

Recorder's Office Cover Sheet

Recording Requested By:

Name: Jeremy Hutchings

Department: Community Development



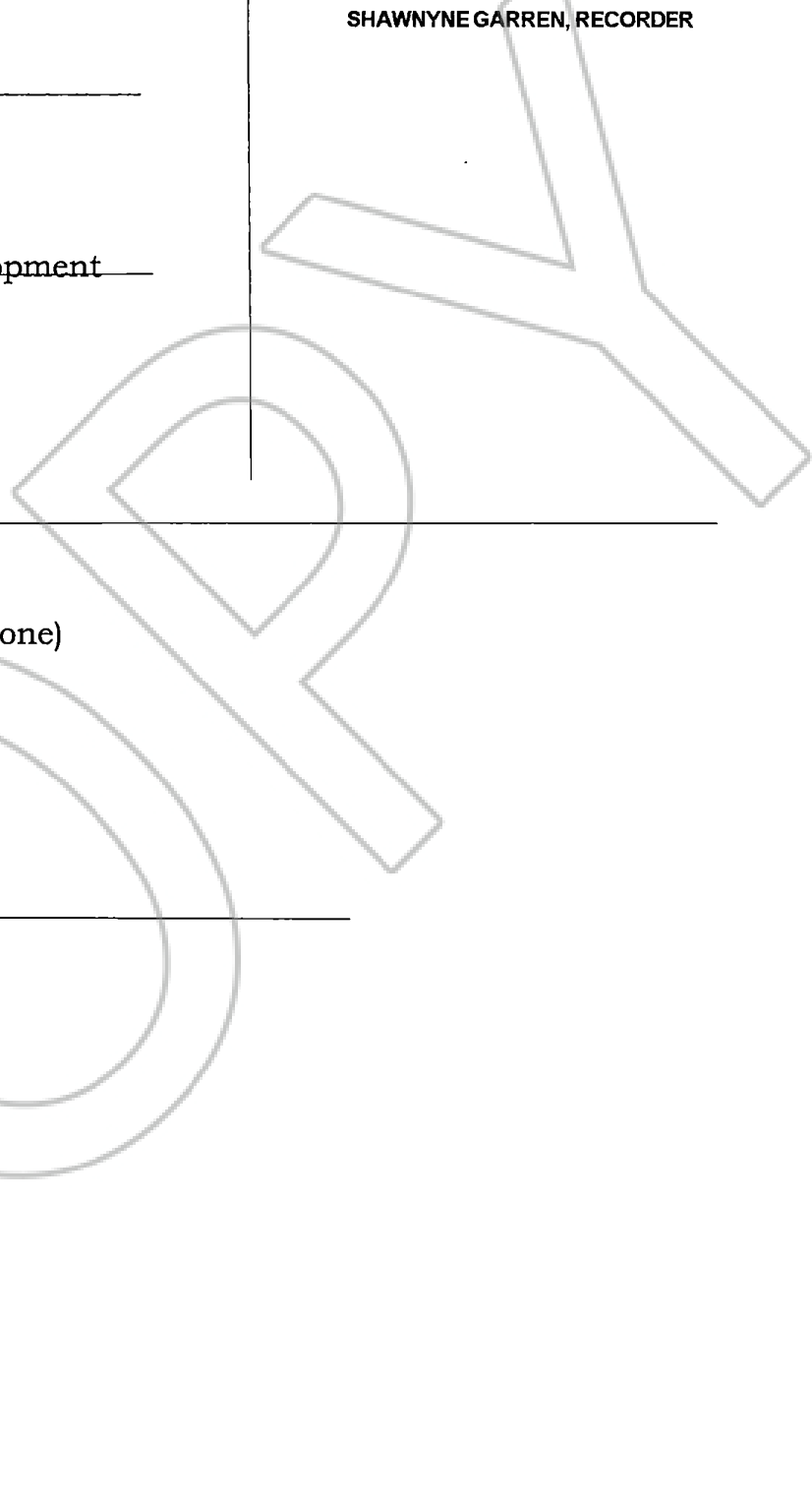
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SHAWNYNE GARREN, RECORDER

Type of Document: (please select one)

- Agreement
- Contract
- Grant
- Change Order
- Easement
- Other

specify: _____



BRI BENDER ROSENTHAL INCORPORATED

May 22, 2023

ORIGINAL BY E-MAIL:

jhutchings@douglasnv.us

Mr. Jeremy Hutchings, P.E.
Douglas County Community Development
Engineering Department
1594 Esmeralda Avenue
Minden, Nevada 89423

Re: Appraisal Services for Commercial Property
APN: 1220-09-302-005
Gardnerville, Douglas County, Nevada

FILED
NO. 2023.077
5/24/2023
DATE
DOUGLAS COUNTY CLERK
MINDEN, NV
BY MP DEPUTY

Dear Mr. Hutchings,

We appreciate the opportunity to provide our scope and fee for the appraisal of the above referenced property. The subject consists of 1.50 ± acres of commercially zoned land. We understand the trail project being proposed along State Route 756 will require a 10-foot easement along the western side of the property. Once engaged, BRI will provide a report of the fair market value of the real property interests required for the Project. The intended use of the appraisal is to determine fair market value as a basis for an offer of compensation. The client and intended user of the report will be Douglas County Community Development.

The Appraisal Report will include the investigation, data, and analysis supporting our conclusion. The narrative appraisal will be prepared in conformance with, and subject to, the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, which fully incorporate the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, as well as applicable laws.

The specific methodology used in the partial acquisition appraisal analysis is summarized as follows:

The analysis starts with an estimate of market value for the "undivided fee" interest of the larger parcel using the most applicable method for valuing similar properties.

Once the larger parcel value is estimated the following partial acquisition appraisal methodology is utilized:

- Value the part acquired.
- Value of the remainder parcel as part of the Larger Parcel, which is the value of the remainder before consideration of damages or benefits.
- Value the remainder parcel, after the proposed acquisition and before consideration of benefits. This identifies severance damages due to the acquisition, consisting of a potential loss of market value, and cost to cure damages are estimated where applicable.
- Value the remainder parcel, after the acquisition, considering benefits. This identifies benefits, consisting of a potential gain in market value due to the acquisition.
- The value of the acquisition is the value of the part acquired plus net severance damages.

FEES FOR SERVICES

The not-to-exceed fee is shown as follows.

APPRAISAL REPORT FEE	
Valuation of	Fee
APN: 1220-09-302-005 Owner: Treehouse Property LLC Douglas County, Nevada	\$4,250*

* The fee assumes the assignment is awarded in conjunction with the appraisal of APN 1220-09-311-023

Upon receipt of final mapping and the NTP, the report will be delivered within 5 to 6 weeks. We will provide an electronic copy of the report and up to two original signed hardcopies upon request. The fee is due upon delivery.

In order to meet the timing schedule, please provide the items and information set forth below within the first week of award:

- Preliminary title report;
- Plats and legals;
- Appraisal mapping;
- Easement deed detailing the easement language; and
- Any other information you think may be relevant to the assignment

Deliverables:

- An electronic copy, and up to two hardcopies upon request, of the Appraisal Report.

Assumptions:

- Expert witness testimony is not included in scope but is available and will be paid on a case-by-case basis. Hours and fees will be negotiated based on a scope of work change based on the fee schedule below.

2023 HOURLY BILLING RATES

If additional services are required beyond the task captured in the lump sum fee, (post appraisal meetings, consultations, etc.) our standard hourly rates will apply. These tasks will not commence prior to written authorization. Our standard rates for 2023 are as follows:

Sr. Designated Member (MAI/SRA/AI-GRS/ARA)	\$220/hr.*
Designated Member (MAI/SRA/AI-GRS/ARA)	\$195/hr.*
Senior Appraiser	\$175/hr.
Appraiser	\$150/hr.
Researcher	\$ 90/hr.
Administrative Support III	\$ 85/hr.
Administrative Support II	\$ 70/hr.
Administrative Support I	\$ 50/hr.

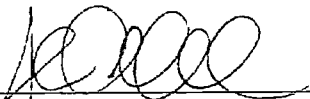
*NOTE: For court or briefing preparation, depositions, any pre-trial conferences, court appearances, and related activities, the hourly rate is \$450.

Appraisal services are generally completed on a lump sum basis rather than hourly rate. Rates for appraisal services vary based on land use and type of acquisition.

As Appraisal Manager, I, Jared Calabrese, am authorized to execute agreements with the County for these services. We appreciate your consideration of our bid and look forward to working with you. Please feel free to contact me at j.calabrese@benderrosenthal.com or (916) 894-8034 if you have any questions.


Sincerely,

BENDER ROSENTHAL, INC.



Jared M. Calabrese, MAI, CCIM, AI-GRS
Appraisal Manager
Bender Rosenthal, Inc.

APPROVED AND ACCEPTED:



By: _____
(Signature)

Name: THOMAS DALLAIRE
Title: DIRECTOR
Date: MAY 23 2023



Douglas County State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

24th day of May, 2023

By  Deputy