

Mike - I have  
checked  
references  
can we make  
a selection today?  
Jim

MACKENZIE S. BOTTUM & ASSOCIATES, INC.

STATEMENT OF QUALIFICATIONS

Jim,

This looks good.

I recommend we go w/ MSB

Thanks Mike



March 14, 2000

Purchasing Manager's Office  
5350 Belt Line Road  
Addison, Texas 75240

RE: Statement of Qualifications and Proposal for Appraisal of 15115 Surveyor Boulevard,  
Addison, Texas

Dear Town of Addison:

In response to your recent request, we are pleased to submit this package to introduce you to MacKenzie S. Bottum and Associates, Inc. Attached for your review are the following items:

- Company Profile
- Professional Qualifications
- Client References
- Copies of State Certification

You can also visit our web site at [www.flash.net/~mcbottum/](http://www.flash.net/~mcbottum/) for additional data regarding our company.

We understand that you seek an appraisal of the market value of the fee simple interest in the property located at 15115 Surveyor Boulevard, Addison, Texas. According to information supplied, the property consists of a 29,900 square foot single story building situated on a 1.7 acre site. We also understand that the Town of Addison intends to acquire the property for construction of a road, and that our appraisal will be used for the acquisition.

Based on the time and personnel required to complete this assignment, our fee is **\$4,000.00**. This fee is based on the preparation of a complete appraisal that will be communicated via a self-contained report under definitions contained in the Uniform Standards of Professional Appraisal Practice (or USPAP). Our appraisal will be prepared in conformance with USPAP and the laws of the State of Texas, and will consider all three traditional approaches to value. Three copies of the report will be provided. We estimate that the appraisal will be completed and delivered within **30 days** of engagement and receipt of all required data. The appraisal will be prepared by MacKenzie S. Bottum, MAI, whose qualifications are attached for your review. Any post appraisal meetings and/or assignments will be billed at a rate of **\$125 per hour**.

*Town of Addison  
Statement of Qualifications  
March 14, 2000*

We specialize in the appraisal of complex income-producing properties, and our office has been located in Addison for more than five years. We have recently appraised several properties in Addison, including: the Prestonwood Shopping Center and Office Property at Belt Line Road and Prestonwood Boulevard; the Garden Oaks Apartments on Brookhaven Club Drive; the 14800 Quorum Drive office property; the Addison Flight museum on Claire Chennault Drive; and the Concourse Plaza office building at 16051 Addison Road. We have also completed numerous industrial property appraisals during the last three years. Our web site includes descriptions of properties we have appraised, including photographs and client identification.

Our mission is to provide the highest quality valuations in a timely manner, and our existing clients have been pleased with our service. We invite you to contact any of the references listed to ascertain our capabilities. Thank you in advance for considering our services, and we look forward to establishing a long-term relationship with the Town of Addison.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "MacKenzie S. Bottum". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

MacKenzie S. Bottum, MAI  
File: 3015

# **COMPANY PROFILE**



**MACKENZIE S. BOTTUM & ASSOCIATES, INC.  
COMPANY PROFILE**

MacKenzie S. Bottum & Associates, Inc. was founded in November 1989 with the stated mission of providing the highest quality real estate appraisals and consulting services in a timely manner. The firm's founder and principal, Mr. Bottum holds the MAI designation of The Appraisal Institute and earned a B.S. degree in Real Estate from Indiana University. He is a state certified general real estate appraiser and a licensed real estate broker in the State of Texas. Mr. Bottum is the Treasurer and serves on the Board of Directors for the North Texas Chapter of the Appraisal Institute. On a national level for the Appraisal Institute, he served as member and chair of the Comprehensive Examination Subcommittee (member from 1991 to 1996; chair from 1997 to 1999) and as a member of the Qualifying Education Committee of The Appraisal Institute (1997 to 1999), and is currently a member of the General Admission Committee. He is on the Regional Ethics Committee and the Admissions Committee for The Appraisal Institute. Mr. Bottum has been published in The Appraisal Journal (October 1988, April 1989, January 1993, October 1993 and April 1994), the leading technical journal for the appraisal profession, and is a member of the MT Breakfast Club. Prior to founding the firm, Mr. Bottum was Vice President of Landauer Associates, Inc. in Houston, Texas. In this capacity, he managed an staff of eight employees, performed valuations of complex income producing properties and was responsible for marketing, budget preparation, and interfacing with other offices in the preparation of large portfolio assignments. Mr. Bottum's experience prior to Landauer included two years with Coldwell Banker Appraisal Services (North Dallas), and three years with RSI-Appraisal Group of Dallas.

Jim Chaffin joined the firm in August 1990 after a twenty year career in banking. Mr. Chaffin received the MAI designation in February 1994, has appraised office, retail, multi-family, industrial and special purpose properties, holds a Texas Real Estate Salesmans License and is a Texas State Certified Appraiser. Mr. Chaffin holds an undergraduate degree from Southern Methodist University and an MBA from the UCLA. Mr. Chaffin serves on the Admissions Committee for the Appraisal Institute and is active in Rotary, the Texas Tennis Association and the Unites States Tennis Association.

Representative clients of the firm include Bank One Texas, KeyBank National Association, Comerica Bank, Mellon Bank, Bank of America, Wells Fargo Bank, First American Savings, First Interstate Bank, Bank United of Texas, Marine Midland Bank, Teachers Insurance and Annuity Association, State Farm Insurance Company, Aetna Realty Investors, American General Realty Investors, Lincoln Investment Management, Shawmut Bank, PNC Realty Corporation, the FDIC, Prentiss Properties, BEI/Ritz, Landauer Associates, Inc., Carson Estate Company, AMRESKO, First Madison Bank FSB, Metropolitan Life Insurance Company, the Missouri State Employees Retirement System, the United States Postal Service and the RTC. We invite you to contact our references at these entities to assess our capabilities.

# **PROFESSIONAL QUALIFICATIONS**



## **MACKENZIE S. BOTTUM, MAI**

### **Qualifications**

#### **BUSINESS EXPERIENCE**

MacKenzie S. Bottum, MAI is President of MacKenzie S. Bottum & Associates, Inc., a regional valuation group based in Dallas, Texas. Prior to forming MacKenzie S. Bottum & Associates, Inc., Mr. Bottum served as Vice President of the Valuation and Technical Services Division for Landauer Associates, Inc. (Jan. 1987 to Nov. 1989); was an appraiser with Coldwell Banker Appraisal Services (Oct. 1985 to Jan 1987); and as Vice President of RSI-Appraisal Group (Oct 1982 to Sept. 1985).

#### **VALUATION EXPERIENCE**

Mr. Bottum has valued commercial, industrial and investment grade properties to estimate Market Value for ad valorem purposes, allocation of purchase price, financing and investment decisions. Industries served include banking, hospitality, manufacturing and financial services. Typical properties appraised include office buildings, shopping centers, hotels, light and heavy manufacturing, warehousing, multi-family, subdivisions, vacant land and special purpose properties such as mini-warehouses, medical and veterinary clinics, restaurants, festival marketplaces, fisheries, art galleries, canneries, etc.

#### **COURT EXPERIENCE**

Mr. Bottum has testified as an expert witness in the United States Bankruptcy Court for the Northern District of Texas in Dallas, and for allocation of condemnation proceeds. In addition, Mr. Bottum prepared appraisals and served as an expert witnesses for ad valorem tax lawsuits involving the Frito Lay and J. C. Penneys headquarters facilities, Plano, Collin County, Texas for tax years 1996, 1997 and 1998.

#### **LICENSES AND PROFESSIONAL DESIGNATIONS**

MAI Designation - Appraisal Institute  
Licensed Real Estate Broker - Texas  
Texas Certified Appraiser No.: TX-1320818-G  
Michigan Certified Appraiser No.: 1201007642



## PROFESSIONAL ACTIVITIES

- The Appraisal Institute-National: Chair-Comprehensive Exam Subcommittee 1997-99
- The Appraisal Institute-National: Member-Comprehensive Exam Subcommittee 1991-96
- The Appraisal Institute-National: Member-GAB Admission Committee 1997-00
- The Appraisal Institute-National: Member-Qualifying Education Committee 1998-99
- The Appraisal Institute-Region IX: Regional Ethics and Counseling Panel 1991-1999
- The Appraisal Institute-North Texas Chapter: Board of Directors 1997-2000
- The Appraisal Institute-North Texas Chapter: Treasurer 2000
- The Appraisal Institute-North Texas Chapter: Admissions Committee Chairman 1999
- MT Breakfast Club: Member 1992-2000

## EDUCATION

Bachelor of Science -

Real Estate, Indiana University, Bloomington, Indiana, May 1981.

American Institute of Real Estate Appraisers - Courses and Exams:

Real Estate Appraisal Principles; Basic Valuation Procedures; Capitalization Theory and Techniques, Parts A and B; Standards of Professional Practice; Valuation Analysis and Report Writing; Case Studies; Industrial Valuation.

American Institute of Real Estate Appraisers/The Appraisal Institute - Seminars:

Federal Home Loan Bank Board Memorandum R-41B; Evaluating Commercial Construction; An Introduction of the Valuation of Leased Fee and Leasehold Estates; Market Analysis; Highest and Best Use Analysis, June 1990; Rate Extraction, July 1990; Standards of Professional Practice, November 1990; Real Estate Risk Analysis, May 1991; Hotel/Motel Valuation, June 1991; Real Estate Law for Real Estate Appraisers, August 1991; Advanced Pro-Ject Seminar, October 1991; Employee or Independent Contractor, July 1992; Understanding Limited Appraisals and Appraisal Reporting Options - General, August 1994; Standards of Professional Practice, Part A, February 1995; Standards of Professional Practice, Part B, February 1995; Affordable Housing, April 1996; The Impact of Mineral Rights and Oil and Gas Activities on Agricultural Land Values, May 1996; Fair Lending and the Appraiser, June 1996; The Dallas Office Market, June 1997; The Internet & Appraising, August 1997; Dallas-Fort Worth Apartment Operating Expenses and Income, October 1997; Standards of Professional Practice, Part C, September 1998; Dallas-Fort Worth Apartment Operating Expenses and Income, October 1998; Attacking and Defending an Appraisal in Litigation, November 1998; The Dallas Office Market (North Texas Dinner Meeting), November 1998; The Appraisal of Local Retail Properties, December 1998.

International Association of Assessing Officers - Seminar:

Preparation and Presentation for Property Tax Litigation, September 1989.

Institute for Real Estate Professionals - Seminar:

Identifying and Segregating Real Estate and Personal Property, September 1998.

## AUTHOR

Featured articles include "Estimating Economic Obsolescence in Supply-Saturated Markets", The Appraisal Journal, October 1988; "Retail Gravity Model", The Appraisal Journal, April 1989; "Discounted Cash Flow Analyses: Tests of Reasonableness", The Appraisal Journal, January 1993; "Supply Saturated Induced External Obsolescence: Two Techniques for Quantifying Value Loss", The Appraisal Journal, October 1993 (with Scott D. Evans, MAI); and "Income and Expense Estimates and Direct Capitalization", The Appraisal Journal, April 1994, (Notes and Issues).

# **CLIENT REFERENCES**



**MACKENZIE S. BOTTUM & ASSOCIATES, INC.  
REFERENCES**

1. Mr. Marc Farmer, MAI  
Chief Appraiser  
Comerica Bank - Texas  
Post Office Box 650282  
Dallas, Texas 75265-0282  
(214/589-4752)
2. Mr. Bruce Bailey, MAI  
Chief Appraiser  
Bank United  
3200 Southwest Freeway, Suite 1601  
Houston, Texas 77027  
(713/543-6799)
3. Mr. Bradley M. Wirth, MAI  
Bank One Texas N.A.  
1717 Main Street  
Dallas, Texas 75201  
(214/290-2497)
4. Ms. Emma Rhodes, MAI  
Guaranty Federal Bank  
8333 Douglas Avenue  
Suite 300  
Dallas, Texas 75225  
(214/360-2888)
5. Mr. Ed Larroca  
Bank of America  
Real Estate Appraisal Department  
901 Main Street, 51st Floor  
Dallas, Texas 75202-3714  
(214/209-1295)
6. Mr. D. Jerry Papinchak  
Assistant Chief Appraiser  
Mellon Bank  
Mellon Bank Center  
Pittsburgh, PA 15258-0001  
(412/234-3719)
7. Mr. John M. Hall  
Senior Investment Analyst  
Metropolitan Life Insurance Company  
5420 LBJ Freeway  
Dallas, Texas 75240  
(972/404-4375)
8. Mr. Jack Bass II, MAI  
Commercial Appraisal Manager  
Bank of America NT & SA  
333 Clay Street, Suite 3600  
Houston, TX 77002  
(713/652-3625)
9. Mr. Randy Williams  
Appraisal Department  
First American Bank  
14651 Dallas Parkway, 4th Floor  
Dallas, Texas 75231  
(972/419-3374)
10. Mr. Robert Villamagna, MAI  
Chief Appraisal Officer  
TIAA-CREF  
730 Third Avenue, 7th Floor  
New York, New York 10017  
(212/916-4467)

# **STATE CERTIFICATIONS**



TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD

*BE IT KNOWN THAT*

**MACKENZIE STEWART BOTTUM**

*HAVING PROVIDED SATISFACTORY EVIDENCE OF THE QUALIFICATIONS REQUIRED BY  
THE TEXAS APPRAISER LICENSING AND CERTIFICATION ACT,  
ARTICLE 6573a.2, VERNON'S TEXAS CIVIL STATUTES,  
IS AUTHORIZED TO USE THE TITLE*

**STATE CERTIFIED  
GENERAL REAL ESTATE APPRAISER**

Number: TX-1320818-G

Date of Issue: April 27, 1999

Date of Expiration: May 31, 2001

*In Witness Whereof*



  
Debra S. Runyan, Chair

  
Renil C. Liner, Commissioner

Debra S. Runyan, Chair  
Benjamin E. Barnett  
Robert A. Seale, Jr.

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