

PAUL HORNSBY & COMPANY

APPRAISERS AND CONSULTANTS

EXHIBIT

Paul Hornsby, MAI, SRA David J. Englund, MAI, SRA Eli Hanslik, MAI Chris Hornsby, MAI Melany Adler, MAI Katie Daniewicz, MAI Clifford Shaw, ASA
Joseph McAweeney, State Certified
Matthew Cox, Appraiser Trainee
Kimberly Garvey, Appraiser Trainee
Terri Bowden, Business Manager
Jennifer Beardsley, Research Director

May 5, 2016

City of Round Rock c/o Don Childs 2008 Enterprise Drive Round Rock, TX 78664

Re: Proposal for appraisal services relating to 22 properties located on RM 620 in Round Rock, Texas.

Dear Mr. Childs:

As requested, I am pleased to provide this proposal for appraisal services relating to the properties captioned above. Terms of the assignment are summarized below.

Real Estate to be Appraised: 22 properties located on RM 620 in Round

Rock, Texas. Please see attached

spreadsheet.

Purpose of the Appraisals: To estimate the market value of the fee

simple interest in the subject properties as of the date of inspection and appropriate

compensation for partial acquisitions.

Use of the Reports: Partial acquisition of the properties.

Appraisal & Reporting Standards:The appraisals will be developed and the reports will be prepared in conformity with and subject to the requirements of the

Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and the Code of Professional Ethics and the Standards of

Appraisal Institute.

The results of our analysis will be set forth in 27 appraisal reports as defined by

Professional Appraisal Practice of the

Standards Rule 2-2(a), of USPAP.

Fee:	\$125,000 total (see attached), payable incrementally upon delivery of each report.
	Time subsequent to the initial assignment, including, without limitation, meetings, depositions, mediation, arbitration, trial and preparation for testimony, will be paid monthly as incurred, at the following hourly rates:
	Paul Hornsby: \$375/hour
	MAI Staff Appraisers: \$275/hour
	State Certified Appraisers: \$175/hour
	Land Planning: \$175/hour
	Research Staff: \$150/hour
	Administrative Staff: \$75/hour
Completion:	Estimated at 60 days from your written authorization to proceed.
If these terms are acceptable, please indicate by exe to me. I look forward to working with you on this a	
Respectfully Submitted,	
Paul Hornsby & Company	
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Paul Hornsby, MAI, SRA	
Accepted:	City of Round Rock, Texas

By: Laurie Hadley, City Manager

Date

Parcel	Grantor	Relo	Property Address	Acquired (Acres)	Easement	Field Notes	Title Commitment	Property Type	Appra Amou
1	Robinson			0.158	Yes	3/12/2014	9691-14-1011	VL.	\$
2	SAC Self-Storage			0.136	Yes	3/12/2014	9691-14-1012	Land Cmpnt & Site Imp	\$
3	Shurgard			0.013	Yes	3/12/2014	9691-14-1013	Land Cmpnt & Site Imp	\$
4	KAF Development			0.022	Yes	3/12/2014	9691-14-1014	Land Cmpnt & Site Imp	\$
5 Parts 1 & 2	RRISD			0.137/0.126	Yes	3/12/2014	9691-14-1015	Land Cmpnt & Site Imp	s
6	Hammock Restaurants			0.009	Yes	3/12/2014	9691-14-1016	Land Cmpnt & Site Imp	\$
7	WTFLLC			0.014	Yes	3/12/2014	9691-14-1017	Land Cmpnt & Site Imp	
8	WTF LLC			0.005		3/12/2014	9691-14-1018	Land Cmpnt & Site Imp	
9	WTFLLC			0.011		3/12/2014	9691-14-1019	Land Cmpnt & Site Imp	
10	WTFLLC			0.004		3/12/2014	9691-14-1020	Land Cmpnt & Site Imp	
11	LCC Realty Partners			0.3	Yes	3/12/2014	9691-14-1021	Commercial	\$
12	Beverly Ann Sheridan 406 Briarwood Street Round Rock, TX 78681	yes	406 Briarwood Street	0.116	Yes	3/12/2014	9691-14-1022	SFR	\$
13	Juanita Madonna 403 Briarwood Street Round Rock, TX 78681	yes	403 Brianwood Street	0.132		3/12/2014	9691-14-1023	SFR	\$
20.00	Kristine & James Warren 2323 Rock Ledge Drive Georgetown, TX 78626 512.769.3595	yes	1007 Round Rock Avenue	0.218	Ĭ	3/12/2014	9691-14-1024	SFR	line.
14	Kristine 512.630.8569 James Allan			0.009		3/12/2014	9691-14-1025	SFR	\$
15	Kyle Ranne Steven & Linda Redden 340 Sedro Trail Georgetown, TX 78633 512.626.2644 Steve 512.626.9371 Linda	yes	1004 Glenwood Street	0.071		3/12/2014	9691-14-1026	SFR	\$. \$.
17	Penny & Tina Lackey 1002 Glenwood Street Round Rock, TX 78681	yes	1002 Glenwood Street	0.176		3/12/2014	9691-14-1027	SFR	s
18	Bobby C Owen, Jr. 1000 Glenwood Street Round Rock, TX 78681 512.828.5483 Bobby	yes	1000 Glenwood Street	0.183		3/12/2014	9691-14-1028	SFR	s
	Ardalia Martin PO Box 1403 Round Rock, TX 78680	yes	403 Brentwood Street	0.256	Yes	3/12/2014	9691-14-1029	SFR	\$
20	CORR			1.853	Yes	3/12/2014	9691-14-1030		<u> </u>
21	RR Retirement			0.031	Yes	3/12/2014	9691-14-1031	VL	\$
	RK 732 (Maaco) 3834 Spricewood Springs Rd. Ste 201 Austin, TX 78731 David Edelman (512) 736-1810 Bruce Kelley (512) 341-8111 Ricky Matts	yes		0.258	Yes		9691-14-1032	100	100
22	(512) 784-5864 Pisces Foods (Wendy's)	yes		0.344	Yes	3/12/2014	9691-14-1033	Commercial	\$1
24	Sovereign (Comfort)			0.029		3/12/2014	9691-14-1034	Land Cmpnt & Site Imp	ş. Ş.
25	Cotton Walton (Texaco)	yes		0.086		3/12/2014	9691-14-1035	Commercial	\$
26	Regency	yes		0.035	Yes	3/12/2014	9691-14-1035	Land Cmpnt & Site Imp	\$
	McDonald's			0.041	Yes	3/12/2014	9691-14-1037	Commercial	\$
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