

FORSYTH COUNTY
BOARD OF COMMISSIONERS

BRIEFING DRAFT

MEETING DATE: SEPTEMBER 24, 2020 AGENDA ITEM NUMBER: 11

SUBJECT: RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT BETWEEN FORSYTH COUNTY AND TCK PROVIDENCE, INC., TO PROVIDE CATERING AND ACCOMMODATION SERVICES AT CERTAIN LOCATIONS WITHIN TANGLEWOOD PARK

COUNTY MANAGER,S RECOMMENDATION OR COMMENTS:

SUMMARY OF INFORMATION:

ATTACHMENTS: YES NO

SIGNATURE: _____ DATE: _____
COUNTY MANAGER

**RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT BETWEEN
FORSYTH COUNTY AND TCK PROVIDENCE, INC., TO PROVIDE CATERING AND
ACCOMMODATION SERVICES AT CERTAIN LOCATIONS
WITHIN TANGLEWOOD PARK**

WHEREAS Forsyth County owns and operates Tanglewood Park, a park facility that includes open fields, lakes, walking trails, playgrounds, horse trails, tennis courts, golf courses, an aquatic complex, picnic shelters, a recreational vehicle camping area, a clubhouse, and catering and accommodations facilities;

WHEREAS Tanglewood Park's catering and accommodations facilities operations are subsidized annually;

WHEREAS TCK Providence, Inc. (Providence), a North Carolina non-profit corporation, that provides hospitality services and job training has made a proposal to lease and manage the Manor House, Guest House, Lodge Apartment, and Cottages, in exchange for paying Forsyth County 5% of its revenues in excess of expenditures for these accommodations;

WHEREAS Providence proposes to manage event space at Tanglewood Park Clubhouse and the Manor House and use the Tanglewood Park kitchen facilities for onsite and offsite catering, in exchange for paying Forsyth County 10% of gross monthly catering and event space rental revenue;

WHEREAS Providence proposes to provide dining and concession services at the Tanglewood Park Clubhouse ballroom and grill and provide concessions at the aquatic complex in exchange for paying Forsyth County 10% of revenues in excess of expenses for these services;

WHEREAS Providence proposes to pay Forsyth County \$16,500 annually towards utility expense at the accommodations it proposes to manage at Tanglewood; and

WHEREAS Forsyth County proposes to make renovations in the amount of approximately \$13,200 in material costs, in addition to County labor at no charge, to the Manor House and Clubhouse, and Providence proposes to make renovations in the amount of \$52,500 to the Manor House and Clubhouse;

NOW, THEREFORE, BE IT RESOLVED, by the Forsyth County Board of Commissioners that the Chairman or County Manager and the Clerk to the Board are hereby authorized to execute a Lease Agreement, in substantially the same form as the Lease Agreement attached hereto and incorporated herein by reference, on behalf of Forsyth County, with TCK Providence, Inc., for a term of 364 days, subject to a pre-audit certificate thereon by the County Chief Financial Officer, if applicable, and approval as to form and legality by the County Attorney.

Adopted this 24th day of September 2020.

LEASE AGREEMENT

THIS AGREEMENT, made and entered into on September 28, 2020, by and between Forsyth County ("Landlord"), a political subdivision of the State of North Carolina, and TCK Providence, Inc. ("Tenant"), a North Carolina non-profit corporation;

For the purpose and subject to the terms and conditions hereinafter set forth, the parties agree that Landlord shall lease to Tenant the properties hereinafter set forth.

1. PREMISES

Subject to the restrictions contained herein, Landlord, for and in consideration of the rents, conditions, and consideration hereinafter mentioned, provided for and covenanted to be paid, kept and performed by Tenant, leases to Tenant the following facilities (each, a "Facility,,," and, collectively, the "Premises,,,):

- a. Tanglewood Park Clubhouse (Banquet Kitchen, Ballroom, and Grill only) (collectively, the "Clubhouse,,,);
- b. Tanglewood Manor House, Guest House, Lodge Apartment, and Cottages (collectively, the "Manor House,,,);
- c. and Pool Concessions located at 4061 Clemmons Road, Clemmons, North Carolina (the "Pool Concession Area,,,);

The location of each Facility is shown in Exhibit A, attached hereto and incorporated herein by reference.

2. LANDLORD'S RIGHT TO RESERVE SPACE

Landlord retains the right to use any or all of the Facilities or Off-Premises Facilities (as defined below) for Forsyth County-sponsored or co-sponsored events, at no cost, by providing Tenant an advanced written notice of at least 30 days.

Such County-sponsored events may or may not have catering; however, if any such event is a catered event, the catering business will be offered to Tenant, provided County and Tenant mutually agree on compensation. Tenant shall give priority to Landlord for use of any or all of the Premises for such County-sponsored events on requested dates if written notice of at least 30 days is provided. Notwithstanding the foregoing, if County co-sponsors an event, or enters into an agreement with a financial sponsor for County-sponsored event, the co-sponsor or financial sponsor may cater said event, and the County need not offer the catering business to Tenant. For the avoidance of doubt, events not sponsored by the County are not subject to the restrictions set forth in this paragraph.

3. TERM

The Tenant shall have and hold the Premises for a term of 364 days beginning on September 28, 2020, (the "Commencement Date,,,) and ending on September 27, 2021, (the "Term,,,) unless sooner terminated as hereinafter provided. Either party may terminate the Agreement, for any reason or for no reason, by providing written notice to the other party of at least 120 days.

4. RENTAL

Tenant agrees to pay Landlord without demand, deduction or set-off, an annual rental for the Premises of one dollar (\$1.00) due the first day of each annual term. Tenant may prepay rent. Tenant shall also pay a portion of its gross revenues to the County as follows:

- a. Catering and Event Space Revenue: Tenant shall also pay to Landlord ten percent (10%) of all gross monthly revenues derived from use of the Premises for on- and off-Premises catering and on-Premises event-space rentals.
- b. Dining and Other Revenue: For all revenue derived from services related to the use of the Premises, other than revenue addressed in 4(a) and 4(c) (“Dining and Other Revenue,,), Tenant shall pay Landlord 10% of its revenues in excess of expenses for said services as determined by the Tenant’s monthly profit and loss report produced by the 10th day of each month for each facility. Dining and Other Revenue shall include, without limitation, restaurant and dining revenue, pool concessions, and clubhouse grill revenues.
- c. Lodging Revenue: Tenant shall pay Landlord 5% of its revenues in excess of expenses derived from letting rooms in the Manor House (“Lodging Revenue,,) as determined by the Tenant’s monthly profit and loss report produced by the 10th day of each month for each facility. For the avoidance of doubt, and without limitation, lodging revenue shall not include revenues derived from in-room dining services, and such revenues shall be subject to Section 4(b).

Without limiting the foregoing, Tenant shall pay to Landlord all space rental fees for all venues other than the Manor House Trophy Room. Tenant will send with each monthly rental payment his monthly sales, revenue, and financial operating reports for each Facility included in the Premises, along with any other accounting and/or financial reports requested by the Tenant as verification of revenues and expenses.

For all amounts due to Landlord under this Agreement (including fees owed for use of Off-Premises Facilities), Tenant shall provide a monthly reconciliation statement describing the Catering and Event Space Revenue, the Lodging Revenue, and Dining and other revenue no later than the 10th day of each month. Tenant shall pay all such amounts due to Landlord no later than 15 days after preparation of the reconciliation statement. Payments by Tenant to Landlord shall be inclusive of any amount passed through to the Tenant’s clients.

“Off-Premises Facilities,, refers specifically to those Tanglewood Park facilities that are not included in the definition of Premises found in Section 1 of this Agreement. For the avoidance of doubt, “Off-Premises Facilities,, does not include facilities that are not on the grounds of Tanglewood Park.

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5. LATE CHARGES

If the rent payment, including the percentage of gross revenue payment, the utilities payment, or any other payment required under this Agreement, is not postmarked or hand delivered within 15 days after it becomes due, Tenant shall pay Landlord, as additional rental, a late charge equal to five percent (5%) of the overdue amount, plus any actual bank fees incurred for resumed or dishonored checks. The parties agree that such a late charge represents a fair and reasonable estimate of the cost Landlord will incur by reason of such late payment.

6. UTILITIES

Tenant shall be responsible for reimbursing the Landlord for utilities to the Premises to include electric, water, stormwater, sewer, gas, and solid waste disposal in the monthly amount of \$1,375.00, which shall be due on the first day of each month. Except as set forth herein, Tenant shall be responsible for all operational expenses associated with the Facilities. For the avoidance of doubt, Landlord shall not be responsible for providing internet/cable/telephone service, inclusive of installation cost.

7. USE OF PREMISES

- a. Catering and Dining: Except as set forth herein in sections 7(b) and 7(d), the Premises shall be used solely for the purpose of providing on- and off-site catering, as well as, dine in and carry out meals.
- b. On-Premises Event Spaces: Tenant shall manage event space bookings and operations within the Premises for the following locations (the "On-Premises Event Spaces,,):
 - 1. Manor House trophy room; and
 - 2. Clubhouse Ballroom.

Tenant will be the exclusive booking agent for these On-Premises Event Spaces, subject to the Landlord's right to reserve unreserved space upon 30 days advanced notice. Tenant shall be the exclusive caterer for Clubhouse and Manor House food and beverage services, except for County-sponsored events.

- c. Off-Premises Event Space Activities for Wedding Packages: Subject to the restrictions contained herein and availability, Tenant shall be permitted to offer wedding packages and reserve space at the following facilities at Tanglewood Park (the "Off-Premises Facilities,,):
 - i. The Arboretum;
 - ii. The Red Barn;
 - iii. Walnut Hall;
 - iv. The Church; and
 - v. Picnic Shelters.

Landlord's representative (the Parks and Recreation Director) may, in his sole discretion, amend the list of available Off-Premises Facilities that are available for reservation, and amend the reservation fee for any facility. In addition to its payment obligations as set forth in Section 4 above, Tenant shall pay to Landlord the full advertised cost for the reserved facility at the time that Tenant's customer places the reservation. Reservations are subject to all County rules and policies. All reservations are subject to availability. Landlord shall include Tenant on its list of preferred vendors for catering at these locations.

- d. Lodgings: Tenant shall use the Manor House, Guest House, Lodge Apartment and Cottages to operate an inn. Except as set forth in this Agreement, Tenant shall be responsible for all operational aspects of running an inn, including, without limitation: booking; janitorial and housekeeping; sanitation; guest services; security; and laundry. Landlord shall be responsible for routine pest control and grounds maintenance. Tenant shall ensure that the inn is adequately staffed at all times. The inn operation should have one staff member on shift or on call at all times. Tenant shall be responsible for complying with all applicable state and federal laws applicable for the operation of an inn.
- e. The Tenant's use of the Premises shall be subject to all applicable laws and to County rules and policies, as may from time to time be amended. The Premises shall not be used for any illegal purposes or in any manner to create any nuisance or trespass, nor in any manner to vitiate the insurance or increase the rate of insurance on the Premises. Deliveries are to be received in a manner that does not disturb or hinder Landlord's operation of the larger Park property. This Lease shall be terminated immediately if the Premises are no longer used for the purpose set forth herein.
- f. Use of Premises and Tenant's operations as permitted by this Lease shall be rendered in accordance with all applicable federal laws and standards that prohibit discrimination against individuals on the basis of age, race, color, sex, religion, national origin, veterans' status or disability.
- g. The minimum hours of staffed operations shall be as follows:
 1. Manor House: 9am – 9pm daily, 365 days a year (Provided that Tenant and Landlord's representative may agree to vary these hours);
 2. Grill: 9am – 5pm daily, 365 days per year;
 3. Pool Concessions: 11am – 7pm daily, Memorial Day to Labor Day only;
 4. All other catering facilities included in the Premises: 9am – 1am daily, 365 days per year.
- h. Hours of operation may be expanded to mutually agreeable times, or for scheduled events, with the written approval of the Landlord's representative (Parks and Recreation Director). Tenant shall be permitted to access to the Premises at all times

during the Term. For Facilities associated with lodging, Tenant shall be permitted to access to those Facilities at all times. Hours may be extended for holidays or other special events as agreed in advance between Landlord and Tenant.

- i. Tenant shall be responsible for maintaining all licenses and permits required or necessitated under this Agreement, including, without limitation permits allowing for the consumption of alcoholic beverages and all licenses and permits necessary for maintaining a dining/catering facility and lodging facilities.

8. INDEPENDENT CONTRACTOR

The Tenant shall operate as an independent contractor, and the Landlord shall not be responsible for any of the Tenant's acts or omissions. The Tenant, its employees, and subcontractors shall not be treated as an employee with respect to the services performed hereunder for federal or state tax, unemployment or workers' compensation purposes. Neither federal, state, nor payroll tax of any kind shall be withheld or paid by the Landlord on behalf of the Tenant or the employees of the Tenant. The Tenant is fully responsible for the payment of any and all taxes arising from the payment of monies under this Agreement. The Tenant shall comply with the North Carolina Workers' Compensation Act and shall ensure that its subcontractors also comply. The Tenant shall not be treated as an employee with respect to the operations performed hereunder for purposes of eligibility for, or participation in, any employee pension, health, or other fringe benefit plan of the Landlord. The Tenant has no authority to enter into contracts or agreements on behalf of the Landlord. The Landlord shall not be liable to the Tenant for any expenses paid or incurred by the Tenant unless otherwise agreed in writing. The Tenant shall supply, at its sole expense, all equipment, tools, materials, and/or supplies required for operations under this agreement, unless otherwise agreed in writing or outlined in Exhibit C.

The Tenant shall comply with all applicable laws and regulations including but not limited to federal, state and local laws regarding business permits, certificates, and licenses that may be required to carry out the operations to be performed under this Agreement and all federal immigration laws in its hiring and contracting practices. Tenant and its subcontractors shall comply with Article 2 of Chapter 64 of the North Carolina General Statutes relating to the required use of the federal E-Verify program to verify the work authorization of newly hired employees. Failure of the Tenant to comply with this provision or failure of its subcontractors to comply could render this agreement void under North Carolina law. Tenant hereby certifies that it is not on the North Carolina State Treasurer's lists of persons engaging in business activities in Sudan (Darfur), Iran, or boycotting Israel, prepared pursuant to NCGS §§ 147-86.43, 147-86.58, and 147-86.81, nor will Tenant utilize for this Agreement any subcontractor on such lists. This agreement is intended for the benefit of the Landlord and the Tenant and not for any other party. If any provision of this Agreement shall be unenforceable, the remainder of the Agreement shall be enforceable to the extent allowed by law.

9. INDEMNITY; INSURANCE

Tenant agrees to and hereby does indemnify and hold Landlord harmless against all claims for damages to Customers or property by reason of Tenant's use or occupancy of the Premises, and all expenses incurred by Landlord because thereof, including attorney's fees and court costs. For the purposes of this section, "Customers,, are defined as patrons of the Premises, their family members, or cohorts, who utilize, or intend to utilize the services of Tenant. Supplementing the foregoing and in addition thereto, Tenant shall during the term of this Lease and any extension or renewal thereof, and at Tenant's expense, maintain in full force the following insurance coverage:

A. Commercial General Liability Insurance. The Tenant shall maintain occurrence version commercial general liability insurance or equivalent form with a limit no less than \$1,000,000 each occurrence. If such insurance contains a general aggregate limit, it shall apply separately to this agreement or be no less than three times the occurrence limit. Such insurance shall specify coverage for the Tenant's catering, restaurant/dining services, event hosting, and lodging services at Tanglewood Park, and

1. Include Forsyth County, its officials officers, and employees as additional insureds with respect to the Tenant's catering, restaurant/dining, event hosting, and lodging services at Tanglewood Park. The coverage shall contain no special limitations on the scope of protection afforded to the above listed insureds.
2. The requirements of this section may be satisfied by a combination of self-insurance and Excess Liability insurance.

B. Business Automobile Liability Insurance. The Tenant shall maintain business automobile liability insurance with a limit no less than \$1,000,000. Such insurance shall include coverage for owned, hired, and non-owned automobiles.

C. Commercial Property Insurance. The Landlord is responsible for maintaining property insurance for the entire Tanglewood Park, including all of the buildings located at 4061 Clemmons Road, Clemmons, North Carolina. The Tenant is solely responsible for maintaining insurance coverage for any improvements made to the building by the Tenant and any business personal property of the Tenant on Premises. In no event will the Landlord be required to repair or replace any improvements, business personal property owned by the Tenant, its employees, or contractors.

D. Workers' Compensation and Employers' Liability Insurance. The Tenant shall maintain workers' compensation insurance with North Carolina statutory limits and employers' liability insurance with limits no less than \$100,000 each accident and disease.

E. Liquor Liability Insurance. Tenant shall maintain liquor liability insurance with a limit no less than \$1,000,000 each occurrence.

F. Other Insurance Requirements. The Tenant shall:

1. Furnish the County with properly executed certificates of insurance which shall clearly evidence all insurance required in this section. Provide certified

copies of endorsements and policies, if requested by the County, in lieu of or in addition to certificates of insurance.

2. Maintain such insurance from the time the lease commences until the lease is terminated. Provide replacement certificates, policies, and endorsement upon their expiration.

3. Provide required insurance on a primary basis with respect to any other insurance or self-insurance retention programs covering Forsyth County, its officials, officers, and employees.

4. Place such insurance with insurers authorized to do business in North Carolina and having A. M. Best Company ratings of not less than A: VII. Any alternatives to this requirement shall require written approval of the County's Risk Manager.

5. For the avoidance of doubt, certificates of insurance and all other documents evidencing insurance coverage must extend to all services provided by Providence under this contract, including but not limited to catering, event hosting, and lodging services.

The Tenant understands and acknowledges that these insurance coverage requirements are minimums and that they do not restrict or limit the hold harmless provisions of this agreement. All insurance policies required under this Agreement shall extend to Tenant's lodging, event hosting, catering, and dining services under this agreement.

10. SERVICES BY LANDLORD

A. Landlord agrees to make repairs and replacements to the Premises as outlined in Exhibit B and upon the dates specified in Exhibit B (which shall run from the Commencement Date). Landlord will replace equipment and fixtures as outlined in Exhibit B and as needed throughout the Term, except for repairs required due to Tenant's negligence, willful wrong doing, or misuse, and further provided that, if Landlord determines, in its sole discretion, that a repair is not economically viable or is not in the Landlord's best interest, it shall have no obligation to make such a repair. Additionally, Tenant may request that Landlord undertake routine and capital repairs at the Premises for the duration of the Term, except repairs required due to Tenant's negligence, willful wrong doing, or misuse, and further provided that if Landlord determines, in its sole discretion, that a repair is not economically viable or is not in the Landlord's best interest, it shall have no obligation to make such a repair. Selection of equipment and fixtures for replacements will be at Landlord's sole discretion. Tenant is responsible for all repairs and replacement of equipment or fixtures damaged and/or destroyed due to Tenant's negligence, willful wrong doing, or misuse. Landlord will invoice Tenant for, and Tenant shall be responsible for, one hundred percent (100%) of all costs assumed for repairs and/or replacements required due to Tenant's customer's, guests', or invitees' negligence, willful wrong doing, or misuse of the Premises.

- B. Tenant is solely responsible for maintaining insurance coverage on any improvements made to the Premises by the Tenant and any business personal property of the Tenant. Landlord shall not maintain or replace any property belonging to Tenant or provided or altered by Tenant. Landlord may replace any County-owned equipment or fixtures, at the Landlord's sole discretion, during the Term and may elect not to do so if the damage was caused by Tenant's misuse, negligence or willful wrongdoing. Landlord, in its sole discretion, will select replacement appliances, fixtures, and equipment. Landlord shall not be responsible for any consequential damages to Tenant's business due to failure of equipment, delay in replacement of equipment, or closure of Premises for repairs and/or construction to the Premises. Landlord will not be responsible for Tenant's business interruption, extra expense, and/or loss of revenue for any reason. Tenant's insurance policies shall be primary with respect to policies covering Forsyth County, and shall be maintained during the Term. Tenant may elect to replace appliances, fixtures, and equipment at Tenant's sole expense and assume any future repair and replacement costs of such. Replacement of County-owned appliances, fixtures, and equipment shall be the property of Landlord upon termination of this Agreement.

- C. Landlord shall maintain the grounds surrounding the Premises, including paving, mowing of the grass, care of shrubs, general landscaping and snow removal as scheduled by Landlord.

11. SERVICES BY TENANT

- A. Tenant accepts the Premises in their present condition and as suited for the uses intended by Tenant, except for those repairs identified in Exhibit B to be remedied by Landlord. Tenant agrees to return the Premises to the Landlord at the expiration or prior termination of this Lease, in as good condition and repair as when first received, natural wear and tear, damage by storm, fire, lightning, earthquake or other casualty alone excepted. Tenant, Tenant's employees, agents, contractors or subcontractors shall take no action which may void any manufacturers or installers warranty with relation to the Premises. Tenant shall indemnify and hold Landlord harmless from any liability, claim, demand or cause of action arising on account of Tenant's breach of the provisions of this paragraph.

- B. Tenant may make repairs to Landlord owned property only with prior written approval from Landlord. If granted prior written approval, Tenant shall follow all applicable bidding laws, and all laws, rules, regulations, and codes of the State of North Carolina and/or its political subdivisions relating to construction, use and occupancy of property, and any other applicable laws.

- C. Tenant is responsible for providing any furniture, fixture, equipment or miscellaneous items required for its operations not provided by Landlord, including but not limited to those items outlined in Exhibit C. Tenant shall also provide any furniture, fixture,

equipment or miscellaneous items required for operations which the Landlord opts not to replace during the Term. Tenant is responsible for maintenance, repairs, and replacement of all Tenant's personal property and any item purchased by the Tenant.

- D. Tenant is responsible for daily and routine cleaning of all equipment and fixtures, whether purchased by the Landlord or Tenant. Additionally, Tenant assumes responsibility of contracts for Landlord owned items to provide preventive maintenance and cleaning services which are required for operations at the Premises.
- E. Tenant is responsible for providing daily housekeeping as such are rendered necessary by the Tenant's operations and trash disposal services to the Premises.
- F. Tenant is responsible for any linen and/or laundry services required for operations of the Premises, including lodgings, and/or events booked by Tenant.
- G. Tenant will provide routine and required security services for all events held at the Premises that are booked by Tenant. Tenant must provide adequate security and supervision for all such events.

12. ALTERATIONS

Tenant shall not make any alterations, additions, or improvements to the Premises without the Landlord's Representative's (the Parks and Recreation Director) prior written consent . If granted prior written permission, Tenant shall follow all applicable bidding laws, and all laws, rules, regulations, and codes of the State of North Carolina and/or its political subdivisions relating to construction, use and occupancy of property, and any other applicable laws. All approved alterations, additions, and improvements will be accomplished in a good and workmanlike manner, in conformity with all applicable laws and regulations, and by a contractor approved by Landlord's Representative (the Parks and Recreation Director) free of any liens or encumbrances.

Tenant shall promptly remove any alterations, additions, or improvements constructed in violation of this Paragraph upon Landlord's Representative's (the Parks and Recreation Director) written request. Landlord's Representative (the Parks and Recreation Director) may require Tenant to remove any alterations, additions or improvements (whether or not made with Landlord's consent) at the termination of the Lease and to restore the Premise to its prior condition, at the Tenant's sole expense. All alterations, additions and improvements which Landlord's Representative (the Parks and Recreation Director) has not required Tenant to remove shall become Landlord's property and shall be surrendered to Landlord upon the termination of this Lease, except that Tenant may remove any Tenant-owned equipment or fixtures which can be removed without material damage to the Premises. Tenant shall repair, at Tenant's sole expense, any damage to the Premises caused by the removal of any such equipment or fixtures.

13. REMOVAL OF FIXTURES

Tenant may (if not in default hereunder) prior to the expiration of this Lease, or any extension or renewal thereof, remove all Tenant-owned equipment or fixtures which it has placed in the Premises, except fixtures reasonably necessary to the functioning of the Facility, provided Tenant repairs all damage to the Premises caused by such removal, at the Tenant's sole expense.

14. DESTRUCTION OF OR DAMAGE TO PREMISES

If the Premises are totally destroyed by storm, fire, lightning, earthquake or other casualty, this Lease shall terminate as of the date of such destruction and rental shall be accounted for as between Landlord and Tenant as of that date. If the Premises are damaged but not wholly destroyed by any such casualties, rental shall abate in such proportion as effective use of the Premises has been affected and Landlord shall restore Premises to substantially the same condition as before damage as speedily as is practicable, whereupon full rental shall recommence. Tenant is responsible for insuring its personal property stored on the Premises, and Landlord shall not be responsible for any damage or loss to Tenant's property, its employees' property, or loss of business. Notwithstanding anything to the contrary Landlord shall have no obligation to repair or rebuild any Facility. In no event shall Landlord be required to make a repair if it determines, in its sole discretion, that a repair is not economically viable or is not in the Landlord's best interest. If Landlord chooses not to repair or rebuild any Facility, this Agreement shall terminate upon notice with respect to said Facility.

15. GOVERNMENTAL ORDERS

Tenant agrees, at its own expense, to comply promptly with all requirements of any legally constituted public authority made necessary by reason of Tenant's occupancy of the Premises. Landlord agrees to comply promptly with any such requirements if not made necessary by reason of Tenant's occupancy.

16. CONDEMNATION

If the whole of the Premises, or such portion thereof as will make the Premises unusable for the purposes herein leased, is condemned by any legally constituted authority for any public use or purpose, then in either of said events the term hereby granted shall cease from the date when possession thereof is taken by public authorities, and rental shall be accounted for as between Landlord and Tenant as of said date. Such termination, however, shall be without prejudice to the rights of either Landlord or Tenant to recover compensation and damage caused by condemnation from the condemner. It is further understood and agreed that Tenant shall not have any rights in any award made to Landlord by any condemnation authority.

17. ASSIGNMENT AND SUBLETTING

Tenant shall not assign this Lease or any interest hereunder, or sublet the Premises or any part thereof, or permit the use of the Premises by any party other than the Tenant.

18. EVENTS OF DEFAULT

To the extent allowed by law, the happening of any one or more of the following events (hereinafter any one of which may be referred to as an "Event of Default") during the term of this Lease or any renewal or extension thereof, shall constitute a breach of this Lease on the part of the Tenant: (a) Tenant fails to pay the rental as provided for herein; (b) Tenant fails to make any payment required herein; (b) Tenant abandons the Premises (as defined in Section 31 hereof); (c) Tenant fails to comply with or abide by and perform any other obligation imposed upon Tenant under this Lease; (d) Tenant is adjudicated bankrupt; (e) A permanent receiver is appointed for Tenant's property and such receiver is not removed within sixty (60) days after written notice from Landlord to Tenant to obtain such removal; (f) Tenant, either voluntarily or involuntarily, takes advantage of any debt or relief proceedings under any present or future law, whereby the rent or any part thereof is, or is proposed to be reduced or payment thereof deferred; (g) Tenant makes an assignment for benefit of creditors; (h) Tenant's effects are levied upon or attached under process against Tenant, which is not satisfied or dissolved within thirty (30) days after written notice from Landlord to Tenant to obtain satisfaction thereof.

19. REMEDIES UPON DEFAULT

Upon the occurrence of Event of Default, Landlord may pursue any one or more of the following remedies separately or concurrently, without prejudice to any other remedy herein provided or provided by law; (a) if the Event of Default involves nonpayment of rental and Tenant fails to cure such default with five (5) days after receipt of written notice thereof from Landlord, or if the Event of Default involves a default in performing any of the terms or provisions of this Lease other than the payment of rental and Tenant fails to cure such default within thirty (30) days after receipt of written notice of default from Landlord, Landlord may terminate this Lease. If Tenant has failed to cure such default after receiving 30 days written notice, termination shall be effected by giving written notice to Tenant and upon such termination Landlord shall be entitled to recover from Tenant damages as may be permitted under applicable law; or (b) if the Event of Default involves any matter other than those set forth in item (a) of this paragraph, Landlord may terminate this Lease by giving written notice to Tenant and, upon such termination, shall be entitled to recover from the Tenant damages in an amount equal to all rental which is due and all rental which would otherwise have become due throughout the remaining term of this Lease, or any renewal or extension thereof (as if this Lease had not been terminated); or (c) upon any Event of Default (if Tenant has failed to cure such default after 30 days written notice), Landlord may, without terminating this Lease, re-let the Premises, in whole or in part, at the best price obtainable by reasonable effort, without advertisement and by private negotiations and for any term Landlord deems proper, with Tenant being liable to Landlord for the deficiency, if any, between Tenant's rent hereunder and the price obtained by Landlord on reletting, provided however, that Landlord shall not be considered to be under any duty by reason of this provision to take any action to mitigate damages by reason of Tenant's default. In the event Landlord hires an attorney to enforce its rights upon default, Tenant shall in addition be liable for reasonable attorney's fees and all costs of collection.

20. EXTERIOR SIGNS

Tenant shall place no signs upon the outside walls or roof of the Premises, except with the express written consent of the Landlord's representative (Parks and Recreation Director) (which shall not be unreasonably withheld, provided that Landlord's representative may restrict the size, number, and location of signs and may review the sign for minimum aesthetic standards). Tenant shall place no signs on the Premises or anywhere within the interior of the Premises without written consent of the Landlord's representative (Parks and Recreation Director). Any and all signs approved for use by the Landlord shall be maintained by the Tenant in compliance with governmental rules and regulations governing such signs and Tenant shall be responsible to Landlord for any damage caused by installation, use or maintenance of said signs, and all damage incident to removal thereof.

21. PARKING

Tenant may use, on a non-exclusive basis, those parking spaces specified by the Landlord's Representative, the Parks and Recreation Director, as may be modified from time to time. Such shared parking will reasonably allow Tenant to operate the Premises as described herein.

22. LANDLORD'S ENTRY OF PREMISES

Landlord may advertise the Premises For Rent or For Sale. Landlord may enter the Premises at any time necessary and at reasonable hours to exhibit the Premises to prospective purchasers or tenants, to inspect the Premises and to make repairs required of Landlord or to provide services under the terms hereof or to make repairs to Landlord's adjoining property, if any.

23. EFFECT OF TERMINATION OF LEASE

No termination of this Lease prior to the normal ending thereof, by lapse of time or otherwise, shall affect Landlord's right to collect rent for the period prior to termination thereof.

24. MORTGAGEE'S RIGHTS

Tenant's rights shall be subject to any bona fide mortgage, deed of trust or other security interest which is now or may hereafter be placed upon the Premises by Landlord. Tenant shall, if requested by Landlord, execute a separate agreement reflecting such subordination, and shall be obligated to execute such documentation as may facilitate Landlord's sale or refinancing of the Premises, including, but not limited to estoppel certificates, subordination or attornment agreements.

25. QUIET ENJOYMENT

So long as Tenant observes and performs the covenants and agreements contained herein, it shall at all times during the Lease term peacefully and quietly have and enjoy possession of the Premises, but always subject to the terms hereof. Notwithstanding anything to the contrary herein, in the event Landlord shall sell or otherwise transfer its interest in the Premises, Tenant agrees to attorn to any new owner or interest holder and shall, if requested

by Landlord, execute a separate agreement reflecting such attornment, provided that said agreement requires the new owner or interest holder to recognize its obligations and Tenant's rights hereunder.

26. HOLDING OVER

If Tenant remains in possession of the Premises after expiration of the term hereof, with Landlord's acquiescence and without any express agreement of the parties, Tenant shall be a tenant at will at the rental rate which is in effect at end of this Lease and there shall be no renewal of this Lease by operation of law. If Tenant remains in possession of the Premises after expiration of the term hereof without Landlord's acquiescence, Tenant shall be a tenant at sufferance and commencing on the fraction thereof during which Tenant so remains in possession of the premises, shall pay to the Landlord twenty percent (20%) of monthly gross sales.

27. RIGHTS CUMULATIVE

All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative and not restrictive of those given by law.

28. WAIVER OF RIGHTS

No failure of Landlord or Tenant to exercise any power given hereunder or to insist upon strict compliance of its obligations hereunder and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Landlord's or Tenant's right to demand exact compliance with the terms hereof.

29. ENVIRONMENTAL LAWS

Tenant shall be liable for all environmental damage, liability or cost, including reasonable attorney's fees, arising out of Tenant's use of the Premises and shall defend and hold Landlord harmless from any claims or actions relating to environmental damage, spills, exposure or other effects caused by Tenant within the Premises. Tenant shall comply with all federal, state, and local laws, ordinances, and regulations. Tenant shall not bring unto the Premises any Hazardous Materials without the prior written approval by Landlord's Representative, the Parks and Recreation Director. Any approval must be preceded by submission to Landlord's Representative, the Parks and Recreation Director, of appropriate Material Safety Data Sheets (MSDS Sheets). In the event of approval by Landlord's Representative, the Parks and Recreation Director, Tenant covenants that it comply with all requirements of any constituted public authority and all federal, state, and local codes, statutes, rules and regulations, and laws, whether now in force or hereafter adopted relating to Tenant's use of the Premises, or relating to the storage, use, disposal, processing, distribution, shipping or sales of any hazardous, flammable, toxic or dangerous materials, waste or substance, the presence of which is regulated by a federal, state, or local law, ruling, rule or regulation (hereafter collectively referred to as "Hazardous Materials"); (2) comply with any reasonable recommendations by the insurance carrier of either Landlord or Tenant relating to the use by Tenant on the Premises of such Hazardous Materials; (3) refrain from unlawfully disposing of or allowing the disposal of any Hazardous Materials upon, within, about or under the Premises; and (4) remove all Hazardous Materials from the Premises,

either after their use by Tenant or upon the expiration or earlier termination of this Lease, in compliance with all applicable laws.

30. TIME OF ESSENCE

Time is of the essence in this Lease.

31. ABANDONMENT

Tenant shall not abandon the Premises during the term for more than ten (10) consecutive days or more than fifteen (15) days in any six-month period. If Tenant shall abandon the Premises, or any facility within the Premises, or be dispossessed by process of law, any personal property belonging to Tenant and left on the Premises shall, at the option of Landlord, be deemed abandoned, and available to Landlord to use or sell to offset any rent due or any expenses incurred by removing same and restoring the Premises. Notwithstanding the foregoing, "abandonment," shall not include Tenant's lack of use of the Premises due to a business shutdown order of general applicability by any local, state or federal government authority.

32. CONDUCT OF TENANT'S EMPLOYEES AND AGENT

Any employee or agent of Tenant whose work habits and/or conduct are deemed objectionable by the Landlord (in its reasonable discretion) shall be removed from County Property upon request of Landlord's Representative to Tenant (which such notice may be made by any method, including email or orally). Tenant shall be responsible for the repair or replacement to the satisfaction of the Landlord, of any damage to any Facility caused by any employee or agent of the Tenant. The Tenant shall be responsible for any loss or damage to the Premises including money, securities, merchandise, fixtures, and equipment belonging to the Landlord or to any other person or organization to such extent as the Landlord would otherwise be legally liable for such loss or damage, if any such loss or damages was caused by the Tenant or any employees thereof, while such employee is on the Premises in his/her capacity as employee of the Tenant. Tenant will promptly and objectively investigate any complaint by Landlord that Tenant's agents or employees may be engaging in misconduct.

33. DEFINITIONS

"Landlord" as used in this Lease shall include the undersigned, its representatives, assigns, and successors in title to the Premises. "Tenant" shall include the undersigned and its representatives, assigns and successors. "Landlord" and "Tenant", include male and female, singular and plural, corporation, partnership or individual, as may fit the particular parties.

34. NOTICES

All notices required or permitted under this Lease shall be in writing and shall be personally delivered or sent by nationally recognized overnight courier, return receipt requested, postage prepaid.

Notices to Tenant shall be delivered or sent to the following address:

TCK Providence, Inc.
3655 Reed Street
Winston-Salem, NC 27107
Attention: Chief Executive Officer

Notice to Landlord shall be delivered or sent to the following address:

Dudley Watts, County Manager
Forsyth County Government Center
201 N. Chestnut St.
Winston-Salem, NC 27101

With a copy to:

Parks & Recreation Director
Forsyth County Government Center
201 N. Chestnut St.
Winston-Salem, NC 27101

&

Property Manager
Forsyth County Government Center
201 N. Chestnut St.
Winston-Salem, NC 27101

All notices shall be effective upon delivery. Any party may change its notice address upon written notice to the other parties, given as provided herein.

For all purposes of consent by Landlord's representative (Parks and Recreation Director) of certain requests from Tenant, to the extent authorized by this agreement, Tenant may rely upon an email from such representative without observance of the formal notice requirements contained in this Section 34.

35. SPECIAL DAMAGES. Neither Landlord nor Tenant shall be liable to the other party for any incidental, indirect, special, or consequential damages of any nature whatsoever, including, but not limited to, loss of anticipated profits, occasioned by a breach of this Agreement or any events arise here from.

36. ENTIRE AGREEMENT

This Lease contains the entire agreement of the parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the parties, not embodied herein shall be of any force or effect. This Lease may not be modified except by a writing signed by all the parties hereto.

37. AUTHORIZED LEASE EXECUTION

Each individual executing this Lease as director, officer, partner, member or agent of a corporation, limited liability company, or partnership represents and warrants that he/she

is duly authorized to execute and deliver this Lease on behalf of such corporation, limited liability company, or partnership.

38. TRANSFER OF LANDLORD'S INTEREST

In the event of the sale, assignment or transfer by Landlord of its interest in the Premises or in this Lease (other than a collateral assignment to secure a debt of Landlord) to a successor in interest who expressly assumes the obligations of Landlord under this Lease, Landlord shall thereupon be released and discharged from all its covenants and obligations under this Lease, except those obligations that have accrued prior such sale, assignment or transfer. Landlord's assignment of this Lease, or of any or all of its rights in this Lease, shall not affect Tenant's obligations hereunder, and Tenant shall attorn and look to the assignee as Landlord, provided Tenant has first received written notice of the assignment of Landlord's interest.

39. GOVERNING LAW

This Agreement is governed by the laws of North Carolina, except that provisions relating to conflict of laws shall not apply.

40. EXHIBITS

Exhibit A, a drawing that shows the Premises described in Section 1 hereinabove, is incorporated herein by reference. Exhibit B, outlining Landlord Repairs and Replacements to be completed for Tenant's occupancy, is incorporated for reference. Exhibit C is a listing of Furniture, Fixtures, Equipment, & Miscellaneous Items for Tenant Use. **If there is any discrepancy between the Exhibits and any other provision of this Agreement, such other provision of this Agreement shall govern.**

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Landlord and Tenant have set their hands and seals as of the day and year first above written.

FORSYTH COUNTY, NORTH CAROLINA

By: _____
J. Dudley Watts, Jr., County Manager

ATTEST:

Clerk to the Board

(SEAL)

TCK PROVIDENCE, INC.

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A

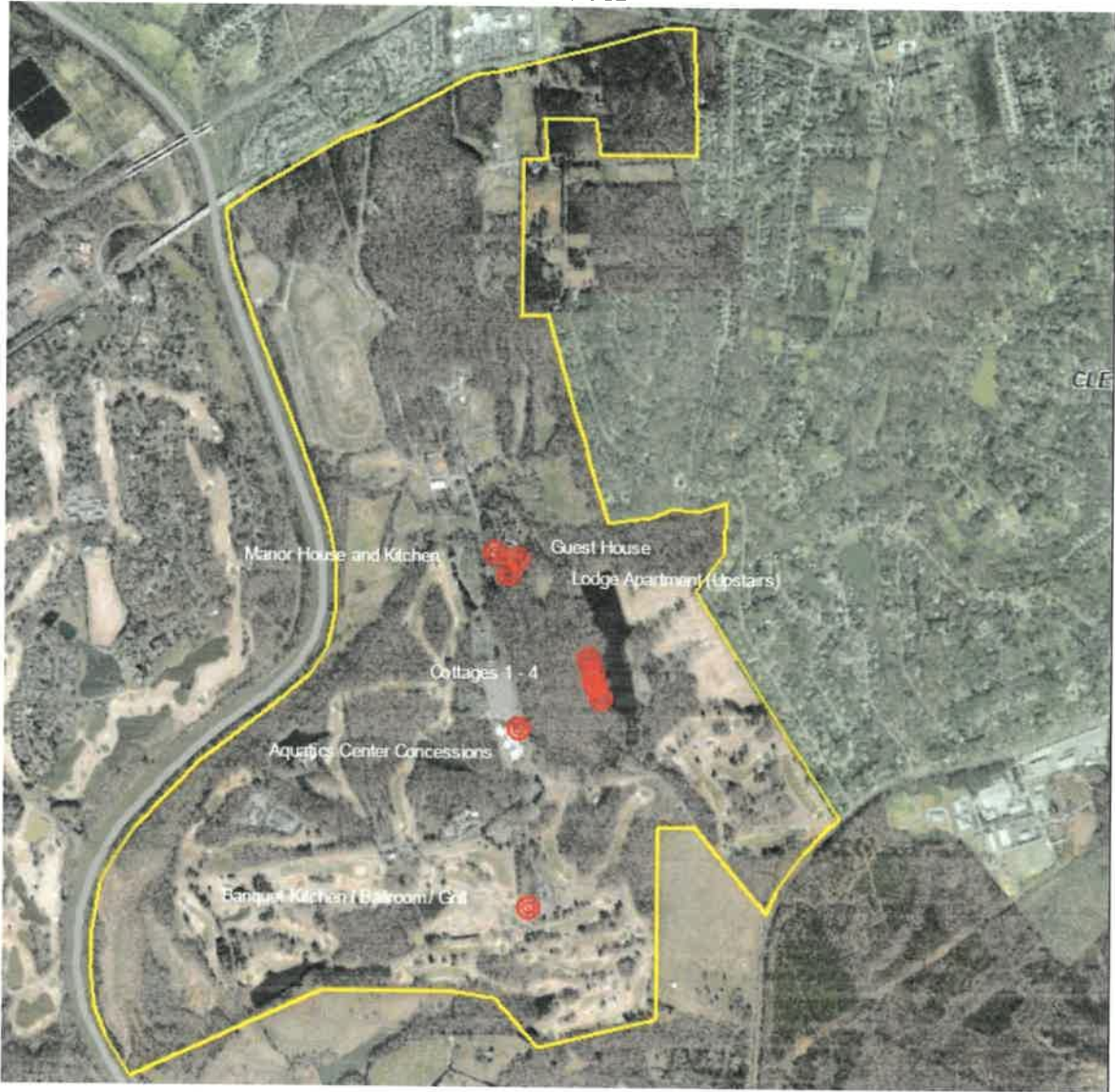


Exhibit B
Landlord Repairs & Replacements

DirecTV - Television Provider 50% of \$415.96

JC Services - Hood Cleaning \$1,900 In Ryan's Budget

Professional Rental - Linen service \$17,000 Manor House \$1,000 Grill

Republic Service - Waste collection \$900 In Ryan's Budget For Reference when they purchase an extra dumpster.

Transou's - Monthly Grease Trap Cleaning - Septic Tank Cleaning \$2,280

InnRoad Inc- Manor House Reservations Booking System \$2,739

ISM Restaurant Services Hood filter services \$103.15 a quarter

Pepsi - purchasing agreement and maintenance of equipment

	A	B	C	D
1	Description	Quantity	Cost	Total
2	Freezer	2	\$650.00	\$1,300.00
3	Refridgerator	1	\$1,900.00	\$1,900.00
4	Beverage Cooler	2	\$900.00	\$1,800.00
5	Pretzel Warmer	1	\$400.00	\$400.00
6	Retail Display	3	\$150.00	\$450.00
7	Fire Extinguisher	1	\$75.00	\$75.00
8	Trash Cans	1	\$75.00	\$75.00
9	Trash Can - Flip Top	1	\$150.00	\$150.00
10	Office Supplies	1	\$250.00	\$250.00
11	Safe	1	\$400.00	\$400.00
12				
13			Total	\$6,800.00

	A	B	C	D	E
1	Description	Brand or Model :	Qty	Current Cost	Replacement
2	Champions Grill				
3	Framed R Hedgecock Signed-Numbered Print		1	\$50.00	\$50.00
4	Computer Desk w Antique Arm Chair		1	\$300.00	\$300.00
5	Wooden Table		10	\$300.00	\$3,000.00
6	Wooden Chairs		40	\$150.00	\$6,000.00
7	40" Television with Wall Mounts	Samsung	2	\$250.00	\$500.00
8	64" Antique Table with drawers		1	\$1,200.00	\$1,200.00
9	60" Television with wall Mount	Vizio	1	\$650.00	\$650.00
10	2 Door Pepsi Refrigerator w 8 Shelves		1	\$3,000.00	\$3,000.00
11	Commercial Microwave	Amana	1	\$500.00	\$500.00
12	Wooden Cabinet 36 x 42		1	\$150.00	\$150.00
13	60" Stainless Steel Table		1	\$100.00	\$100.00
14	Commerical Tea Maker	Bunn	1	\$700.00	\$700.00
15	Pepsi Fountain Machine		1	\$5,000.00	\$5,000.00
16	High Back Antique apolstered chairs		2	\$100.00	\$200.00
17	Pleather Loveseat		2	\$500.00	\$1,000.00
18	Accent Pillows oversized		4	\$25.00	\$100.00
19	Oval Glasstop coffee table		1	\$200.00	\$200.00
20	7' x 65" Wooden and Glass Trophy Case		1	\$2,100.00	\$2,100.00
21	Assorted Silver and Crystal Trophies		12	\$100.00	\$1,200.00
22	32 x 29 3 drawer wooden dresser		1	\$100.00	\$100.00
23	NEC 45" Display Note		1	\$2,000.00	\$2,000.00
24					
25	Grill Room				
26	32 x 29 Wooden Table		1	\$150.00	\$150.00
27	45" Vizio TV with Mount		1	\$350.00	\$350.00
28	Wooden Square Table		8	\$300.00	\$2,400.00
29	Wooden Chairs with Arms		32	\$150.00	\$4,800.00
30	Martin Lynch Framed Pictures		4	\$25.00	\$100.00
31	28 x 20 Fake Marble Top Table		2	\$50.00	\$100.00
32	82" wooden cabinet with clock in top shelf		1	\$400.00	\$400.00
33	6' Folding Table		2	\$100.00	\$200.00
34	65 x 30 wood dresser		1	\$1,000.00	\$1,000.00
35	35" oil painting framed		1	\$50.00	\$50.00

	A	B	C	D	E
36	8' Metal Folding Table		1	\$150.00	\$150.00
37	8' x 35" wooden table with 3 drawers		1	\$250.00	\$250.00
38	gold framed horse prints		2	\$50.00	\$100.00
39	gold framed flower prints		2	\$50.00	\$100.00
40	Padded armchair with rollers		1	\$150.00	\$150.00
41	38X24 Best of Carolinas Framed Poster		1	\$50.00	\$50.00
42	Total Food Inventory On Hand			\$5,760.00	\$5,760.00
43					
44	Kitchen				
45	58 x 41 Gene Russell Print		1	\$50.00	\$50.00
46	17' 3" built in formica counter		1	\$500.00	\$500.00
47	59" True Stainless top 6 spout Kegarator		1	\$2,700.00	\$2,700.00
48	36" stainless steel 2 shelf table		1	\$200.00	\$200.00
49	Brother Printer		1	\$200.00	\$200.00
50	23" Plastic Cabinet		1	\$100.00	\$100.00
51	Elo Monitor and PC		1	\$1,200.00	\$1,200.00
52	173" built in formica counter top		1	\$400.00	\$400.00
53	4 Slice Toaster	Faberware	1	\$150.00	\$150.00
54	79" 3 Door Cooler	Bevearge Air	1	\$5,700.00	\$5,700.00
55	Pepsi Mini Fridge		1	\$300.00	\$300.00
56	Kuerig Coffee Maker		1	\$250.00	\$250.00
57	Coffee Maker	Curtis	1	\$600.00	\$600.00
58	Grill Max Hot Dog Roller	Star	1	\$1,200.00	\$1,200.00
59	Stainless Steel Bun Warmer	JJ Connolly	1	\$500.00	\$500.00
60	Stainless Steel Condiment Refrigerator	Everestt	1	\$700.00	\$700.00
61	Acero KNife Set		1	\$100.00	\$100.00
62	72" Select Stainless Double Sink		1	\$450.00	\$450.00
63	36" Select Stainless Shelf		1	\$50.00	\$50.00
64	36" 2 burner gas range & flattop grill		1	\$2,800.00	\$2,800.00
65	25" Rankin delux chargrill gas		1	\$1,800.00	\$1,800.00
66	72" stainless steel table with shelf		1	\$200.00	\$200.00
67	42" stainless steel sink		1	\$350.00	\$350.00
68	173" built in formica counter top w shelf		1	\$400.00	\$400.00
69	Toaster	Anvil	1	\$300.00	\$300.00
70	Carousel Microwave	Sharpe	1	\$250.00	\$250.00
71	17" Stainless Steel hand washing sink		1	\$100.00	\$100.00
72	Deep Fryer 2 Baskets GAs	Pitco	1	\$1,000.00	\$1,000.00
73					\$0.00
74	Hallway				\$0.00

	A	B	C	D	E
75	M3 Series 2 Door Fridge	TurboAir	1	\$3,300.00	\$3,300.00
76	Beyond Cooling Refrigerator	IMbera	1	\$1,500.00	\$1,500.00
77	Stainless Ice Maker	Manotowoc	1	\$2,000.00	\$2,000.00
78	3 shelf stainless cart 30"		1	\$300.00	\$300.00
79					
80	Kitchen Office				
81	60" Wood Desk		1	\$400.00	\$400.00
82	Printer	HP Office Jet	1	\$100.00	\$100.00
83	Monitor	Dell	1	\$100.00	\$100.00
84	Ortiplex 7010 PC	Dell	1	\$400.00	\$400.00
85	48 x 36 framed bulletin board		1	\$50.00	\$50.00
86	5 drawer metal file cabinet		1	\$400.00	\$400.00
87	Executive Chair		1	\$250.00	\$250.00
88	Plastic Chairs meatl rims		2	\$50.00	\$100.00
89	24 x 30 3 drawer table		1	\$200.00	\$200.00
90	88 x76 book shelves built in		1	\$200.00	\$200.00
91	88 x 49 book shelves built in		1	\$200.00	\$200.00
92	Framed Horse Picture		1	\$1,000.00	\$1,000.00
93	Framed "news of the world" Palmer Print		1	\$100.00	\$100.00
94	47 x 67 2 door cabinet 5 shelves built in		2	\$500.00	\$1,000.00
95	wood coat stand		1	\$50.00	\$50.00
96					
97	Stockroom 1				
98	48" Wire shelving		3	\$150.00	\$450.00
99	19 x 54 4 row shelf		1	\$100.00	\$100.00
100	47 x 76 x 18 6 row shelves		4	\$150.00	\$600.00
101	30 x 12 wire shelves		2	\$100.00	\$200.00
102					
103	Stockroom 2				
104	Flat Free Tires Hand Truck	Milwaukee	1	\$150.00	\$150.00
105	2 Door True Freezer 54"		1	\$2,500.00	\$2,500.00
106	m3 Turbo Air Freezer, 2 door 51"		1	\$3,300.00	\$3,300.00
107	47 x 47 x 24 wire shelves		10	\$100.00	\$1,000.00
108	30" 3 shelf stainless wire cart		1	\$300.00	\$300.00
109	36 x 28 2 drawe file cabinet		1	\$200.00	\$200.00
110					
111	Lower Mezzanine				
112	115" Upholsterd Couches		2	\$750.00	\$1,500.00
113	Accent Pillows		4	\$60.00	\$240.00

	A	B	C	D	E
114	48 x 22 x 16 Coffee Table		1	\$900.00	\$900.00
115	Upholstered Back& Seat Arm Chair		2	\$900.00	\$1,800.00
116	8 Drawer antique dresser		1	\$1,700.00	\$1,700.00
117	Framed Duck Pictures 26 x 33		3	\$50.00	\$150.00
118	16 Lamp Hanging Chandelier		1	\$6,000.00	\$6,000.00
119	61" x 72" Framed Mirror		1	\$1,000.00	\$1,000.00
120					
121	Kitchen/Ballroom				
122	Hobart Model c64a Commercial Dishwasher		1	\$4,000.00	\$4,000.00
123	8ft Stainless Steel Kitchen Shelve		1	\$200.00	\$200.00
124	3 Compartmet Sink 11 Ft Stainles Steel		1	\$1,000.00	\$1,000.00
125	Rubbermaid Brute Containers		9	\$65.00	\$585.00
126	Vulcan 6 Burner STainless Steel Stove		1	\$2,000.00	\$2,000.00
127	Carter Hoffman 4'x4' Heated Banquet Warmer		1	\$4,000.00	\$4,000.00
128	6ft Stainless Steel Table with Casters		1	\$625.00	\$625.00
129	6ft Stainless Steel Table		1	\$450.00	\$450.00
130	9ft Stainless Steel Prep Table		1	\$200.00	\$200.00
131	Hoshizaki Ice Maker with Bin		1	\$4,000.00	\$4,000.00
132	Panasonic Microwave		1	\$130.00	\$130.00
133	11ft Stainless Steel Table with Dispenser		1	\$200.00	\$200.00
134	Master Bulit Walk in Freezer/Cooler		1	\$6,500.00	\$6,500.00
135	Metal Stroage Shleves		5	\$100.00	\$500.00
136	Turbo Air Model m3f47-2 Fridge		1	\$3,300.00	\$3,300.00
137	Turno Air Model m3f47 Freezer		1	\$4,500.00	\$4,500.00
138	Metal Wire Shelves		1	\$150.00	\$150.00
139	60" Vizio TV		1	\$750.00	\$750.00
140	60" Round Table		25	\$400.00	\$10,000.00
141	8' Rectangualr Table		8	\$300.00	\$2,400.00
142	Black Molded Chairs		325	\$75.00	\$24,375.00
143					
144	Exterior				
145	8' Recycled Plastic Benches		2	\$825.00	\$1,650.00
146	41" Round Outdoor Tables		8	\$250.00	\$2,000.00
147	Metal Chairs		27	\$100.00	\$2,700.00
148	51" Metal Bench		2	\$350.00	\$700.00
149	6ft Recycled Bench		1	\$750.00	\$750.00
150					
151					
152				GRAND TOTAL	\$178,115.00

	A	B	C
1	Cottage 1		
2			
3			
4		Quantity	Replacement Cost
5	Living Room		
6	Couch	1	\$1,500
7	Chairs	2	\$1,000
8	Coffee Table	1	\$300
9	End Tables	2	\$300
10	TV Stand	1	\$150
11	TV	1	\$500
12	Lamps	2	\$150
13	Picture	1	\$75
14	Scones	2	\$75
15			
16	Kitchen		
17	Table & 4 chairs	1	\$500
18	Refrigerator	1	\$500
19	Stove	1	\$550
20	Rheem Electric Water Heater	1	\$1,200
21	Cabinets/countertop/Sink	1	\$3,000
22	Microwave	1	\$130
23	Toaster	1	\$50
24	Coffee Maker	1	\$30
25	Light fixtures	4	\$250
26			
27	Bathroom		
28	Vanity	1	\$400
29	Toilet	1	\$200
30	Shower Stall	1	\$400
31	Mirror	1	\$75
32	Light Fixture	1	\$75
33	Shower Curtain	1	\$50
34			
35	Bedroom 1		
36	Wooden Double Bed	1	\$500
37	Double Mattress Set	1	\$500
38	Mattress Pad	1	\$50
39	Quilt/Pillows	1	\$130

	A	B	C
40	Built-in cabinet	1	\$300
41	Floor Lamp	1	\$100
42			
43	Bedroom 2		
44	Wooden Twin Beds	2	\$700
45	Twin Mattress Set	2	\$500
46	Mattress Pad	2	\$60
47	Quilt/Pillows	2	\$180
48	Night Stand	1	\$275
49	Built-in Cabinet	1	\$300
50	Lamp	1	\$50
51			
52	Light Fixtures	6	\$360
53	Blinds	9	\$900
54			
55	Total		\$16,365

	A	B	C
1	Cottage 2		
2			
3			
4		Quantity	Replacement Cost
5	Living Room		
6	Couch	1	\$1,500
7	Chairs	2	\$1,000
8	Coffee Table	1	\$300
9	End Tables	2	\$500
10	TV Stand	1	\$400
11	TV	1	\$500
12	Lamps	2	\$200
13	Floor Lamp	1	\$100
14	Picture	1	\$150
15	Decorative Pillows	4	\$150
16	Celing fan/light	1	\$200
17			
18	Kitchen		
19	Table & 4 chairs	1	\$500
20	Refrigerator	1	\$500
21	Stove	1	\$550
22	Rheem Electric Water Heater	1	\$1,200
23	Cabinets/countertop/sink	1	\$3,000
24	Shelving unit	1	\$200
25	Microwave	1	\$130
26	Toaster	1	\$50
27	Coffee Maker	1	\$30
28	Light Fixtures	4	\$300
29			
30	Bathroom		
31	Vanity	1	\$400
32	Toilet	1	\$200
33	Shower Stall	1	\$400
34	Mirror	1	\$75
35	Light Fixture	1	\$75
36	Console table	1	\$150
37	Shower Curtain	1	\$50
38			
39	Bedroom 1		

	A	B	C
40	Wooden Double Bed	1	\$500
41	Double Mattress Set	1	\$500
42	Mattress Pad	1	\$50
43	Quilt/Pillows	1	\$160
44	Night Stand	1	\$275
45	Bench	1	\$200
46	Lamp	1	\$100
47	Picture	1	\$100
48	Wall Hooks	1	\$75
49	Decorative Pillows	3	\$75
50			
51	Bedroom 2		
52	Wooden Twin Beds	3	\$1,050
53	Twin Mattress sets	3	\$750
54	Mattress Pad	3	\$150
55	Quilt/Pillows	3	\$390
56	Round tables	2	\$300
57	Decorative Pillows	3	\$75
58	Mirror	1	\$150
59	Pictures	3	\$100
60	Lamps	2	\$150
61			
62	Bedroom 3		
63	Wooden Twin Beds	2	\$700
64	Twin Mattress Set	2	\$500
65	Mattress Pad	2	\$60
66	Quilts/Pillows	2	\$180
67	Night Stand	1	\$150
68	Lamp	1	\$100
69	Ottoman	1	\$250
70	Decorative Pillows	3	\$75
71	Throw	1	\$75
72	5 Drawer Dresser	1	\$300
73	Wall Mirrors	3	\$180
74			
75	Light Fixtures	9	\$540
76	Blinds 2" faux wooden white	12	\$1,200
77			
78			

	A	B	C
79	Total		\$22,270

	A	B	C
1	Cottage 3		
2			
3		Quantity	Replacement Cost
4	Living Room		
5	Couch	1	\$1,500
6	Chairs	2	\$1,000
7	Coffee Table	1	\$300
8	End Tables	2	\$300
9	TV Stand	1	\$200
10	TV	1	\$500
11	Lamps	2	\$200
12	Picture	1	\$150
13	Decorative Pillows	4	\$150
14			
15	Kitchen		
16	Table & 4 chairs	1	\$500
17	Refrigerator	1	\$500
18	Stove	1	\$550
19	Rheem Electric Water Heater	1	\$1,200
20	Cabinets/countertop/sink	1	\$3,000
21	Microwave	1	\$130
22	Toaster	1	\$50
23	Coffee Maker	1	\$30
24	Light Fixtures	4	\$250
25	Wall decor	1	\$40
26			
27	Bathroom		
28	Vanity	1	\$400
29	Toilet	1	\$200
30	Shower Stall	1	\$400
31	Mirror	1	\$75
32	Light Fixture	1	\$75
33	Shower Curtain	1	\$50
34			
35	Bedroom 1		
36	Wooden Twin Bed	2	\$700
37	Twin Mattress Set	2	\$500
38	Mattress Pad	2	\$60
39	Quilt/Pillows	2	\$180

	A	B	C
40	Built-in Cabinet	1	\$300
41			
42	Bedroom 2		
43	Wooden Twin Bed	2	\$700
44	Twin Mattress Set	2	\$500
45	Mattress Pad	2	\$60
46	Quilt/Pillows	2	\$180
47	Decorative Pillows	2	\$50
48	Table	1	\$150
49	Lamp	1	\$50
50	Built-in Cabinet	1	\$300
51			
52	Light fixtures	4	\$240
53	Blinds	9	\$900
54			
55			
56	Totals		\$16,620

	A	B	C
1	Cottage 4		
2			
3		Quantity	Replacement Cost
4	Living Room		
5	Couch	1	\$1,500
6	Chairs	2	\$1,000
7	Coffee Table	1	\$300
8	End Tables	2	\$300
9	TV Stand	1	\$200
10	TV	1	\$500
11	Lamps	2	\$200
12	Scone	2	\$75
13	Picture	1	\$150
14	Decorative Pillows	6	\$225
15	Ottoman	1	\$200
16			
17	Kitchen		
18	Table & 4 Chairs	1	\$500
19	Refrigerator	1	\$500
20	Stove	1	\$550
21	Rheem Electric Water Heater	1	\$1,200
22	Cabinets/countertop/siink	1	\$3,000
23	Microwave	1	\$130
24	Toaster	1	\$50
25	Coffee Maker	1	\$30
26	Light Fixtures	3	\$190
27	Wall Decor	1	\$75
28			
29	Bathroom		
30	Vanity	1	\$400
31	Toilet	1	\$200
32	Shower Stall	1	\$400
33	Mirror	1	\$75
34	Light Fixture	1	\$75
35	Shower Curtain	1	\$50
36			
37	Bedroom 1		
38	Wooden Twin Bed	2	\$700
39	Twin Mattress Set	2	\$500

	A	B	C
40	Mattress Pad	2	\$60
41	Quilt/Pillows	2	\$180
42	Built-in Cabinets	1	\$300
43	Decorative Pillows	2	\$50
44			
45	Bedroom 2		
46	Wooden Twin Bed	1	\$350
47	Wooden Bunk Beds	1	\$700
48	Twin Mattress Set	3	\$750
49	Mattress Pads	3	\$90
50	Quilts/Pillows	3	\$300
51	Table/Lamp	1	\$100
52	Built-in Cabinet	1	\$300
53			
54	Light Fixtures	6	\$360
55	Blinds	9	\$900
56			
57	Total		\$17,715

	A	B	C
1	Guest House		
2			
3	Inventory	Quantity	Replacement Cost
4	Living Room		
5	Antique Secretary	1	\$3,500
6	Couch	1	\$2,000
7	Chairs	2	\$1,600
8	End Tables	2	\$500
9	Coffee Table	1	\$300
10	Lamps	2	\$400
11	Floor Lamp	1	\$150
12	Wall Decor/Pictures	2	\$100
13	Basket	1	\$50
14	Ceiling Light/Fan	1	\$120
15	Gas logs	1	\$1,000
16	Dining Room		
17	Wooden table & 6 cushion chairs	1	\$3,000
18	Chandelier	1	\$400
19	Kitchen		
20	Kitchen Cabinets	Set	\$6,000
21	Granite Countertops/Sink/Backsplash		\$2,400
22	Appliances: Refrigerator, Stove, Dishwasher, Microwave	Set	\$4,000
23	Toaster	1	\$50
24	Coffee Maker	1	\$30
25	Dishes/glasses/kitchen supplies		\$2,000
26	Light Fixtures	4	\$240
27	Front Bedroom		
28	Queen Metal Bed	1	\$350
29	Queen Mattress/box spring set	1	\$600
30	Mattress Pad	1	\$50
31	Built in Cabinet	1	\$400
32	Small Chest	1	\$400
33	Night Stand	1	\$250
34	Chairs	1	\$200
35	Lamp	1	\$75
36	Wall Decor	1	\$100
37	Queen Size Quilt	1	\$100
38	Decorative Pillow	2	\$75

	A	B	C
39	Pillows	3	\$30
40	Chandelier	1	\$300
41	Breakfast Nook		
42	Dropleaf Table & 2 Chairs	1	\$500
43	Picture	1	\$200
44	Light Fixture	1	\$50
45	Back Bedroom		
46	Day/Trundle Bed	1	\$500
47	Twin Mattresses	2	\$250
48	Mattress Pads	2	\$100
49	Quilts	2	\$100
50	Floor Lamp	1	\$150
51	Ceiling light fixture	1	\$50
52	Decorative Pillows	2	\$75
53	Pillows	2	\$20
54	Clock	1	\$30
55	Basket	2	\$50
56	1/2 Bath		
57	Pedestal Sink	1	\$200
58	Toilet	1	\$200
59	Mirror	1	\$75
60	Light Fixture	1	\$75
61	Wall Hooks	1	\$75
62	Toilet paper stand	1	\$30
63	Hall Closet		
64	Padded Folding Chairs	4	\$100
65	Iron & Ironing Board	1	\$60
66	Crib	1	\$150
67	Cleaning Tools		\$75
68	Full Bath		
69	Vanity	1	\$300
70	Toilet	1	\$200
71	Bath Tub	1	\$500
72	Built in Cabinet	1	\$200
73	Mirror	1	\$100
74	Light fixture	1	\$75
75	Toilet paper stand	1	\$30
76	Hallway		
77	Telephone	1	\$60

	A	B	C
78	Twin Bedroom		
79	Twin Mattress Sets	2	\$500
80	Twin bed frames	2	\$100
81	Table	1	\$200
82	Lamp	1	\$100
83	Quilts with shams	2	\$200
84	Mattress pads	2	\$50
85	Mirror	1	\$200
86	Wreath	1	\$50
87	Decorative pillows	2	\$50
88	Ceiling fan/light fixture	1	\$75
89	Double Bed Room		
90	Double Headboard	1	\$250
91	Double Bed Frame	1	\$45
92	Quilt	1	\$50
93	Quilt foot of bed	1	\$100
94	Decorative pillows	4	\$75
95	Full size mattress set	1	\$500
96	Mattress Pad	1	\$50
97	Console Table	1	\$300
98	Night Stand	1	\$200
99	Mirror	1	\$200
100	Trunk	1	\$200
101	Chairs	1	\$200
102	Lamps	2	\$300
103	Ceiling fan/light fixture	1	\$75
104	Picutres	3	\$75
105	Dressing Room		
106	Writing Table	1	\$400
107	Chairs	2	\$400
108	Floor Lamp	1	\$100
109	Small side table	1	\$30
110	Mirror	1	\$100
111	Throw	1	\$50
112			
113	2" Faux Wooden Blinds	9	\$800
114			
115	Deck		
116	Black Wrought Iron table & 4 chairs	1	\$1,600

	A	B	C
117			
118	Front Porch		
119	Black Wrought Iron Bench	1	\$125
120	White Rocking Chairs	3	\$400
121	Terracotta Planters	2	\$80
122			
123	Total		\$43,580

	A	B	C	D
1	Apartment			
2				
3	Inventory	Quantity	Replacement Cost	
4	Kitchen			
5	Refrigerator	1	\$1,000	
6	Electric Stove - flat top	1	\$600	
7	Microwave	1	\$130	
8	Wooden Table & 6 chairs set	1	\$3,200	
9	Built in Cabinets		\$5,000	
10	Counter tops/Sink		\$1,000	
11	Toaster	1	\$50	
12	Coffee Maker	1	\$30	
13	Light fixture	1	\$100	
14	Hallway Ceiling Light Fixture Antique	1	\$300	
15				
16	Living Room			
17	Couch/Loveseat Set	1	\$3,000	
18	Coffee Table	1	\$200	
19	End Tables	2	\$300	
20	TV Stand	1	\$300	
21	TV	1	\$500	
22	Lamps	2	\$150	
23	Ceiling light fixture	1	\$50	
24	Pictures	2	\$150	
25				
26	Twin Bedroom			
27	Twin Wooden Bed	1	\$350	
28	Twin mattress set	1	\$250	
29	Dresser	1	\$500	
30	Night Stand	1	\$275	
31	Mattress Pad	1	\$30	
32	Quilt & Sham	1	\$100	
33	Lamp	1	\$75	
34	Ceiling light fixture	1	\$50	
35				
36	Double Bedroom			
37	Wooden Double Bed	1	\$500	
38	Double Mattress Set	1	\$500	
39	Dresser	1	\$500	

	A	B	C	D
40	Night Stand	1	\$275	
41	Quilt/Shams	1	\$150	
42	Mattress Pad	1	\$50	
43	Lamp	1	\$75	
44	Ceiling Light fixture	1	\$50	
45	Picture	1	\$100	
46				
47	(2) Double Bedroom			
48	Wooden Double Beds	2	\$1,000	
49	Double Mattress Set	2	\$1,000	
50	Mattress Pads	2	\$100	
51	Dresser w Mirror	1	\$1,000	
52	Night Stand	1	\$275	
53	Lamp	1	\$75	
54	Quilts w Shams	2	\$200	
55	Ceiling Light Fixture	1	\$50	
56				
57	Bathroom			
58	Tub/Shower	1	\$800	
59	Vanities	2	\$800	
60	Toilet	1	\$200	
61	Ceiling Light Fixtures	2	\$100	
62				
63	2" Faux Wooden Blinds	8	\$800	
64				
65	Outside			
66	White wooden Rocking Chair	3	\$400	
67	Planter	1	\$50	
68				
69	Total		\$26,740	

	A	B	C	D
1	Manor House Kitchen			
2	Inventory	Quantity	Current Cost	Replacement Cost
3	Gas Stove Range	1	\$3,500	\$3,500
4	Gas Flat Top Grill	1	\$3,000	\$3,000
5	Dishwasher/Booster heater	1	\$18,000	\$18,000
6	Ice Machine	1	\$3,500	\$3,500
7	Ice Machine in Lobby	1	\$3,800	\$3,800
8	Reach in Freezer	1	\$4,000	\$4,000
9	Single Deck Convection Oven	1	\$3,000	\$3,000
10	Coffee Maker	1	\$1,500	\$1,500
11	Double S.S. Sinks with table	2 sets	\$4,000	\$8,000
12	S.S. work tables on wheels	3	\$600/each	\$1,800
13	S.S. food carts	2	\$500/each	\$1,000
14	S.S. Large food Prep Table	1	\$1,200	\$1,200
15	Shelving Racks	5	\$675/each	\$3,375
16	S.S. Wall Shelf	1	\$500	\$500
17	Exhaust hood	1	\$10,000	\$10,000
18	Hanging Heat Lamp	1	\$650	\$650
19	Stacked Refrigerator - caterers	1	\$2,000	\$2,000
20	Cooking Equipment		\$4,000	\$4,000
21	Dishes, glasses, serving		\$6,000	\$6,000
22	Microwave	1	\$650	\$650
23	Total			\$79,475.00
24				
25	Manor House Basement			
26	Inventory	Quantity	Current Cost	Replacement Value
27	Washing Machine	1	\$600	\$600
28	Clothes Dryer	1	\$600	\$600
29	Outside Properties Bedding			\$5,000
30	Long Utility Table	1		\$150
31	Utility Sink	1		\$150
32	Housekeeping supplies			\$5,000
33	Outside Property Dishes/Bins	6		\$1,200
34	Misc Dishes/supplies			\$1,000
35	Christmas Deocrations			\$12,000
36	Total			\$25,700.00
37				
38	Library			

	A	B	C	D
39	Inventory	Quantity	Replacement Cost	
40	Area Rug	1	\$1,000	
41	Accent Tables	3	\$750	
42	Lamps	2	\$500	
43	Floor Lamp	1	\$250	
44	Victorian Loveseat	1	\$2,000	
45	Leather Wingback Chair	1	\$1,600	
46	Chippendale Chairs	2	\$1,000	
47	Antiques Secretary	1	\$12,000	
48	Wall Sconces	2	\$400	
49	Pictures	2	\$600	
50	Coffee Table	1	\$800	
51	Vases/Decor	8	\$600	
52	Bookends	2 sets	\$100	
53	Dog Figurine	1	\$50	
54	Books	100	\$2,000	
55	Custom Draperies	2	\$2,000	
56	Custom Blinds	2	\$300	
57	Gas Logs	1	1,000	
58	Total		\$26,950.00	
59				
60	Trophy Room			
61	Inventory	Quantity	Replacement Cost	
62	Semi Circle Accent Table	1	\$600	
63	Chairs	2	\$800	
64	Chandeliers	2	\$3,000	
65	Custom Draperies	4 pairs	\$2,500	
66	60" Round Folding Table	1	\$150	
67	Table Clothes	2	\$150	
68	Tray/books		\$100	
69	Trophies	3	\$500	
70	Mirror	1	\$600	
71	Side tables	2	\$400	
72	Candle Sticks	2	\$500	
73	Pictures	2	\$800	
74	TV on the Wall	1	\$1,000	
75	Flower Arrangement	1	\$100	
76	Plant Stand	1	\$200	

	A	B	C	D
77	Gas Logs	1	\$1,000	
78	Outside Wrought Iron Table and 4 chairs	4	\$6,500	
79	Rocking Chairs	4	\$520	
80	Small Table	1	\$50	
81	Total		\$19,470.00	
82				
83	Main Floor Foyer			
84	Inventory	Quantity	Replacement Cost	
85	Chippendale settee	1	\$1,500	
86	Tables	3	\$900	
87	Lamps	2	\$400	
88	Chair	1	\$300	
89	Mirror	1	\$400	
90	Glass Globe light fixtures	2	\$500	
91	Electronics in hall closet		\$1,000	
92	Misc supplies in hall closet		\$500	
93	Trash containers	2	\$100	
94	Total		\$5,600.00	
95				
96	Foyer Reynolds Side			
97	Inventory	Quantity	Replacement Cost	
98	Side Table	1	\$1,000	
99	Mirror	2	\$600	
100	Lamps	2	\$300	
101	Decorative Horse	1	\$75	
102	Glass Globe Light Fixtures	2	\$500	
103	Custom Curtain	1	\$300	
104	Blinds	3	\$450	
105	Rectangle Tables 8 Ft.	6	\$750	
106	White Folding Chairs	100	\$2,500	
107	60" Round Folding Tables	4	\$600	
108	Table Storage Rack	2	\$400	
109	Chair Storage Rack	7	\$1,400	
110	Crib	1	\$150	
111	6 Foot Ladder	1	\$250	
112	4 Foot Ladder	1	\$125	
113	Dunnage Rack	1	\$70	

	A	B	C	D
114	Clothes Steamer	1	\$75	
115	Shower Curtain liners	10	\$50	
116	King Mattress Cover/Pad	1	\$75	
117	Spare Comforters for all Beds	14	\$5,000	
118	Total		\$14,670.00	
119				
120	Upstairs Landing Johnson			
121	Inventory	Quantity	Replacement Cost	
122	Custom Draperies	1	\$500	
123	Custom Blind	2	\$450	
124	Upholstered Arm Chairs	2	\$800	
125	Mahogany Side Table Antique	1	\$1,200	
126	Lamp	1	\$400	
127	Mirror on the Wall	1	\$400	
128	Total		\$3,750.00	
129				
130	Rock Fireplace Room			
131	Inventory	Quantity	Current Cost	Replacement Cost
132	Tables wood with leaf	3		\$4,500
133	Wooden Chairs	24		\$4,800
134	Chandelier	3	\$750	\$2,250
135	Pictures	2	\$300/each	\$600
136	Custom Valence			\$1,600
137	Blinds	7		\$1,400
138	Plant Stand	1		\$200
139	Gas Logs	1		\$1,000
140	Total			\$16,350.00
141				
142	Reynolds upstairs hallway			
143	Inventory	Quantity	Replacement Cost	
144	Crystal Chandlier Large	1	\$3,000	
145	Custom Drapes	1	\$350	
146	Valence	1	\$250	
147	Custom Blinds	2	\$450	
148	Wing Back Chairs	2	\$1,000	
149	Side Table	1	\$300	
150	Wall Mirror	1	\$400	

	A	B	C	D
151	Lamp	1	\$200	
152	Pictures	2	\$300	
153	Ornate Mirror on Hallway Landing	1	\$500	
154	Hallway light fixture	1	\$250	
155	Total		\$7,000.00	
156				
157	20's Room			
158	Inventory	Quantity	Current Cost	Replacement Value
159	Buffet	1	\$1,000	\$1,000
160	60" Round Folding Table	1	\$150	\$150
161	Custom Curtain	1	\$600	\$600
162	Blinds	1	\$200	\$200
163	Chandelier	1	\$600	\$600
164	Microwave	1	\$130	\$130
165	Pictures	4		\$1,500
166	Wall Sconces	2		\$400
167	Gas Logs	1		\$1,000
168	Total			\$5,580.00
169				
170	Manor House Office			
171	Inventory	Quantity	Current Cost	Replacement Cost
172	Desk	1		\$2,000
173	Desk chair	1		\$400
174	Camera/DVR	1		2,000
175	Fan/light fixture	1		\$150
176	Blinds	2		\$400
177	Onity System			\$5,000
178	Safe	1		\$250
179	4 drawer filing cabinet	1		\$260
180	2 drawer horizontal filing cabinet	1		\$450
181	Guest Chairs	2		\$400
182	Built in Cabinet	1		\$500
183	Office Supplies			\$1,000
184	Pictures	3		\$500
185	Total			\$13,310.00
186				
187	Room 310			

	A	B	C	D
188	Inventory	Quantity	Replacement Cost	
189	Custom Curtains	4 sets	\$2,000	
190	Blinds	5	\$750	
191	Valence in Bathroom	1	\$250	
192	Double Beds	2	\$1,600	
193	Mattress/box spring sets	2	\$1,200	
194	Mattress pads	2	\$100	
195	Custom Bed Skirts	2	\$600	
196	Custom Quilts	2	\$700	
197	Custom Decorative Pillows	6	\$300	
198	Pillows	4	\$40	
199	Writing Table	1	\$1,000	
200	Upholstered Bench	1	\$600	
201	Chairs	2	\$1,000	
202	Chandelier	1	\$500	
203	Dresser	1	\$1,000	
204	Bed Table	1	\$500	
205	Lamp	1	\$300	
	Metal Wall hanging above			
206	Fireplace	1	\$1,500	
207	Mirror	1	\$300	
208	Phone	1	\$50	
209	Radio	1	\$50	
210	Refrigerator	1	\$150	
211	Serving Tray	1	\$25	
212	Ice Bucket	1	\$30	
213	Coffee Maker	1	\$30	
214	Television	1	\$500	
215	Waste Basket	1	\$25	
216	Wicker Kleenex Box Cover	1	\$25	
217	Standing Mirror	1	\$50	
218	Custom Shower Curtain & Liner	1	\$125	
219	Iron & Ironing Board	1	\$60	
220	Suitcase Stand	1	\$30	
221	Gas Logs	1	\$1,000	
222	Total		\$16,390.00	
223				
224	Room 311			

	A	B	C	D
225	Inventory	Quantity	Replacement Cost	
226	Custom Curtains	4	\$2,000	
227	Blinds	5	\$750	
228	Valence in Bathroom	1	\$250	
229	King Wooden Bedframe	1	\$3,000	
230	King mattress/box spring set	1	\$1,000	
231	Mattress Pad King	1	\$75	
232	Custom Bed Skirt	1	\$350	
233	Custom Quilts	1	\$350	
234	Pillow Shams	3	\$150	
235	Pillows	3	\$30	
236	Armoire	1	\$3,000	
237	Lowboy Side Table	1	\$1,200	
238	Round Table	1	\$600	
239	Arm Chairs	2	\$1,000	
240	Coffee Table	1	\$800	
241	Bachelor Chests	2	\$3,000	
242	Chandelier	1	\$600	
243	Mirror in door	1	\$300	
244	Mirror on wall	1	\$400	
245	Lamps	2	\$400	
246	Picture	1	\$500	
247	Topiary	1	\$100	
248	Cot	1	\$150	
249	Phone	1	\$50	
250	Radio	1	\$50	
251	Refrigerator	1	\$150	
252	Serving Tray	1	\$25	
253	Ice Bucket	1	\$30	
254	Coffee Maker	1	\$30	
255	Television	1	\$500	
256	Waste Basket	1	\$25	
257	Wicker Kleenex Box Cover	1	\$25	
258	Custom Shower Curtain & Liner	1	\$125	
259	Iron & Ironing Board	1	\$60	
260	Suitcase Stand	1	\$30	
261	Gas Logs	1	1,000	
262	Total		\$22,105.00	

	A	B	C	D
263				
264	Room 320			
265	Inventory	Quantity	Replacement Cost	
266	Custom Curtain	4	\$2,000	
267	Blinds	5	\$750	
268	Valence in Bathroom	1	\$250	
269	Double Beds	2	\$1,400	
270	Mattress/box spring set	2	\$1,200	
271	Mattress pads	2	\$100	
272	Custom Bedskirts	2	\$600	
273	Custom Quilts	2	\$600	
274	Custom Decorative Pillows	2	\$150	
275	Pillows	4	\$40	
276	Dresser	1	\$1,000	
277	Side Chest	1	\$800	
278	Bed side table	1	\$400	
279	Coffee table	1	\$400	
280	Lamps	2	\$300	
281	Sette	1	\$800	
282	Side Chair	1	\$200	
283	Chandelier	1	\$500	
284	Mirror in door	1	\$300	
285	Picture	1	\$400	
286	Art Above Fireplace	1	\$300	
287	Phone	1	\$50	
288	Radio	1	\$50	
289	Refrigerator	1	\$150	
290	Serving Tray	1	\$25	
291	Ice Bucket	1	\$30	
292	Coffee Maker	1	\$30	
293	Television	1	\$500	
294	Waste Basket	1	\$25	
295	Wicker Kleenex box cover	1	\$25	
296	Custom Shower Curtain/Liner	1	\$125	
297	Iron & Ironing Board	1	\$60	
298	Suitcase Stand	1	\$30	
299	Lanterns on Mantel	2	\$100	
300	Gas logs & Andirons	2	\$1,000	

	A	B	C	D
301	Bird Figurine	2	\$100	
302	Chelsa House Port Royal Italy	1	\$150	
303	Total		\$14,940.00	
304				
305	Room 321			
306	Inventory	Quantity	Replacement Cost	
307	Custom Curtains	4	\$2,000	
308	Blinds	5	\$750	
309	Valence in Bathroom	1	\$250	
310	Queen Beds	2	\$3,000	
311	Queen Mattress/box set	2	\$1,300	
312	Mattress Pads	2	\$100	
313	Custom Bed Skirts	2	\$600	
314	Custom Quilts	2	\$600	
315	Decorative Pillows	2	\$150	
316	Pillows	4	\$40	
317	Dresser	1	\$1,000	
318	Side Table	1	\$600	
319	End Table	1	\$500	
320	Bed Table	1	\$400	
321	Leather Sette	1	\$2,500	
322	Leather Bench	1	\$600	
323	Lamps	2	\$500	
324	Chandelier	1	\$600	
325	Mirror on door	1	\$300	
326	Pictures	2	\$500	
327	Wall Mirror	1	\$400	
328	Phone	1	\$50	
329	Radio	1	\$50	
330	Refrigerator	1	\$150	
331	Serving Tray	1	\$25	
332	Ice Bucket	1	\$30	
333	Coffee Maker	1	\$30	
334	Television	1	\$500	
335	Waste Basket	1	\$25	
336	Wicker Klenex Box cover	1	\$25	
337	Custom Shower Curtain	1	\$125	
338	Iron & Ironing Board	1	\$60	

	A	B	C	D
339	Suitcase Stand	1	\$30	
340	Gas Logs	1	\$1,000	
341	Cot	1	\$150	
342	Total		\$18,940.00	
343				
344	Room 322			
345	Inventory	Quantity	Replacement Cost	
346	Custom Curtains	3	\$1,500	
347	Blinds	3	\$450	
348	Queen Bed	1	\$1,500	
349	Queen mattress/set	1	\$600	
350	Mattress pad	1	\$50	
351	Custom Bedskirts	1	\$300	
352	Custom Quilt	1	\$300	
353	Custom Decor/pillows	2	\$100	
354	Pillows	2	\$20	
355	Corner Dresser	1	\$1,000	
356	Bed side tables	2	\$1,000	
357	Lamps	2	\$300	
358	Round Table	1	\$500	
359	Brown accent chairs	2	\$500	
360	Picture	1	\$300	
361	Chandelier	1	\$300	
362	Phone	1	\$50	
363	Radio	1	\$50	
364	Refrigerator	1	\$150	
365	Serving Tray	1	\$25	
366	Ice Bucket	1	\$30	
367	Coffee Maker	1	\$30	
368	Television	1	\$500	
369	Waste Basket	1	\$25	
370	Wicker Kleenex box cover	1	\$25	
371	Custom Shower Curtain	1	\$125	
372	Iron & Ironing Board	1	\$60	
373	Suitcase STand	1	\$30	
374	Total		\$9,820.00	
375				
376	Room 323			

	A	B	C	D
377	Inventory	Quantity	Replacement Cost	
378	Custom Curtains	2	\$700	
379	Blinds	2	\$300	
380	Queen 4 poster Mahogany Beds	2	\$4,000	
381	Mattress/box springs set	2	\$1,300	
382	Mattress pads	2	\$100	
383	Custom Bed Skirts	2	\$600	
384	Custom Quilts	2	\$700	
385	Custom Euro Pillow Shams	4	\$300	
386	Custom Decorative Pillows	4	\$300	
387	Pillows	4	\$40	
388	Dresser	1	\$1,500	
389	Mahogany Bachelors Chest	1	\$1,500	
390	Side Table	1	\$300	
391	Upholstered Chair & Ottoman	1	\$1,000	
392	Chandelier	1	\$500	
393	Lamps	2	\$600	
394	Floor Lamp	1	\$150	
395	Picture	1	\$150	
396	Mirror above fireplace	1	\$300	
397	Phone	1	\$50	
398	Radio	1	\$50	
399	Refrigerator	1	\$150	
400	Serving Tray	1	\$25	
401	Ice Bucket	1	\$30	
402	Coffee Maker	1	\$30	
403	Television	1	\$500	
404	Waste Basket	1	\$25	
405	Wicker Kleenex Box Cover	1	\$25	
406	Custom Shower Curtain & Liner	1	\$125	
407	Iron & Ironing Board	1	60	
408	Suitcase Stand	1	\$30	
409	Total		\$15,440.00	
410				
411	Room 324			
412	Inventory	Quantity	Replacement Cost	
413	Custom Curtains	1	\$350	
414	Custom Blinds	2	\$300	

	A	B	C	D
415	Valence in Bathroom	1	\$250	
416	King Upholstered Bed	1	\$2,000	
417	King Mattress/box spring set	1	\$1,000.00	
418	Mattress Pad King	1	\$75	
419	Custom Quilt	1	\$350	
420	Custom Pillow Shams	3	\$225	
421	Decorative Pillows	4	\$300	
422	Pillows	3	\$30	
423	2 door Side Board	1	\$1,500	
424	Night Stand	2	\$1,000	
425	Round side table	1	\$300	
426	Upholstered Chair	1	\$500	
427	Cabinet	1	\$1,000	
428	Chandelier	1	\$600	
429	Mirrorr on Wall	1	\$400	
430	Lamps	4	\$800	
431	Picture	1	\$100	
432	Phone	1	\$50	
433	Radio	1	\$50	
434	Refrigerator	1	\$150	
435	Serving Tray	1	\$25	
436	Ice Bucket	1	\$30	
437	Coffee Maker	1	\$30	
438	Television	1	\$500	
439	Waste Basket	1	\$25	
440	Wicker Klenex Box Cover	1	\$25	
441	Custom Shower Curtain & Liner	1	\$125	
442	Iron & Ironing Board	1	\$60	
443	Suitcase Stand	1	\$30	
444	Total		\$12,180.00	
445				
446	Room 325			
447	Inventory	Quantity	Replacement Cost	
448	Custom Draperies	4 sets	\$1,400	
449	Custom Blinds	7	\$1,050	
450	Valence in Bathroom	1	\$250	
451	Queen 4 poster	1	\$1,500	
452	Queen Mattress/box spring set	1	\$650	

	A	B	C	D
453	Queen Mattress Pad	1	\$50	
454	Custom Bed Skirt	1	\$300	
455	Custom Quilt	1	\$350	
456	Custom Pillow Shams	2	\$150	
457	Pillows	3	\$30	
458	2 Door Side Board	1	\$1,500	
459	Night Stands	2	\$1,000	
460	Small Chest	1	\$800	
461	Chairs	2	\$500	
462	Chandelier	1	\$500	
463	Lamp	1	\$250	
464	Wall Mirror	1	\$250	
465	Phone	1	\$50	
466	Radio	1	\$50	
467	Refrigerator	1	\$150	
468	Serving Tray	1	\$25	
469	Ice Bucket	1	\$30	
470	Coffee Maker	1	\$30	
471	Television	1	\$500	
472	Waste Basket	1	\$25	
473	Wicker Kleenex Box Cover	1	\$25	
474	Custom Shower Curtian Liner	1	\$100	
475	Iron & Ironing Board	1	\$60	
476	Suitcase Stand	1	\$30	
477	Total		\$11,605.00	
478				
479	Room 326			
480	Inventory	Quantity	Replacement Cost	
481	Custom Draperies	4 pair	\$1,400	
482	Custom Blinds	7	\$1,050	
483	Valence in Bathroom	1	\$250	
484	Queen Wooden Bed	1	\$1,500	
485	Queen Mattress/box spring set	1	\$1,000	
486	Queen Mattress Pad	1	\$50	
487	Custom Quilt	1	\$350	
488	Custom Pillow Shams	2	\$150	
489	Decorative Pillow	1	\$75	
490	Pillows	3	\$30	

	A	B	C	D
491	2 Door Side Board	1	\$1,500	
492	Night Stand	1	\$500	
493	Small Chest	1	\$800	
494	Chairs	2	\$500	
495	Chandelier	1	\$500	
496	Lamp	1	\$250	
497	Wall Mirror	1	\$250	
498	Phone	1	\$50	
499	Radio	1	\$50	
500	Refrigerator	1	\$150	
501	Serving Tray	1	\$25	
502	Ice Bucket	1	\$30	
503	Coffee Maker	1	\$30	
504	Television	1	\$500	
505	Waste Basket	1	\$25	
506	Wicker Kleenex Box Cover	1	\$25	
507	Custom Shower Curtain & Liner	1	\$125	
508	Iron & Ironing Board	1	\$60	
509	Suitcase Stand	1	\$30	
510	Total		\$11,255.00	
511				
512	Room 327			
513	Inventory	Quantity	Replacement Cost	
514	Custom Draperies	1	\$400	
515	Custom Blind	1	\$150	
516	Double Metal Bed	1	\$900	
517	Double Mattress/box spring set	1	\$600	
518	Mattress Pad	1	\$50	
519	Custom Bed Skirt	1	\$300	
520	Custom Quilt	1	\$350	
521	Custom Pillow Shams	1	\$150	
522	Decorative Pillow	1	\$50	
523	Pillows	2	\$20	
524	2 Door Side Board	1	\$1,500	
525	Night Stand	1	\$300	
526	Side Table	1	\$500	
527	Chairs	2	\$400	
528	Chandelier	1	\$400	

	A	B	C	D
529	Lamp	1	\$300	
530	Wall Mirror above fireplace	1	\$350	
531	Faux Logs/Andirons	1	\$600	
532	Phone	1	\$50	
533	Radio	1	\$50	
534	Refrigerator	1	\$150	
535	Serving Tray	1	\$25	
536	Ice Bucket	1	\$30	
537	Coffee Maker	1	\$30	
538	Television	1	\$500	
539	Waste Basket	1	\$25	
540	Wicker Kleenex Box Cover	1	\$25	
541	Custom Shower Curtain & Liner	1	\$100	
542	Iron & Ironing Board	1	\$60	
543	Suticase Stand	1	\$30	
544	Total		\$8,395.00	
545				
546	Building Total			\$358,925.00

	A	B	C	D	E	F	G	H	I	J	K	L
4		Repair Description	WHO	WHEN	EST COST	COMMENTS	DAYS					
44		PROVIDENCE at the MANOR										
45		Install new 3 comp sink (provided by Providence)	STAFF	IMMEDIATE	\$ 250.00	Materials only cost	0.5					Providence supplies sink / TWP responsible for install
46		Add trim mouldings around entry door and fire pull	STAFF	180 days	\$ 150.00	Materials only cost						
47		rework and caulk cove base at the entry door	STAFF	180 days	\$ 150.00	Materials only cost						
48		caulk the outlet at the hand sink to the wall	STAFF	180 days	\$ -	Labor only	0.5					
49		can wash sink to install (provided by Providence)	STAFF	180 days	\$ -	Labor only	2					Providence supplies sink / TWP responsible for install
50		caulk outlet to wall at beverage station	STAFF	180 days	\$ -	Labor only						
51		remount wall shelf at the beverage counter	STAFF	180 days	\$ -	Labor only	0.5					
52		Install prep sink (provided by Providence)	STAFF	180 days	\$ 500.00	Materials only cost - replumbing involved	1					Providence supplies sink / TWP responsible for install
53		caulk inside seam of vent hood	STAFF	180 days	\$ -	Labor only						
54		cap off pipe penetration under hood	STAFF	180 days	\$ -	Labor only						
55		replace cove plate on 208V / 220V outlet under hood	STAFF	180 days	\$ -	Labor only	1					
56		Hood lighting, beverage counter, stroage area by freezers, over prep line table	CONTRACTOR	180 days	\$ 4,000.00	Labor & Materials - shutdown or work completed at night	3					State Electric price for new lamp / fixture
57		Caulk all open channles under prep table line	STAFF	180 days	\$ -	Labor only						
58		replace wooden shelf near dish drop off	STAFF	180 days	\$ 250.00	Materials only cost						
59		cap off or remove old disposer pipes under dirty dish area	STAFF	180 days	\$ -	Labor only						
60		caulk outside and back edge of condensate hood	STAFF	180 days	\$ -	Labor only						
61		repair gap at the bottom of the hood (add trim piece?)	STAFF	180 days	\$ -	Labor only						
62		caulk side drain table to the wall	STAFF	180 days	\$ -	Labor only						
63		remove all curtain rod brackets	STAFF	180 days	\$ -	Labor only						
64		clean ice machine side caulk all gaps exterior and on lid	STAFF	180 days	\$ -	Labor only						
65		remove threaded rodd penetrating through the ceiling	STAFF	180 days	\$ -	Labor only	1					
66		repair all sags in drop ceiling	STAFF	180 days	\$ -	Labor only						
67		caulk window bottom at side windows	STAFF	180 days	\$ -	Labor only	1					
68		MANOR HOUSE KITCEHN SUB-TOTAL			\$ 5,300.00		10.5					
69		Manor House Laundry Items										
70		skim coat or epoxy walls	STAFF	180 days	\$ 100.00	Materials only cost						
71		paint window frames	STAFF	180 days	\$ -	Labor only	1					
72		cover all exposed wiring	STAFF	180 days	\$ 250.00	Materials only cost						
73		cover or seal gaps for the p trap in the ceiling	STAFF	180 days	\$ 100.00	Materials only cost	1					
74		install can wash (provided by Providence)	STAFF	180 days	\$ 500.00	Materials only cost - replumbing involved	2					
75		added lighting to bring room up to 20 f/c for all areas	STAFF	180 days	\$ 100.00	Materials only cost	0.5					
76		repair door on stairs to laundry	STAFF	180 days	\$ -	Labor only	0.5					
77		MANOR HOUSE LAUNDRY SUB-TOTAL			\$ 1,050.00		5					
78		Manor House Accommodations										
79		Mens Restroom										
80		Patch wall over urinal	STAFF	180 days	\$ 100.00	Materials only cost						
81		remove plexiglass from partitions and repaint	STAFF	180 days	\$ 100.00	Materials only cost	1					
82		Replace partitions	STAFF	180 days	\$ 1,000.00	Materials only cost	1.5					
83		Caulk urinal to the loor and wall	STAFF	180 days	\$ 50.00	Materials only cost						
84		replace all estcutcheons	STAFF	180 days	\$ 100.00	Materials only cost						
85		caulk cove base to wall with NP1	STAFF	180 days	\$ -	Labor only						
86		derust partition hardware	STAFF	180 days	\$ -	Labor only						
87		patch celing and paint	STAFF	180 days	\$ 100.00	Materials only cost	1					
88		added lighting at the toilet	STAFF	180 days	\$ 100.00	Materials only cost	0.5					State Electric price for new lamp / fixture
89		paint door frames, window sills and caulk all	STAFF	180 days	\$ 150.00	Materials only cost						
90		replace mirror	STAFF	180 days	\$ 300.00	Materials only cost	1					

	A	B	C	D	E	F	G	H	I	J	K	L
4		Repair Description	WHO	WHEN	EST COST	COMMENTS	DAYS					
91		Womens Restroom					5					
92		Additional lighting at the toilets light	STAFF	180 days	\$ 100.00	Materials only cost	0.5	State Electric price for new lamp / fixture				
93		replace all estcutcheons	STAFF	180 days	\$ 100.00	Materials only cost						
94		patch celing and paint	STAFF	180 days	\$ -	Labor only						
95		derust partition hardware	STAFF	180 days	\$ -	Labor only						
96		paint door frames, window sills and caulk all	STAFF	180 days	\$ -	Labor only	0.5					
97		replace bell housing under sink that will reach wall	STAFF	180 days	\$ 250.00	Materials only cost	0.5					
98		replace partitions	STAFF	180 days	\$ 1,250.00	Materials only cost	1.5					
99		finish under counter	STAFF	180 days	\$ 75.00	Materials only cost	0.5					
100		Hallway, Event Rooms, Office					3.5					
101		add 1024 device to ice machine water line (Providence provides)	STAFF	180 days	\$ -	Labor only		Providence supplies / TWP installs				
102		add lighting in from of ice machine	STAFF	180 days	\$ 100.00	Materials only cost	1	State Electric price for new lamp / fixture				
103		paint door and interior of door in Trophy Room closet	STAFF	180 days	\$ 50.00	Materials only cost						
104		repaint south end exterior door and frame exterior	STAFF	180 days	\$ -	Labor only						
105		s. end linen room under stirs - repaint door frame and all unfinished wood	STAFF	180 days	\$ 75.00	Materials only cost	1					
106		S. End Restroom					2					
107		Recaulk sink	STAFF	180 days	\$ -	Labor only						
108		add lighting	STAFF	180 days	\$ 100.00	Materials only cost		State Electric price for new lamp / fixture				
109		clean the tub and sills	STAFF	180 days	\$ -	Labor only						
110		replace all estcutcheons	STAFF	180 days	\$ 50.00	Materials only cost						
111		locks for all extra doors and storage rooms	STAFF	180 days	\$ 250.00	Labor only	1					
112		S. End Janitor Closet					1					
113		repair flooring	STAFF	180 days	\$ 250.00	Materials only cost						
114		replace the backflow on the spigot (Providence provides)	STAFF	180 days	\$ -	Labor only						
115		repaint or replace shelves (no shelf paper)	STAFF	180 days	\$ 250.00	Materials only cost						
116		move disposable items for rooms away from spash area	STAFF	180 days	\$ -	Labor only	2					
117		Room 310					2					
118		Touch up closet paint	STAFF	180 days	\$ 150.00	Materials only cost						
119		recondition or repalce the faucet ring in the tub	STAFF	180 days	\$ 750.00	Materials only cost						
120		Caulk sink	STAFF	180 days	\$ -	Labor only						
121		caulk medicine cabinet to the wall	STAFF	180 days	\$ -	Labor only						
122		more lighting to reach 20 f/c	STAFF	180 days	\$ 100.00	Materials only cost	1	State Electric price for new lamp / fixture				
123		Room 311					1					
124		touch up paint door frame and closet	STAFF	180 days	\$ 75.00	Materials only cost						
125		Caulk sink	STAFF	180 days	\$ -	Labor only						
126		more bathroom lighting to reach 20 f/c	STAFF	180 days	\$ 100.00	Materials only cost	1	State Electric price for new lamp / fixture				
127		End closet					1					
128		patch ceiling	STAFF	180 days	\$ 100.00	Materials only cost						
129		repaint ceiling and replace / repair 1/4 rnd	STAFF	180 days	\$ 100.00	Materials only cost						
130		repair holes in the wall and repaint	STAFF	180 days	\$ 50.00	Materials only cost						
131		repaint or replace shelves (no shelf paper)	STAFF	180 days	\$ 250.00	Materials only cost						
132		refinish and repaint floor	STAFF	180 days	\$ 100.00	Materials only cost	1					
133		Room 320					1					
134		more bathroom lighting to reach 20 f/c	STAFF	180 days	\$ 100.00	Materials only cost		State Electric price for new lamp / fixture				
135		patch gap / hole in tile	STAFF	180 days	\$ 100.00	Materials only cost	1					

	A	B	C	D	E	F	G	H	I	J	K	L
4		Repair Description	WHO	WHEN	EST COST	COMMENTS	DAYS					
136		Room 322					1					
137		more bathroom lighting to reach 20 f/c	STAFF	180 days	\$ 100.00	Materials only cost						
138		Room 324					0.5					
139		more bathroom lighting to reach 20 f/c	STAFF	180 days	\$ 100.00	Materials only cost						
140		Housekeeping closet					0.5					
141		repaint or replace shelves (no shelf paper)	STAFF	180 days	\$ 250.00	Materials only cost						
142		bottom shelf must be 6" off floor	STAFF	180 days	\$ -	Labor only	0.5					
143		replace carpet with vinyl or other smooth surfacing	STAFF	180 days	\$ 250.00	Materials only cost	1					
144		repaint window frame and apron	STAFF	180 days	\$ -	Labor only						
145		repair or replace wallpaper	STAFF	180 days	\$ 150.00	Materials only cost						
146		add broom hangers	STAFF	180 days	\$ 250.00	Materials only cost						
147		more bathroom lighting to reach 20 f/c	STAFF	180 days	\$ 100.00	Materials only cost	1					State Electric price for new lamp / fixture
148		Room 325					2.5					
149		more bathroom lighting to reach 20 f/c	STAFF	180 days	\$ 100.00	Materials only cost						State Electric price for new lamp / fixture
150		repair towel rack	STAFF	180 days	\$ 150.00	Materials only cost	1					
151		Room 326					1					
152		more bathroom lighting to reach 20 f/c	STAFF	180 days	\$ 100.00	Materials only cost	0.5					State Electric price for new lamp / fixture
153		MANOR HOUSE ACCOMMODATIONS SUB-TOTAL			\$ 8,425.00							
154		MANOR HOUSE TOTAL			\$ 14,775.00		38					
155												
156		Clubhouse Kitchen and Ballroom Items	WHO	WHEN	Est Cost	Comments						
157		Repair walk in cooler	CONTRACTOR	TBD	\$ 3,500.00	CONTRACTOR labor and materials	1					
158		Painting / Electrical / Plumbing Work (50% of estimated cost)	CONTRACTOR	TBD	\$ 17,000.00	figure shown is 50% of the cost split with Providence (based on 1/2 the cost from the quotes provided from Providence)	10					
159		Carpet	CONTRACTOR	TBD	\$ 15,000.00	CONTRACTOR labor and materials	0					
160		CLUBHOUSE KITCEHN BALLROOM TOTAL			\$ 35,500.00		11					
161												
162		TOTAL ESTIMATED RENOVATION & REPAIR COSTS (contracted prices may vary +/- after bidding)			\$ 65,700.00		TOTAL ESTIMATED REPAIR DAYS NEEDED	76				
163												
164		Utilities	Clubhouse	Manor House								
165		Solid Waste	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00							
166		Electricity (Includes MH, GH, Lodge Apt, and Cottages 1-4)	\$ 13,175.00	\$ 27,485.00	\$ 40,660.00							
167		Water	\$ 678.00	\$ 2,795.00	\$ 3,473.00							
168		Natural Gas	\$ 1,952.00	\$ 9,578.00	\$ 11,530.00							
169		Telephone / Internet	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00							
170		Direct/TV	\$ -	\$ 2,454.00	\$ 2,454.00							
171		TOTAL ANNUAL UTILITIES COST			\$ 62,117.00							

A	B	C	D	E	F	G	H	I	J	K	L
96	PROVIDENCE MANOR HOUSE										
97	Manor House Laundry Items										
98	Repair Description	WHO	WHEN	EST COST	COMMENTS	DAYS					
99	skim coat or epoxy walls	STAFF	180 days	\$ 100.00	Materials only cost						
100	paint window frames	STAFF	180 days	\$ -	Labor only	1					
101	cover all exposed wiring	STAFF	180 days	\$ 250.00	Materials only cost						
102	cover or seal gaps for the p trap in the ceiling	STAFF	180 days	\$ 100.00	Materials only cost	1					
103	install can wash (provided by Providence)	STAFF	180 days	\$ 500.00	Materials only cost - replumbing involved	2					
104	added lighting to bring room up to 20 f/c for all areas	STAFF	180 days	\$ 100.00	Materials only cost	0.5					
105	repair door on stairs to laundry	STAFF	180 days	\$ -	Labor only	0.5					
106			SUB-TOTAL	\$ 1,050.00		5					
107	Hallway, Event Rooms, Office										
108	add 1024 device to ice machine water line (Providence provides)	STAFF	180 days	\$ -	Labor only	1	Providence supplies / TWP installs				
109	add lighting in from of ice machine	STAFF	180 days	\$ 100.00	Materials only cost		State Electric price for new lamp / fixture				
110	paint door and interior of door in Trophy Room closet	STAFF	180 days	\$ 50.00	Materials only cost	1					
111	repaint south end exterior door and frame exterior	STAFF	180 days	\$ -	Labor only						
112	s. end linen room under stirs - repaint door frame and all unfinished wood	STAFF	180 days	\$ 75.00	Materials only cost						
113			SUB-TOTAL	\$ 225.00		2					
114	S. End Restroom										
115	Recaulk sink	STAFF	180 days	\$ -	Labor only						
116	add lighting	STAFF	180 days	\$ 100.00	Materials only cost		State Electric price for new lamp / fixture				
117	clean the tub and sills	STAFF	180 days	\$ -	Labor only						
118	replace all escutcheons	STAFF	180 days	\$ 50.00	Materials only cost						
119	locks for all extra doors and storage rooms	STAFF	180 days	\$ 250.00	Labor only	1					
120			SUB-TOTAL	\$ 400.00		1					
121	S. End Janitor Closet										
122	repair flooring	STAFF	180 days	\$ 250.00	Materials only cost						
123	replace the backflow on the spigot (Providence provides)	STAFF	180 days	\$ -	Labor only						
124	repaint or replace shelves (no shelf paper)	STAFF	180 days	\$ 250.00	Materials only cost						
125	move disposable items for rooms away from splash area	STAFF	180 days	\$ -	Labor only	2					
126			SUB-TOTAL	\$ 500.00		2					
127	Room 310										
128	Touch up closet paint	STAFF	180 days	\$ 150.00	Materials only cost						
129	recondition or repalce the faucet ring in the tub	STAFF	180 days	\$ 750.00	Materials only cost						
130	Caulk sink	STAFF	180 days	\$ -	Labor only						
131	caulk medicine cabinet to the wall	STAFF	180 days	\$ -	Labor only						
132	more lighting to reach 20 f/c	STAFF	180 days	\$ 100.00	Materials only cost	1	State Electric price for new lamp / fixture				
133			SUB-TOTAL	\$ 1,000.00		1					
134	Room 311										
135	touch up paint door frame and closet	STAFF	180 days	\$ 75.00	Materials only cost						
136	Caulk sink	STAFF	180 days	\$ -	Labor only						
137	more bathroom lighting to reach 20 f/c	STAFF	180 days	\$ 100.00	Materials only cost	1	State Electric price for new lamp / fixture				
138			SUB-TOTAL	\$ 175.00		1					
139	End closet										
140	patch ceiling	STAFF	180 days	\$ 100.00	Materials only cost						
141	repaint ceiling and replace / repair 1/4 rnd	STAFF	180 days	\$ 100.00	Materials only cost						
142	repair holes in the wall and repaint	STAFF	180 days	\$ 50.00	Materials only cost						
143	repaint or replace shelves (no shelf paper)	STAFF	180 days	\$ 250.00	Materials only cost						
144	refinish and repaint floor	STAFF	180 days	\$ 100.00	Materials only cost	1					
145			SUB-TOTAL	\$ 600.00		1					
146	Room 320										
147	more bathroom lighting to reach 20 f/c	STAFF	180 days	\$ 100.00	Materials only cost		State Electric price for new lamp / fixture				
148	patch gap / hole in tile	STAFF	180 days	\$ 100.00	Materials only cost	1					
149			SUB-TOTAL	\$ 200.00		1					
150	Room 322										
151	more bathroom lighting to reach 20 f/c	STAFF	180 days	\$ 100.00	Materials only cost	0.5	State Electric price for new lamp / fixture				

A	B	C	D	E	F	G	H	I	J	K	L
175	PROVIDENCE CLUBHOUSE KITCHEN & BALLROOM										
176	PROVIDENCE Clubhouse Kitchen and Ballroom Items	WHO	WHEN	Est Cost	Comments						
177	Repair walk in cooler	CONTRACTOR	TBD	\$ 3,500.00	CONTRACTOR labor and materials figure shown is 50% of the cost split with Providence (based on 1/2 the cost from the quotes provided from Providence)		1				
178	Painting / Electrical / Plumbing Work (50% of estimated cost)	CONTRACTOR	TBD	\$ 17,000.00			10				
179	Carpet	CONTRACTOR	TBD	\$ 15,000.00	CONTRACTOR labor and materials		0				
180	CLUBHOUSE KITCEHN BALLROOM TOTAL			\$ 35,500.00			11				
181											
182	TOTAL ESTIMATED COSTS										
183	TOTAL ESTIMATED RENOVATION & REPAIR COSTS (contracted prices may vary +/- after bidding)				\$ 65,700.00	TOTAL ESTIMATED REPAIR DAYS NEEDED		76			
184											
185	Utilities	Clubhouse	Manor House								
186	Solid Waste	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00							
187	Electricity (includes MH, GH, Lodge Apt, and Cottages 1-4)	\$ 13,175.00	\$ 27,485.00	\$ 40,660.00							
188	Water	\$ 678.00	\$ 2,795.00	\$ 3,473.00							
189	Natural Gas	\$ 1,952.00	\$ 9,578.00	\$ 11,530.00							
190	Telephone / Internet	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00							
191	Direct/TV	\$ -	\$ 2,454.00	\$ 2,454.00							
192	TOTAL ANNUAL UTILITIES COST			\$ 62,117.00							