CITY OF COFFEYVILLE **BOARD OF COMMISSIONERS AGENDA ITEM**		
MEETING DATE	September 24, 2013	
RESOLUTION OR ORDINANCE NUMBER	R-13-74	
AGENDA TITLE	**A RESOLUTION TO AUTHORIZE ISSUANCE OF A PURCHASE ORDER IN THE SUM OF $207,203 FOR PROPERTY INSURANCE COVERAGE ON THE ELECTRIC UTILITY SYSTEM (BUILDING AND CONTENTS), AND FOR BOILER AND MACHINERY INSURANCE COVERAGE ON THE POWER PLANT TO BE EFFECTIVE SEPTEMBER 1, 2013.**	
REQUESTING DEPARTMENT	Finance Department	
PRESENTER	Stephanie A. Richardson, Finance Director	
FISCAL INFORMATION	Cost as recommended:	$207,203.00
	Budget Line Item:	800-5-040-452 $174,475.34 800-5-070-452 $ 32,727.66
	Balance Available	$207,203.00
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	Authorizes issuance of a purchase order for property insurance coverage on the electric utility system (building and contents), and for boiler and machinery insurance coverage on the power plant.	

BACKGROUND	As requested by Chubb Insurance Company, the city approved hiring Schreiner Valuation Resources in March 2013 to perform an appraisal of the electric system building and contents as well as the power plant assets to ensure we were properly valuing our insurable assets. The company was on site in April 2013 to perform their work. Staff received a full report back from Schreiner Valuation Services on August 30, 2013 reporting a a total insurable replacement cost in the amount of $67,450,000. This letter was sent to Coffeyville Insurance (our agent for this policy) who forwarded it to Chubb Insurance to prepare a quote. Staff received the quote from Chubb on September 10, 2013.
SPECIAL NOTES	Chubb has extended this coverage for the City of Coffeyville in order to get all of the appraisal documentation and a quote issued through their agency.
ANALYSIS	The insurable replacement cost is comparable to what we have insured the assets for in the past so our statement of values did not change significantly. The difference in the insurable replacement cost on the appraisal and the insured value on our quote is related to our inventory (poles, transformers, wire) amounts. The only change in coverage, except for the new Statement of Values, is a change in the Flood coverage. It has been changed to equal that of the Earthquake coverage. Staff and Coffeyville Insurance personnel feel this coverage is adequate for the city. We do have an active claim with Chubb Insurance to repair the boiler as a result of the explosion. Staff has been working directly with Chubb personnel while repairs are being made to the boiler equipment. This quote is a 9.25% increase in premium over last year. Based on our premium history with Chubb and the fact that we have an active claim this quote does not seem unreasonable.
PUBLIC INFORMATION PROCESS	N/A

BOARD OR COMMISSION RECOMMENDATION	N/A
STAFF RECOMMENDATION	Staff recommends approval of this resolution.
REFERENCE DOCUMENTS ATTACHED	Renewal Quote from Chubb Insurance Final Appraisal Report from Schreiner Valuation Services

RESOLUTION NO. R-13-74

A RESOLUTION TO AUTHORIZE ISSUANCE OF A PURCHASE ORDER IN THE SUM OF $207,203 FOR PROPERTY INSURANCE COVERAGE ON THE ELECTRIC UTILITY SYSTEM (BUILDING & CONTENTS), AND FOR BOILER AND MACHINERY INSURANCE COVERAGE ON THE POWER PLANT TO BE EFFECTIVE SEPTEMBER 1, 2013.

BE IT RESOLVED, by the Board of Commissioners of the City of Coffeyville, KS, that the Finance Director be and is hereby authorized and directed to issue a purchase order in the sum of $207,203 to Coffeyville Insurance Associates for Property Insurance coverage on the electric utility system (Building & Contents) and for Boiler and Machinery Insurance Coverage on the power plant to be effective September 1, 2013.

Insurance Company	Coffeyville Insurance Associates/Chubb
Policy Coverage Period	9/1/2013 to 8/31/2014

ADOPTED THIS 24TH DAY OF SEPTEMBER 2013.

_____
David George, Mayor

ATTEST:

_____
Cindy Price, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____
Paul Kritz, City Attorney

Med James, Inc.
P.O. Box 2014
Shawnee Mission, KS 66201
Phone: (913)663-5500
Fax: (913)663-2014

Renewal Quote

Renewal of Policy: 37110043/10
Current policy set to expire on: 09/01/2013

Producer Number: 03759
Producer Name: COFFEYVILLE INS ASSOC., INC.
Address: 711 1/2 W 11TH ST
P.O. BOX 584
COFFEYVILLE, KS 67337

Provider Number: 0042
Provider Name: CHUBB & SON INC.
Address: DEPT 10394
PALATINE, IL 60055-0394

Renewal Quote Number: JBR897113
Insured Number: 8971
Insured Name: CITY OF COFFEYVILLE
Insured Address: PO BOX 1629
COFFEYVILLE, KS 67337

This renewal quote is valid for: 3 Days
and expires on: 09/13/2013
Sent By: Fax
Coverage Term: 12 months
Underwriter: Jake Blythe

LOB Code	Coverage Description	Risk State	Producer Commission	Minimum Earned	Premium Amount
PROP	Commercial Property	KS	10.00%	25.00%	$207,203.00
TERR	Certified Terrorism Coverage	KS	10.00%	100.00%	$11,086.00

Fees and Taxes

Total Premium:	$218,289.00
Total Taxes:	$0.00
Total Fees:	$0.00
Grand Total:	$218,289.00

Caution: Please review this quote carefully, as it may differ from the coverages and/or the limits requested.

Renewal Quote Descriptions

Need written request to bind, including completed/signed/dated copy of attached Terrorism form if the limited coverage made available is not desired by the insured. Agency bill/quarterly installments per expiring policy; other terms & conditions per attached proposal. Note that all coverages & deductibles remain the same as expiring, except for the new values provided in the updated Statement of Values, plus the equal amounts shown for Flood & Earthquake.

CHUBB

CHUBB GROUP OF INSURANCE COMPANIES

Suite 4700, 233 South Wacker Drive
Chicago, IL 60606-6303

Sept 10, 2013

Subject: **City Of Coffeyville, Kansas**

Policy Type	**Policy Number**	**Effective Date**	**Underwriting Company**
ATD PKG	37110043	09/15/2013	Federal Insurance Company
MOD PROP	37110043	09/15/2013	Federal Insurance Company

We are pleased to provide our Commercial Coverage Proposal for **City Of Coffeyville, Kansas.** This quote is valid for 30 days from today.

To facilitate your discussion of the coverages with the insured, we have outlined some of the features of the form. Please review the coverages carefully. This proposal outlines the extent of coverage that we will provide on the account and is subject to the terms and conditions of the policies. If you do not see a specific coverage listed on this proposal, it is **not** provided.

Please note that this proposal is subject to several legal requirements and prohibitions, which are described on the cover page of this proposal or within individual sections of the proposal, as appropriate. Please read these descriptions carefully.

Thank you for the opportunity to quote this account.

Links to our Products and Capabilities

Product Highlights:

- *Customarq Classic for Power Industries*

In today's competitive sales arena, you want to offer the best package product to your clients. *Customarq Classic for Power Industries* is the answer. This brochure lists the many coverage features of the *Customarq Classic for Power Industries.*

- *10 Reasons Why Your Power Industries Clients Need Chubb*

This fact sheet highlights the top 10 reasons why Chubb should be the carrier of choice for Power Industries.

Corporate Capabilities:

- *The Chubb Corporation Financial Ratings from S&P, Moody's and A M Best*

- *Loss Control for Commercial Customers*

Overview of Loss Control Services' resources, achievements and products

- *Chubb At A Glance*

Overview of Chubb financials and business operations

POWER INDUSTRIES INSURANCE COVERAGE PROPOSAL

FOR

CITY OF COFFEYVILLE, KANSAS

COVER PAGE

This proposal does not apply to the extent that trade or economic sanctions or other laws or regulations prohibit Chubb from offering or providing insurance. To the extent any such prohibitions apply, this proposal is void ab initio.

Information contained in this proposal is descriptive only. This proposal contains highlights or typical features available in our policies. These features are subject to change based upon underwriting and may or may not be available or apply to your policy. The precise coverage afforded is subject to the terms and conditions of the policies issued. The Company reserves the right, in its sole discretion, to amend or withdraw this Proposal if the Company becomes aware of any new, corrected or updated information that the Company reasonably believes would change its underwriting evaluation.

This quotation/proposal contemplates an integrated insurance program that includes all of the lines of business, terms and conditions outlined. The pricing and terms and conditions shown in this quotation/proposal cannot be separated. As such, if you reject individual components of the quote/proposal or any part of the program is cancelled and/or non-renewed, the terms and conditions of the remaining portion of the account are subject to reevaluation by the Company and all elements including program structure, pricing, as well as other terms and conditions will be subject to change.

This information is intended for producers that are properly licensed and authorized in at least one of the writing companies that comprise the Chubb Group of Insurance Companies (Chubb). If you are not a licensed and authorized Chubb producer, please direct this communication to the person in your office that holds such designations and contact Chubb to update the contact information for this policy.

For promotional purposes, Chubb refers to member insurers of the Chubb Group of Insurance Companies underwriting coverage: Federal Insurance Company, Vigilant Insurance Company, Pacific Indemnity Company, Great Northern Insurance Company, Northwestern Pacific Indemnity Company, Texas Pacific Indemnity Company, Chubb Custom Insurance Company, Chubb Indemnity Insurance Company, Chubb Insurance Company of New Jersey, Chubb National Insurance Company, Chubb Lloyds Insurance Company of Texas. Not all insurers do business in all jurisdictions.

Chubb's *Customarq Power Industries product*, offers state-of-the-art insurance protection. This product builds on Chubb's tradition of leadership with its enhanced features, flexible approach to valuation and automatic limits of insurance for many coverages.

Some of the many benefits of *Customarq Power Industries product:*

******
- Modular format, with clear policy language and easy-to-use structure.
- An automatic blanket limit that allows insurance dollars to be spent where they are needed most following a loss.
- Broad "all-risk" property/income perils.
- Automatic limits for many coverages, with the option to purchase additional limits.
- Flexible approach to property valuation.
- Business income protection, including worldwide dependent business premises.

Since 1882, Chubb has provided property and casualty insurance to businesses around the world. Chubb continues to receive high ratings for financial strength and stability from A.M. Best, Standard & Poor's and Moody's, an important consideration that underscores an insurer's ability to pay its claims now and in the future. Every *Customarq Power Industries* policy is backed by Chubb's financial stability, renowned claim and loss control service, global network and underwriting expertise.

09/10/2013
Chubb Group of Insurance Companies

PREMIUM SUMMARY

Policy Type	*Premium*	*Commission*	*Payment Options*
Commercial Property	**$218,289**	**15%**	Quarterly/Agency Bill
Federal Insurance Company			
Policy No.: 3711-00-43			
Property	$218,289		
Machinery Breakdown	**Included in Property**		
Taxes and Surcharges	$0	0%	Prepaid
TOTAL ACCOUNT PREMIUM	**$218,289**		

Please note the underwriting company in which this quote is being offered. All insurers of the Chubb Group of Insurance Companies share the same financial ratings.

Terrorism

**** *Portion of premium attributable for Terrorism - Included in above premium*

Property	**$11,086**
Machinery Breakdown	**Included in Property**

"Terrorism" refers to terrorism losses covered by the Terrorism Risk Insurance Act of the United States of America (15 USC 6701 note). Please refer to the Important Notice to Policyholders which outlines both the Federal Government's and the Insurance Company's obligation of payment under the Terrorism Risk Insurance Act.

Without Terrorism $207,203

CUSTOMARQ COMMERCIAL COVERAGE

Policy Number: 3711-00-43
Company: Federal Insurance Company
Effective Date: September 15, 2013 to September 15, 2014

Premises Summary:

1 1) 605 SANTA FE, COFFEYVILLE (MONTGOMERY COUNTY), KS 67337

2 2) 616 SPRING, COFFEYVILLE (MONTGOMERY COUNTY), KS 67337

3 3) 6TH & SPRING, COFFEYVILLE (MONTGOMERY COUNTY), KS 67337

4 4) 1508 WEST FIRST, COFFEYVILLE (MONTGOMERY COUNTY), KS 67337

8 5) 312 E 7TH ST, OLD CHURCH, COFFEYVILLE (MONTGOMERY COUNTY), KS 67337

9 6) HIGHWAY 169 NORTH, NORTH INDUSTRIAL PARK, COFFEYVILLE (MONTGOMERY COUNTY), KS 67337

10 7) 707 SPRING ST, COFFEYVILLE (MONTGOMERY COUNTY), KS 67337

11 8) 169 W NORTH ST, SOUTH INDUSTRIAL PARK, COFFEYVILLE (MONTGOMERY COUNTY), KS 67337

12 9) 205 NORTH SYCAMORE, COFFEYVILLE (MONTGOMERY COUNTY), KS 67337

14 10) 712 SPRING ST, COFFEYVILLE (MONTGOMERY COUNTY), KS 67337

PROPERTY INSURANCE

Deductible: $25,000
The deductible shown above applies to all coverages except Business Income and Extra Expense, and all premises, unless a specific deductible is shown following a coverage.

PREMISES COVERAGES BLANKET LIMITS	PREMISES/BUILDING	LIMITS OF INSURANCE
The manner in which the Blanket applies is shown on a Premises/Building basis. For example, "1/1" means Premises 1/Building 1.		
Blanket #1 Ordinance or Law Sub Limit $100,000 Building Coinsurance 100% Personal Property Coinsurance 100% Building	ok 2/1 616 Spring	$2,299,876 ok

PREMISES COVERAGES BLANKET LIMITS	PREMISES/BUILDING	LIMITS OF INSURANCE
The manner in which the Blanket applies is shown on a Premises/Building basis. For example, "1/1" means Premises 1/Building 1.		
Personal Property	2/1	
Blanket #2 Ordinance or Law Sub Limit $100,000 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	4,187,479 4/1 1508 W 1st 4/1	$4,087,479
Blanket #3 Ordinance or Law Sub Limit $100,000 Building Coinsurance 100% Building	ok 5/1 312 E 7th Old Church	$80,862
Blanket #4 Ordinance or Law Sub Limit $100,000 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	ok 6/1 Hwy 169 N 6/1 North Industrial Park	$1,460,727
Blanket #5 Ordinance or Law Sub Limit $100,000 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	ok 7/1 7/1 707 Spring	$140,000
Blanket #6 Ordinance or Law Sub Limit $100,000 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	ok 8/1 169 W North 8/1 South Industrial Park	$1,718,772
Blanket #7 Ordinance or Law Sub Limit $100,000 Building Coinsurance 100% Personal Property Coinsurance 100% Building	ok 9/1 205 N. Sycamore	$15,321,930

PREMISES COVERAGES BLANKET LIMITS	PREMISES/BUILDING	LIMITS OF INSURANCE
The manner in which the Blanket applies is shown on a Premises/Building basis. For example, "1/1" means Premises 1/Building 1.		
Personal Property	9/1	
Blanket #8 Waiting Period 720 hours Indemnity Period 12 months Business Income with Extra Expense	ok 1/1, 2/1, 3/1, 4/1, 5/1, 6/1, 7/1, 8/1, 9/1, 10/1	$1,000,000
Blanket #9 Ordinance or Law Sub Limit $1,000,000 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	35,711,017 605 Sante Fe 1/1, 1/2, 1/3, 1/4, 1/5 1/1	$35,929,765
Blanket #10 Ordinance or Law Sub Limit $100,000 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	ok 3/1 3/1 6th + Spring	$6,409,050
Blanket #11 Ordinance or Law Sub Limit $100,000 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	ok 10/1 10/1 712 Spring	$2,074,244

PREMISES COVERAGES – SPECIFIC LIMITS	LIMITS OF INSURANCE
Premises #1/Building #1	
EDP Property on Premises	$140,000
Valuable Papers on Premises	$100,000
Debris Removal Expense	$1,000,000
Pollutant Clean-Up or Removal	$1,000,000
Public Safety Service Charges	$50,000
Premises #2/Building #1	
EDP Property on Premises	$20,000
Valuable Papers on Premises	$25,000

PREMISES COVERAGES – SPECIFIC LIMITS	LIMITS OF INSURANCE
Machinery Breakdown	INCLUDED

ADDITIONAL COVERAGES – SPECIFIC LIMITS	LIMITS OF INSURANCE
Personal Property - Any Other Location	$1,000,000
Personal Property in Transit	$250,000

EARTHQUAKE	LIMITS OF INSURANCE
Policy Annual Aggregate Limit	$23,400,361
Earthquake	
Premises 1	
Premises Annual Aggregate Limit	$10,000,000
Per Occurrence Limit	$10,000,000
Property Damage Per Premises/Per Occurrence Dollar Deductible	$25,000
Earthquake	
Premises 2	
Premises Annual Aggregate Limit	$2,000,000
Per Occurrence Limit	$2,000,000
Property Damage Per Premises/Per Occurrence Dollar Deductible	$25,000
Earthquake	
Premises 3	
Premises Annual Aggregate Limit	$2,000,000
Per Occurrence Limit	$2,000,000
Property Damage Per Premises/Per Occurrence Dollar Deductible	$25,000
Earthquake	
Premises 4	
Premises Annual Aggregate Limit	$2,000,000
Per Occurrence Limit	$2,000,000
Property Damage Per Premises/Per Occurrence Dollar Deductible	$25,000
Earthquake	
Premises 5	
Premises Annual Aggregate Limit	$80,862
Per Occurrence Limit	$80,862
Property Damage Per Premises/Per Occurrence Dollar Deductible	$25,000

Earthquake	
Premises 6	
Premises Annual Aggregate Limit	$1,460,727
Per Occurrence Limit	$1,460,727
Property Damage Per Premises/Per Occurrence Dollar Deductible	$25,000
Earthquake	
Premises 7	
Premises Annual Aggregate Limit	$140,000
Per Occurrence Limit	$140,000
Property Damage Per Premises/Per Occurrence Dollar Deductible	$25,000
Earthquake	
Premises 8	
Premises Annual Aggregate Limit	$1,718,772
Per Occurrence Limit	$1,718,772
Property Damage Per Premises/Per Occurrence Dollar Deductible	$25,000
Earthquake	
Premises 9	
Premises Annual Aggregate Limit	$2,000,000
Per Occurrence Limit	$2,000,000
Property Damage Per Premises/Per Occurrence Dollar Deductible	$25,000
Earthquake	
Premises 10	
Premises Annual Aggregate Limit	$2,000,000
Per Occurrence Limit	$2,000,000
Property Damage Per Premises/Per Occurrence Dollar Deductible	$25,000
FLOOD	**LIMITS OF INSURANCE**
Policy Annual Aggregate Limit	$23,400,361
Flood	
Premises 1	
Premises Annual Aggregate Limit	$10,000,000
Per Occurrence Limit	$10,000,000
Per Occurrence Dollar Deductible	$25,000

Flood	
Premises 2	
Premises Annual Aggregate Limit	$2,000,000
Per Occurrence Limit	$2,000,000
Per Occurrence Dollar Deductible	$25,000
Flood	
Premises 3	
Premises Annual Aggregate Limit	$2,000,000
Per Occurrence Limit	$2,000,000
Per Occurrence Dollar Deductible	$25,000
Flood	
Premises 4	
Premises Annual Aggregate Limit	$2,000,000
Per Occurrence Limit	$2,000,000
Per Occurrence Dollar Deductible	$25,000
Flood	
Premises 5	
Premises Annual Aggregate Limit	$80,862
Per Occurrence Limit	$80,862
Per Occurrence Dollar Deductible	$25,000
Flood	
Premises 6	
Premises Annual Aggregate Limit	$1,460,727
Per Occurrence Limit	$1,460,727
Per Occurrence Dollar Deductible	$25,000
Flood	
Premises 7	
Premises Annual Aggregate Limit	$140,000
Per Occurrence Limit	$140,000
Per Occurrence Dollar Deductible	$25,000
Flood	
Premises 8	
Premises Annual Aggregate Limit	$1,718,772
Per Occurrence Limit	$1,718,772
Per Occurrence Dollar Deductible	$25,000
Flood	
Premises 9	
Premises Annual Aggregate Limit	$2,000,000
Per Occurrence Limit	$2,000,000
Per Occurrence Dollar Deductible	$25,000

Flood	
Premises 10	
Premises Annual Aggregate Limit	$2,000,000
Per Occurrence Limit	$2,000,000
Per Occurrence Dollar Deductible	$25,000

POLICY FORMS		
42-02-1611	04-10	SUPPLEMENTARY DECLARATIONS PROPERTY ($250K)
42-02-1612	04-10	SUPPLEMENTARY DECL BUSINESS INCOME ($100K)
42-02-1633	04-10	BOILER AND MACHINERY COVERAGE
42-02-1798	04-10	ADDTL PERIL - FLOOD LMT/DED OR WAITING PER
42-02-2424	04-10	POWER PROPERTY EXTENSION
80-02-0280	07-03	SCHEDULE OF MORTGAGEES/LOSS PAYEES
80-02-0005	07-03	PROPERTY DECLARATIONS
80-02-1000	06-05	BUILDING AND PERSONAL PROPERTY
80-02-1004	07-03	BUSINESS INCOME WITH EXTRA EXPENSE
80-02-1017	07-03	ELECTRONIC DATA PROCESSING PROPERTY
80-02-1018	07-03	EXTRA EXPENSE
80-02-1048	07-03	ACCTS REC, FINE ARTS, MONEY & SEC, VAL PAPERS
80-02-1095	07-03	IMPAIRMENT OF COMPUTER SERVICES-MALICIOUS PGM
80-02-1097	06-05	PROPERTY/BI CONDITIONS & DEFINITIONS
80-02-1303	10-06	ADD'L PERIL - EQ LIMIT/DED OR WAITING PERIOD
80-02-1333	07-03	PERSONAL PROPERTY REPORTING CONDITION ADDED
80-02-1644	05-04	ELECTRONIC DATA AND PERIL CHANGES
80-02-1658	12-07	CAP ON CERT. TERRORISM LOSSES (ALL PREMISES)
80-02-1721	06-99	KANSAS MANDATORY - CONCEALMENT/MISREPRESENT.
80-02-5250	06-08	ORD OR LAW & EXISTING GREEN STANDARDS LPB
80-02-1342	04-94	90 DAY NOTICE OF CANCELLATION
80-02-1342	04-94	DEDUCTIBLE ENDORSEMENT
80-02-1342	04-94	HOT – TESTING ENDORSEMENT
80-02-1342	04-94	DEPENDENT BUSINESS PREMISES

CUSTOMARQ PROPERTY HIGHLIGHTS

The precise coverage afforded is subject to the terms and conditions of the policies issued. The following features are subject to change based upon underwriting and may or may not be available or apply to your policy.

VALUATION

Replacement Cost
Cost of Replacement at any Location
Brands & Labels
Construction Fees
Customs Duties
Extended Warranties
Ordinance or Law
Selling Price on Finished Stock and Sold Personal Property
Replacement Cost on Personal Property of Others, Business Personal Property You Lease and Personal Property of Employees
Replacement Cost on Research and Development Property if repaired, replaced or reproduced
Valuation on Tenants' I & B when not replaced – ACV
24 Months to Decide to Repair or Replace

$ 250,000 BLANKET LIMIT OF INSURANCE

The automatic blanket limit applies to:

Accounts Receivable
Electronic Data Processing Property
Fine Arts
Leasehold Interest - Bonus Payment, Prepaid Rent, Sublease Profit, Tenants' Lease Interest
Leasehold Interest - Undamaged Tenants' Improvements & Betterments
Non-Owned Detached Trailers
Outdoor Trees, Shrubs, Plants or Lawns
Pair and Set
Personal Property of Employees
Public Safety Service Charges
Research and Development Property
Valuable Papers

The Blanket Limit of Insurance applies over all of the coverages shown above and may be apportioned at the time of loss. This Blanket Limit of Insurance applies separately at each covered premises shown in the Declarations and is subject to the Property Deductible specified in the Declarations.

Separate specific Limits of Insurance may be purchased for any of these coverages. If purchased, the blanket limit of insurance will apply in addition to the specific limit.

ADDITIONAL PROPERTY COVERAGES

The following Additional Coverages apply separately at each of your premises. In this proposal, any additional limits for these coverages that you have purchased are indicated at the described premises to which the increased limits apply. A policy level deductible applies to each of the Additional Coverages, unless otherwise indicated below or at the described premises

Property Coverages	Limit Of Insurance
ANY OTHER LOCATION	
ACCOUNTS RECEIVABLE	$ 15,000
BUILDING COMPONENTS	$ 15,000
ELECTRONIC DATA PROCESSING PROPERTY	$ 50,000
FINE ARTS	$ 15,000
PERSONAL PROPERTY	$ 15,000
RESEARCH AND DEVELOPMENT PROPERTY	$ 15,000
VALUABLE PAPERS	$ 15,000
DEBRIS REMOVAL	
PREMISES SHOWN IN THE DECLARATIONS	$ 100,000
ANY OTHER LOCATION	$ 25,000
IN TRANSIT	$ 25,000
DEFERRED PAYMENTS	$ 25,000
EXHIBITION, FAIR OR TRADE SHOW	
ELECTRONIC DATA PROCESSING PROPERTY	$ 15,000
FINE ARTS	$ 15,000
PERSONAL PROPERTY	$ 15,000
EXTRA EXPENSE	$ 100,000
FUNGUS CLEAN-UP OR REMOVAL	$ 25,000
IMPAIRMENT OF COMPUTER SERVICES – MALICIOUS PROGRAMMING	
INSIDE ATTACK	$ 100,000
OUTSIDE ATTACK – PER OCCURRENCE	$ 10,000
OUTSIDE ATTACK – ANNUAL AGGREGATE	$ 50,000
INSTALLATION	
ANY JOB SITE	$ 25,000
IN TRANSIT	$ 25,000
IN TRANSIT	
ACCOUNTS RECEIVABLE	$ 15,000
BUILDING COMPONENTS	$ 15,000
ELECTRONIC DATA PROCESSING PROPERTY	$ 50,000
FINE ARTS	$ 15,000
PERSONAL PROPERTY	$ 15,000
VALUABLE PAPERS	$ 15,000
LOSS OF MASTER KEY	$ 15,000
LOSS PREVENTION EXPENSES	$ 10,000

MOBILE COMMUNICATION PROPERTY *(GREATER THAN 1,000 FEET FROM A PREMISES SHOWN IN THE DECLARATIONS)*	$ 1,000
MONEY & SECURITIES	
ON PREMISES	$ 15,000
OFF PREMISES	$ 10,000
PERSONAL PROPERTY OF EMPLOYEES	$ 100,000
POLLUTANT CLEAN-UP OR REMOVAL	$ 25,000
PREPARATION OF LOSS FEES	$ 10,000

Newly Acquired Premises Or Newly Acquired Or Constructed Property	**Limit Of Insurance**
BUILDING	$1,000,000
PERSONAL PROPERTY	$ 500,000
PERSONAL PROPERTY AT EXISTING PREMISES	$ 100,000
ELECTRONIC DATA PROCESSING EQUIPMENT	$ 250,000
ELECTRONIC DATA	$ 50,000
COMMUNICATION PROPERTY	$ 50,000
FINE ARTS	$ 15,000

BUSINESS INCOME

The limits of insurance shown below are provided for the coverages shown at no additional cost to you. You may purchase increased limits of insurance for an additional premium.

	Limit of Insurance
Any Other Location	$ 25,000
Contractual Penalties	$ 10,000
Dependent Business Premises	$100,000
Exhibition, Fair or Trade Show	$ 10,000
Preparation of Loss Fees	$ 10,000
Ingress & Egress	$ 25,000
Loss of Utilities	$ 15,000
Pollutant Clean-Up or Removal	$ 10,000
Newly Acquired Premises – Business Income	$100,000 for 180 days
Worldwide Dependent Business Premises	$100,000

COMMON POLICY CONDITIONS

POLICY FORMS		
80-02-9001	06-98	HOW TO REPORT A LOSS
80-02-9090	06-05	COMMON POLICY CONDITIONS
80-02-9737	03-96	KANSAS MANDATORY - CANCELLATION TERMS
80-02-9800	12-08	INSURING AGREEMENT
99-10-0732	12-07	NOTICE TO POLICYHOLDERS-TRIPRA
99-10-0792	09-04	IMPORTANT NOTICE - OFAC
99-10-0872	06-07	AOD POLICYHOLDER NOTICE
80-02-9009	10-05	PREMIUM SUMMARY - VER. 2 (BY SECTION/W/TOTAL)

This Notice pertains to the following quotation issued by an insurer of the Chubb Group of Insurance Companies. If you have more than one Chubb policy, you will receive individual notice(s) for each policy to which the Terrorism Risk Insurance Act applies.

Mailing Date September 10, 2013

Insured Name City Of Coffeyville, Kansas
Mailing Street Address P.O. Box 1629
Mailing City, State, Zip Coffeyville, Kansas 67337

Policy Type	Policy Number	Effective Date	Underwriting Company
Property	37110043	09/15/2013	Federal Insurance Company

IMPORTANT NOTICE TO POLICYHOLDER
TERRORISM RISK INSURANCE ACT

You are hereby notified that pursuant to the Terrorism Risk Insurance Act (the "Act") effective December 26, 2007, we are making available to you insurance for losses arising out of certain acts of terrorism. Terrorism is defined as any act certified by the Secretary of the Treasury, in concurrence with the Secretary of State and the Attorney General of the United States, to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of an air carrier or vessel or the premises of a United States Mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

You should know that the insurance provided by your policy for losses caused by acts of terrorism is partially reimbursed by the United States of America under the formula set forth in the Act. Under this formula, the United States of America pays 85% of covered terrorism losses that exceed the statutorily established deductible to be paid by the insurance company providing the insurance.

However, if aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed $100 billion in a Program Year (January 1 through December 31), the Treasury shall not make any payment for any portion of the amount of such losses that exceeds $100 billion.

If aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed $100 billion in a Program Year (January 1 through December 31) and we have met our insurer deductible under the Terrorism Risk Insurance Act, we shall not be liable for the payment of any portion of the amount of such losses that exceeds $100 billion, and in such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of the Treasury.

The portion of your annual premium that is attributable to insurance for such acts of terrorism is: $ 11,086

If you elect not to purchase coverage for terrorism and your policy provides commercial property insurance in a jurisdiction that has a statutory standard fire policy, the premium shown here for Ensuing Fire is the amount attributable to the insurance provided pursuant to that statutory standard fire policy. This coverage cannot be rejected. That amount is $ NA

This Notice pertains to the following quotation issued by an insurer of the Chubb Group of Insurance Companies. If you have more than one Chubb policy, you will receive individual notice(s) for each policy to which the Terrorism Risk Insurance Act applies.

Mailing Date September 10 , 2013

Insured Name City Of Coffeyville, Kansas
Mailing Street Address P.O. Box 1629
Mailing City, State, Zip Coffeyville, Kansas 67337

Policy Type	Policy Number	Effective Date	Underwriting Company
Property	37110043	09/15/2013	Federal Insurance Company

Under the Act, you have thirty (30) days from the date of this notice to consider whether or not you wish to maintain insurance for terrorism losses covered by the Act.

If you elect not to maintain this insurance, please so indicate by placing an "X" in the space provided on the next page, sign and return this disclosure notice to your agent or broker as soon as possible. By electing not to maintain this insurance, you agree that we may attach a terrorism exclusion or sublimits to your policy. If you do not sign and return this disclosure notice, you will be deemed to have decided to maintain this insurance, subject to the next paragraph.

If you elect to maintain this insurance, you must pay the premium disclosed above, otherwise we will avail ourselves of our normal remedies for nonpayment of premium, including cancellation of your policy in accordance with its terms.

This Notice pertains to the following quotation issued by an insurer of the Chubb Group of Insurance Companies. If you have more than one Chubb policy, you will receive individual notice(s) for each policy to which the Terrorism Risk Insurance Act applies.

Mailing Date September 10, 2013

Insured Name City Of Coffeyville, Kansas
Mailing Street Address P.O. Box 1629
Mailing City, State, Zip Coffeyville, Kansas 67337

Policy Type	Policy Number	Effective Date	Underwriting Company
Property	37110043	09/15/2013	Federal Insurance Company

Rejection of terrorism insurance:

☐ **I hereby reject terrorism insurance and elect to have a terrorism exclusion, sublimit or other limitation included in my policy. I understand that I will have no, or limited, coverage for losses arising from acts of terrorism.**

Policyholder/Applicant's Name: _____

Policyholder/Applicant's Signature: _____

Date: _____

SUMMARY REPORT

(Basic Format)

BUSINESS ASSET APPRAISAL

(Insurable Values of Tangible Assets)

SUBJECT PROPERTY:	**Municipal Power Plant & Supporting Facilities** Building Improvements, Superstructures, and Machinery & Equipment City of Coffeyville, State of Kansas
DATE OF REPORT:	August 29th of 2013
EFFECTIVE DATE OF APPRAISAL AND INTEREST VALUED:	Current **"Insurable Replacement Cost"** and **"Insurable Replacement Cost Depreciated"**, as of August 23rd of 2013
PREPARED FOR & AT THE REQUEST OF:	City of Coffeyville 102 West 7th Street Coffeyville, Kansas 67337
PREPARED BY:	William R. Schreiner, CCRA, CAGA Member - National Association of Real Estate Appraisers Member - Certified Appraisers Guild of America & Frederick C. Gulmire, ASCA Member - Auctioneers Society of Certified Appraisers

SCHREINER VALUATION RESOURCES, LLC

Disabled American Veteran Owned

Headquarters
101 West Ohio Street, Suite 2000
Indianapolis, Indiana 46204
Telephone (317) 216-8601 or (800) 373-1210
Facsimile (317) 216-5584 or (800) 229-5143
www.s-vr.com

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Facsimile (317) 216-5584 or (800) 229-5143
www.s-vr.com

Date: August 29th of 2013

To: City of Coffeyville
102 West 7th Street
Coffeyville, Kansas 67337

Re: **Summary Report (Basic Format) / Business Asset Appraisal (Insurable Values - Tangible Assets)**

Municipal Power Plant & Supporting Facilities
Building Improvements, Superstructures, and Machinery & Equipment
City of Coffeyville, State of Kansas

Dear Ladies and/or Gentlemen:

In accordance with your request, we have prepared an analysis and appraisal of the captioned assets. The appraisal and report were prepared for the purpose of estimating the "insurable values" (***Insurable Replacement Cost*** and ***Insurable Replacement Cost Depreciated***), of the subject property (building improvements, superstructures, and machinery & equipment).

It is my understanding that the intended use of the appraisal is for documenting the insurable value of the identified assets in conjunction with insurance policy placement and/or renewal activities. The intended users of this appraisal and appraisal report includes the named client identified on the title page of this report, as well as the client's insurance advisors. No other users are authorized for any other use.

The effective date of valuation is August 23rd of 2013, the date on which we completed our analysis. We inspected the subject assets as part of our appraisal investigation.

The appraisal and report were prepared to comply with the requirements of the following; 1) Standards Rules 9 and 10-2A of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation relative to general development & reporting requirements, and 2) Standards Rule 7 of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation relative to specific analysis development requirements (for the subject machinery & equipment), 3) Standards Rule 1 of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation relative to specific analysis development requirements (for the subject building improvements), and 4) the Code of Ethics and Professional Standards of Practice promulgated by the professional organizations of which we are affiliated.

This appraisal and report are not to be considered a "real property" and/or "real estate" appraisal, nor a "market value" appraisal of any "real property rights", or a "fair market value" appraisal of any "machinery & equipment. The interest analyzed is the insurable interest in the subject property only. More specifically the "insurable interest in the building improvements, the sub-station superstructures, and the identified machinery & equipment. Thus, this analysis and report are not considered to be regulated by Standards Rules 1 and/or 2 of the Uniform Standards of Professional Appraisal Practice relative to "real property" appraisals, nor any regulations promulgated by any Real Estate Appraiser Board.

Enclosed in the following report is a summary of the analysis and methods used to calculate the "insurable replacement cost" and the "insurable replacement cost depreciated" for the subject property. The methodology used to estimate the defined replacement cost was the Comparative-Unit Method for improvement and equipment system valuation of the cost approach. All other approaches (market and income) were found to be inapplicable to the appraisal problem at hand.

The reported insurable value estimates noted herein are subject to all assumptions, limiting conditions, illustrations and definitions detailed within the body and addenda of this report.

As a result of the analysis and pertinent data considered relevant thereto, which are summarized herein, our opinion of the **"Insurable Replacement Cost"** and **"Insurable Replacement Cost Depreciated"**of the subject property, as of the noted effective date of valuation, are reasonably stated as follows:

Current "Insurable Replacement Cost" of the Subject Property, as of August 23rd of 2013
($67,450,000)
SIXTY-SEVEN MILLION FOUR HUNDRED FIFTY THOUSAND DOLLARS

Current "Insurable Replacement Cost Depreciated" of the Subject Property, as of August 23rd of 2013
($39,110,000)
THIRTY-NINE MILLION ONE HUNDRED TEN THOUSAND DOLLARS

The above noted cumulative value conclusions for the entire asset pool are allocated as follows.

	Insurable Replacement Cost	Insurable Replacement Cost Depreciated
Power Generation		
Power Plant - Main Building	$9,400,000	$5,450,000
Power Plant - Blackwater Building	$530,000	$310,000
Power Plant - Machinery & Equipment (M&E)	$28,920,000	$16,770,000
Sub-Total =	$38,850,000	$22,530,000
Power Distribution		
Power Dist. - Elec. Dist. & WH Building	$600,000	$350,000
Power Dist. - Power Plant Substation Building	$265,000	$150,000
Power Dist. - Power Plant Substation M&E	$5,335,000	$3,090,000
Power Dist. - Substation A Building	$160,000	$90,000
Power Dist. - Substation A M&E	$3,940,000	$2,290,000
Power Dist. - North Ind. Park Substation Building	$85,000	$50,000
Power Dist. - North Ind. Park Substation M&E	$2,715,000	$1,570,000
Power Dist. - South Ind. Park Substation Building	$370,000	$210,000
Power Dist. - South Ind. Park Substation M&E	$2,330,000	$1,350,000
Power Dist. - Substation B Building	$290,000	$170,000
Power Dist. - Substation B M&E	$12,510,000	$7,260,000
Sub-Total =	$28,600,000	$16,580,000
Total =	$67,450,000	$39,110,000

Thank you for this opportunity to be of service. If questions arise or additional information is needed, please do not hesitate to give us a call.

Respectfully submitted,

William R. Schreiner, CCRA, CAGA
Member - National Association of Real Estate Apraisers
Member - Certified Appraisers Guild of America

Founder, Manager & Registered Agent
Schreiner Valuation Resources LLC

Frederick C. Gulmire, ASCA
Member - Auctioneers Society of Certified Appraisers

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SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Subject Property	**Type -**	Municipal Power Plant & Supporting Facilities (insurable value of tangibles assets)
	Location -	City of Coffeyville State of Kansas
Effective Date of the Appraisal	Current **"As-Is"** Valuation -	August 23rd of 2013
Date of the Report	August 29th of 2013	
Value Indications	Current "Insurable Replacement Cost" and "Insurable Replacement Cost Depreciated"	
Insurable Value Conclusions	**Insurable Replacement Cost**	**Insurable Replacement Cost Depreciated**
Building Improvements	**$11,700,000**	**$6,780,000**
Machinery & Equipment	**$55,750,000**	**$32,330,000**
Total Value	**$67,450,000** **(Allocated as noted on the following page)**	**$39,110,000** **(Allocated as noted on the following page)**

SUMMARY OF SALIENT FACTS AND CONCLUSIONS (Continued)

Location	Insurable Replacement Cost Estimate	Insurable Replacement Cost Depreciated (Rounded)
Power Generation		
Power Plant - Main Building	$9,400,000	$5,450,000
Power Plant - Blackwater Building	$530,000	$310,000
Power Plant - Machinery & Equipment Including All Generation M&E Assets and all Blackwater M&E Assets	$28,920,000	$16,770,000
Sub-Total =	$38,850,000	$22,530,000
Power Distribution		
Power Distribution - Elec. Dist. & Warehouse Building	$600,000	$350,000
Power Distribution - Power Plant Substation Building	$265,000	$150,000
Power Distribution - Power Plant Substation M&E Assets Including All Equipment and Distribution Superstructure	$5,335,000	$3,090,000
Power Distribution - Substation A Building	$160,000	$90,000
Power Distribution - Substation A M&E Assets Including All Equipment and Distribution Superstructure	$3,940,000	$2,290,000
Power Distribution - North Industrial Park Substation Building	$85,000	$50,000
Power Distribution - North Industrial Park M&E Assets Including All Equipment and Distribution Superstructure	$2,715,000	$1,570,000
Power Distribution - South Industrial Park Substation Building	$370,000	$210,000
Power Distribution - South Industrial Park M&E Assets Including All Equipment and Distribution Superstructure	$2,330,000	$1,350,000
Power Distribution - Substation B Building	$290,000	$170,000
Power Distribution - Substation B M&E Assets Including All Equipment and Distribution Superstructure	$12,510,000	$7,260,000
Sub-Total =	$28,600,000	$16,580,000
Total =	$67,450,000	$39,110,000

It should be noted that the subject generation plant contains other non-operable (abandoned in-place) turbine/generator sets and supporting items that were excluded from our analysis per the client's request.

IDENTIFICATION & DESCRIPTION OF THE SUBJECT PROPERTY

Subject Property

Municipal Power Plant & Supporting Facilities
Building Improvements, Superstructures,
and Machinery & Equipment
City of Coffeyville
State of Kansas

The property rights appraised consist of consideration of the "insurable interest" in the subject identified property, including above grade building improvements, electrical superstructures, and machinery & equipment. All other assets were excluded (such as cash, receivables, inventory, land, real property interests, vehicles, unidentified structures, tools, et cetera).

The subject property was classified into two (2) separate basic physical categories, as follows; 1) building improvements which included all herein identified buildings, 2) machinery & equipment which included all herein identified machinery & equipment systems and sub-systems, as well as electrical superstructures.

Original construction, purchase and/or installations years for the subject assets were not always available from the client (or the public record). Therefore, we have utilized our judgement (developed over years of appraisal practice experience) to estimate reasonable "effective ages" for the subject property items.

The main plant area of the subject is located within a class C structure containing ~36,382 square feet (SF) of gross building area (GBA) on the main floor. Said main structure is located at 6th and Sante Fe Streets. The structure is constructed of masonry (brick & block) walls on a full steel frame. The structure has unusually high exterior wall heights which allows for a series of steel framed mezzanines. These mezzanines are utilized to access various sub-systems of the power generation equipment. The structure also contains a basement utilized to house various sub-systems of the power generation equipment. The structure is mostly un-finished industrial area, with finished areas for various activities (offices, employee lounge, control room, et cetera).

Major machinery & equipment items located within the main plant structure and/or directly adjacent to said structure includes; 1) one (1) 38 Megawatt (MW) General Electric steam turbine / generator set (commissioned in 1971), 2) one (1) 17.5 Megawatt (MW) Elliot steam turbine / generator set (commissioned in 1955), 3) two (2) 2 Megawatt (MW) Black-Start diesel turbine / generator sets (commissioned in 2007), 4) control room and remote control set-ups, 5) supporting DA water systems, 6) supporting heat exchangers, 7) supporting boiler units, 8) supporting evaporators, 9) supporting water piping, pumps, filters, and tanks, 10) supporting breakers, wiring, cabinets, and switch gear, 11) supporting natural gas fuel system, 12) supporting exhaust system & stack, and 13) supporting cooling towers.

The electric distribution warehouse & garage structure is located between the main plant and the cooling towers. Said building is a class C/S structure containing ~15,953 square feet (SF) of gross building area (GBA) on the main floor (with a small storage mezzanine). The structure is partially constructed of masonry (brick & block) walls on steel framing. The structure has an addition that is constructed of steel panel walls on steel framing. The structure is mostly un-finished industrial area, with finished areas for various activities (small office, et cetera).

IDENTIFICATION & DESCRIPTION OF THE SUBJECT PROPERTY (Continued)

The blackwater start structure is located adjacent to the main plant next to the plant substation. Said building is a class S structure containing ~2,400 square feet (SF) of gross building area (GBA).

The structure is constructed of steel panel walls on steel framing. The structure is mostly un-finished industrial area. The major machinery & equipment items located within the blackwater start building were described in the earlier section relative to the main plant (being it is considered part of the main plant).

The power plant substation structure is located adjacent to the main plant. Said building is a class S structure containing ~1,200 square feet (SF) of gross building area (GBA). The structure is constructed of steel panel walls on steel framing. The structure is mostly un-finished industrial area. The major machinery & equipment items located within this substation building includes all switch gear, breaker panels, and control gear items necessary to operate said substation.

The major machinery & equipment items at the power plant substation includes; 1) all steel superstructure necessary for the substation, 2) all wiring necessary for the substation, 3) all circuit breakers necessary for the substations, 4) 69/12KV transformer (15/20/25-28 MVA), and 5) 69/12KV transformer (27/36/45-50.5 MVA).

Substation A structure is located at the northeast corner of 1st Street and Poplar. Said building is a class S structure containing ~736 square feet (SF) of gross building area (GBA). The structure is constructed of steel panel walls on steel framing. The structure is mostly un-finished industrial area. The major machinery & equipment items located within this substation building includes all switch gear, breaker panels, and control gear items necessary to operate said substation.

The major machinery & equipment items at substation A includes; 1) all steel superstructure necessary for the substation, 2) all wiring necessary for the substation, 3) all circuit breakers necessary for the substations, 4) 69/12KV transformer (12/16/20-22.4MVA), and 5) 69/12KV transformer (15/20/25-28 MVA).

North Industrial Park Substation structure is located at the northeast corner of D Street and CR 5175. Said building is a class S structure containing ~384 square feet (SF) of gross building area (GBA). The structure is constructed of steel panel walls on steel framing. The structure is mostly un-finished industrial area. The major machinery & equipment items located within this substation building includes all switch gear, breaker panels, and control gear items necessary to operate said substation.

The major machinery & equipment items at the north industrial park substation includes; 1) all steel superstructure necessary for the substation, 2) all wiring necessary for the substation, 3) all circuit breakers necessary for the substations, and 4) 67/12KV transformer (15/20/25-28 MVA).

South Industrial Park Substation structure is located at the northeast quadrant of CR 2400 and CR 5175. Said building is a class S structure containing ~384 square feet (SF) of gross building area (GBA). The structure is constructed of steel panel walls on steel framing. The structure is mostly un-finished industrial area. The major machinery & equipment items located within this substation building includes all switch gear, breaker panels, and control gear items necessary to operate said substation.

IDENTIFICATION & DESCRIPTION OF THE SUBJECT PROPERTY (Continued)

The major machinery & equipment items at the north industrial park substation includes; 1) all steel superstructure necessary for the substation, 2) all wiring necessary for the substation, 3) all circuit breakers necessary for the substations, and 4) 67/12KV transformer (12/16/20-22.5 MVA).

Substation B has two (2) sections, and has a combined substation structure size of ~1,200 square feet (SF) of gross building area (GBA). Said structures are of class S component, constructed of steel panel walls on steel framing. They are mostly un-finished industrial area. The major machinery & equipment items located within this substation structures includes all switch gear, breaker panels, and control gear items necessary to operate said substation. Substation B is located on the grounds of the chemical plant located east of the railroad tracks and 1st Avenue.

The major machinery & equipment items at substation B includes; 1) all steel superstructure necessary for the substation, 2) all wiring necessary for the substation, 3) all circuit breakers necessary for the substations, 4) two (2) 138 - 13.8 KV transformers, and 5) two (2) 138-69KV transformers.

Located within the addenda of this report are additional descriptive illustrations for the subject property (including aerial photos, ground level photos, et cetera).

INTRODUCTION TO VALUATION ANALYSIS

This is an appraisal of business assets (insurable values - tangible assets) being reported in a basic summary narrative format which is intended to exceed the minimum reporting requirements set forth under Standards Rule 10-2A of the Uniform Standards of Professional Appraisal Practice. As such, it presents basic summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop our opinions of value. Full supporting documentation concerning the data, reasoning, and analysis is retained within the work file for this assignment. The depth of discussion contained in the report is specific to the needs of the client and for the intended use stated in the report. We are not responsible for any unauthorized use of this report.

Identification of the Subject Property	Business assets (insurable values - tangible assets) as identified within this report.
Current Ownership	Title to the subject assets is reportedly vested in the name of the City of Coffeyville.
Function & Intended Use of the Appraisal	Estimate insurable values (**"Insurable Replacement Cost"** and **"Insurable Replacement Cost Depreciated"** - definitions enclosed within addenda) of the subject assets in conjunction with insurance policy placement and/or renewal activities.
Intended Users	The intended user of the appraisal includes the named client on the title page of this report, and the client's insurance advisors. No other users are authorized for any other use.
Property Included / Excluded	The scope of the appraisal included consideration of the "insurable interest" in the subject identified tangible assets (above grade building improvements, electrical superstructures, and machinery & equipment). The scope of the appraisal excluded consideration of other assets including cash, receivables, inventory, land, real property interests, vehicles, unidentified structures, tools, et cetera.
Interest Valued	Insurable interest in the identified assets, "As Is" (definition enclosed in addenda), as of the noted effective date.
Effective Date of Appraisal	August 23rd of 2013, the date on which we completed our original analysis.

EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS

1. The client did not issue to us any environmental assessment of the subject property. We have assumed either; a) the subject is clear of any environmental considerations, or b) other provisions have been made to cover an liabilities from any potential environmental considerations. If this assumption later proves to be incorrect, we reserve the right to amend my value estimate.

2. The client did not issue to us any property condition assessment of the subject property. However, based upon information provided by our site visit the property does not appear to suffer from any major forms of deferred maintenance. Therefore, we have assumed the subject is clear of any major deferred maintenance. If this assumption later proves to be incorrect, we reserve the right to amend my value estimate.

SCOPE OF THE VALUATION

1. In preparing this appraisal, the following steps were completed; 1) inspected the subject business assets, 2) interviewed the management of the subject business assets, 3) gathered & analyzed information on the subject assets from the property owner, 4) gathered & analyzed information on the subject assets from the public record, 5) gathered & analyzed information on the replacement cost of assets such as the subject, 6) gathered & analyzed information on the typical insurance exclusions for assets such as the subject, 7) gathered & analyzed information relative to appropriate physical deterioration (depreciation) for assets such as the subject, 8) applied the applicable approach to arrive at preliminary indications of value, and 9) reconciled the preliminary value indications into final opinions of value, and 10) prepared the enclosed report.

2. Appraisal & Report Type - Business Asset Appraisal, Summary (Basic Format) Appraisal Report. Following is the scope of the investigation undertaken. Data relative to the physical operations of the subject assets was taken from information gathered during the inspection of the subject, as well as the management interviews. The provided information from the client is assumed to be correct. If not, the value estimate may be subject to change.

3. Cost, exclusion, and depreciation data collection for this appraisal was limited to those sources considered representative of the industry for the subject assets (mainly Marshall & Swift, Black & Veatch, et cetera). This process was completed to a degree adequate to form reasoned estimates of the factors necessary to develop measurements of the defined values. Pertinent characteristics of the comparable data was taken from third-party data sources. This information is assumed to be correct. If not, the value estimate may be subject to change.

4. Not included within the scope of this appraisal assignment is third party information which generally is not provided by appraisers. Examples of this information might include environmental assessment reports, engineering reports, surveys, UCC searches, accounting work, legal work, et cetera.

VALUATION METHODOLOGY

We have given consideration to the age, technology, size, capacity and utility of the subject property items. Specific research was conducted in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

There is one (1) generally accepted method of determining “insurable replacement cost” of tangible assets, which is the cost approach. Our preferred technique for such cost approach calculations is the “comparative-unit method”. Said method is briefly described as follows on the next page.

VALUATION METHODOLOGY (Continued)

Comparative Unit Method:
A method used to derive a cost estimate in terms of dollars per unit of area or volume based on known costs of similar structures that are adjusted for time and physical differences.

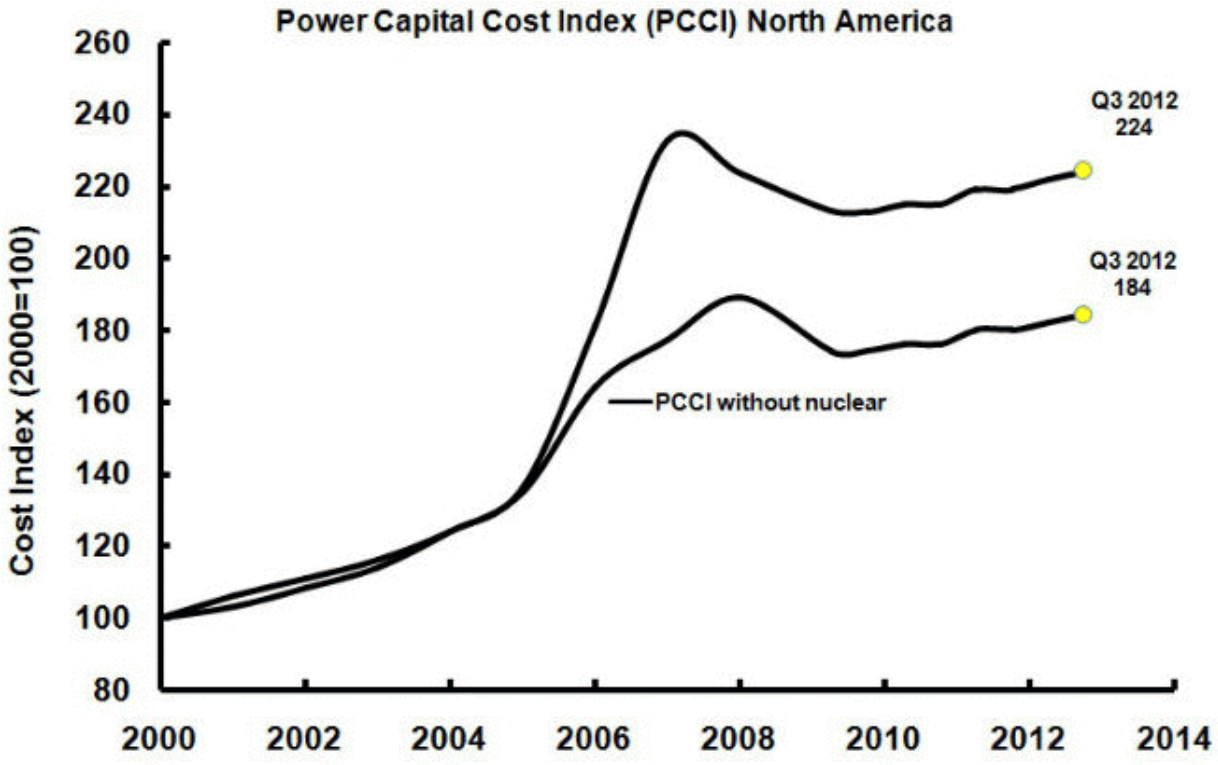
The sources utilized for our replacement cost estimates includes information from the following sources.

1. Marshall & Swift Valuation Manual
2. US Energy Information Administration Capital Cost Reports
3. Black & Veatch Cost Data for Power Generation Technologies
4. Black & Veatch Capital Cost for Transmission & Substations

Specific references to the noted sources as they relate to the various components of the subject are noted with the valuation section of this report.

CAPITAL COSTS TRENDS FOR POWER PLANTS

The graph below (from the Power Capital Cost Index - PCCI) illustrates the capital cost trends for plant construction over past decade plus.



CAPITAL COSTS TRENDS FOR POWER PLANTS (Continued)

The graph below (from the Black & Veatch Report - Cost Estimates and Performance Data for Conventional Electricity Technologies) illustrates the capital cost breakdown for plant construction in the recent past.

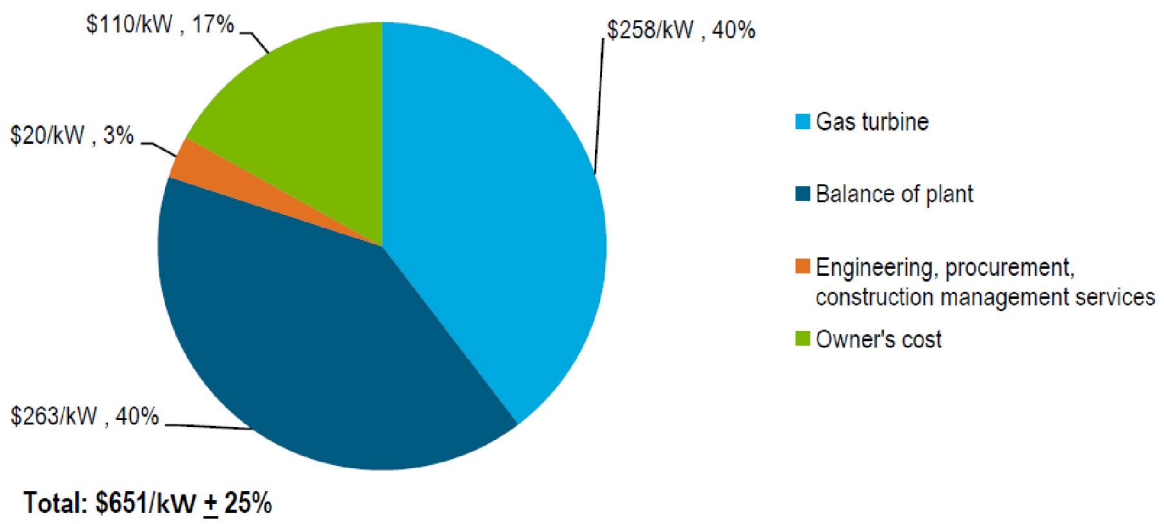


Figure 2. Capital cost breakdown for a gas turbine power plant

SUBJECT REPLACEMENT COST ANALYSIS

Power Plant

The first step in the valuation of the subject is to estimate an appropriate rate of comparison for the entire subject power plant. As noted earlier within this report the subject is a gas-fired steam turbine municipal plant utilized mainly for peak power in the summer high demand months.

In an effort to estimate a reasonable rate of comparison, we pulled the following data from the noted sources.

Source	Type of Plant	Unit of Comparison
Marshall & Swift Valuation Manual Section 14, Page 41 (February 2012)	Fossil Fuel Steam-Electric	$1,040 to $2,050 per KW
Marshall & Swift Valuation Manual Section 14, Page 41 (February 2012)	Gas Combined Cycle	$535 to $960 per KW
US Energy Information Administration Updated Capital Cost Estimates for Utility Scale Electric Generating Plants (April 2013)	Conventional Combined Cycle	$917 per KW
	Advanced Combined Cycle	$1,023 per KW
	Conventional Combustion Turbine	$973 per KW
	Advanced Combustion Turbine	$676 per KW

SUBJECT REPLACEMENT COST ANALYSIS (Continued)

Power Plant (Continued)

Source	Type of Plant	Unit of Comparison
US Energy Information Administration Estimated Capital Cost of Power Generating Plant Technologies (June 2008)	Advanced Open Cycle Gas Turbine	$398 per KW
	Conventional Open Cycle Gas Turbine	$420 per KW
	Advanced Gas/Oil Combined Cycle	$594 per KW
	Conventional Gas/Oil Combined Cycle	$603 per KW
Black & Veatch Cost Estimates and Performance Data for Conventional Electricity Technologies (February 2012)	Gas Turbine (211 MW)	$651 per KW (+/- 25%)

Taking into consideration the technology, size, generating capacity, and efficiency of the subject property plant, we have estimated a unit of comparison of $700 per KW for the replacement cost estimate. This rate would include the cost to replace the machinery & equipment, as well as the structure. Therefore, we developed a separate estimate for the structure, which is detailed in a further section. The application of the selected rate of comparison is illustrated below.

COST APPROACH WORKSHEET - POWER PLANT

RCN Estimate for Entire Plant:								
Power Plant - Entire Plant (Complete Equipment & Building Package Costs / Installed)	55,500	KW	@	$700	/	KW	=	$ 38,850,000
Less Building RCN Estimate: (Detailed in Separate Worksheet)								$ (9,400,000)
Equals RCN of Machinery & Equipment:								**$ 29,450,000**

Subject Buildings

The source utilized for most of our replacement cost estimates relative to the structures included information presented in the Marshall & Swift Valuation Manual. More specifically, the square foot method “Calculator” section (M&S Manual Sections 14) was utilized to develop the base per unit replacement cost. The pages utilized from section 14 included; 1) page 14 dates February 2012, 2) page 15 date February 2012, 3) page 18 dated February 2012, 4) page 32 date February 2012, and 5) page 39 dated February 2012.

This base unit replacement cost for each structure was then refined for various factors such as; 1) story height, 2) floor area to perimeter ratio, and 3) extra costs. The refined base unit replacement cost is then adjusted for both current and local cost multipliers identified in Section 99 (pages 3, 7, 8 & 9 - dated July & August 2013). The resulting adjusted base unit cost is the unit replacement cost for the subject property. This measure is then multiplied by the number of units for the subject property to calculate the estimated replacement cost.

SUBJECT REPLACEMENT COST ANALYSIS (Continued)

Subject Buildings (Continued)

The exception to the use of the Marshall Valuation Manual for replacement cost estimates relative to structures were the substation control buildings. Marshall Valuation does not have a model for these type of structures. We were able to locate a published model on the internet (from Keystone Electrical Manufacturing). Said information indicated a per unit rate for site built and pre-fab units of ~$227 to $307 per SF. From this information we developed a rate of $255 per SF for the subject substation structures.

Consideration was then given to a reasonable measure for insurance exclusions. Guidelines for insurance exclusions noted in Section 96 of the M&S Manual are applied to the subject property. These measures are utilized to develop an estimate of the appropriate insurance exclusions for the subject property. This estimate is then deducted from the previously noted replacement cost estate to arrive at an estimate of the "Insurable Replacement Cost" of the subject property.

Located below and on the following page are worksheets that present summary calculations relative to the "insurable replacement cost" of the subject identified building improvements.

Building Replacement Cost Calculations - M&S Calculator Method - Main Plant

Category		Power Generation Building	Blackwater Generator Building	Elec. Dist. Warehouse & Garage Building
Base Cost per SF of GBA (1)		$102.00	$255.00	$43.00
Floor Adjustment	+	$0.00	$0.00	$0.00
Basement Adjustment	+	$40.00	$0.00	$0.00
Sprinkler Adjustment	+	$0.00	$0.00	$0.00
Loading Dock Adjustment	+	$0.00	$0.00	$0.00
Mezz. Adjustment	+	$60.00	$0.00	$1.00
Subtotal		$202.00	$255.00	$44.00
No. of Stories Adjustment	x	1.000	1.000	1.000
Story Height Adjustment	x	1.400	1.000	1.000
Perimeter Adjustment	x	1.000	1.000	1.000
Subtotal		$282.80	$255.00	$44.00
Current Cost Multiplier	x	1.050	1.020	1.050
Local Cost Multiplier	x	0.920	0.900	0.900
Total Replacement Cost / SF		$273.18	$234.09	$41.58
Gross Subject SF of GBA (@ ground flr. level)	x	36,382	2,400	15,953
Total Replacement Cost		$9,939,009	$561,816	$663,326
Rounded Replacement Cost		$9,940,000	$560,000	$663,000
Less: Insurance Exclusions (2)	-	($497,000)	($28,000)	($33,150)
Exclusion Adjusted Replacment Cost		$9,443,000	$532,000	$629,850
Rounded Replacement Cost for Insurance Puposes		$9,400,000	$530,000	$600,000

[1] Based on Marshall & Swift Valuation Manual sections 14 & 99.

[2] Exclusion items for insurable replacement cost include excavation, foundations below grade and piping below grade.

SUBJECT REPLACEMENT COST ANALYSIS (Continued)

Building Replacement Cost Calculations - M&S Calculator Method - Substations

Category		Power Plant Substation	Substation A	North Industrial Park Substation	South Industrial Park Substation	Substation B
Base Cost per SF of GBA (1)		$255.00	$255.00	$255.00	$255.00	$255.00
Floor Adjustment	+	$0.00	$0.00	$0.00	$0.00	$0.00
Basement Adjustment	+	$0.00	$0.00	$0.00	$0.00	$0.00
Sprinkler Adjustment	+	$0.00	$0.00	$0.00	$0.00	$0.00
Loading Dock Adjustment	+	$0.00	$0.00	$0.00	$0.00	$0.00
Mezz. Adjustment	+	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal		$255.00	$255.00	$255.00	$255.00	$255.00
No. of Stories Adjustment	x	1.000	1.000	1.000	1.000	1.000
Story Height Adjustment	x	1.000	1.000	1.000	1.000	1.000
Perimeter Adjustment	x	1.000	1.000	1.000	1.000	1.000
Subtotal		$255.00	$255.00	$255.00	$255.00	$255.00
Current Cost Multiplier	x	1.020	1.020	1.020	1.020	1.020
Local Cost Multiplier	x	0.900	0.900	0.900	0.900	0.900
Total Replacement Cost / SF		$234.09	$234.09	$234.09	$234.09	$234.09
Gross Subject SF of GBA (@ ground flr. level)	x	1,200	736	384	1,680	1,298
Total Replacement Cost		$280,908	$172,290	$89,891	$393,271	$303,849
Rounded Replacement Cost		$280,000	$170,000	$90,000	$393,000	$304,000
Less: Insurance Exclusions (2)	-	($14,000)	($8,500)	($4,500)	($19,650)	($15,200)
Exclusion Adjusted Replacment Cost		$266,000	$161,500	$85,500	$373,350	$288,800
Rounded Replacement Cost for Insurance Puposes		$265,000	$160,000	$85,000	$370,000	$290,000

1 Based on Marshall & Swift Valuation Manual sections 14 & 99.

2 Exclusion items for insurable replacement cost include excavation, foundations below grade and piping below grade.

SUBJECT REPLACEMENT COST ANALYSIS (Continued)

Subject Substations

The next step in the valuation of the subject is to estimate appropriate rates of comparison for the subject substations. In an effort to estimate a reasonable rate of comparison, we pulled the following data from a report published by Black & Veatch (Capital Costs for Transmission & Substations). The study indicates a range of "base" cost per substation, a range of costs per "line", and a range of costs per "MVA" rating of transformers. These data points are noted below.

Unit of Comparison	Cost Range
Substation Base Cost	$1,648,000 to $2,472,000
Equipment Cost Per Line	$1,442,000 to $2,884,000
Cost Per MVA Rating	$7,000 to $13,000

We have utilized these cost ranges in the development of the estimated replacement cost for each substation. All of the substations, with the exception of "B", were assigned a single base cost. Given the capacity and size of substation B, we assigned double base cost. The noted costs approach have been applied to the subject substations as illustrated in the following tables. The following tables include the cost of the control building. The allocation between building and equipment is illustrated in a latter table. The estimated cost of land acquisition and site development has been extracted at a reasonable rate of 15%.

Power Plant Substation Replacement Cost Estimate

Base Cost	$1,648,000	per station	X	1	=	$1,648,000
Cost Per Line	$1,442,000	per line	X	3	=	$4,326,000
Cost Per MVA Rating	$7,000	per MVA	X	95	=	$665,000
Total Cost					=	$6,639,000
Less Land Acquisition and Site Development Costs (~15%)					=	($1,000,000)
Equals RCN of M&E, Super Structure, and Building					=	$5,639,000
Rounded					=	$5,600,000

SUBJECT REPLACEMENT COST ANALYSIS (Continued)

Subject Substations (Continued)

Substation A Replacement Cost Estimate

Base Cost	$1,648,000	per station	X	1	=	$1,648,000
Cost Per Line	$1,442,000	per line	X	2	=	$2,884,000
Cost Per MVA Rating	$7,000	per MVA	X	45	=	$315,000
Total Cost					=	$4,847,000
Less Land Acquisition and Site Development Costs (~15%)					=	($730,000)
Equals RCN of M&E, Super Structure, and Building					=	$4,117,000
Rounded					=	$4,100,000

North Industrial Park Substation Replacement Cost Estimate

Base Cost	$1,648,000	per station	X	1	=	$1,648,000
Cost Per Line	$1,442,000	per line	X	1	=	$1,442,000
Cost Per MVA Rating	$7,000	per MVA	X	25	=	$175,000
Total Cost					=	$3,265,000
Less Land Acquisition and Site Development Costs (~15%)					=	($490,000)
Equals RCN of M&E, Super Structure, and Building					=	$2,775,000
Rounded					=	$2,800,000

SUBJECT REPLACEMENT COST ANALYSIS (Continued)

Subject Substations (Continued)

South Industrial Park Substation Replacement Cost Estimate

Base Cost	$1,648,000	per station	X	1	=	$1,648,000
Cost Per Line	$1,442,000	per line	X	1	=	$1,442,000
Cost Per MVA Rating	$7,000	per MVA	X	20	=	$140,000
Total Cost					=	$3,230,000
Less Land Acquisition and Site Development Costs (~15%)					=	($490,000)
Equals RCN of M&E, Super Structure, and Building					=	$2,740,000
Rounded					=	$2,700,000

Substation B Replacement Cost Estimate

Base Cost	$2,472,000	per station	X	1	=	$2,472,000
Cost Per Line	$2,163,000	per line	X	4	=	$8,652,000
Cost Per MVA Rating	$13,000	per MVA	X	300	=	$3,900,000
Total Cost					=	$15,024,000
Less Land Acquisition and Site Development Costs (~15%)					=	($2,250,000)
Equals RCN of M&E, Super Structure, and Building					=	$12,774,000
Rounded					=	$12,800,000

SUBJECT REPLACEMENT COST ANALYSIS (Continued)

Subject Substations (Continued)

Substation Allocation to Building and Machinery & Equipment

Substation	Total RCN	Bldg RNC	M&E RCN
Power Station	$5,600,000	$265,000	$5,335,000
Substation A	$4,100,000	$160,000	$3,940,000
North Industrial	$2,800,000	$85,000	$2,715,000
South Industrial	$2,700,000	$370,000	$2,330,000
Substation B	$12,800,000	$290,000	$12,510,000

SUBJECT DEPRECIATION ANALYSIS

The first few steps in determining the appropriate amount of depreciation to apply towards the subject assets is establishing the appropriate "normal useful life", the "estimated effective age", and the "remaining economic life". These steps are discussed below and on the following page.

Normal Useful Life
Our research into "normal useful life" for assets such as the subject pool developed the following indications.

Entire Industry	Range	Average
Electric & Steam Production and Dist.	26 to 31 years	29 years
Electric Utilities Steam Production	28 to 33.5 years	22.5 years
Electric Utilities Trans. & Dist. Facilities	30 to 36 years	24 years
Electric & Steam Production & Dist. Industry		
Boiler Plant Equipment	25 to 31 years	28 years
Electric Utility Steam Prod. Plant Equipment	20 to 25 years	23 years
Electrical Machinery	23 to 27 years	25 years
Line Transformers	25 to 31 years	28 years
Station Equipment	25 to 31 years	28 years
Turbine-Generator Steam	32 to 39 years	35 years

The sources for these guidelines relative to "normal useful life" were the equipment life expectancy pages of the Marshall & Swift Valuation Manual, as well as the American Society of Appraisers Useful Life Study.

Based upon the above noted evidence, we have estimated a "normal useful life" for the subject assets to be thirty-six (36) years.

SUBJECT DEPRECIATION ANALYSIS (Continued)

Estimated Effective Age

As for the subject asset pool as a whole, we have estimated an effective age of fifteen (15) years on a normal useful life estimate of thirty-six (36) years. As noted earlier within this report, we were not supplied acquisition and/or construction dates for all of the subject assets. We have information on file that indicates acquisition and construction dates for the subject asset pool ranging from the 1901 to 2007. The management and crew of the subject facility have maintained the subject assets to a high maintenance level. Therefore, we have relied upon the provision of "observation" during our field inspections to estimate an overall effective age of the subject asset pool. The provision of "observation" is permitted under USPAP, as well as recognized in various appraisal text books.

Remaining Economic Life

The subject asset pool has a "remaining economic life" of twenty (20) years (+/-), as of the effective date of valuation. This was developed by subtracting the "estimated effective age" from the "estimated normal useful life" (36 -15 = 20).

Physical Insurable Depreciation

The depreciation amount applied to the subject assets for "physical deterioration" (42%) was supported by an "age/life" calculation. An "age/life" calculation for a fifteen (15) year effective age on a normal useful life of thirty-six (36) years indicates a rounded "physical deterioration" percentage charge of 42% (15 / 36 = .416 = 41.6%, rounded to 42%).

Quality & Condition

The overall quality of the subject items is considered to be average to above average. The overall condition of the majority of the subject items is considered to be average to good.

Analysis Results

Located on the following two (2) pages are worksheets that illustrate the application of the above discussed depreciation analysis.

SUBJECT DEPRECIATION ANALYSIS (Continued)

Schedule of Insurable Replacement Cost Depreciation Estimates

Location	Insurable Replacement Cost Estimate	Less Dep. of 42%		Result	Insurable Replacement Cost Depreciated (Rounded)
Power Generation					
Power Plant - Main Building	$9,400,000	$3,948,000	=	$5,452,000	$5,450,000
Power Plant - Blackwater Building	$530,000	$222,600	=	$307,400	$310,000
Power Plant - Machinery & Equipment Including All Generation M&E Assets and all Blackwater M&E Assets	$28,920,000	$12,146,400	=	$16,773,600	$16,770,000
Sub-Total =	$38,850,000				$22,530,000
Power Distribution					
Power Distribution - Elec. Dist. & Warehouse Building	$600,000	$252,000	=	$348,000	$350,000
Power Distribution - Power Plant Substation Building	$265,000	$111,300	=	$153,700	$150,000
Power Distribution - Power Plant Substation M&E Assets Including All Equipment and Distribution Superstructure	$5,335,000	$2,240,700	=	$3,094,300	$3,090,000

SUBJECT DEPRECIATION ANALYSIS (Continued)

Schedule of Insurable Replacement Cost Depreciation Estimates (Continued)

Location	Insurable Replacement Cost Estimate	Less Dep. of 42%		Result	Insurable Replacement Cost Depreciated (Rounded)
Power Distribution - Substation A Building	$160,000	$67,200	=	$92,800	$90,000
Power Distribution - Substation A M&E Assets Including All Equipment and Distribution Superstructure	$3,940,000	$1,654,800	=	$2,285,200	$2,290,000
Power Distribution - North Industrial Park Substation Building	$85,000	$35,700	=	$49,300	$50,000
Power Distribution - North Industrial Park M&E Assets Including All Equipment and Distribution Superstructure	$2,715,000	$1,140,300	=	$1,574,700	$1,570,000
Power Distribution - South Industrial Park Substation Building	$370,000	$155,400	=	$214,600	$210,000
Power Distribution - South Industrial Park M&E Assets Including All Equipment and Distribution Superstructure	$2,330,000	$978,600	=	$1,351,400	$1,350,000
Power Distribution - Substation B Building	$290,000	$121,800	=	$168,200	$170,000
Power Distribution - Substation B M&E Assets Including All Equipment and Distribution Superstructure	$12,510,000	$5,254,200	=	$7,255,800	$7,260,000
Sub-Total =	$28,600,000				$16,580,000
Total =	$67,450,000				$39,110,000

RECONCILIATION AND FINAL VALUE ESTIMATES

Asset Group	Estimated Insurable Replacement Cost	Estimated Insurable Replacement Cost Depreciated
Building Improvements	$11,700,000	$6,780,000
Machinery & Equipment	$55,750,000	$32,330,000
Total =	$67,450,000	$39,110,000

In the final analysis, sole consideration was placed on the cost approach to value developed. This approach is the most applicable for the appraisal problem at hand. As a result of the analysis and pertinent data considered relevant thereto, which are summarized herein, our opinion of the **"Insurable Replacement Cost"** and **"Insurable Replacement Cost Depreciated"**of the subject property, as of the noted effective date of valuation, are reasonably stated as follows:

Current "Insurable Replacement Cost" of the Subject Property, as of August 23rd of 2013
($67,450,000)
SIXTY-SEVEN MILLION FOUR HUNDRED FIFTY THOUSAND DOLLARS

Current "Insurable Replacement Cost Depreciated" of the Subject Property, as of August 23rd of 2013
($39,110,000)
THIRTY-NINE MILLION ONE HUNDRED TEN THOUSAND DOLLARS

The above noted cumulative value conclusions for the entire asset pool are allocated as follows.

	Insurable Replacement Cost	Insurable Replacement Cost Depreciated
Power Generation		
Power Plant - Main Building	$9,400,000	$5,450,000
Power Plant - Blackwater Building	$530,000	$310,000
Power Plant - Machinery & Equipment (M&E)	$28,920,000	$16,770,000
Sub-Total =	$38,850,000	$22,530,000
Power Distribution		
Power Dist. - Elec. Dist. & WH Building	$600,000	$350,000
Power Dist. - Power Plant Substation Building	$265,000	$150,000
Power Dist. - Power Plant Substation M&E	$5,335,000	$3,090,000
Power Dist. - Substation A Building	$160,000	$90,000
Power Dist. - Substation A M&E	$3,940,000	$2,290,000
Power Dist. - North Ind. Park Substation Building	$85,000	$50,000
Power Dist. - North Ind. Park Substation M&E	$2,715,000	$1,570,000
Power Dist. - South Ind. Park Substation Building	$370,000	$210,000
Power Dist. - South Ind. Park Substation M&E	$2,330,000	$1,350,000
Power Dist. - Substation B Building	$290,000	$170,000
Power Dist. - Substation B M&E	$12,510,000	$7,260,000
Sub-Total =	$28,600,000	$16,580,000
Total =	$67,450,000	$39,110,000

It should be noted that the subject generation plant contains other non-operable (abandoned in-place) turbine/generator sets and supporting items that were excluded from our analysis per the client's request.

COMPETENCY STATEMENT

The appraisal report has been prepared in accordance with current appraisal standards and guidelines which comply with the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation.

William R. Schreiner, the senior certifying appraiser, holds the following designations; 1) Board Certified Business Appraiser (BCBA) from the National Society of Appraiser Specialists, 2) the designation of Master Senior Appraiser (MSA) from the National Association of Master Appraisers, 3) the designation of Certified Commercial Real Estate Appraiser (CCRA) from the National Association of Real Estate Appraisers, and 4) the designation of Certified Personal Property Appraiser (CAGA) from the Certified Appraisers Guild of America. He also holds a Certified General Appraiser license from his home state (Indiana). He has more than twenty-four (24) years of diverse appraisal & consulting experience in all three (3) commercial disciplines (business enterprise, real property & personal property). He has met the voluntary educational and experience requirements set forth by the Appraisal Qualifications Board (AQB) of The Appraisal Foundation. The Appraisal Foundation has verified that he has successfully completed the USPAP 15 hour course.

Frederick C. Gulmire, the junior certifying appraiser, holds the designation of Certified Personal Property Appraiser from the Auctioneers Society of Certified Appraisers (ASCA). He also holds an Auctioneer license and an Appraiser license from his home state (Indiana). He has more than fourteen (14) years of diverse appraisal & consulting experience in two disciplines (personal property & real property). He has met the voluntary educational and experience requirements set forth by the Appraisal Qualifications Board (AQB) of The Appraisal Foundation. The Appraisal Foundation has verified that he has successfully completed the USPAP 15 hour course.

In preparing this appraisal, an inspection of the subject buildings and equipment was completed. A detailed analysis of the improvements and equipment was executed. We are familiar with the replacement cost data and techniques necessary to prepare credible results for this assignment type. We have conducted a comprehensive survey of the appropriate data. Therefore, the competency requirement contained in the USPAP for estimating the replacement cost of the subject property has been met.

GENERAL SERVICE CONDITIONS

The services provided by us were performed in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), as well as the professional standards requirements of all appraisal organizations with which we are affiliated. We have acted as an independent contractor. The compensation for the assignment was not contingent in any way upon the conclusions of value. Fees quoted in appraisal engagement letters are due and payable regardless of whether or not conclusions reached coincide with client's expectations. We have assumed without independent verification, the accuracy of all data provided. All files, work papers, documents and data media developed during the course of the assignment shall remain our property. We will retain those data for at least five years. This report is to be used only for the purpose for which it is stated herein, no one may rely upon the report for any other purpose. You may show our report in it’s entirety to those third parties who need to review the information contained therein. You agree to hold us harmless from any liability, including attorneys' fees, damages or costs which may result from any improper use or reliance by you or third parties. We will maintain the confidentiality of all conversations, documents provided to us and the contents of our report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

GENERAL UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

1. **This is a Summary Report (Basic Format) which is intended to comply with the reporting requirements set forth under Standard Rules 10-2A of the Uniform Standards of Professional Appraisal Practice. As such, it includes only limited summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop our opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the file for this assignment. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. We are not responsible for any unauthorized use of this report.**

2. This appraisal and report are not to be considered a “real property” and/or “real estate” appraisal, nor a “market value” appraisal of any “real property rights”, or a “fair market value” appraisal of any “machinery & equipment. The interest analyzed is the insurable interest in the subject property only. More specifically the “insurable interest in the building improvements, the sub-station superstructures, and the identified machinery & equipment. Thus, this analysis and report are not considered to be regulated by Standards Rules 1 and/or 2 of the Uniform Standards of Professional Appraisal Practice relative to “real property” appraisals, nor any regulations promulgated by any Real Estate Appraiser Board.

3. The reported replacement cost estimate is based on information obtained from an inspection of the subject building asset and reflects current replacement costs based on prevailing local construction wage rates, local building material prices, manufactured building system equipment, construction overhead, and contractor profit. It is based on replacing a subject asset as a complete unit at one time.

4. No consideration has been given to; 1) labor bonuses, 2) material premiums, 3) additional costs to conform property to replaced building codes, ordinances, or other legal restrictions, or 4) the cost of demolition in connection with reconstruction and/or removal of destroyed property.

5. We have relied on generally recognized sources to accumulate data on construction material and labor cost in the area in order to arrive at the noted opinion of the replacement cost of the subject property. The information obtained from these sources is considered to be correct and reasonable, but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information.

6. If there are inquiries concerning the inclusion or exclusion of items not covered by the appraisal consultation, or the replacement cost estimate set forth in the appraisal consultation, such inquiries must be transmitted to us within 90 days of receipt of the appraisal consulting report. If no such inquiries are transmitted within the noted period, the complete appraisal consultation and replacement cost estimate set forth herein shall be deemed to have been acceptable by the client.

7. Responsible ownership and competent property management are assumed unless otherwise stated in this report.

8. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

9. All engineering is assumed to be correct. Any drawings and illustrative material in this report are included only to assist the reader in visualizing the property.

10. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

11. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.

GENERAL UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

12. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the estimates contained in this report are based.

13. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

14. It is assumed that the utilization of the improvements is within the boundaries or property lines of the underlying land and that there is no encroachment or trespass.

15. The appraisal consultant is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's replacement cost estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

16. Unless otherwise stated in this report, the subject property is analyzed without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

17. 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 party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.

18. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser, or the firm with which the appraisal consultant is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraisal consultant.

19. The signatory of this report is a member of various professional organizations. The bylaws and regulations of these organizations require each member to control the use and distribution of each report signed by such member. Therefore, except as hereinafter provided, the party for whom this report was prepared may distribute copies of this report, in its entirety, to such third parties as may be selected by the party for whom this report was prepared; however, selected portions of this report shall not be given to third parties without the prior written consent of the signatory of this report. Further, neither all nor any part of this report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatory of this report.

CERTIFICATION

We, the undersigned, do hereby certify that to the best of our knowledge and belief:

1. That we have no present or contemplated future interest in the property that is the subject of this report; that neither the employment to make the appraisal nor the compensation therefore are contingent upon the appraised value of the property, a requested minimum valuation, a specific valuation, the approval of a loan, or on any action or event resulting from the analysis, opinions or conclusions in, or the use of this report.

2. That we have personally inspected the assets which are the subject of this report. That to the best of our knowledge and belief, all statements of fact in this report are true and correct. We have not knowingly withheld any significant information.

3. That we have no personal interest in or bias with respect to the subject matter of the appraisal report or the parties involved. The value estimates in the appraisal report are not based in whole or in part upon the race, color, or national origin of the present or prospective owners or occupants of the property appraised, or of the present owners of properties in the vicinity of the subject property.

4. This appraisal report has been prepared in conformity with and is subject to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

5. The reported analysis, estimates, opinions and conclusions are limited only by the assumptions and limiting conditions and any other conditions spelled out in the letter of transmittal and/or report body.

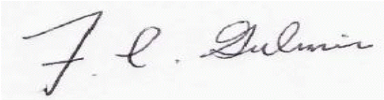
6. That no significant professional assistance was supplied to us in the performance of the enclosed reported analysis. All conclusions and opinions concerning the subject property that are set forth in the appraisal report were determined and prepared by us (William R. Schreiner and Frederick C. Gulmire). No change of any item in the appraisal report shall be made by anyone other than us, and we shall have no responsibility for any unauthorized change.

7. The use of this appraisal report is subject to the requirements of the appraisal organizations of which we are affiliated relating to review by duly authorized representatives.

8. As of the date of this report we have completed the requirements of the continuing education program of the appraisal organizations of which we are affiliated.

10. We have not performed any other services (appraisal, consulting, or otherwise) involving the subject assets within the past three (3) years.

As of August 23rd of 2013 (Effective Date of Valuation) and August 29th of 2013 (Date of Report),



William R. Schreiner, CCRA, CAGA
Member - National Association of Real Estate Apraisers
Member - Certified Appraisers Guild of America

Founder, Manager & Registered Agent
Schreiner Valuation Resources LLC

Frederick C. Gulmire, ASCA
Member - Auctioneers Society of Certified Appraisers

ADDENDA

- Definitions.
- Exhibits.
- Qualifications.

DEFINITIONS

Definitions of Replacement Cost, Insurable Replacement Cost
& Insurable Replacement Cost Depreciated

In accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), we have noted the definition of costs estimated in the enclosed appraisal report.

Replacement Cost
The estimated cost to construct, at current prices as of the effective appraisal data, a building with utility equivalent to the building being appraised, using modern materials and current standards, design, and layout.

(Source - Appraisal Institute, Chicago, Illinois)

Insurable Replacement Cost
The estimated replacement cost of the subject building less the replacement cost of items excluded by the insurance policy.

(Source - American Society of Appraisers, Washington, DC)

Insurance exclusions for the majority of commercial lines policies include; 1) basement excavation, 2) foundations below ground, 3) piping below ground, and 4) demolition.

Insurable Replacement Cost Depreciated
The insurance replacement or reproduction cost new less accrued depreciation considered for insurance purposes, as defined in the insurance policy or other agreements, as of a specific date.

(Source - American Society of Appraisers, Washington, DC)

"As-Is" Valuation Scenario
The **"As-Is"** valuation scenario noted in the report refers to the current physical & economic condition of the subject property as of the noted effective date of valuation.

Map of Subject Locations

© 2003 DeLorme. Street Atlas USA® 2004.
www.delorme.com

TN
MN (2.8°E)

Scale 1 : 50,000
1" = 4,166.7 ft
Data Zoom 12-0

Representative Photographs of Subject Assets

Representative Photographs of Subject Assets

Representative Photographs of Subject Assets

Representative Photographs of Subject Assets

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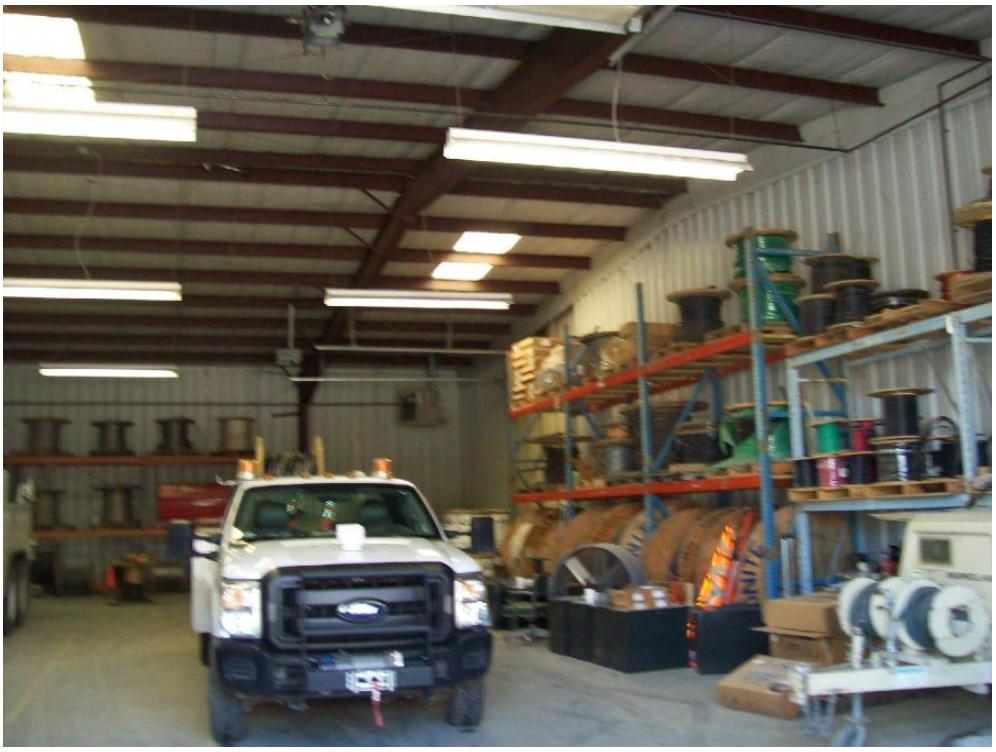

Representative Photographs of Subject Assets

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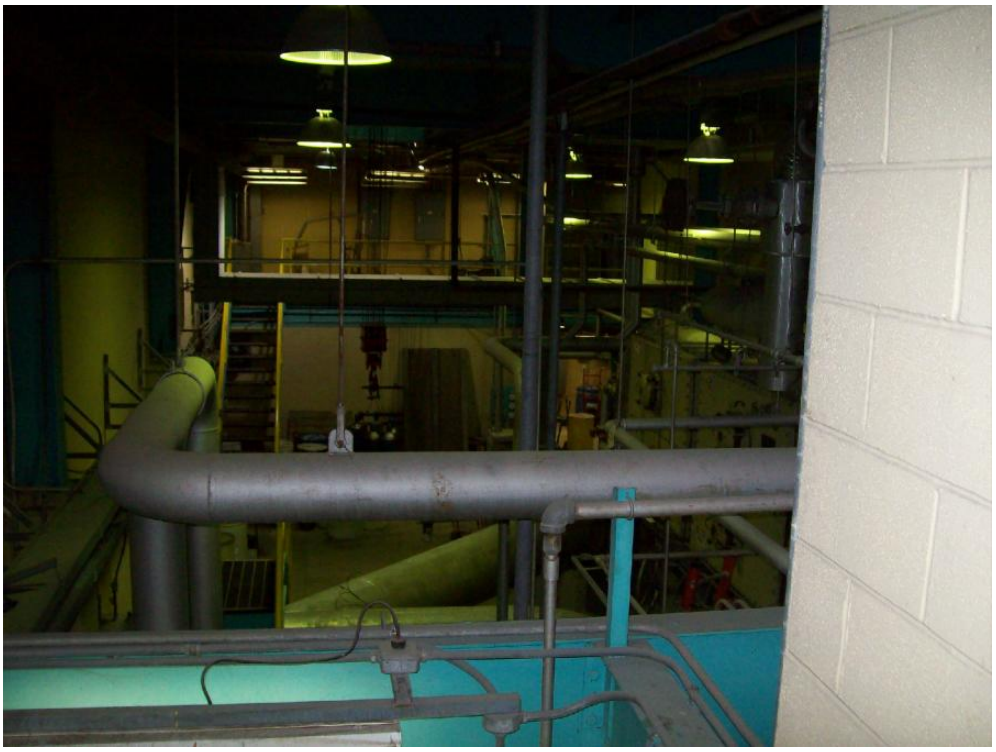

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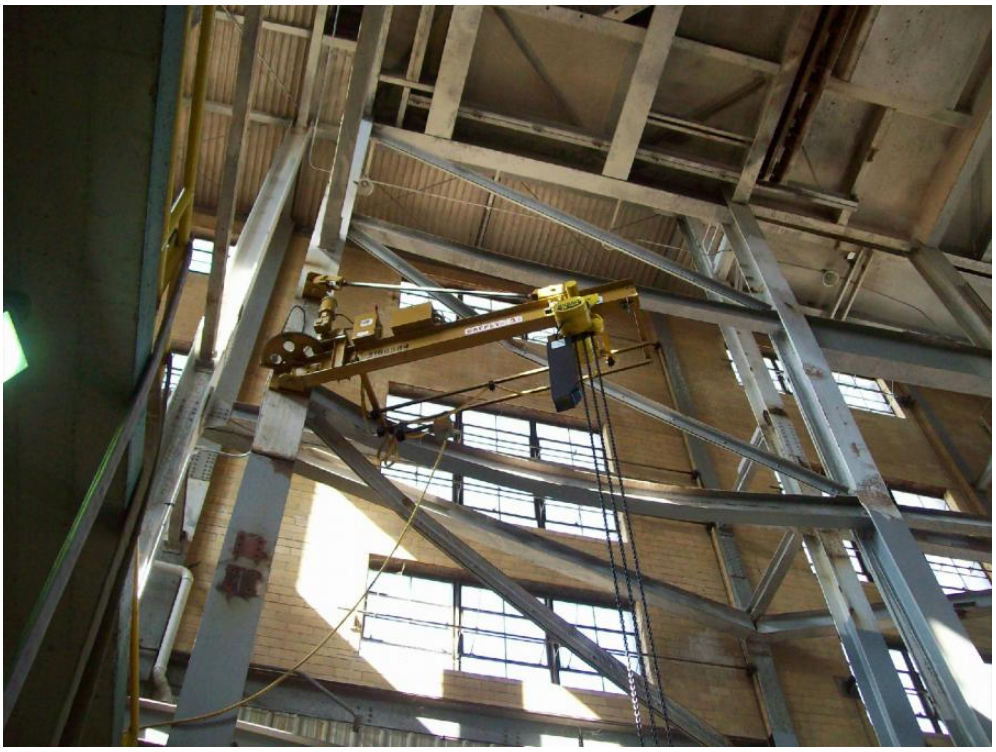

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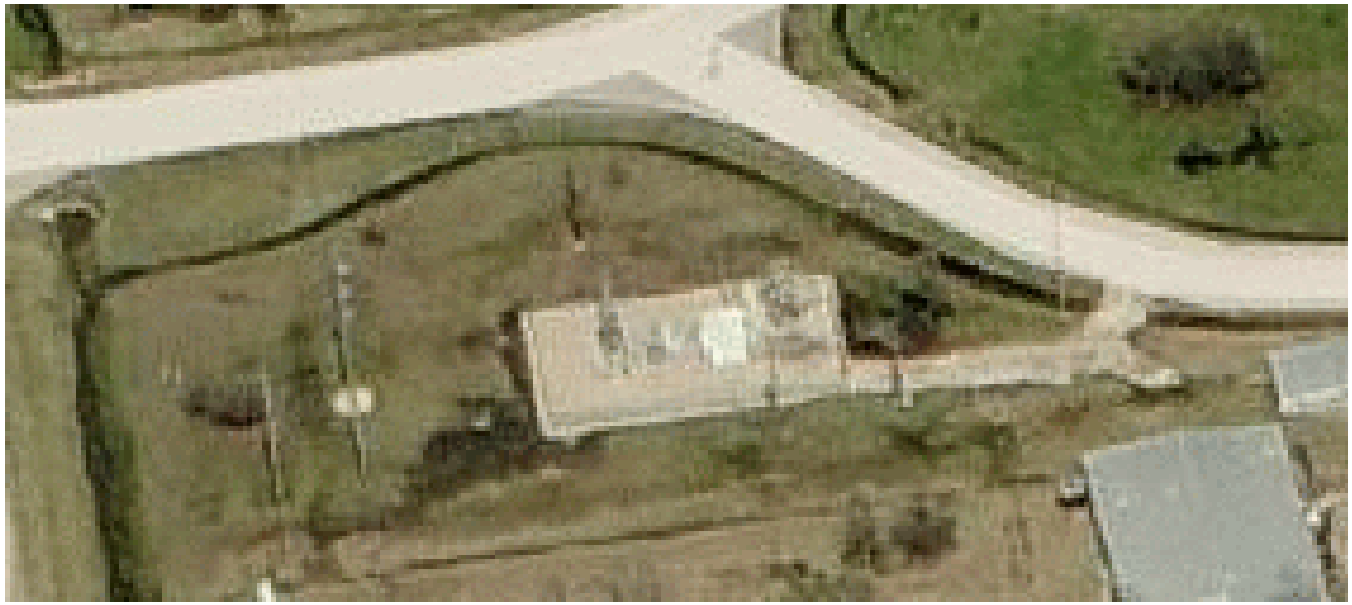
Bird's Eye View - Main Plant Area

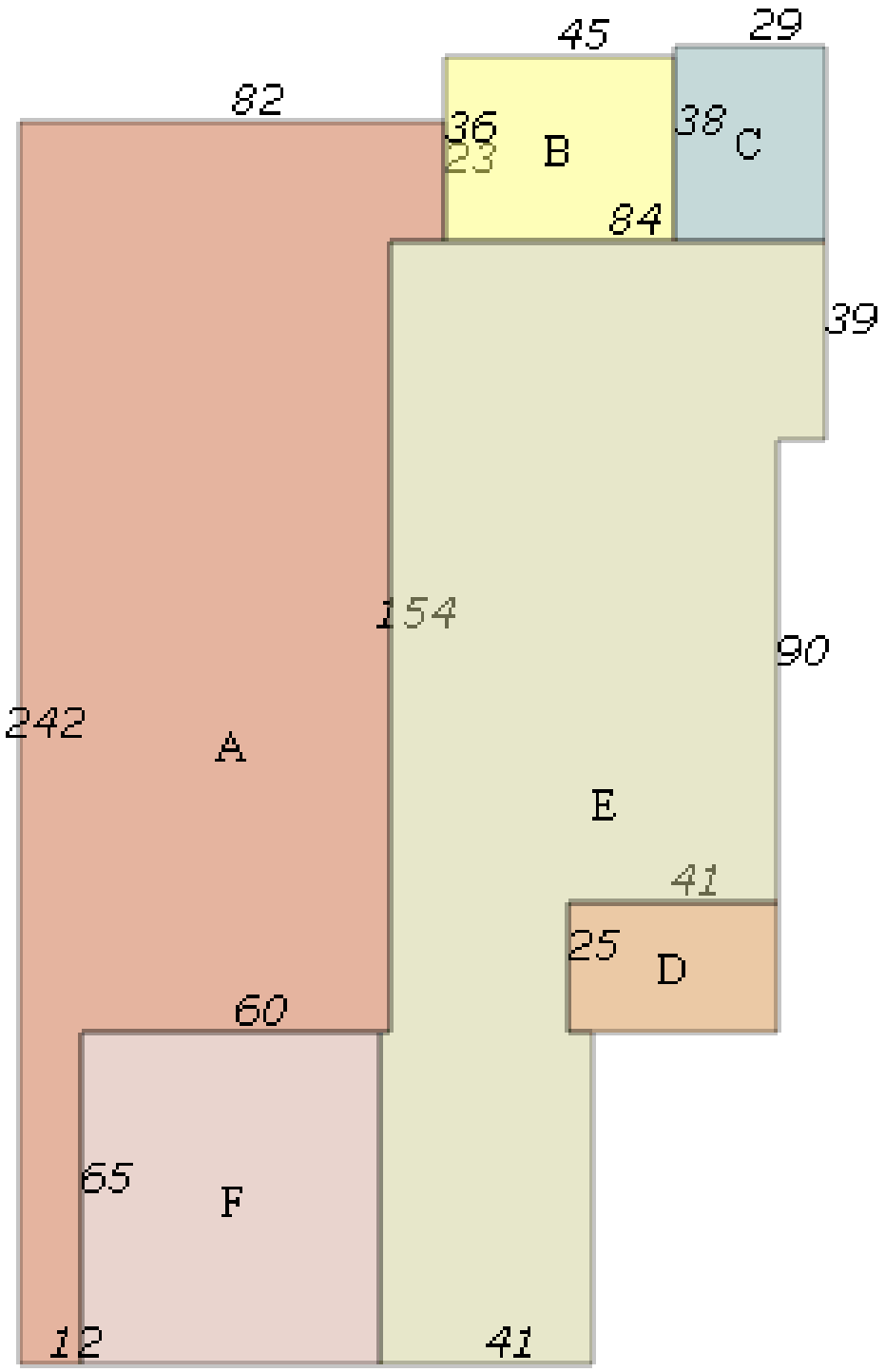
Bird's Eye View - Substation A

Bird's Eye View - North Industrial Park Substation

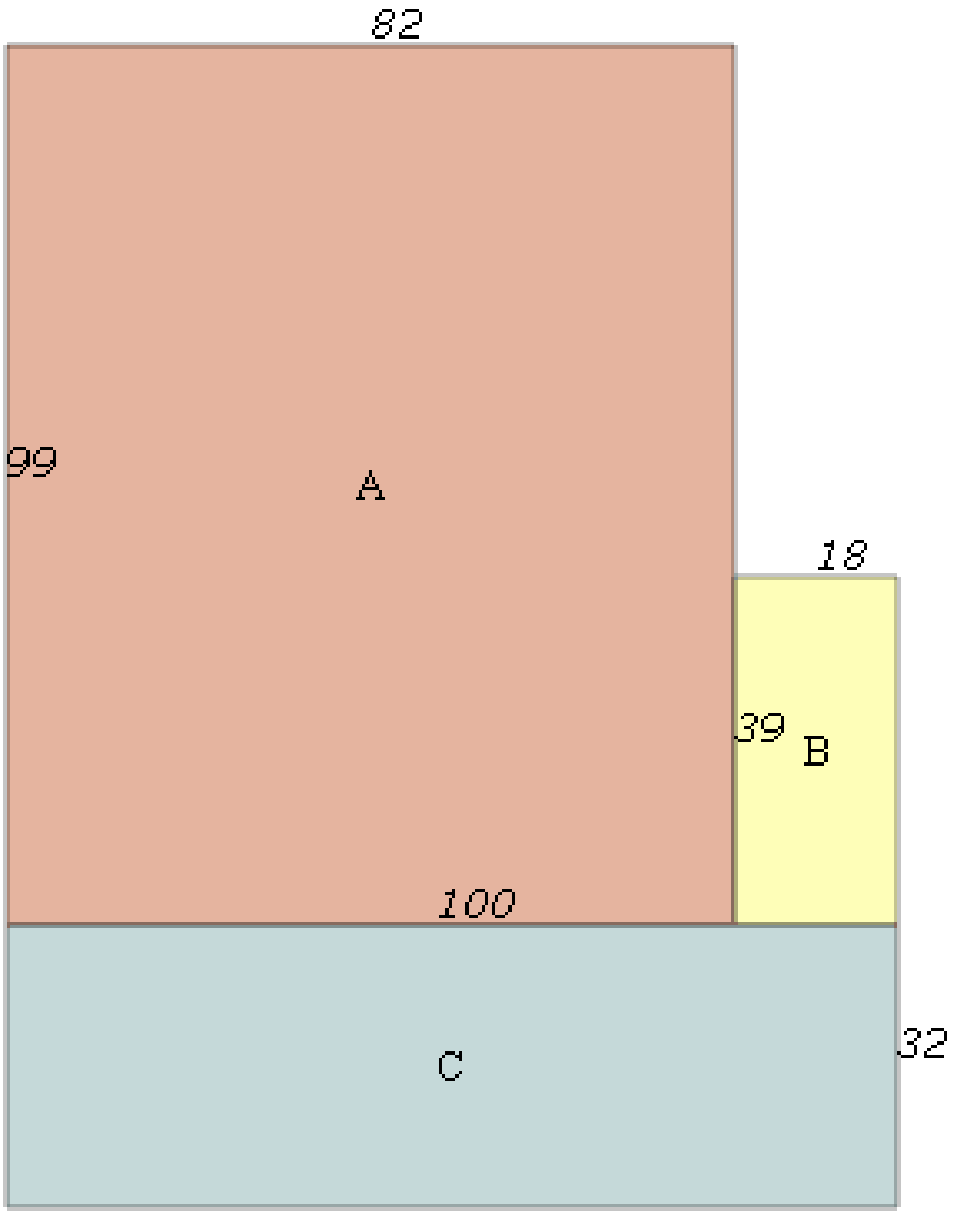


Bird's Eye View - South Industrial Park Substation

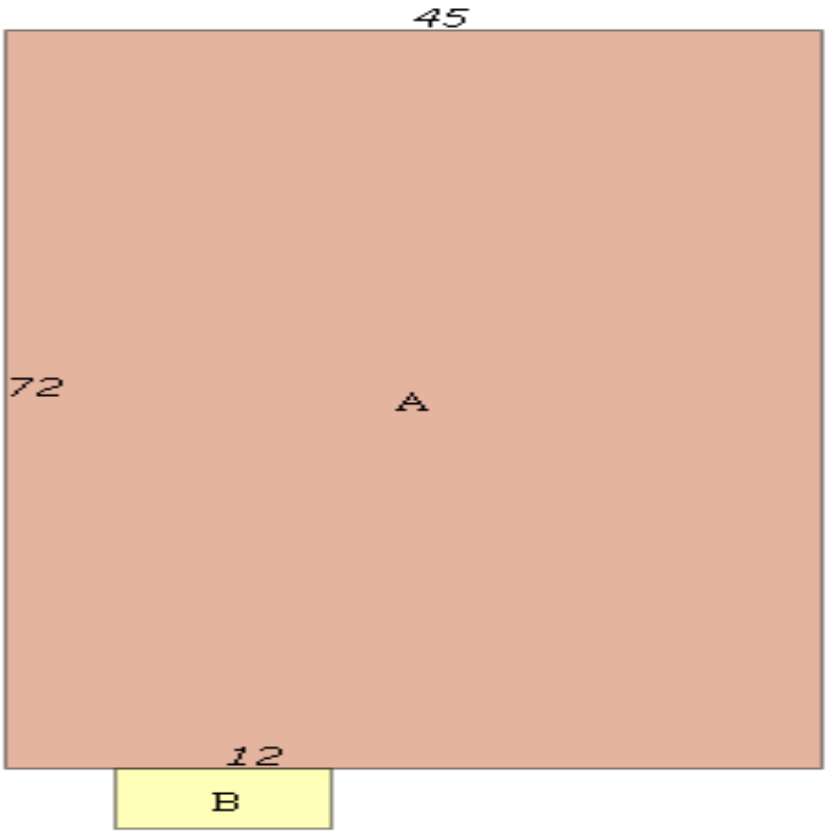
Subject Building Sketch from Public Record - Main Plant



Subject Building Sketch from Public Record - Electric Dist. WH & Garage



Subject Building Sketch from Public Record - Electric Dist. WH & Garage (Continued)



CURRICULUM VITAE

FREDERICK C. GULMIRE

Overview of Experience

Over fourteen (14) years of diverse professional experience in providing appraisal, valuation, and consulting services. Experience over entire career includes participation in assignments involving residential, commercial & industrial properties.

Professional Licensing & Certifications

- State of Indiana, Professional Licensing Agency, Indianapolis, Indiana.
  - Auctioneer License.
  - Real Estate Broker License.
  - Residential Real Estate Appraiser License.
- Auctioneer Society of Certified Appraisers, Midway Auction School, Mooresville, Indiana.
  - ASCA Certified Member Designation in the personal property appraisal discipline.

Professional Affiliations

- Member - National Association of Realtors, Chicago, Illinois.
- Member - Indiana Association of Realtors, Indianapolis, Indiana.
- Member - Indiana Auctioneers Association, Greenwood, Indiana.

General Education

- Ball State University, Muncie, Indiana.
  - Bachelor of Science Degree (History Major & Political Science Minor).
- Indiana State University, Terre Haute, Indiana.
  - Alpha Lambda Delta Freshman Honors Society.
  - Phi Alpha Theta International History Honors Society.
- Frankton Junior-Senior High School, Frankton, Indiana.
  - High School Diploma.

Specialized Education

- Appraisal Institute, Chicago, Illinois.
  - General Appraiser Income Approach Course (Part 1).
- Real Estate Certification Program, Bloomington, Indiana.
  - 15 Hour National USPAP Course.
  - 75 Hour Appraiser Pre Licensing Course.
  - Real Estate Salesperson Course.
- Real Estate Career Institute, Indianapolis, Indiana.
  - Real Estate Broker Course.
- Midway Auction School, Mooresville, Indiana.
  - Auctioneer Pre Licensing Course.
  - Personal Property Appraiser Certification Course.
- University of British Columbia, Sauder School of Business, Vancouver, British Columbia.
  - Course 118 Machinery & Equipment Valuation.
  - Course 131 Commercial Appraisal Basics.

Employment History

- 2012 to Present - Co-Founder, Co-Director & Co-Member, Capital Asset Solutions LLC, Noblesville, Indiana.
- 2010 to Present - Associate Appraiser & Consultant, Schreiner Valuation Resources LLC, Noblesville, Indiana.
- 2003 to Present - Independent Residential Real Estate Appraiser.
- 2010 to 2012 - Sales Associate, Carpenter Realtors, Westfield, Indiana.
- 1998 to 2003 - Associate Appraiser, American Appraisers, Kokomo, Indiana.
- 1998 to 2006 - Delphi Electronics & Safety, Kokomo, Indiana.
- 1995 to 1998 - New Venture Gear, Muncie, Indiana.
- 1994 to 1995 - C&S Erectors, Strawtown, Indiana.

Employment History (Continued)

- 1993 - Busby Drilling Co., Anderson, Indiana.
- 1992 - Heartland Growers, Westfield, Indiana.

Real Estate Appraisal Experience

Types of real estate appraised includes the following.

- Office Facilities
- Retail Facilities
- Multi-Family Facilities
- Healthcare Facilities
- Industrial Facilities
- Special Use Facilities
- Public Utility Facilities
- Agricultural Facilities
- Vacant Agricultural Land
- Vacant Commercial Land
- Vacant Industrial Land
- Vacant Residential Land
- Single-Family Residential

Machinery & Equipment Appraisal Experience

Types of assets appraised includes the following.

- Banking Equipment
- Distillery & Beverage Equipment
- Food Processing Equipment
- Machine Tools
- Manufacturing Machinery
- Public Utility and Public Service Machinery & Equipment
- Office Furniture, Fixtures & Equipment
- Vehicles - Commercial & Industrial

Additional Services

Types of additional services include the following.

- Real Estate Brokerage
- Auction Services

Midway Auction School

Mooresville, Indiana

THIS CERTIFIES THAT

Frederick Gulmire

Has successfully completed the course in

Personal Property Appraising

as offered by this school and hereby is granted this

Diploma

and good standing as a member of the

Auctioneer Society of Certified Appraisers

Given at Mooresville, Indiana this 4th. Day of November 2007

John R Kuby

DIRECTOR

AUCTIONEER SOCIETY OF ASCA CERTIFIED APPRAISERS

CURRICULUM VITAE

WILLIAM R. SCHREINER

Overview of Experience

Over twenty-four (24) years of diverse professional experience in providing appraisal, valuation, and consulting services. Experience over entire career includes the marketing and performance of; 1) real estate appraisals, 2) machinery & equipment appraisals, 3) business valuations, 4) cost segregation studies, and 5) real estate & business consultations.

Professional Licensing and Certifications

- State of Indiana, Professional Licensing Agency, Indianapolis, Indiana.
  - Certified General Appraiser License.
- National Association of Real Estate Appraisers, Palm Springs, California.
  - CCRA Certified Commercial Real Estate Appraiser Designation.
  - CREA Certified Real Estate Appraiser Designation.
- National Association of Master Appraisers, San Antonio, Texas.
  - MSA Master Senior Appraiser Designation (Real Estate Discipline).
- Certified Appraisers Guild of America, Grandview, Missouri.
  - CAGA Certified Member Designation (Personal Property Discipline).
- National Society of Appraiser Specialists, San Antonio, Texas.
  - BCBA Board Certified Business Appraiser Designation.

Professional Affiliations

- Professional Member - American Real Estate & Urban Economics Association, Tallahassee, Florida.
- Associate Member - Indiana Auctioneers Association, Greenwood, Indiana.
- Member - Association of Professional Merger & Acquisition Advisors, Clearwater, Florida.
- Member - Business Valuation Association, Chicago, Illinois.

Business and General Education

- Loyola University-Chicago, School of Business Administration, Chicago, Illinois.
  - Management Certificate.
- Indiana University-Purdue University Indianapolis, Indianapolis, Indiana.
  - General education & elective studies.
- North Central High School, Indianapolis, Indiana.
  - High School Diploma.

Specialized Education - Uniform Standards of Professional Appraisal Practice (USPAP)

- Appraisal Institute, Chicago, Illinois.
  - 15 Hour National USPAP Course.

Specialized Education - Real Estate Appraisal and Consulting

- Appraisal Institute, Chicago, Illinois.
  - Course 101 Introduction to Appraising Real Property.
  - Course 310 Basic Income Capitalization.
  - Course 510 Advanced Income Capitalization.
  - Valuation for Financial Reporting Webinar.
- McKissock Education, Warren, Pennsylvania.
  - Sales Comparison Course.
  - Land & Site Valuation Course.
  - Cost Approach Course.
  - Commercial Appraisal Review Course.
- National Highway Institute, Arlington, Virginia.
  - Real Estate Acquisition Under the Uniform Act.
  - Local Public Agency Real Estate Acquisition.
- Marshall & Swift, Los Angeles, California.
  - Commercial Cost Course.
- KBKG Education, Pasadena, California.
  - Course 101 Overview of Cost Segregation.

Specialized Education - Machinery & Equipment Appraisal and Consulting

- American Society of Appraisers, Washington, DC.
  - Course ME 201 Introduction to Machinery & Equipment Valuation.
  - Course ME 202 Machinery & Equipment Valuation Methodology.
- University of British Columbia, Sauder School of Business, Vancouver, British Columbia.
  - Course 118 Machinery & Equipment Valuation.
- International Society of Appraisers, Chicago, Illinois.
  - Medical Equipment Webinar.
  - American Furniture Webinars.
- National Auctioneers Association, Overland Park, Kansas.
  - Valuation of Industrial and Heavy Equipment Webinar.
- Association of Machinery & Equipment Appraisers, Alexandria, Virginia.
  - Packaging Equipment Webinar.
  - Fair Value Webinar.
- Royal Institute of Chartered Surveyors, London, England, United Kingdom.
  - Valuation of Plant & Equipment under IFRS Accounting Standards Webinar.
- Certified Appraisers Guild of America, Grandview, Missouri.
  - Certification Course in Personal Property Appraisal.

Specialized Education - Business Valuation and Consulting

- National Association of Certified Valuators & Analysts, Salt Lake City, Utah.
  - Business Valuation Course - Fundamentals, Techniques & Theory.
  - Business Valuation Course - Income & Asset Approaches.
  - Business Valuation Course - Market Approaches.
  - Business Valuation Course - Discounts & Premiums.
  - Business Valuation Course - Special Purpose Valuations.
  - Business Valuation Webinar - Evolution of Business Valuation.
  - Business Valuation Webinar - Financial Statement Analysis.
  - Business Valuation Webinar - Income Approaches.
  - Business Valuation Webinar - Asset & Market Approaches.
  - Business Valuation Webinar - Discounts & Premiums.
- University of British Columbia, Sauder School of Business, Vancouver, British Columbia.
  - Course 101 Business Enterprise Valuation.
- New York Institute of Finance, New York City, New York.
  - Business Valuation Course - Free Cash Flows, Terminal Value, DCF & WACC.

Employment History

- 1994 to Present - Independent Appraiser, Consultant & Business Owner.
  - Founder, Manager & Sole Member, Schreiner Valuation Resources LLC, Indianapolis, Indiana.
  - Co-Founder, Co-Director & Co-Member, Capital Asset Solutions LLC, Noblesville, Indiana.
- 1993 to 1994 - Senior Appraiser, Blue & Company CPAs, Indianapolis, Indiana.
- 1991 to 1993 - Independent Appraiser & Valuation Consultant.
- 1989 to 1991 - Associate Appraiser, Independent Appraisals, Indianapolis, Indiana.
- 1987 to 1988 - Sales Associate, JC Penney Insurance Services, Indianapolis, Indiana.
- 1986 to 1987 - Sales Associate, Mita Office Systems, Indianapolis, Indiana.
- 1986 to 1986 - Installation Technician, Indianapolis Cablevision, Indianapolis, Indiana.
- 1982 to 1986 - Active Duty, United States Marine Corps, USA & Overseas (Service-Connected Disabled Veteran Rating from the Department of Veterans Affairs).

Real Estate Appraisal Experience

Types of real estate appraised includes the following.

- Office Facilities
- Retail Facilities
- Multi-Family Facilities
- Hospitality Facilities
- Lodging & Resorts
- Healthcare Facilities
- Industrial Facilities
- Special Use Facilities
- Public Utility Facilities
- Agricultural Facilities
- Vacant Agricultural Land
- Vacant Commercial Land
- Vacant Industrial Land
- Vacant Residential Land
- Single-Family Residential

Machinery & Equipment Appraisal Experience
Types of assets appraised includes the following.

- Aggregate Equipment
- Agricultural Equipment
- Banking Equipment
- Communications Equipment
- Construction Equipment
- Distillery & Beverage Equipment
- Food Processing Equipment
- Foundry Equipment
- Machine Tools
- Manufacturing Machinery
- Medical & Dental Equipment
- Office Furniture &Fixtures
- Office Machines
- Printing & Publishing Equipment
- Restaurant & Hospitality Equipment
- Public Utility and Public Service Machinery & Equipment
- Vehicles & Vessels

Business Enterprise Valuation Experience
Types of businesses valued include the following.

- Franchise Operations
- Retail Operations
- Professional Practices
- Healthcare Operations
- Agri-Business Operations
- Manufacturing Companies
- Industrial Operations
- Lodging Operations
- Holding Companies
- Hospitality Operations
- Resort Operations
- Public Utility Operations

Business Equity Valuation Experience
Types of equity positions valued includes the following.

- Equal Interest Positions
- Majority Interest Positions
- Minority Interest Positions

Business Asset Valuation Experience
Types of assets valued includes the following.

- Contracts & Financial Instruments
- Intangibles & Trademarks
- Inventories & Receivables

Cost Segregation Experience
Types of properties include the following.

- Commercial Properties
- Industrial Properties
- Special Use Properties

Other Affiliations
- Member - Knights of Columbus.
- Member - Disabled American Veterans.
- Member - National Veteran Owned Business Association.
- Member - Marine Corps League.
- Member - Military Order of the Devil Dog.
- Member - Marine Corps Association, Quantico.
- Member - Marines Memorial Club & Hotel.
- Member - American Legion.
- Member - Appalachian Trail Conservancy.
- Member - Hoosier Backpackers.

National Association of Real Estate Appraisers

hereby certifies that

William R Schreiner

has been qualified for membership in the

NATIONAL ASSOCIATION OF REAL ESTATE APPRAISERS

and has been admitted by its Board of Directors and declared to be a

CCRA - CERTIFIED COMMERCIAL REAL ESTATE APPRAISER

and is hereby granted this certificate under the conditions presented in its by-laws

Signed and presented this 13th Day of March, 2006

MANAGING DIRECTOR

CERTIFIED APPRAISERS GUILD OF AMERICA

Be It Known That

Bill Schreiner

has successfully completed the course of study of

Personal Property Appraisal

required to become a member as a

Certified Personal Property Appraiser

and has agreed to abide by the
Code of Ethics and Professional Standards
of the Certified Appraisers Guild.

MEMBER FOR THE YEAR

2011

President

Certified Appraisers Guild

The American Society of Appraisers

presents this
Certificate of Achievement to

William R. Schreiner

who has taken the class and successfully completed the exam for
the American Society of Appraisers' 30-hour course

ME201: Introduction to Machinery and Equipment Valuation

First Level in a Series of Four

AMERICAN SOCIETY OF ASA APPRAISERS

January 1994
Date

Robert B. Podwalny, ASA International Education Chair

The American Society of Appraisers

presents this
Certificate of Achievement to

William R. Schreiner

who has taken the class and successfully completed the exam for
the American Society of Appraisers' 30-hour course

ME202: Machinery and Equipment Valuation Methodology

Second Level in a Series of Four

February 1994
Date

Robert B. Podwalny, ASA International Education Chair