

Insurance Detail Report  
As of February 28, 2007

Site: 24 – Power Plant Facility  
 Building: 01 – Power Plant Main Building  
 Address: 100 17<sup>th</sup> Street  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

Foundation: Reinforced Concrete Footings,  
Foundation Wall and Slab

Exterior Walls: Metal Siding on Girts / Studs,  
Brick on Concrete Block

Roofing: Tar on Gravel on Concrete

Flooring: Concrete Slab w/Sealer in Main  
Sealer, Rubberized, Carpet Ceramic

Ceiling: Acoustical Tile, Drywall,  
None in Main Area

Partitions: Glazed Block, Drywall on Studs

Fire Safety/  
Security: Fire Alarms, Sensors, Extinguishers,  
Emergency Lighting, Fire Hose System,  
Exit Lighting

Building Services: Electrical  
Plumbing  
Heating  
Air Conditioning

Additional  
Features: Includes 5 Turbines c/o 12.5 MW,  
16.5 MW, 34 MW, 56MW, 38MW -  
Includes Boilers, Stacks, Condensers,  
Controls, Heat Recovery System #5,  
Elevator, Built-Ins



<u>BUILDING CHARACTERISTICS</u>	
Sq. Ft. Area:	185,860 Sq. Ft.
Number Stories:	2 w/Part 5
Date Constructed:	1962 w/Additions in 1978, 1993
Framing:	Steel
ISO Classification:	Non-Combustible
Fire Protection:	Sensors, Fire Hose Systems, Extinguishers

<u>VALUATION CONCLUSIONS</u>	
Cost of Reproduction New:	\$ 22,860,800
Exclusions:	\$ <u>442,100</u>
Cost of Reproduction New Less Exclusions:	\$ 22,418,700
Equipment:	\$148,000,000
PITO:	\$ 45,000



Insurance Detail Report  
As of February 28, 2007

Site: 24 – Power Plant Facility  
 Building: 02 – Tank #1  
 Address: 100 17<sup>th</sup> Street  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

Foundation: Reinforced Concrete Footings,  
Foundation Wall and Slab

Exterior Walls: Welded Steel

Roofing: Welded Steel

Flooring: Concrete Slab

Ceiling: None

Partitions: None

Fire Safety/  
Security: Leak Alarm

Building Services: Electrical

Additional Features: 1.6 M Gallon Capacity



**BUILDING CHARACTERISTICS**

Sq. Ft. Area: 5,026 Sq. Ft.  
 Number Stories: 1  
 Date Constructed: 1999  
 Framing: Steel  
 ISO Classification: Non-Combustible  
 Fire Protection: None

**VALUATION CONCLUSIONS**

Cost of Reproduction New:	\$525,000
Exclusions:	<u>\$ 25,000</u>
Cost of Reproduction New Less Exclusions:	\$500,000
Equipment:	\$ 0
PITO:	\$ 0



Insurance Detail Report  
As of February 28, 2007

Site: 24 – Power Plant Facility  
 Building: 03 – Tank #2  
 Address: 100 17<sup>th</sup> Street  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

Foundation: Reinforced Concrete Footings,  
Foundation Wall and Slab

Exterior Walls: Welded Steel

Roofing: Welded Steel

Flooring: Concrete Slab

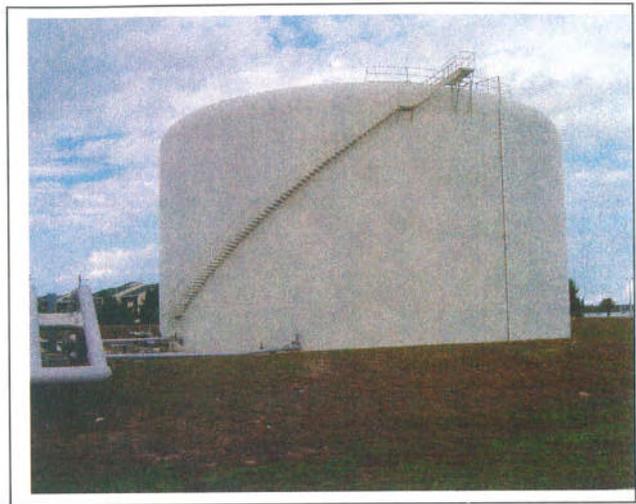
Ceiling: None

Partitions: None

Fire Safety/  
Security: Leak Alarm

Building Services: Electrical

Additional Features: 3.1 M Gallon Capacity



**BUILDING CHARACTERISTICS**

Sq. Ft. Area: 11,309 Sq. Ft.  
 Number Stories: 1  
 Date Constructed: 1999  
 Framing: Steel  
 ISO Classification: Non-Combustible  
 Fire Protection: None

**VALUATION CONCLUSIONS**

Cost of Reproduction New:	\$1,175,000
Exclusions:	\$ 50,000
Cost of Reproduction New Less Exclusions:	\$1,125,000
Equipment:	\$ 0
PITO:	\$ 0



Insurance Detail Report  
As of February 28, 2007

Site: 24 – Power Plant Facility  
 Building: 04 – Maintenance Building  
 Address: 100 17<sup>th</sup> Street  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

Foundation: Reinforced Concrete Footings,  
Foundation Wall and Slab

Exterior Walls: Metal Siding on Girts

Roofing: Metal

Flooring: Concrete Sealer, Rubber

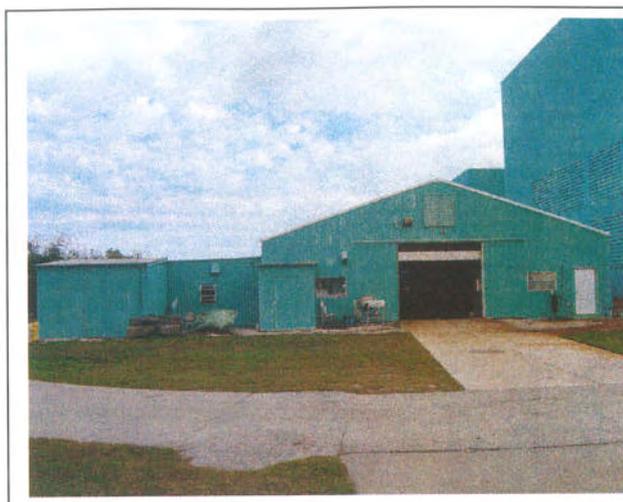
Ceiling: Acoustical in Offices  
None in Shop

Partitions: Wood / Metal on Studs

Fire Safety/  
Security: Fire Alarm

Building Services: Electrical  
Plumbing  
Heating – Office  
Air Conditioning - Office

Additional  
Features: Built-Ins – Shop Equipment



<u>BUILDING CHARACTERISTICS</u>	
Sq. Ft. Area:	7,408 Sq. Ft.
Number Stories:	1
Date Constructed:	1964
Framing:	Pre-Engineered Steel
ISO Classification:	Non-Combustible
Fire Protection:	Fire Alarm

<u>VALUATION CONCLUSIONS</u>	
Cost of Reproduction New:	\$405,600
Exclusions:	<u>\$ 30,000</u>
Cost of Reproduction New Less Exclusions:	\$375,600
Equipment:	\$ 75,000
PITO:	\$ 0



Insurance Detail Report  
As of February 28, 2007

Site: 24 – Power Plant Facility  
 Building: 05 – Haz Material Building  
 Address: 100 17<sup>th</sup> Street  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

Foundation: Reinforced Concrete Footings,  
Foundation Wall and Slab

Exterior Walls: Concrete Block

Roofing: Built-Up on Concrete Deck

Flooring: Concrete Slab

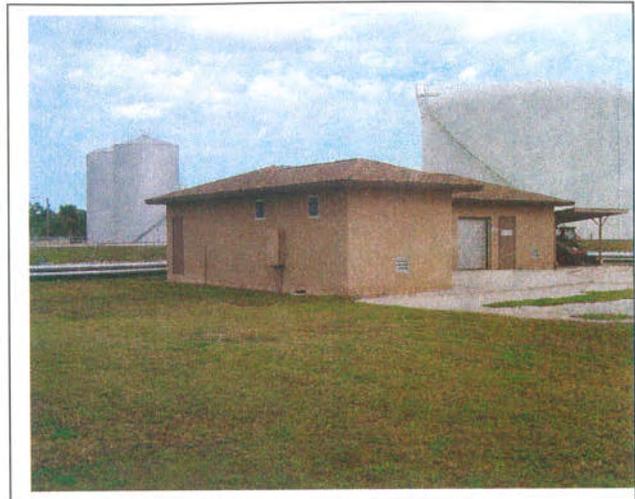
Ceiling: Drywall on Studs

Partitions: Concrete Block

Fire Safety/  
Security: Fire Extinguishers

Building Services: Electrical  
Plumbing  
Heating  
Air Conditioning

Additional  
Features: Ventilation, Roll-Up Doors,  
X-Proof Lighting & Fixtures



<u>BUILDING CHARACTERISTICS</u>	
Sq. Ft. Area:	1,240 Sq. Ft.
Number Stories:	1
Date Constructed:	1960
Framing:	Load Bearing Walls
ISO Classification:	Masonry Non-Combustible
Fire Protection:	Fire Extinguishers

<u>VALUATION CONCLUSIONS</u>	
Cost of Reproduction New:	\$167,500
Exclusions:	\$ 5,500
Cost of Reproduction New Less Exclusions:	\$162,000
Equipment:	\$ 30,000
PITO:	\$ 0



Insurance Detail Report  
As of February 28, 2007

Site: 24 – Power Plant Facility  
 Building: 06 – Pump Building  
 Address: 100 17<sup>th</sup> Street  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

Foundation: Reinforced Concrete Footings,  
Foundation Wall and Slab

Exterior Walls: Concrete & Concrete Block

Roofing: Built Up on Metal Deck & Joists

Flooring: Concrete Slab

Ceiling: None

Partitions: Concrete Block

Fire Safety/  
Security: None

Building Services: Electrical  
Plumbing

Additional Features: X-Proof Lighting & Fixtures,  
Ventilation



<u>BUILDING CHARACTERISTICS</u>	
Sq. Ft. Area:	1,280 Sq. Ft.
Number Stories:	1
Date Constructed:	1960
Framing:	Load Bearing Walls
ISO Classification:	Non-Combustible
Fire Protection:	None

<u>VALUATION CONCLUSIONS</u>	
Cost of Reproduction New:	\$172,800
Exclusions:	\$ 5,800
Cost of Reproduction New Less Exclusions:	\$167,000
Equipment:	\$ 45,000
PITO:	\$ 0



Insurance Detail Report  
As of February 28, 2007

Site: 24 – Power Plant Facility  
 Building: 07 – Intake Pump House  
 Address: 100 17<sup>th</sup> Street  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

Foundation: Reinforced Concrete Footings,  
Foundation Wall and Slab

Exterior Walls: Concrete

Roofing: Concrete

Flooring: Concrete Slab

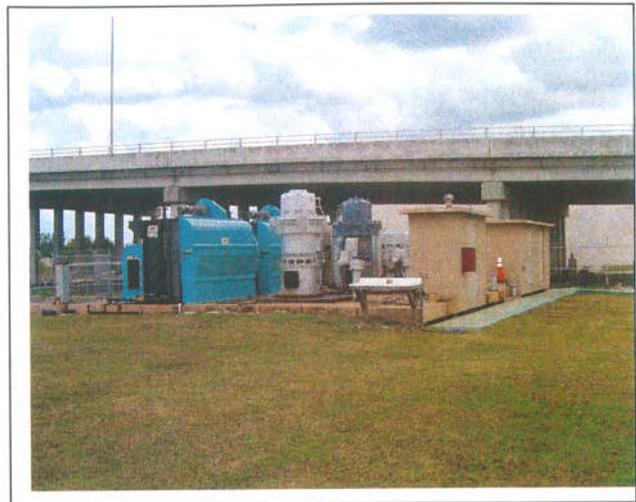
Ceiling: None

Partitions: Concrete

Fire Safety/  
Security: None

Building Services: Electrical  
Plumbing

Additional Features: 6 Pumps, 4 Bar Screens, Valves,  
Motors & Controls



<u>BUILDING CHARACTERISTICS</u>	
Sq. Ft. Area:	2,400 Sq. Ft.
Number Stories:	1
Date Constructed:	1972
Framing:	Reinforced Concrete
ISO Classification:	Masonry Non-Combustible
Fire Protection:	None

<u>VALUATION CONCLUSIONS</u>	
Cost of Reproduction New:	\$265,000
Exclusions:	\$ 7,500
Cost of Reproduction New Less Exclusions:	\$257,500
Equipment:	\$350,000
PITO:	\$ 0



Insurance Detail Report  
As of February 28, 2007

Site: 24 – Power Plant Facility  
 Building: 08 – Cooling Tower  
 Address: 100 17<sup>th</sup> Street  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

Foundation: Reinforced Concrete Footings,  
Foundation Wall and Slab

Exterior Walls: Fiberglass Walls

Roofing: None

Flooring: Concrete Slab

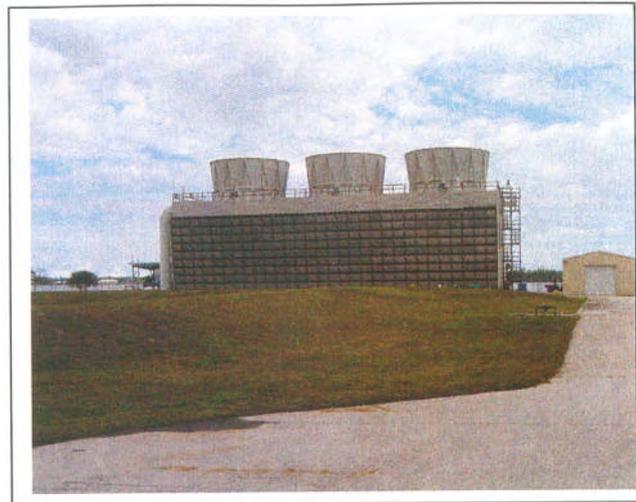
Ceiling: None

Partitions: None / Wood Slab

Fire Safety/  
Security: None

Building Services: Electrical  
Plumbing

Additional Features: 3 Fan – Once Thru Cooler  
Tower – 2 Pumps (Circulating Water)  
200,000 Gallon



<u>BUILDING CHARACTERISTICS</u>	
Sq. Ft. Area:	6,171 Sq. Ft.
Number Stories:	1
Date Constructed:	2003
Framing:	Steel
ISO Classification:	Non-Combustible
Fire Protection:	None

<u>VALUATION CONCLUSIONS</u>	
Cost of Reproduction New:	\$2,000,000
Exclusions:	\$ 20,000
Cost of Reproduction New Less Exclusions:	\$1,980,000
Equipment:	\$ 0
PITO:	\$ 0



Insurance Detail Report  
As of February 28, 2007

Site: 24 – Power Plant Facility  
 Building: 09 – Boat House  
 Address: 100 17<sup>th</sup> Street  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

Foundation: Reinforced Concrete Footings,  
Foundation Wall and Slab

Exterior Walls: Metal Siding on Girts

Roofing: Metal

Flooring: Slab

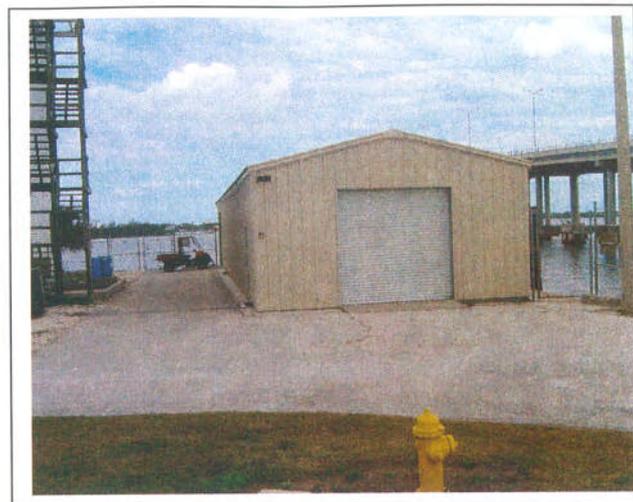
Ceiling: None

Partitions: None

Fire Safety/  
Security: Fire Alarm, Smoke Detectors

Building Services: Electrical  
Plumbing

Additional  
Features: X-Proof Lighting, Roll-Up Doors



BUILDING CHARACTERISTICS

Sq. Ft. Area: 2,400 Sq. Ft.  
 Number Stories: 1  
 Date Constructed: 2002  
 Framing: Pre-Fabricated Steel  
 ISO Classification: Non-Combustible  
 Fire Protection: Fire Alarm

VALUATION CONCLUSIONS

Cost of Reproduction New:	\$224,000
Exclusions:	\$ 4,000
Cost of Reproduction New Less Exclusions:	\$220,000
Equipment:	\$ 15,000
PITO:	\$ 0



Insurance Detail Report  
As of February 28, 2007

Site: 11 – T & D Building  
 Building: 01 – T & D Building  
 Address: 3455 Airport West Dr.  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

Foundation: Reinforced Concrete Footings,  
Foundation Wall and Slab

Exterior Walls: Stucco on Block

Roofing: Built Up on Metal Deck, Joists

Flooring: Ceramic, Carpet, Vinyl Tile, Sealer

Ceiling: Acoustical Tile, Drywall, None

Partitions: Drywall on Studs, Concrete Block

Fire Safety/  
Security: Fire Alarm, Sprinkler System,  
Smoke & Heat Detectors

Building Services: Electric  
Plumbing  
Heating  
Air Conditioning

Additional  
Features: Elevator, Built-ins, Overhang



BUILDING CHARACTERISTICS

Sq. Ft. Area: 34,600 Sq. Ft.  
 Number Stories: 2 (Part)  
 Date Constructed: 1987  
 Framing: Steel  
 ISO Classification: Masonry Non Combustible  
 Fire Protection: Fire Alarm, Sprinkler

VALUATION CONCLUSIONS

Cost of Reproduction New:	\$2,825,000
Exclusions:	\$ 135,000
Cost of Reproduction New Less Exclusions:	\$2,690,000
Equipment:	\$1,125,000
PITO:	\$ 0



Insurance Detail Report  
As of February 28, 2007

Site: 24 – Power Plant Facility  
 Building: 01 – Electrical Sub Station #1  
 Address: 100 17<sup>th</sup> Street  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

No Building

Equipment: Consisting of Steel Tower Structure,  
 7 – 69KV Breakers, 130KV Breakers,  
 Transformers c/o 1- 30MVA, 1- 62.5MVA,  
 1 – 45MVA, - 1- 62.5MVA, All 69KV,  
 Switchgear, RT4, Relay Panel,  
 Capacitor Bank, Fencing

1961 - 1978



VALUATION CONCLUSIONS

Cost of Reproduction New:	\$N/A
Exclusions:	\$N/A
Cost of Reproduction New Less Exclusions:	\$N/A
Equipment:	\$6,000,000
PITO:	\$N/A



Insurance Detail Report  
As of February 28, 2007

Site: 43 – Electrical Sub Station  
 Building: 01 – Electric Sub Station #3 - Mall  
 Address: 2595 58<sup>th</sup> Ave.  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

No Building

Equipment: C/o Steel Tower Structure, 4 – 69KV Breakers,  
 14 – 13KV Breakers, Transformers c/o 1 – 50 MVA  
 and 1 – 20 MVA, 2 – 75KVA, Relay Panel,  
 Switch Gear, RTU, Capacitor Bank,  
 2,294 Sq. Ft. Control Building, Battery Pack,  
 Fence



VALUATION CONCLUSIONS

Cost of Reproduction New:	\$N/A
Exclusions:	\$N/A
Cost of Reproduction New Less Exclusions:	\$N/A
Equipment:	\$4,750,000
PITO:	\$N/A



Insurance Detail Report  
As of February 28, 2007

Site: 26 – Power Plant Facility  
 Building: 01 – Electrical Sub Station #7 West  
 Address: 1 Kings Highway  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

No Building

Equipment: Consisting of Steel Tower Structure,  
 4-138KV Breakers, 7-69KV, 9-13KV Breakers,  
 1-25MVA and 1-20MVA Transformer,  
 Relay Panel, 2 Switch Gear Sets Capacitor Bank,  
 600 Sq. Ft. Control Building, Battery Pack,  
 Fencing & Lighting  
 1972, Upgrade 1987



VALUATION CONCLUSIONS

Cost of Reproduction New:	\$N/A
Exclusions:	\$N/A
Cost of Reproduction New Less Exclusions:	\$N/A
Equipment:	\$5,650,000
PITO:	\$N/A



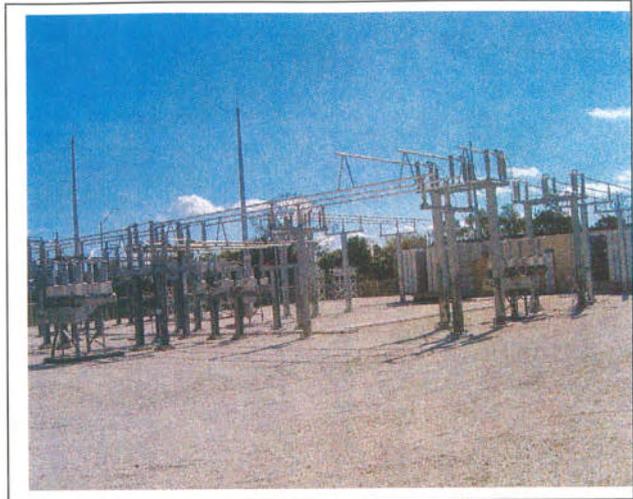
Insurance Detail Report  
As of February 28, 2007

Site: 27 – Power Plant Facility  
 Building: 01 – Electrical Sub Station #6 North  
 Address: 3155 41<sup>st</sup> St.  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

No Building

Equipment: Consisting of Steel Tower Structure c/o  
 5-69KV Breakers, 15-13KV Breakers, 2-75MVA  
 Transformers, 2-75KVA Transformers, Relay Panel,  
 Switch Gear, RTU, Capacitor Bank,  
 2,160 Sq. Ft. Control Building, Battery Pack,  
 Fencing and Lighting.

2006



VALUATION CONCLUSIONS

Cost of Reproduction New:	\$N/A
Exclusions:	\$N/A
Cost of Reproduction New Less Exclusions:	\$N/A
Equipment:	\$5,500,000
PITO:	\$N/A

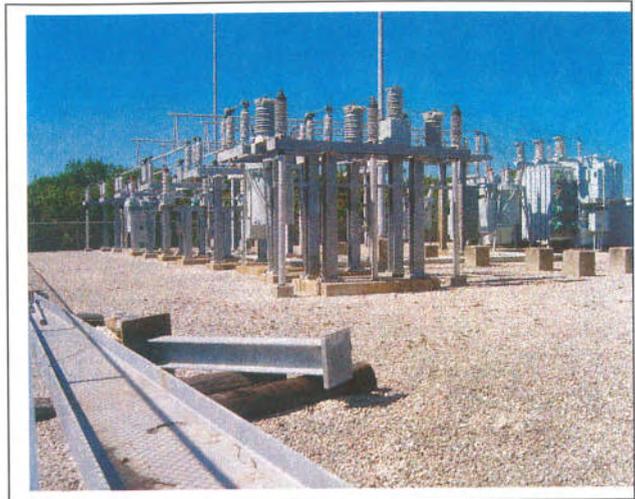


Insurance Detail Report  
As of February 28, 2007

Site: 28 – Power Plant Facility  
 Building: 01 – Electrical Sub Station #9 – North Beach  
 Address: N1A1 Indian River Shores  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

No Building

Equipment: Consisting of Steel Tower Structure c/o  
 4-69KV 9-13KV Breakers, 2-20MVA Transformers,  
 Switch Gear, Relay Panel, RTU, Capacitor Bank,  
 396 Sq. Ft. Control Building, Battery Pack,  
 Fencing and Lighting  
 1978, Upgrade 1987



VALUATION CONCLUSIONS

Cost of Reproduction New:	\$N/A
Exclusions:	<u>\$N/A</u>
Cost of Reproduction New Less Exclusions:	<u>\$N/A</u>
Equipment:	\$3,850,000
PITO:	\$N/A

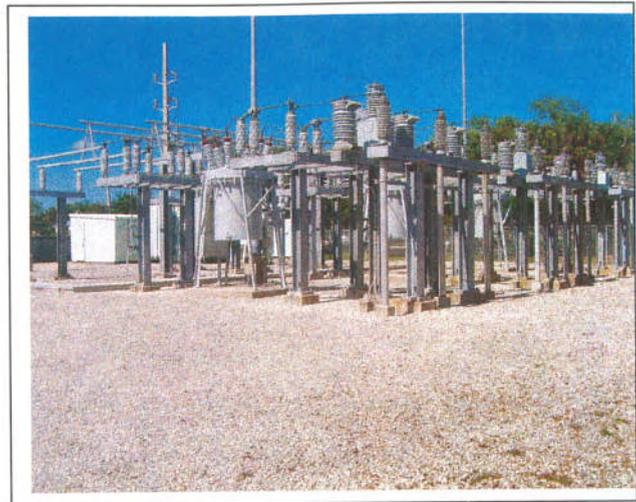


Insurance Detail Report  
As of February 28, 2007

Site: 29 – Power Plant Facility  
 Building: 01 – Electrical Sub Station #10 – Central Beach  
 Address: 1 Causeway Blvd.  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

No Building

Equipment: Consisting of Steel Tower Structure c/o  
 4-69KV & 5-13KV Breakers, 1-20MVA Transformer,  
 Switch Gear, Relay Panel, RTU, Capacitor Bank,  
 357 Sq. Ft. Control Building, Battery Pack,  
 Fencing and Lighting  
 1978



<u>VALUATION CONCLUSIONS</u>	
Cost of Reproduction New:	\$N/A
Exclusions:	<u>\$N/A</u>
Cost of Reproduction New Less Exclusions:	<u>\$N/A</u>
Equipment:	\$3,125,000
PITO:	\$N/A



Insurance Detail Report  
As of February 28, 2007

Site: 30 – Power Plant Facility  
 Building: 01 – Electrical Sub Station #11 – South Beach  
 Address: South A1A Wynn Cove  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

No Building

Equipment: Consisting of Steel Tower Structure c/o  
 4-69KV & 10-13KV Breakers, 2-20MVA Transformers,  
 Switch Gear, Relay Panel, RTU, Capacitor Bank,  
 357 Sq. Ft. Control Building, Battery Pack,  
 Fencing and Lighting  
 1978, Upgrade 1991



VALUATION CONCLUSIONS

Cost of Reproduction New:	\$N/A
Exclusions:	\$N/A
Cost of Reproduction New Less Exclusions:	\$N/A
Equipment:	\$3,925,000
PITO:	\$N/A



Insurance Detail Report  
As of February 28, 2007

Site: 31 – Power Plant Facility  
 Building: 01 – Electrical Sub Station #5 - Airport  
 Address: 2550 Piper Dr.  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

No Building

Equipment: Consisting of Steel Tower Structure c/o  
 5-69KV & 13-13KV Breakers, 2-30MVA Transformers,  
 2-75KVA Transformers, Relay Panel,  
 Switch Gear, RTU, Capacitor Bank,  
 357 Sq. Ft. Control Building, Battery Pack,  
 Fencing and Lighting

1991



VALUATION CONCLUSIONS

Cost of Reproduction New:	\$N/A
Exclusions:	\$N/A
Cost of Reproduction New Less Exclusions:	\$N/A
Equipment:	\$4,650,000
PITO:	\$N/A



Insurance Detail Report  
As of February 28, 2007

Site: 25 – Power Plant Facility  
 Building: 01 – Electrical Sub Station #8 South  
 Address: 1 South Relief Canal  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

No Building

Equipment: Consisting of Steel Tower Structure,  
 1-138KV, 7-69KV, 4-13KV Breakers,  
 1-166MVA and 1-20MVA Transformer,  
 2-75KVA Transformers, Relay Panel,  
 Switch Gear, RTU, Capacitor Bank,  
 1,155 Sq. Ft. Control Building, Battery Pack,  
 Fencing and Lighting

1976, Upgrade 1991



VALUATION CONCLUSIONS

Cost of Reproduction New:	\$N/A
Exclusions:	\$N/A
Cost of Reproduction New Less Exclusions:	\$N/A
Equipment:	\$5,500,000
PITO:	\$N/A



Insurance Detail Report  
As of February 28, 2007

Site: 36 – Power Plant Facility  
 Building: 01 – Electrical Sub Station #20 – Country Line  
 Address: 2455 1<sup>st</sup> Ave.  
 Town / State: Vero Beach, FL 32961  
 County: Indian River

No Building

Equipment: Consisting of Steel Tower Structure c/o  
 3 – 138KV Breakers, 7 – 75KVA Transformers,  
 Relay Panel, RTU, 1,140 Sq. ft. Control Building,  
 Battery Pack, Fencing & Lighting  
 1975 Est.



VALUATION CONCLUSIONS

Cost of Reproduction New:	\$N/A
Exclusions:	<u>\$N/A</u>
Cost of Reproduction New Less Exclusions:	<u>\$N/A</u>
Equipment:	\$3,500,000
PITO:	\$N/A

