

EXHIBIT 3
STATEMENT OF FEES

Basic Services

<u>Service</u>	<u>Fee Per Parcel</u>	<u># Parcels</u>	<u>Total Fee</u>
Project Administration	\$1,200	28	\$ 33,600
Negotiation	\$2,000	28	\$ 56,000
Title & Closing	<u>\$1,300</u>	<u>28</u>	<u>\$ 36,400</u>
Total Per Parcel Fees	\$4,500	28	\$126,000

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Appraisal & Valuation Services

<u>Appraisal Services</u>	<u>Initial Appraisal</u>
Parcel Nos. 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 31	\$3,500 each
Parcel Nos. 4, 5, 6	\$7,000 (one appraisal)
Parcel No. 10	\$7,500
Parcel No. 11	\$6,500
Parcel No. 12	\$4,500
Parcel No. 15	\$4,000
Parcel No. 32	\$12,000
Parcel No. 33	\$6,500

Informal Value Estimates

Parcel Nos. 1, 2, 3, 7, 8, 9, 14, 16, 17, 23	\$500 each
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<u>Appraisal Services (1)</u>	<u>Initial Appraisal</u>
Parcel Nos. 1, 2, 3, 7, 8, 9, 14, 16, 17, 23	\$4,000 each

(1) These services are only provided as necessary.

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Relocation Services

18	Richard T. Muir	210 Bonnie Brae
19	Berdy Tjandramulia	218 Bonnie Brae
22	David Ostrom & Melody Buys	314 Bonnie Brae
24	Willie & Doretha Hudspeth	316 Bonnie Brae
25	Peter & Randena Hulstrand	320 Bonnie Brae
26	The Church in Denton	324 Bonnie Brae
27	Candace Harris & Donald Van Radke	400 Bonnie Brae
28	Candace Harris & Donald Van Radke	404 Bonnie Brae
29	Margaret Hudnal	2293 Scripture
31	Sue Brown	2300 Scripture

Fees for relocation services will be charged on an hourly basis, at the rates shown below.
Expenses will be passed through at cost, including mileage.

Relocation Manager – \$200
Senior Relocation Agent - \$85
Relocation Agent – \$70
Expenses – At cost

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Condemnation Services

Condemnation support services are provided at a fee of \$1,000 per parcel. The service does not include hourly rates for condemnation witnesses as shown below:

Hourly Rates For Witness Testimony & Pre-Hearing Conferences

Project Manager	\$200
State Certified Appraiser	\$150

The Appraisal & Valuation prices shown previously are for the initial appraisals and informal value estimates. If necessary, the price of the condemnation appraisal will be 75% of the initial appraisal cost if completed within 12 months of the initial appraisal and there are no changes to the legal and/or physical characteristics of the property.

The condemnation support services, condemnation appraisals, and witness testimony will only be provided on an as needed basis.

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Not To Exceed

Basic Services –		
Project Administration, Negotiation, Title & Closing		\$126,000
(28 Parcels @ \$4,500/parcel)		
Appraisal & Valuation Service –		\$135,000
Initial Appraisals	\$130,000	
Informal Value Estimates	<u>\$ 5,000</u>	
Relocation Services		\$ 77,000
(10 Parcels @ \$7,700/parcel)		
Condemnation Services		<u>\$ 80,000</u>
Support Services	\$10,000	
Condemnation Appraisals	\$40,000	
Witness Testimony	<u>\$30,000</u>	
Total Not To Exceed		\$418,000

The condemnation support services fee contemplates a total of 10 cases at \$1,000 per case. The condemnation appraisal fee contemplates a total of 10 cases and an average fee of \$4,000 per appraisal. The witness testimony fee contemplates a total of 150 hours and hourly rate of \$200 per hour. Condemnation services in excess of these limits are considered as Additional Services, and require prior CITY approval.