

BASS FLETCHER & ASSOCIATES, INC.
CONSULTING APPRAISERS • PLANNERS • ECONOMISTS

Richard W. Bass, MAI
State-Certified General Real Estate Appraiser RZ348
RikBass@comcast.net

Robert J. Fletcher, MAI/AICP/CCIM
State-Certified General Real Estate Appraiser RZ2463
BFletch651@hotmail.com

Stephen A. Garcia
State-Certified General Real Estate Appraiser RZ3690
StephenAGarcia@comcast.net

Susan M. Fletcher
State-Certified General Real Estate Appraiser RZ3223
SMFletcher@verizon.net

Tracy T. Shinkarow
State-Certified Residential Real Estate Appraiser RD7632
TTShink@gmail.com

December 5, 2016

Sent Via E-Mail: mmoriarty@cityofnorthport.com

Mark Moriarty, Esquire
City Attorney
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

Re: Engagement Agreement
Real Estate Valuation Services
West Price Boulevard Infrastructure Improvement Project

Dear Mr. Moriarty:

As requested, we are pleased to have the opportunity to submit our proposed engagement agreement for real estate valuation services.

SCOPE OF WORK

First and foremost, as all of the parcels to be acquired for this project front onto an arterial roadway, it will be important to rely upon like kind properties versus using "interior" sales on local (residential) streets.

Task One: Coordinate with your office, inspections of each parcel. Each property owner should be given the opportunity to accompany the appraisal on their inspection.

Task Two: Conduct research and analysis for and of comparable sales, develop the data base.

BASS & ASSOCIATES, INC.

Task Three: Prepare litigation level appraisal reports and forward to counsel for review for legal sufficiency.

Task Four: Produce final work products (appraisal reports).

Task Five: Post report services. These services include but are not limited to attending meetings, review appraisal services of property owner appraisals, attend city Commission meeting(s), prepare for and attend mediation(s), deposition(s) and/or trial(s).

PROJECT BUDGET/FEES

Task One - Four: The projected budget for Task One - Four (inclusive) is \$8,000.

Task Five: We do not have a projected budget for post report services as we cannot project which, if any, services will be requested. We invoice post report services hourly as per the attached Rate Sheet.

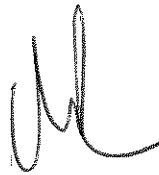
Upon our receipt and review, should you have any questions of me please do not hesitate to call.

Respectfully submitted,



Richard W. Bass, MAI
St. Cert. Gen. REA RZ348

Acceptance and Authorization to Proceed: _____



Date 12/8/16

Attachments

cc: A. Slayton Esq. & B. Lockhart

**POST REPORT SERVICES
RATE SHEET**

**POST REPORT SERVICES
PROFESSIONAL FEES - HOURLY**

Principal (MAI)	\$280.00
Senior Associate (MAI)	\$260.00
Associate	\$110.00
Technical	\$ 37.00
Administrative	\$ 26.00

All rates are valid through December 31, 2017. As of January 1, 2018, applicable rates will increase for calendar year 2018 by five (5) percent as well as any subsequent years for this assignment. Invoices include dates of service, time expended and summary of activities. Invoicing is in quarter hour increments.

The City shall pay Consultants' monthly billings in accordance with Sections 218.70 through 218.80 Florida Statutes, the Local Government Prompt Payment Act.

Litigation Assignments:

For Federal Court expert witness services, for the day of testimony, a multiplier of 1.5 is applied to the applicable hourly rate.

Time expended in preparation for deposition and/or trial is invoiced on a man hour basis. Attending depositions, mediation, arbitration and/or court testimony are invoiced in quarter day increments only. This is not consistent with the criteria found in the Statewide Uniform

This is not consistent with the criteria found in the Statewide Uniform Guidelines for Taxation of Costs in Civil Actions and the client specifically understands that invoicing for same is not consistent. The guidelines permit invoicing only for actual testimony time, therefore we invoice for real time expended waiting or for being on-call. The day of any planned testimony we work on no other assignments and the client is invoiced for all time up through the completion of testimony.

Payment is due within 45 days of receipt of invoice. Late payments incur an interest charge at a rate of 1 ½ percent per month, and are cumulative. Client is responsible for payment of invoices and any related charges, costs of collection, including reasonable attorneys fees and costs, and appellant fees and costs. Also see Assumptions and Limiting Conditions.

Direct Expenses:

Direct Expenses (costs) typically include: shop charges for report production, purchased photocopies and documents, purchased demographic/retail data from nationally recognized sources, aerials, base maps, auto travel at \$0.40 mile, 4-wheel drive vehicles @ \$0.75/mile, meals and/or lodging for travel in excess of 100 miles, in-house photocopies @ \$.28/each (B&W), in-house photocopies @ \$1.00/each (Color), graphic materials and supplies for exhibits and similar items. Non-appraisal subcontractor expenses, (if applicable) are invoiced at cost with no markup.