19, 2026

File# REN2627075

Building	Replacement Cost	Insurance Exclusions	Insurable Replacement Cost	Depreciation	Depreciated Replacement Cost
Clubhouse	\$794,630	\$46,410	\$748,220	\$172,091	\$576,129
Playground Canopy	\$29,859	\$2,242	\$27,617	\$6,352	\$21,265
Total	\$824,489	\$48,652	\$775,837	\$178,443	\$597,394

Property Site Improvement	Replacement Cost
Docks, Seawalls and Boardwalks	
Pedestrian Bridge, Boardwalk, & Observation Deck	\$300,000
Miscellaneous Improvements	
Benches, Dog Park	\$5,200
Benches, Metal	\$10,800
Irrigation System	\$100,000

Outdoor Waste Receptacles	\$26,450
Pet Waste Stations	\$31,250
Picnic Tables	\$3,000
Playground Awning 1	\$39,165
Playground Awning 2	\$48,000
Playground Equipment	\$120,000
Pond Fountains	\$20,000
Utility Cart	\$10,000
Perimeter Fences, Gates & Equipment	
Autumn Creek Automatic Entry/Exit Gates	\$38,000
Autumn Creek Barrier Arm Gates	\$30,900
Autumn Creek Community Entrance Monument	\$24,000
Autumn Creek Surveillance System	\$3,195
Autumn Creek Telephone Entry System	\$8,500
Bridge Fence	\$30,000
Dog Park Fencing	\$24,320
Heron Point Automatic Entry/Exit Gates	\$38,000
Heron Point Barrier Arm Gates	\$30,900
Heron Point Community Entrance Monument	\$24,000

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File# REN2627075

Heron Point Surveillance System	\$3,195
Heron Point Telephone Entry System	\$8,500
Lake Shore Automatic Entry/Exit Gates	\$38,000
Lake Shore Barrier Arm Gates	\$30,900
Lake Shore Community Entrance Monument	\$24,000
Lake Shore Surveillance System	\$3,195
Lake Shore Telephone Entry System	\$8,500
Mallard Landings Automatic Entry/Exit Gates	\$38,000
Mallard Landings Barrier Arm Gates	\$30,900
Mallard Landings Community Entrance Monument	\$24,000
Mallard Landings Surveillance System	\$3,195
Mallard Landings Telephone Entry System	\$8,500
Marsh Pine Automatic Entry/Exit Gates	\$38,000
Marsh Pine Barrier Arm Gates	\$30,900
Marsh Pine Community Entrance Monument	\$24,000

Marsh Pine Surveillance System	\$3,195
Marsh Pine Telephone Entry System	\$8,500
Marsh Point Automatic Entry/Exit Gates	\$38,000
Marsh Point Barrier Arm Gates	\$30,900
Marsh Point Surveillance System	\$3,195
Marsh Point Telephone Entry System	\$8,500
Marsh Pointe Community Entrance Monument	\$24,000
Myrtle Creek Automatic Entry/Exit Gates	\$38,000
Myrtle Creek Barrier Arm Gates	\$30,900
Myrtle Creek Community Entrance Monument	\$24,000
Myrtle Creek Surveillance System	\$3,195
Myrtle Creek Telephone Entry System	\$8,500
North Shore at Lake Hart Monument	\$34,000
Osprey Landing Automatic Entry/Exit Gates	\$38,000
Osprey Landing Barrier Arm Gates	\$30,900

Osprey Landing Community Entrance Monument	\$24,000
Osprey Landing Surveillance System	\$3,195
Osprey Landing Telephone Entry System	\$8,500
Pedestrian Gates, 2 of 2	\$10,000
Perimeter Wall, Heron	\$300,240
Perimeter Wall, Marsh Pointe	\$86,940
Sparrow Landing Automatic Entry/Exit Gates	\$38,000
Sparrow Landing Barrier Arm Gates	\$30,900
Sparrow Landing Community Entrance Monument	\$35,000
Sparrow Landing Perimeter Wall	\$453,000
Sparrow Landing Surveillance System	\$3,195
Sparrow Landing Telephone Entry System	\$8,500
Stone Veneer Gate Columns	\$198,000
Sports Courts	
Baseball Fence	\$25,000
Basketball Court	\$57,530
Tennis Court Fence	\$37,050
Tennis Court Lighting	\$77,400

Tennis Courts, 3 of 3	\$201,741
Swimming Pool Area	
Pool Deck	\$68,460
Pool Fence	\$23,900
Splash Pool	\$17,555
Swimming Pool	\$412,080
Total	\$3,723,436

Recapitulation of Flood Values

North Shore at Lake Hart

Orlando, Florida

FLOOD VALUATION as of May 19, 2026

File# REN2627075

Building	Replacement Cost	Insurance Exclusions	Depreciation	Depreciated Replacement Cost	NFIP Insurable Replacement Cost
Clubhouse	\$794,630	n/a	\$182,765	\$611,865	\$500,000
Total	\$794,630		\$182,765	\$611,865	\$500,000

Aerial Property Photographs

Aerial View of Property



Supplementary Valuation Information

Commercial Residential Inspections/Valuations

Certification

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

Felten Property Assessment Team.

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

Date May 19, 2026 Position Managing Member

Property

Property Owner's Name North Shore at Lake Hart

Property Address 9339 North Shore Golf Club Boulevard

City Orlando

State, Zip Florida, 32832

Valuation Requirements

- Inspections must include an estimate of the replacement cost for every structure to be covered.
- The method used to determine the cost of rebuilding the structures must be the current version of the calculation system. The system and version must be clearly indicated on the valuation documentation.
- Inspections must also include clear photographs of any building and ancillary structure the applicant/policyholder wishes to insure:
 - Main Structure
 - Pools
 - Docks, etc.
- If multiple buildings are identical, or nearly so, representative photographs may be used.
- Photographs of any existing damage must also be included.

Valuation Information

- Year of construction 2009
- Total number of units N/A
- Number of owner-occupied units N/A
- Number of units rented on a long-term lease of 12 months or more N/A
- Number of units rented on a daily, weekly, or monthly basis N/A
- Number of units with time share occupancy N/A
- What is the distance to tidal water? +/- 28.8 Miles

Building Descriptions

This section of the report contains a detailed building description for each different type of structure located on the property and insured by North Shore at Lake Hart . In many cases similar buildings may be described in the same description.

All building descriptions contained in this report meet or exceed Citizens Property Insurance Corporation Minimum Requirements for Non-licensed Commercial Residential Inspections/Valuation.

Building Description

Applicable Buildings

Clubhouse:

- 9339 N Shore Golf Club Blvd

General Building Information

Occupancy: Clubhouse

Square Footage: Clubhouse:

- GFA +/- 4,373 Sq Ft

Additions:

Clubhouse:

- Patio +/- 91 Sq Ft
- Canopy +/- 91 Sq Ft

Condition: Good

Year of Construction: 2009

of Stories: One (1)

Construction Analysis

Foundation: Estimated to be concrete footings

Ground Subfloor: Concrete slab on grade

Elevated Subfloor(s): N/A - Does not apply to one story structures

Exterior Walls: Concrete block covered with fiber cement siding

Interior Partition Walls: Wood frame

Unit Party Walls: N/A

Roof Construction: Wood truss decked with plywood or OSB

Roof Shape: Hip

Roof Covering(s): Composition shingles

ISO Construction Type: Joisted Masonry (ISO 2)

Mechanicals

Elevators: N/A - Does not apply to one story structures

Heating & Cooling : Split systems with condensing units located on the ground and air handlers located within the building

Electrical Wiring: Copper

Fire Sprinklers: No

Manual Fire Alarm: No

Auto Dial-Out Fire Alarm: No

Finished Interior Common Areas

Common Areas: Clubhouse

Common Floor Coverings: Tile, hardwood and carpet

Common Wall Finish: Painted textured drywall and tile

Common Ceiling Finish: Suspended acoustical tile

Common Kitchens: The Clubhouse contains one residential style kitchen with limited appliances (no oven/range)

Common Fireplaces: No

Interior Units

Unit Floor Coverings: N/A - there are no residential units contained within this structure

Unit Wall Finish: N/A - there are no residential units contained within this structure

BUILDING DESCRIPTION CONTINUED FROM PREVIOUS PAGE

Unit Ceiling Finish:	N/A - there are no residential units contained within this structure
Unit Kitchens:	N/A - there are no residential units contained within this structure
Customized Features:	N/A - there are no residential units contained within this structure
Fireplaces:	N/A - there are no residential units contained within this structure

Supplementary Information

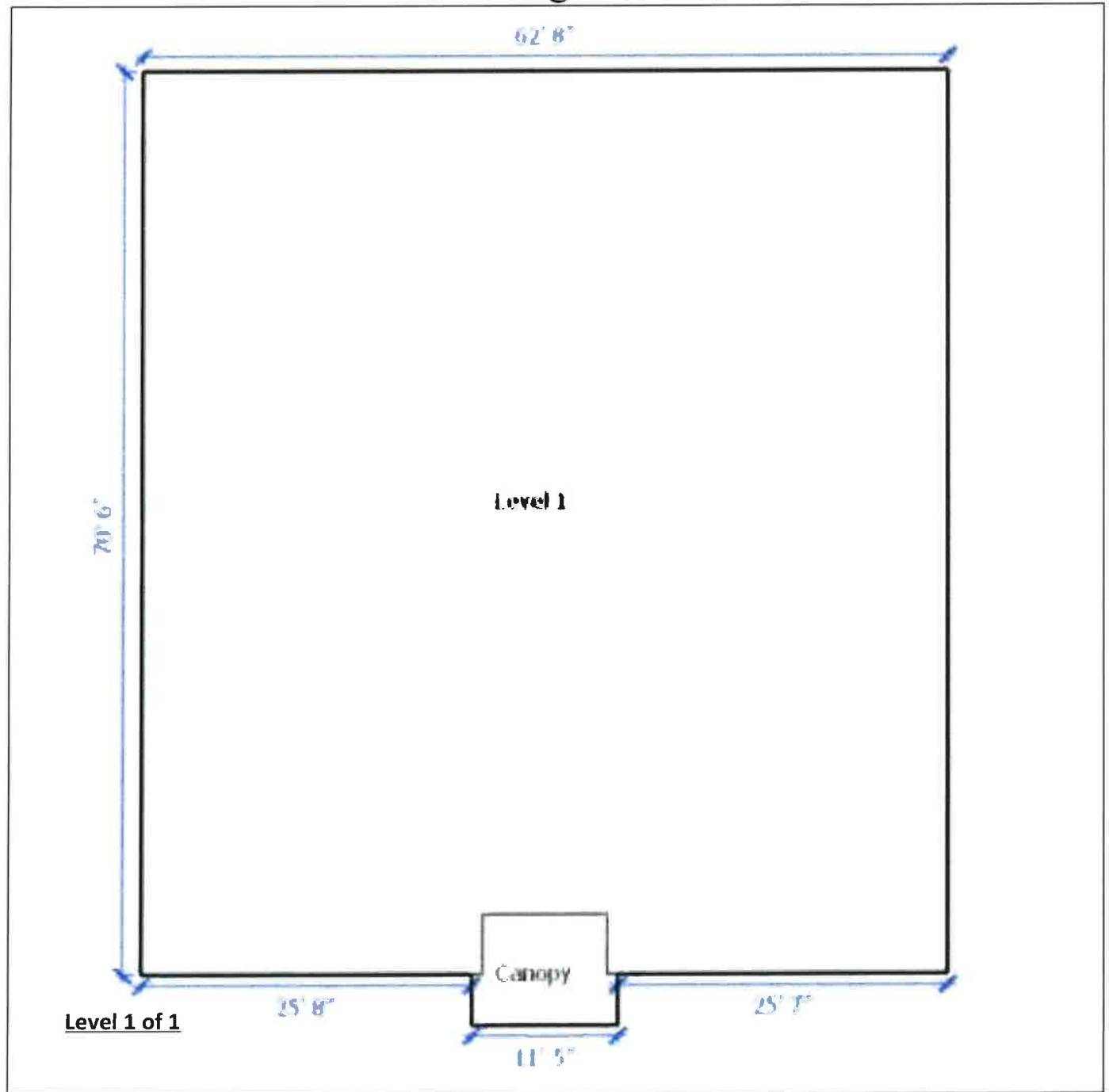
Business Exposure:	None
Commercial Kitchens:	None
Property or Liability Hazards:	None
Additional Comments:	

Building Sketches

This section of the report contains detailed floor by floor building sketches for each different type of structure located on the property and insured by North Shore at Lake Hart . In many cases identical buildings will be depicted with one sketch.

All building sketches contained in this report meet or exceed Citizens Property Insurance Corporation Minimum Requirements for Non-licensed Commercial Residential Inspections/Valuation.

Building Sketch



GLOBAL SOLUTION PARTNERS, LLC.		SKETCH DETAILS
Insurance Appraisals - Reserve Studies		North Shore at Lake Hart
Voice 386.385.8511 Fax 888.876.6386		Orlando, FL
www.GlobalSolutionPartners.com		Clubhouse 9339 N Shore Golf Club Blvd

Photographs & Values

This section of the report contains detailed photographs and replacement cost values for each building and site improvement located on the property and insured by North Shore at Lake Hart .

Building Detail

Clubhouse

9339 N Shore Golf Club Blvd



FLOOD INSURANCE

REPLACEMENT COST	NFIP INSURABLE REPLACEMENT COST
\$794,630	\$500,000

According to the NFIP General Policy Form, flood insurance should be on an ACV basis with a maximum limit of \$500,000.

HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$794,630	\$46,410	\$748,220	\$172,091	\$576,129

Common Area Photographs



SUPPORTING PHOTOGRAPHS FOR: Clubhouse, 9339 N Shore Golf Club Blvd



SUPPORTING PHOTOGRAPHS FOR: Clubhouse, 9339 N Shore Golf Club Blvd



SUPPORTING PHOTOGRAPHS FOR: Clubhouse, 9339 N Shore Golf Club Blvd



SUPPORTING PHOTOGRAPHS FOR: Clubhouse, 9339 N Shore Golf Club Blvd



SUPPORTING PHOTOGRAPHS FOR: Clubhouse, 9339 N Shore Golf Club Blvd



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: Clubhouse, 9339 N Shore Golf Club Blvd



SUPPORTING PHOTOGRAPHS FOR: Clubhouse, 9339 N Shore Golf Club Blvd



Roof Overview Photographs



Building Detail

Playground Canopy 9339 N Shore Golf Club Blvd



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$29,859	\$2,242	\$27,617	\$6,352	\$21,265

Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: Playground Canopy, 9339 N Shore Golf Club Blvd



Property Site Improvements Detail

Property Improvement	Photo	Description	Replacement Cost
Docks, Seawalls and Boardwalks			
Pedestrian Bridge, Boardwalk, & Observation Deck		Pedestrian Bridge, Boardwalk, & Observation Deck, wood frame	\$300,000
Miscellaneous Improvements			
Benches, Dog Park		Dog park benches, 4 of 4	\$5,200
Benches, Metal		Tennis Courts (4), Playground (2), Baseball (2)	\$10,800
Irrigation System		The irrigation system replacement cost includes three (3) irrigation pump assemblies, three (3) pressure tanks (bladder tanks), three (3) satellite irrigation controllers (field control units), and two (2) central irrigation control panels (main controllers).	\$100,000
Outdoor Waste Receptacles		Commercial outdoor Waste Receptacles with lid, 23 of 23	\$26,450

SITE IMPROVEMENTS CONTINUED FROM PREVIOUS PAGE

Property Improvement	Photo	Description	Replacement Cost
Pet Waste Stations		Pest waste stations, 25 of 25	\$31,250
Picnic Tables		Picnic Tables, metal, 2 of 2	\$3,000
Playground Awning 1		Canvas and steel playground awning +/- 930 Sq Ft	\$39,165
Playground Awning 2		Canvas and steel playground awning +/- 1,140 Sq Ft	\$48,000
Playground Equipment		All playground equipment	\$120,000
Pond Fountains		Pond Fountains, 2 of 2	\$20,000
Utility Cart		Utility cart, 1 of 1	\$10,000

Property Improvement	Photo	Description	Replacement Cost
Perimeter Fences, Gates & Equipment			
Autumn Creek Automatic Entry/Exit Gates		Automatic one-way entry/exit gates, 4 of 4. Cost includes gates, openers & pad, and loops/detectors.	\$38,000
Autumn Creek Barrier Arm Gates		Barrier arm gates, 4 of 4	\$30,900
Autumn Creek Community Entrance Monument		Reinforced concrete masonry unit (CMU) monument sign with adhered manufactured stone veneer, decorative precast concrete caps and trim, polished engraved granite sign panel.	\$24,000
Autumn Creek Surveillance System		Surveillance camera system, 4 of 4	\$3,195
Autumn Creek Telephone Entry System		Telephone entry panel, HID Reader, and Click2 Enter System	\$8,500
Bridge Fence		Cost Includes 3' Aluminum perimeter fencing w/fourteen (14) concrete pillars +/- 236 Ln Ft	\$30,000

SITE IMPROVEMENTS CONTINUED FROM PREVIOUS PAGE

Property Improvement	Photo	Description	Replacement Cost
Dog Park Fencing		Vinyl coated chain link fencing +/- 760 Ln Ft	\$24,320
Heron Point Automatic Entry/Exit Gates		Automatic one-way entry/exit gates, 4 of 4. Cost includes gates, openers & pad, and loops/detectors.	\$38,000
Heron Point Barrier Arm Gates		Barrier arm gates, 4 of 4	\$30,900
Heron Point Community Entrance Monument		Reinforced concrete masonry unit (CMU) monument sign with adhered manufactured stone veneer, decorative precast concrete caps and trim, polished engraved granite sign panel	\$24,000
Heron Point Surveillance System		Surveillance camera system, 4 of 4	\$3,195
Heron Point Telephone Entry System		Telephone entry panel, HID Reader, and Click2 Enter System	\$8,500

SITE IMPROVEMENTS CONTINUED FROM PREVIOUS PAGE

Property Improvement	Photo	Description	Replacement Cost
Lake Shore Automatic Entry/Exit Gates		Automatic one-way entry/exit gates, 4 of 4. Cost includes gates, openers & pad, and loops/detectors.	\$38,000
Lake Shore Barrier Arm Gates		Barrier arm gates, 4 of 4	\$30,900
Lake Shore Community Entrance Monument		Reinforced concrete masonry unit (CMU) monument sign with adhered manufactured stone veneer, decorative precast concrete caps and trim, polished engraved granite sign panel	\$24,000
Lake Shore Surveillance System		Surveillance camera system, 4 of 4	\$3,195
Lake Shore Telephone Entry System		Telephone entry panel, HID Reader, and Click2 Enter System	\$8,500
Mallard Landings Automatic Entry/Exit Gates		Automatic one-way entry/exit gates, 4 of 4. Cost includes gates, openers & pad, and loops/detectors.	\$38,000

SITE IMPROVEMENTS CONTINUED FROM PREVIOUS PAGE

Property Improvement	Photo	Description	Replacement Cost
Mallard Landings Barrier Arm Gates		Barrier arm gates, 4 of 4	\$30,900
Mallard Landings Community Entrance Monument		Reinforced concrete masonry unit (CMU) monument sign with adhered manufactured stone veneer, decorative precast concrete caps and trim, polished engraved granite sign panel	\$24,000
Mallard Landings Surveillance System		Surveillance camera system, 4 of 4	\$3,195
Mallard Landings Telephone Entry System		Telephone entry panel, HID Reader, and Click2 Enter System	\$8,500
Marsh Pine Automatic Entry/Exit Gates		Automatic one-way entry/exit gates, 4 of 4. Cost includes gates, openers & pad, and loops/detectors.	\$38,000
Marsh Pine Barrier Arm Gates		Barrier arm gates, 4 of 4	\$30,900

SITE IMPROVEMENTS CONTINUED FROM PREVIOUS PAGE

Property Improvement	Photo	Description	Replacement Cost
Marsh Pine Community Entrance Monument		Reinforced concrete masonry unit (CMU) monument sign with adhered manufactured stone veneer, decorative precast concrete caps and trim, polished engraved granite sign panel	\$24,000
Marsh Pine Surveillance System		Surveillance camera system, 4 of 4	\$3,195
Marsh Pine Telephone Entry System		Telephone entry panel, HID Reader, and Click2 Enter System	\$8,500
Marsh Point Automatic Entry/Exit Gates		Automatic one-way entry/exit gates, 4 of 4. Cost includes gates, openers & pad, and loops/detectors.	\$38,000
Marsh Point Barrier Arm Gates		Barrier arm gates, 4 of 4	\$30,900
Marsh Point Surveillance System		Surveillance camera system, 4 of 4	\$3,195

SITE IMPROVEMENTS CONTINUED FROM PREVIOUS PAGE

Property Improvement	Photo	Description	Replacement Cost
Marsh Point Telephone Entry System		Telephone entry panel, HID Reader, and Click2 Enter System	\$8,500
Marsh Pointe Community Entrance Monument		Reinforced concrete masonry unit (CMU) monument sign with adhered manufactured stone veneer, decorative precast concrete caps and trim, polished engraved granite sign panel	\$24,000
Myrtle Creek Automatic Entry/Exit Gates		Automatic one-way entry/exit gates, 4 of 4. Cost includes gates, openers & pad, and loops/detectors.	\$38,000
Myrtle Creek Barrier Arm Gates		Barrier arm gates, 4 of 4	\$30,900
Myrtle Creek Community Entrance Monument		Reinforced concrete masonry unit (CMU) monument sign with adhered manufactured stone veneer, decorative precast concrete caps and trim, polished engraved granite sign panel	\$24,000
Myrtle Creek Surveillance System		Surveillance camera system, 4 of 4	\$3,195

SITE IMPROVEMENTS CONTINUED FROM PREVIOUS PAGE

Property Improvement	Photo	Description	Replacement Cost
Myrtle Creek Telephone Entry System		Telephone entry panel, HID Reader, and Click2 Enter System	\$8,500
North Shore at Lake Hart Monument		Reinforced concrete masonry unit (CMU) monument sign with adhered manufactured stone veneer, decorative precast concrete caps and trim, polished engraved granite sign panel	\$34,000
Osprey Landing Automatic Entry/Exit Gates		Automatic one-way entry/exit gates, 4 of 4. Cost includes gates, openers & pad, and loops/detectors.	\$38,000
Osprey Landing Barrier Arm Gates		Barrier arm gates, 4 of 4	\$30,900
Osprey Landing Community Entrance Monument		Reinforced concrete masonry unit (CMU) monument sign with adhered manufactured stone veneer, decorative precast concrete caps and trim, polished engraved granite sign panel	\$24,000
Osprey Landing Surveillance System		Surveillance camera system, 4 of 4	\$3,195

SITE IMPROVEMENTS CONTINUED FROM PREVIOUS PAGE

Property Improvement	Photo	Description	Replacement Cost
Osprey Landing Telephone Entry System		Telephone entry panel, HID Reader, and Click2 Enter System	\$8,500
Pedestrian Gates, 2 of 2		Pedestrian gates located at Sparrow Landing. 2 of 2	\$10,000
Perimeter Wall, Heron		Stucco perimeter wall +/- 6,672 Sq Ft	\$300,240
Perimeter Wall, Marsh Pointe		Stucco perimeter wall +/- 1,932 Sq Ft	\$86,940
Sparrow Landing Automatic Entry/Exit Gates		Automatic one-way entry/exit gates, 4 of 4. Cost includes gates, openers & pad, and loops/detectors.	\$38,000
Sparrow Landing Barrier Arm Gates		Barrier arm gates, 4 of 4	\$30,900
Sparrow Landing Community Entrance Monument		Reinforced CMU monument sign with face brick veneer, arched masonry wall, polished engraved granite sign panel	\$35,000

SITE IMPROVEMENTS CONTINUED FROM PREVIOUS PAGE

Property Improvement	Photo	Description	Replacement Cost
Sparrow Landing Perimeter Wall		Brick perimeter wall +/- 6,036 Sq Ft	\$453,000
Sparrow Landing Surveillance System		Surveillance camera system, 4 of 4	\$3,195
Sparrow Landing Telephone Entry System		Telephone entry panel, HID Reader, and Click2 Enter System	\$8,500
Stone Veneer Gate Columns		Reinforced concrete masonry unit (CMU) gate entrance column with adhered manufactured stone veneer, decorative precast concrete cap, 36 of 36. The termination pier columns on either side of the pedestrian gates at the Sparrow Landing entrance are included in the Sparrow Landing Perimeter Wall.	\$198,000

Sports Courts

Baseball Fence		20' Chain-link baseball back stop fencing +/- 60 Ln Ft	\$25,000
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SITE IMPROVEMENTS CONTINUED FROM PREVIOUS PAGE

Property Improvement	Photo	Description	Replacement Cost
Basketball Court		Asphalt basketball court +/- 4,474 Sq Ft, cost includes playing surface and two (2) goals	\$57,530
Tennis Court Fence		10' Chain-link tennis court fencing w/ privacy screen. Fence +/- 570 Ln Ft Windscreen +/- 6' x 563'	\$37,050
Tennis Court Lighting		Tennis court lighting. 12 poles and 18 fixtures	\$77,400
Tennis Courts, 3 of 3		Asphalt tennis courts, cost includes playing surface, posts & net, 3 of 3	\$201,741
Swimming Pool Area			
Pool Deck		Concrete pavers swimming pool deck +/- 3,931 Sq Ft	\$68,460
Pool Fence		5' Aluminum picket pool fencing +/- 378 Ln Ft	\$23,900

SITE IMPROVEMENTS CONTINUED FROM PREVIOUS PAGE

Property Improvement	Photo	Description	Replacement Cost
Splash Pool		Splash pool with water feature +/- 72 Sq Ft	\$17,555
Swimming Pool		Cast-in-place concrete or gunite sprayed-on concrete swimming pool +/- 1,691 Sq Ft, cost includes the pool, excavation, & filtering equipment	\$412,080

Replacement Cost Calculations

This section of the report contains the BVS calculations for each structure and/or site improvement located on the property and insured by North Shore at Lake Hart . In many cases identical buildings may be valued using the same replacement cost calculations.

All replacement cost calculations contained in this report meet or exceed Citizens Property Insurance Corporation Minimum Requirements for Non-licensed Commercial Residential Inspections/Valuation.



VALUATION

Valuation Number:	REN2627075	Effective Date:	05/28/2026
Value Basis:	Reconstruction	Expiration Date:	05/28/2027
		Cost as of:	05/2026
		Valuation Modified Date:	08/03/2026

BUSINESS

North Shore at Lake Hart
9339 N Shore Gulf Blvd
ORLANDO, FL 32832 USA

LOCATION 1 - North Shore at Lake Hart

North Shore at Lake Hart	Climatic Region:	3 - Warm
9339 N Shore Gulf Blvd	High Wind Region:	2 - Moderate Damage
ORLANDO, FL 32832 USA	Seismic Zone:	1 - No Damage

BUILDING 00001 - Clubhouse, Hazard

Section 1

SUPERSTRUCTURE

Occupancy:	100% Clubhouse/Recreation Building	Story Height:	12 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	4,373 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Depreciation:	23%	Condition:	Average
	Effective Age: 15 years		
Hillside Construction:	Degree of Slope: Flat	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent



Fees

Architect Fees:

7% is included

Overhead and Profit:

20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation				\$1,381 USD
Foundations			\$35,286 USD	\$25,865 USD
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$164,296 USD	
Framing				
Exterior Wall		35% Wall Openings		
Exterior Wall	100% Siding, Fiber Cement on Masonry			
Structural Floor				
Roof			\$95,016 USD	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$156,476 USD	
Floor Finish	25% Carpet 50% Tile, Ceramic 25% Tile, Vinyl Composite			
Ceiling Finish	100% Suspended Acoustical			
Partitions				
Length		145 ft.		
Structure		100% Studs, Girts, etc.		
Finish	100% Drywall 75% Paint 25% Tile, Ceramic			



Valuation Detailed Report

by FPAT, LLC.

Policy Number: REN2627075

8/3/2026

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Mechanicals			\$278,261 USD	\$19,164 USD
Heating	100% Forced Warm Air			
Cooling	100% Forced Cool Air			
Fire Protection				
Plumbing	16 Total Fixtures			
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$15,878 USD	
SUBTOTAL RC			\$745,213 USD	\$46,410 USD
Depreciated Cost (77%)			\$573,814 USD	\$35,736 USD
ADDITIONS				
Building Items			\$3,007 USD	
Total Additions			\$3,007 USD	
TOTAL RC Section 1			\$748,220 USD	\$46,410 USD
TOTAL ACV			\$576,129 USD	\$35,736 USD
TOTAL RC BUILDING 00001 Clubhouse, Hazard			\$748,220 USD	\$46,410 USD
TOTAL ACV			\$576,129 USD	\$35,736 USD

BUILDING 00002 – Clubhouse, Flood

Section 1

SUPERSTRUCTURE

Occupancy:	100% Clubhouse/Recreation Building	Story Height:	12 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	4,373 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 – Average		
Year Built:			



Adjustments

Depreciation:	23%	Condition:	Average
	Effective Age: 15 years		
Hillside Construction:	Degree of Slope: Flat	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included	Overhead and Profit:	20% is included
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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation			\$1,381 USD	
Foundations			\$61,151 USD	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$164,296 USD	
Framing				
Exterior Wall		35% Wall Openings		
Exterior Wall	100% Siding, Fiber Cement on Masonry			
Structural Floor				
Roof			\$95,016 USD	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$156,476 USD	
Floor Finish	25% Carpet 50% Tile, Ceramic 25% Tile, Vinyl Composite			
Ceiling Finish	100% Suspended Acoustical			



SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Partitions				
Length		145 ft.		
Structure		100% Studs, Girts, etc.		
Finish	100% Drywall			
	75% Paint			
	25% Tile, Ceramic			
Mechanicals			\$297,425 USD	
Heating	100% Forced Warm Air			
Cooling	100% Forced Cool Air			
Fire Protection				
Plumbing	16 Total Fixtures			
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$15,878 USD	
SUBTOTAL RC			\$791,624 USD	
Depreciated Cost (77%)			\$609,550 USD	
ADDITIONS				
Building Items			\$3,007 USD	
Total Additions			\$3,007 USD	
TOTAL RC Section 1			\$794,630 USD	
TOTAL ACV			\$611,865 USD	
TOTAL RC BUILDING 00002 Clubhouse, Flood			\$794,630 USD	
TOTAL ACV			\$611,865 USD	

BUILDING 00003 - Metal Canopy, Hazard

Section 1

SUPERSTRUCTURE

Occupancy:	100% Canopy	Story Height:	12 ft.
		Number of Stories:	1



Policy Number: REN2627075

8/3/2026

Construction Type:	100% Frame (ISO 1)	Number of Stories:	1
Gross Floor Area:	303 sq.ft.	Irregular Adjustment:	None
Construction Quality:	3.0 - Superior		
Year Built:			
Adjustments			
Depreciation:	23%	Condition:	Average
	Effective Age: 15 years		
Hillside Construction:	Degree of Slope: Flat	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation				\$140 USD
Foundations			\$3,578 USD	\$2,102 USD
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$2,799 USD	
Framing				
Exterior Wall		97% Wall Openings		
Exterior Wall	100% Siding, Metal or Other on Frame			
Structural Floor				
Roof			\$17,677 USD	
Material	100% Aluminum			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior				
Floor Finish				



by FPAT, LLC.

8/3/2026

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Policy Number: REN2627075

8/3/2026

5' Aluminum Picket Pool Fencing +/- 378 LF	\$23,900 USD	\$23,900 USD
Tennis Courts, Asphalt, 3 of 3	\$201,741 USD	\$201,741 USD
Tennis Fence, 10' CL VC w/ Windscreen +/- 570 LF	\$37,050 USD	\$37,050 USD
Tennis Court Lighting	\$77,400 USD	\$77,400 USD
Basketball Court and (2) Goals	\$57,530 USD	\$57,530 USD
Baseball 20' Chain Link Back Stop +/- 60 LF	\$25,000 USD	\$25,000 USD
3' Aluminum Picket and Concrete Posts +/- 236 LF	\$30,000 USD	\$30,000 USD
Playground Equipment	\$120,000 USD	\$120,000 USD
Awning 1 +/- 930 SF	\$39,165 USD	\$39,165 USD
Awning 2 +/- 1,140 SF	\$48,000 USD	\$48,000 USD
Typical Entry/Exit Auto Gates	\$38,000 USD	\$38,000 USD
Typical Barrier Arm Gates	\$30,900 USD	\$30,900 USD
Typical Phone Entry Panel, HID Reader, Click2Enter	\$8,500 USD	\$8,500 USD
Typical Entry Surveillance System	\$3,195 USD	\$3,195 USD
Sparrow Brick Perimeter Wall +/- 6,036 Sq Ft	\$453,000 USD	\$453,000 USD
Benches, Metal, 8 of 8	\$10,800 USD	\$10,800 USD
Stone Veneer Gate Columns, 36 of 36	\$198,000 USD	\$198,000 USD
Typical Community Entrance Monument	\$24,000 USD	\$24,000 USD
Sparrow Landing Community Entry Monument	\$35,000 USD	\$35,000 USD
North Shore at Lake Hart Monument	\$34,000 USD	\$34,000 USD
Pond Fountains, 2 of 2	\$20,000 USD	\$20,000 USD
Perimeter Wall, Heron +/- 6,672 Sq Ft	\$300,240 USD	\$300,240 USD
Perimeter Wall, Marsh Pointe +/- 1,932 Sq Ft	\$86,940 USD	\$86,940 USD



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Dog Park Fencing, VC Chain Lin, +/- 760 Ln Ft	\$24,320 USD	\$24,320 USD
Pet Waste Stations 25 of 25	\$31,250 USD	\$31,250 USD
Outdoor Waste Receptacles, 23 of 23	\$26,450 USD	\$26,450 USD
Dog Park Benches, 4 of 4	\$5,200 USD	\$5,200 USD
Pedestrian Bridge, Boardwalk, and Observation Deck	\$300,000 USD	\$300,000 USD
Metal Picnic Tables, 2 of 2	\$3,000 USD	\$3,000 USD
Utility Cart, 1 of 1	\$10,000 USD	\$10,000 USD
Pedestrian Gates, 2 of 2	\$10,000 USD	\$10,000 USD



Valuation Detailed Report

by FPAT, LLC.
EQUIPMENT REPORT

Policy Number: REN2627075

8/3/2026

VALUATION

Valuation Number:	REN2627075	Effective Date:	05/28/2026
Value Basis:	Reconstruction	Expiration Date:	05/28/2027
		Cost as of:	05/2026
		Valuation Modified Date:	08/03/2026

BUSINESS

North Shore at Lake Hart
9339 N Shore Gulf Blvd
ORLANDO, FL 32832 USA

LOCATION 1 - North Shore at Lake Hart

North Shore at Lake Hart
9339 N Shore Gulf Blvd
ORLANDO, FL 32832 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 00001, Section 1		
Building Items		
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$1,839 USD	\$1,416 USD
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$1,167 USD	\$899 USD
Building 00002, Section 1		
Building Items		
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$1,839 USD	\$1,416 USD
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$1,167 USD	\$899 USD
LOCATION 1 Additions		
Custom Items		
(1) Swimming Pool +/- 1,691 SF	\$412,080 USD	\$412,080 USD



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Equipment: Building items and site improvements

	Replacement	Depreciated
(1) Splash Pool +/- 72 SF	\$17,555 USD	\$17,555 USD
(1) Paver Pool Deck +/- 3,931 SF	\$68,460 USD	\$68,460 USD
(1) 5' Aluminum Picket Pool Fencing +/- 378 LF	\$23,900 USD	\$23,900 USD
(1) Tennis Courts, Asphalt, 3 of 3	\$201,741 USD	\$201,741 USD
(1) Tennis Fence, 10' CL VC w/ Windscreen +/- 570 LF	\$37,050 USD	\$37,050 USD
(1) Tennis Court Lighting	\$77,400 USD	\$77,400 USD
(1) Basketball Court and (2) Goals	\$57,530 USD	\$57,530 USD
(1) Baseball 20' Chain Link Back Stop +/- 60 LF	\$25,000 USD	\$25,000 USD
(1) 3' Aluminum Picket and Concrete Posts +/- 236 LF	\$30,000 USD	\$30,000 USD
(1) Playground Equipment	\$120,000 USD	\$120,000 USD
(1) Awning 1 +/- 930 SF	\$39,165 USD	\$39,165 USD
(1) Awning 2 +/- 1,140 SF	\$48,000 USD	\$48,000 USD
(1) Typical Entry/Exit Auto Gates	\$38,000 USD	\$38,000 USD
(1) Typical Barrier Arm Gates	\$30,900 USD	\$30,900 USD
(1) Typical Phone Entry Panel, HID Reader, Click2Enter	\$8,500 USD	\$8,500 USD
(1) Typical Entry Surveillance System	\$3,195 USD	\$3,195 USD
(1) Sparrow Brick Perimeter Wall +/- 6,036 Sq Ft	\$453,000 USD	\$453,000 USD
(1) Benches, Metal, 8 of 8	\$10,800 USD	\$10,800 USD
(1) Stone Veneer Gate Columns, 36 of 36	\$198,000 USD	\$198,000 USD
(1) Typical Community Entrance Monument	\$24,000 USD	\$24,000 USD
(1) Sparrow Landing Community Entry Monument	\$35,000 USD	\$35,000 USD
(1) North Shore at Lake Hart Monument	\$34,000 USD	\$34,000 USD
(1) Pond Fountains, 2 of 2	\$20,000 USD	\$20,000 USD
(1) Perimeter Wall, Heron +/- 6,672 Sq Ft	\$300,240 USD	\$300,240 USD
(1) Perimeter Wall, Marsh Pointe +/- 1,932 Sq Ft	\$86,940 USD	\$86,940 USD
(1) Dog Park Fencing, VC Chain Lin, +/- 760 Ln Ft	\$24,320 USD	\$24,320 USD
(1) Pet Waste Stations 25 of 25	\$31,250 USD	\$31,250 USD
(1) Outdoor Waste Receptacles, 23 of 23	\$26,450 USD	\$26,450 USD
(1) Dog Park Benches, 4 of 4	\$5,200 USD	\$5,200 USD



Valuation Detailed Report

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EQUIPMENT REPORT

Policy Number: REN2627075

8/3/2026

Equipment: Building items and site improvements

	Replacement	Depreciated
(1) Pedestrian Bridge, Boardwalk, and Observation Deck	\$300,000 USD	\$300,000 USD
(1) Metal Picnic Tables, 2 of 2	\$3,000 USD	\$3,000 USD
(1) Utility Cart, 1 of 1	\$10,000 USD	\$10,000 USD
(1) Pedestrian Gates, 2 of 2	\$10,000 USD	\$10,000 USD

To update please call us at 866-568-7853 or email us at info@fpat.com for pricing and more information.

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