

**Minneapolis Gemological Services**

P.O. Box 825

Northfield, MN 55057

carl@minneapolisgem.com

February 12, 2015

Jack Moore

11730 Vista Drive

Minnetonka, MN 55343

Dear Mr. Moore,

At your request I examined the jewelry you submitted and have provided an opinion of the approximate Replacement Value at the retail market level for insurance purposes.

There are 3 items in this report and it is valid only in its entirety. The final figure excludes local sales tax. You may wish to take this into consideration when using the report. The value conclusions are subject to limiting conditions that are set forth in the body of the report. My opinion, to the best of my knowledge and experience, is that the replacement value of the jewelry is approximately \$126,250.00.

Photographs are included with the original report for your reference. I suggest that you keep your copy of this report in a safe place.

This report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

Please call if I can be of any further assistance.

Sincerely,



Carl Weimer

GG, CGA

# **GEM AND JEWELRY VALUATION**

**REPLACEMENT VALUE APPRAISAL FOR THE EXPRESS PURPOSE  
OF USE IN INSURANCE SCHEDULING**

Prepared  
For

**Jack Moore  
11730 Vista Drive  
Minnetonka, MN 55343**

**Prepared by:  
Carl Weimer  
GG, CGA  
Date: 2/12/2015**

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This report is valid only in its entirety and for its stated purpose and intended use and was prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

## SCOPE OF WORK

### PURPOSE

The purpose of this report is to describe and document the quality of the jewelry listed and to arrive at an opinion of its Replacement Value.

### INTENDED USE AND USERS

The intended use of this report is for obtaining insurance coverage on the jewelry described. This report is intended for use only by Jack Moore and the insurer. Use of this report by others is not intended by the appraiser.

### DATES

Examination Date: 2/11/2015  
Valuation Date: 2/11/2015  
Effective Date: 2/11/2015

### DEFINITIONS OF REPLACEMENT VALUE

Based on accepted appraisal methodology, my definitions of replacement value are:

- Replacement value (new): The cost necessary to replace the appraised item with a new item of like kind, quality, and similar utility, at current market prices.
- Replacement value (comparable): The cost necessary to replace with a similar piece of like kind, quality, period, condition, and similar utility, but not an exact duplicate.
- Replacement value (reproduction): The cost of reproducing a duplicate of the appraised item using the same construction techniques, design, and materials as the original.

### APPROACH TO VALUE

There are three traditional approaches to value that are as follows:

- Income approach: applies to properties that produce a stream of income, and is used only if the property has been or will be used for rental or other income-producing purposes.
- Sales comparison approach: researches, records and analyzes current verifiable sales of articles with qualities similar or identical to the subject item and adjusts for differences to arrive at an indication of value. Appraisal standards dictate that any recent sales of the subject property also be considered.
- Cost approach: establishes the total value of an item by considering the consumer's cost to have a similar, equally desirable substitute produced, taking into consideration precious metal content, gemstone weights and qualities, labor, and any other fees. Depreciation may be applied as appropriate.

Depending upon the circumstances of the individual item of jewelry and the market conditions prevailing at the time of the appraisal, replacement value for insurance purposes may be estimated using the sales comparison approach and/or the cost approach. Usually both valuation methods are considered. The income approach does not apply in this appraisal because no income stream is currently being produced by the property.

### MARKET SELECTION

Value always relates to a particular market. The most appropriate market for valuing jewelry can vary depending upon the purpose of the appraisal and the attributes of the article including materials, condition, craftsmanship, period of manufacture, provenance, desirability and demand.

The type of retail outlet that most commonly carries the item being appraised is considered to be the appropriate market level for insurance coverage. Because of the condition of the jewelry and ready availability of similar items, the appropriate replacement market for the purposes of this appraisal is the retail jewelry establishment.

Unless otherwise indicated, the values given do not reflect the prices for which the appraised items may be purchased from any particular store.

### **METALS MARKET**

<b>Date:</b>	2/11/2015
<b>Gold:</b>	\$1,222.60
<b>Silver:</b>	\$16.78
<b>Platinum:</b>	\$1,192.00
<b>Palladium:</b>	\$766.00

### **PROCEDURES**

The jewelry described within has been analyzed and graded in accordance with prescribed grading standards using "state of the art" methods and standard precision laboratory equipment. In some instances, the appraiser may recommend advanced testing by a major research laboratory.

Each item described in this report has been photographed and copies of the images as well as a copy of the report are maintained in the appraiser's files for at least five years after the report date.

Unless expressly stated otherwise, condition is good for the type and period. Ordinary wear and tear is not noted. Any serious damage, deficiencies or repairs affecting value are noted and considered in the valuation.

Unless otherwise stated, stones have not been removed from their mountings and all gemstone weights, grades and measurements are approximate.

Jewelry constructed solely of, or in combination with, precious metals (i.e. platinum, palladium, yellow or white gold and/or silver) is tested, analyzed and described for its type and content of such metal.

Whenever possible, current replacement prices are obtained for trademarked items. When that information is unavailable, prices for substantially similar substitute items are considered.

Colorless & near colorless diamonds are graded with the prescribed grading nomenclature of the Gemological Institute of America (GIA) and the use of pre-graded permanent master diamond color comparison stones.

## **ASSUMPTIONS AND LIMITING CONDITIONS**

The appraiser assumes the ownership of the subject property is true as stated by the client.

Regularly published industry sources are assumed to be reliable; the appraiser does not assume responsibility for their information.

Verification of title is beyond the scope of this assignment. Possession of this report does not prove title to the items appraised. The appraisal process does not discover liens, encumbrances, or fractional interests but if known, they are noted.

The limited owner of this appraisal is the client for whom the work was performed.

This document is invalid unless all items listed in the Table of Contents are present.

This report may not be published in any medium without the express written consent of the appraiser.

No changes may be made to this report by anyone other than the appraiser. The appraiser cannot be responsible for unauthorized alterations.

Confidential information disclosed to the appraiser during the course of the assignment will not be disclosed to any unauthorized third parties, except by force of law.

Intended users requiring further information than that contained in the report must obtain the written permission of the owner of the appraisal before the appraiser will discuss the report.

Fees paid do not include the services of the appraiser for any future services. In particular, fees paid to date do not include any of the appraiser's time or services in connection with any statement, testimony or other matters before an insurance company, its agents, employees or any court or other body in connection with the property herein described.

If the appraiser is requested to testify or to make any such statements to any third party concerning the described property and/or appraisal, the applicant shall pay the appraiser for all such time and services so rendered at the appraiser's then current rates.

Periodic review of appraisal values is recommended due to economic fluctuations. The appraiser is not responsible for advising the clients when values have changed; clients must establish their own appraisal value review criterion.

The professional relationship between the appraiser and the client, regarding the items described herein, ends with the delivery of this report.

## SUBSCRIPTIONS RETAINED FOR VALUE CONSULTING

Drucker, Richard - The Guide, Northbrook, IL  
Levine, Gail - Auction Market Resource, Rego Park, NY  
Rapaport, Martin - Rapaport Diamond Report, New York, NY

## LIST OF LABORATORY INSTRUMENTS

Binocular microscope	Leveridge gauge
Electronic scale	Thermal conductivity diamond tester
Touchstone and acids	Fiber optic light
Electronic metals tester	Spectroscope
Proportionscope	Polariscope
Dichroscope	Color Gemstone color descriptive system
Refractometer	Heavy liquids
Chelsea color filter	Diamond light and graded master comparison diamonds

## CERTIFICATION OF APPRAISAL PRACTICE

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and they are my personal, impartial, professional analysis, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP)* 2008 – 2009 Edition, published by the Appraisal Foundation and the Code of Ethics of the *National Association of Jewelry Appraisers (NAJA)*.
- I have made a personal inspection of the property that is the subject of this report, unless otherwise clearly stated.
- No one provided significant personal property appraisal assistance to the person signing this report.



Carl Weimer  
Certified Gemologist Appraiser, GIA, AGS  
2/12/2015

Prepared For: Jack Moore  
11730 Vista Drive  
Minnetonka, MN 55343

Date: 2/12/2015

## DESCRIPTION OF ITEM(S)

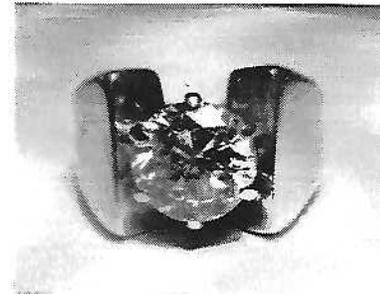
### ITEM 1 - RING

One (1) lady's diamond solitaire ring, made of 14 Karat yellow gold (stamped 14K with the maker's mark: PTC). It weighs 5.9 grams. The bright polished cathedral-style ring measures 11.5mm wide at the top sides and tapers to 4.2mm at the bottom. It has a 6-prong white gold crown that is set with one round brilliant-cut diamond. The ring is in good condition.

**Total Diamond Weight:** 1.92 cts.

#### Diamond Grading Report

<b>Shape and Cut:</b>	Round brilliant
<b>Measurements:</b> (approximate)	7.96 x 7.93 x 4.85 mm
<b>Weight:</b>	1.92 Cts. (estimated)
<b>Cut grade:</b>	Fair to Good
<b>Depth:</b>	61.04%
<b>Table:</b>	65.4%
<b>Girdle:</b>	Medium to Slightly Thick, Unpolished
<b>Culet:</b>	Closed



#### Finish

<b>Polish:</b>	Good
<b>Symmetry:</b>	Good

#### Clarity grade:

SI-2

#### Color grade:

G

#### Fluorescence:

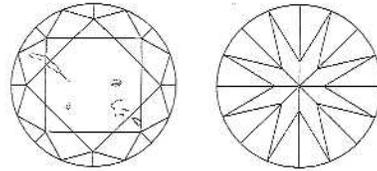
None (lw)

#### Comments:

Diamond measured and graded as allowed by the mounting.

#### Legend:

- Crystal
- Cloud
- ~ Feather



TOTAL APPROXIMATE REPLACEMENT VALUE EXCLUDING TAX \$22,500.00

### ITEM 2 - RING

One (1) lady's diamond ring, made of 18 Karat yellow gold (stamped 18K). The bright polished ring weighs 7.9 grams. It has a round brilliant-cut center diamond set in a 4-prong crown. There are two (2) tapered baguette-cut diamonds bar-set on both sides of the center. The ring is in good condition.

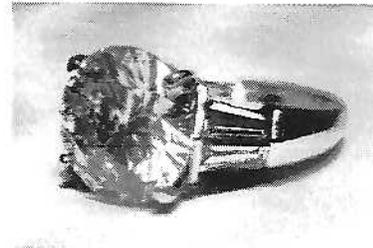
#### Side Diamonds:

Shape & Cut: Tapered Baguette  
 Number: Four (4)  
 Measurements: 5.5 x 2.5 x 1.7mm  
 Weight Estimation: 1.00 carat total  
 Cut Grade: good proportions and finish  
 Color Grade: G  
 Clarity Grade: VVS2-VS1

**Total Diamond Weight: 5.44 cts.**

**Diamond Grading Report**

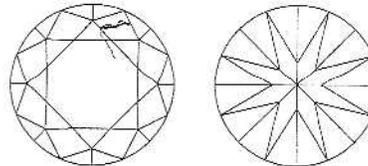
<b>Shape and Cut:</b>	Round brilliant
<b>Measurements:</b> (approximate)	10.56 x 10.55 x 6.22 mm
<b>Weight:</b>	4.44 Cts. (estimated)
<b>Cut grade:</b>	Very Good
<b>Depth:</b>	58.93%
<b>Table:</b>	61.6%
<b>Girdle:</b>	Slightly thick, Faceted
<b>Culet:</b>	Closed



<b>Finish</b>	
<b>Polish:</b>	Very Good
<b>Symmetry:</b>	Good
<b>Clarity grade:</b>	SI-1
<b>Color grade:</b>	I
<b>Fluorescence:</b>	Moderate blue (lw)

**Comments:** Diamond measured and graded as allowed by the mounting.

Legend:  
 Feather



TOTAL APPROXIMATE REPLACEMENT VALUE EXCLUDING TAX \$79,000.00

**ITEM 3 - RING**

One (1) gentleman's diamond ring, made of 14 Karat yellow gold (stamped 14K). The bright polished ring weighs 11.0 grams. It measures 11.5mm wide at the top sides and tapers to 4.1mm at the bottom. The rings has straight sides with a center groove on both shanks. The top has a square white gold mounting that has a round brilliant-cut diamond set with four double prongs. The ring is in good condition.

**Total Diamond Weight: 1.71 cts.**

**Diamond Grading Report**

<b>Shape and Cut:</b>	Round brilliant
<b>Measurements:</b> (approximate)	7.94 x 7.92 x 4.45 mm
<b>Weight:</b>	1.71 Cts. (estimated)



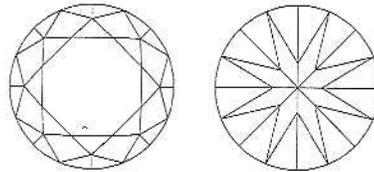
**Cut grade:** Good  
**Depth:** 56.12%  
**Table:** 65.6%  
**Girdle:** Very thin to medium, unpolished  
**Culet:** Small

**Finish**  
**Polish:** Very Good  
**Symmetry:** Good

**Clarity grade:** VVS-2  
**Color grade:** H  
**Fluorescence:** None (lw)

**Comments:** Diamond measured and graded as allowed by the mounting.

**Legend:**  
⌒ Feather



TOTAL APPROXIMATE REPLACEMENT VALUE EXCLUDING TAX \$25,750.00

TOTAL APPROXIMATE REPLACEMENT VALUE EXCLUDING TAX FOR ALL ITEMS \$127,250.00

ONE HUNDRED TWENTY-SEVEN THOUSAND TWO HUNDRED FIFTY DOLLARS AND NO CENTS

**Signature of Appraiser:** Carl Weimer  
Carl Weimer  
GG, CGA

## **BIOGRAPHICAL BACKGROUND AND QUALIFICATIONS**

**Appraiser's Name** Carl Weimer

**Education:** BA Philosophy and Religious Studies, University of North Dakota  
Buddhist Studies & Poetry, Naropa University

**Business:** Minneapolis Gemological Services

**Professional Qualifications:** Graduate Gemologist (GIA)  
Certified Gemologist Appraiser (American Gem Society)

**Professional Associations:** National Association of Jewelry Appraisers  
Accredited Gemologists Association

**Professional Courses:** NAJA Appraisal Course