

ARAPATO PHASE II SELECT APPENDIX
15115 Summary of

Oxford®

NO. 753 1/3

ESSELT

10%



Mackenzie S. Bottom & Assoc References

#9 - Randy Williams

Left early 972-419-3597
will be back Monday

#7 John Hall - Number given was a
fax #

#5 Ed Larrora - got voice mail
left message to call

Bottom

2/3

972-233-0932

~~#5 Ed Laroche~~

#4 Ms. Emma Rhodes — got voice mail
left word to call @ home

Bank work — 3 to 4 years — most new
const. a const leader. Have done exist bldg
fr renovation. Jim Chapin also. Easy
to talk to. Does a good job. Think he
would be suitable fr our project. Would
hire him again.

#3 Bradley Wirth 214-904-3950
Out of office Friday

~~#2 Bruce Bailey~~

#1 Marc Farmer -

MAI on approved list -
no restrictions on complexity
Apts

Hi Quality, Very Receptive to
discussion

Like him - good communicator
Const. Leader

MAI - Nat Comp Exam - was on
Committee & was chairman

Good Guy, Good SVU, Good Quality
Not Expensive

Member } Highest level of
Appraisal } designation
Institute } for commercial
 } appraisers.

SRA - Residential Type Appraiser

Usually takes 5-10 yrs

~~100 hrs~~

20 hrs/yr continuing education

Glowing Reference

Martin M. Blake & Assoc References

1. Barbara Shamburger - out Friday
Left word to call
Favorite of Attorney general
Is usually on scene or ahead of time
Would hire him again
Use him quite a bit.

2. John Howell / Carrollton
Left word to call @ Home

Michael Shaw - (DART)

Have used Marlin in Garland

Has worked for DART for years

Good guy / potential damages

Good in Court

20' off the front - took off
front door access

used him as a sole source

Very good -

would be highly recommended

Anticipate going to court?

No fluff in reports

Some appraisers put in too
much analysis, and it gets "picked on"

in court.

Just reports facts - can't

nail him in court

Highly recommend him.

Quick turnaround - large warehouse

2 weeks - \$6K

Well known in ROW circles - His Fotté

is ROW.

HP LaserJet 3100
Printer/Fax/Copier/Scanner

SEND CONFIRMATION REPORT for
Town of Addison
9724502834
Mar-21-00 9:00AM

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
118	3/21 9:00AM	0'31"	214 248 0230	Send.....	1 / 1	EC 96	Completed.....

Total 0'31" Pages Sent: 1 Pages Printed: 0

972-404-0089



PUBLIC WORKS DEPARTMENT
Post Office Box 9010 Addison, Texas 75010-0910

(972) 450-2871
10001 Waughran

March 21, 2000

Mr. MacKenzie S. Botum, MAI
MacKenzie S. Botum & Associates, Inc.
16051 Addison Road, Suite 203
Dallas, TX 75248

Pat Haggerty
FYI
Jim

Re: Appraisal of 15115 Surveyor Boulevard

Dear Mr. Botum:

This is to accept your proposal to appraise 15115 Surveyor Boulevard in accordance with your written proposal dated March 14, 2000. Please consider this letter your notice to proceed.

We expect to have the metes and bounds description of the property on Tuesday, March 21, 2000. In the meantime, please contact Mr. Pat Haggerty, our negotiator at 972-248-8888. Mr. Haggerty has been in contact with the owner of the property and may be able to give you some useful information.

Mr. Jim Pierce, P.E. is our Project Manager for this project and he can be reached at 972-450-2879 if you have any questions.

Very truly yours,

Michael E. Murphy, P.E.
Acting Director of Public Works

Cc: Chris Terry, Assistant City Manager
Jim Pierce, P.E., Assistant City Engineer

HP LaserJet 3100
Printer/Fax/Copier/Scanner

SEND CONFIRMATION REPORT for
Town of Addison
9724502834
Mar-21-00 8:58AM

Job	Start Time	Usage	Phone Number or ID	Type	Pages	Mode	Status
117	3/21 8:57AM	0'26"	99724040089.....	Send.....	1 / 1	EC 96	Completed.....

Total 0'26" Pages Sent: 1 Pages Printed: 0

972-404-0089



PUBLIC WORKS DEPARTMENT
Post Office Box 9030 Addison, Texas 75001-9030

972-450-2871
15801 Westgrove

March 21, 2000

Mr. MacKenzie S. Bottum, MAI
MacKenzie S. Bottum & Associates, Inc.
16051 Addison Road, Suite 203
Dallas, TX 75248

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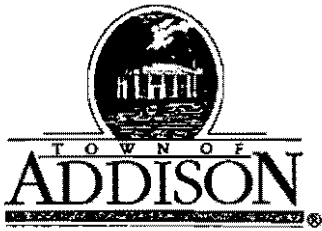
Mr. Jim Pierce, P.E. is our Project Manager for this project and he can be reached at 972-450-2879 if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Michael E. Murphy'.

Michael E. Murphy, P.E.
Acting Director of Public Works

Cc: Curtis Terry, Assistant City Manager
Jim Pierce, P.E., Assistant City Engineer



PUBLIC WORKS DEPARTMENT

(972) 450-2871

Post Office Box 9010 Addison, Texas 75001-9010

16801 Westgrove

March 21, 2000

Mr. MacKenzie S. Bottum, MAI
MacKenzie S. Bottum & Associates, Inc.
16051 Addison Road, Suite 203
Dallas, TX 75248

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Michael E. Murphy, P.E.
Acting Director of Public Works

Cc: Chris Terry, Assistant City Manager
Jim Pierce, P.E., Assistant City Engineer

MARLIN M. BLAKE & ASSOCIATES, INC.

REAL ESTATE APPRAISERS & CONSULTANTS
FOREST ABRAMS PLACE SOUTH
9304 FOREST LANE, SUITE 120 • DALLAS, TEXAS 75243
TEL. (214) 340-8510 FAX (214) 553-1650

March 13, 2000

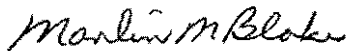
Town of Addison
5350 Belt Line Road
Addison, Texas 75240
ATTN: Office Of Purchasing Manager

Re: Request For Statements Of Qualifications
Appraisal Services
15115 Surveyor Boulevard

Dear Sir Or Madam:

In accordance with your request I have reviewed the documents relating to the captioned parcel. I would propose to prepare an appraisal report on the property for a fee not to exceed \$5,000.00. Completion and delivery of the appraisal would be within forty-five days of notification to proceed. Hourly rates for additional services associated with this assignment would be based on the rate of \$150.00 per hour. Attached herewith is the additional information you have requested in regard to this proposal. I appreciate the opportunity to submit this proposal and hope to be of service to you in this matter. Should you desire additional information in this matter, please do not hesitate to contact me.

Sincerely,



Marlin M. Blake, SRA

QUALIFICATIONS OF MARLIN M. BLAKE, SRA

LOCATION OF OFFICE

Forest Abrams Place South
9304 Forest Lane, Suite 120, Dallas, Texas 75243

PROFESSIONAL MEMBERSHIPS AND AFFILIATIONS

Certified General Appraiser, State of Texas TX-1321319-G

SRA *Senior Residential Appraiser, the Appraisal Institute, Past Director
Dallas Chapter #46, Society of Real Estate Appraisers

Member International Right of Way Association

Realtor Member of Greater Dallas Association of Realtors

*As of this date, I have completed the requirements under the continuing
education program of the Appraisal Institute

Licensed Real Estate Broker, State of Texas

EDUCATION

BBA Degree-The University of Texas @ Arlington, Texas

Certificate in Real Estate-Southern Methodist University

EXPERIENCE

Actively engaged in real estate appraising and consulting since March, 1967
in the Dallas-Fort Worth Metroplex

Owned and operated Marlin M. Blake and Associates, Inc. since September,
1978

Testified as Expert Witness in County and District Courts in Dallas,
Kaufman, Denton, Collin, Ellis and Tarrant Counties and U. S. Bankruptcy
Court.

Served as Court Appointed Appraiser in District Courts in Dallas County

SIMILAR PROJECTS COMPLETED

Listed below are similar projects completed by the appraiser during the past three year period:

Client: Texas Department Of Transportation
Contact: Ms. Barbara Shamburger, Chief Appraiser
P. O. Box 3067
Dallas, Texas 75221-3067
Telephone: (214) 320-6258

Properties Appraised:

Parcel Designation: Parcel 9, SH 190
Property Address: 2620 North IH 35-E
Carrollton, Texas
Property Type: 15,000 Square Foot Office Warehouse
Date: April 7, 1997

This was a partial acquisition from the property for right of way purposes for the construction of SH 190. The remaining improvements suffered damages due to proximity to the new facility.

Parcel Designation: Parcel 47, LBJ/Central Interchange
Property Address: 8500 & 8600 IH 635
Dallas, Texas
Property Type: 89,088 Square Foot Office Mini-warehouse
Date: January 21, 1998

This was a partial acquisition from the property for right of way purposes for the proposed interchange at Central Expressway and LBJ Freeway. Several of the buildings were bisected by the acquisition, resulting in damages to the remainder.

Parcel Designation: Parcel 34-F, SH 190 (President George Bush Turnpike)
Property Address: 1213 East Trinity Mills Road
Carrollton, Texas
Property Type: 131,021 Square Foot Wal-Mart Store
Date: March 14, 1999

This was a partial acquisition from the property for right of way purposes for the construction of SH 190. The remaining improvements suffered damages due to loss of parking as a result of the acquisition.

Parcel Designation: Parcel 9, SH 66, Rockwall County

Property Address: 709 West Rusk Street (SH 66)
Rockwall, Texas

Property Type: 9,813 Square Foot Office Complex

Date: June 30, 1999

This was a partial acquisition from the property for the widening of SH 66 in Rockwall. The remaining improvements were damaged as a result of the proximity of the new facility to the buildings.

Parcel Designation: Parcel 14, Spring Valley Road Project

Property Address: 208 West Spring Valley Road
Richardson, Texas

Property Type: 7,300 Square Foot Office/Warehouse

Date: August 9, 1999

This was a partial acquisition from the property for the widening of Spring Valley Road. The remaining improvements were damaged as a result of loss of parking and proximity to the new roadway.

Client: City Of Carrollton

Contact: Mr. John B. Howell, Jr., Right Of Way Manager
1945 Jackson Road
Carrollton, Texas 75011

Telephone: (972) 466-3187

Properties Appraised:

Parcel Designation: Parcel 10, Luna Road Extension

Property Address: 1818-20 North IH 35-E
Carrollton, Texas

Property Type: 20,764 Square Foot Office/Retail/Warehouse

Date: July 29, 1997

This was a partial acquisition from a heavily improved property for the extension of Luna Road. The remainder improvements were damaged due to loss of parking and proximity to the new roadway.

Parcel Designation: Parcel 13, Luna Road Extension

Property Address: 1817 North Broadway
Carrollton, Texas

Property Type: 2,800 Square Foot Office/Warehouse

Date: May 13, 1997

This was a partial acquisition from the property for right of way for the extension of Luna Road. The remainder improvements were damaged as a result of proximity to the new roadway and a loss of parking.

Client: Dallas Area Rapid Transit (DART)
Contact: Mr. Michael G. Shaw, Chief Appraiser
1401 Pacific Avenue
Dallas, Texas 75266
Telephone: (214) 749-2918

Property Appraised:

Parcel Designation: Parcel G3-45, Garland Light Rail Line
Property Address: 100 North Shiloh Road
Garland, Texas
Property Type: 23,600 Square Foot Office/Warehouse
Date: October 26, 1999

This was a partial acquisition from the property for the construction of a light rail line and the widening of Shiloh Road. The remainder improvements were damaged due to the proximity of the facility to the improvements.

Client: City Of Garland
Contact: Mr. John E. Baker, Director Of Engineering
800 Main Street
Garland, Texas 75040
Telephone: (972) 205-2173

Property Appraised:

Parcel Designation: Parcel 6-UE-1 & 6-TCE
Property Address: 2805 East Centerville Road
Garland, Texas
Property Type: 27,900 Square Foot Office/Warehouse
Date: January 5, 1999

This was a partial acquisition for the construction of a sanitary sewer line. No damages accrued to the remaining improvements as a result of the acquisition

Client: Town Of Addison
Contact: Mr. Chris Terry, Assistant City Manager
5300 Belt Line Road
Addison, Texas 75240

Properties Appraised:

Parcel Designation: Roy Kincaid Property, Airport Expansion

**Property Address: 16129 Dooley Road
Addison, Texas**

Property Type: 6,720 Square Foot Office/Warehouse

Date: June 12, 1997

This was a total acquisition for the expansion of Addison Airport.

Parcel Designation: Billy J. Mullins, Jr. Property, Airport Expansion

**Property Address: 16115 & 16131 Dooley Road
Addison, Texas**

Property Type: 10,793 Office Tech Building

Date: July 24, 1998

This was a total acquisition for the expansion of Addison Airport.

Parcel Designation: Kondos & Kondos Property, Airport Expansion

**Property Address: 15904 Dooley Road
Addison, Texas**

Property Type: 4,298 Office/Warehouse

Date: August 21, 1998

This was a total acquisition for the construction of a new control tower for Addison Airport.

REQUEST FOR STATEMENTS OF QUALIFICATIONS

PROPERTY APPRAISAL PROJECT

TOWN OF ADDISON

The Town of Addison is presently accepting Statements of Qualifications from real estate appraisal firms for the appraisal of a property located in Addison.

The property to be appraised is a tract of land, approximately 1.7 acres in size, including a one-story building of approximately 29,900 square feet in size. The Town of Addison needs the property to construct a road. The property address is 15115 Surveyor Boulevard. The Town shall furnish a metes and bounds description and parcel map.

The appraiser selected shall prepare an appraisal report to estimate the market value of the fee simple interest in the subject property. Three copies of the report shall be submitted.

Addison will accept written Statements of Qualifications (SOQ) from appraisers through 4 p.m. March 15, 2000. Two (2) copies of the SOQ shall be submitted. The SOQ should contain a maximum number of 15 single sided pages on 8½" X 11" paper. The appraisal firm should provide enough information to demonstrate the firm's ability to appraise the property. The SOQ shall designate the individuals who will be assigned to the project and resumes for each individual. A list of similar projects in scope and size to those listed that the firm has completed in the last three (3) years shall be provided. For each project, a description shall be provided along with name of the client, contact person, and phone number for contact person.

All written Statements of Qualifications submitted will be evaluated by a Selection Committee, appointed by the Assistant City Manager. The statement of qualifications shall include a fee for the appraisal report, hourly rates that would apply for extra work, and the time needed from notice to proceed to submission of the report. The Town will base its selection on qualification, time of completion, hourly rates, and fee.

Interested appraisers should submit Statements of Qualifications to the Purchasing Manager's Office at 5350 Belt Line Road, Addison, Texas 75240.