

Jennifer Jimenez

From: Mike Schultze [mschultze@southcharlottelawfirm.com]
Sent: Tuesday, December 10, 2013 8:05 AM
To: Jennifer Jimenez
Subject: FW: Appraisal for Street R/W Acquisition

From: Charles Buckley [mailto:crb3@southcharlottelawfirm.com]
Sent: Monday, December 09, 2013 3:45 PM
To: Mike Schultze
Subject: FW: Appraisal for Street R/W Acquisition

From: Randy Hopkins [mailto:Randy@hmgrouppinc.com]
Sent: Monday, November 11, 2013 5:13 PM
To: Charles Buckley; Ralph Messera
Cc: Hopkins, Randy W. (randy@hmgrouppinc.com)
Subject: RE: Appraisal for Street R/W Acquisition

And, I did consider the current paved portion roadway in the valuation but had to handle in the adjustment grid (again under the understanding that the right-of-way had never been acquired) which is supportive (and what I understood) was the need for the appraisal and what the property owner claims.

Ms. Randy W. Hopkins, MAI
The Hopkins-McElhannon Group, Inc.
501 S. Sharon Amity Road, Suite 400
Charlotte, NC 28211
704-367-9939 x 23 (o)
704-367-9266 (fax)
704-618-5118 (c)
randy@hmgrouppinc.com
www.hmgrouppinc.com

Please know that we at The Hopkins-McElhannon Group work hard every day to deserve your trust and loyalty!

Legal Disclaimer: This email correspondence is intended solely for the individual or entity to which it is addressed and may contain confidential and/or privileged material. If you have received this email in error please notify the sender and delete the material from any computer. Thanks for your understanding and assistance in this matter.

From: Charles Buckley [mailto:crb3@southcharlottelawfirm.com]
Sent: Monday, November 11, 2013 4:46 PM
To: Randy Hopkins; 'Ralph Messera'
Subject: RE: Appraisal for Street R/W Acquisition

Randy:

Do you realize that 100% of the R/W being acquired is located in an existing (private) road R/W? It is not unencumbered fee simple property. The remaining road area is still public street R/W.

Charles Buckley
Town Attorney