

RESPONSE TO
CITY OF BEL AIRE, KANSAS
REQUEST FOR STATEMENT OF QUALIFICATIONS
RIGHT OF WAY ACQUISITION SERVICES
45TH STREET NORTH RECONSTRUCTION PROJECT

Submitted to:
Anne Stephens, PE
City of Bel Aire, Kansas
7651 E. Central Park Avenue
Bel Aire, Kansas 67226

Submitted by:
Allen Skeens
Skeens Consulting Services

June 23, 2020

Skeens Consulting Services

13931 West 76th Circle, Lenexa, Kansas 66216
Telephone (913) 484-5342

June 23, 2026

Anne Stephens, PE
City of Bel Aire, Kansas
7651 E. Central Park Avenue
Bel Aire, Kansas 67226

Re: Letter of Intent/Introduction from Respondent
Request for Right of Way Acquisition Services
45th Street North Reconstruction from Oliver St. to Woodlawn Avenue Project
KDOT Project No. 087-N-0823-01

Dear Ms. Stephens:

Attached please find my response to your Request for Statement of Qualifications for Right of Way Acquisition Services for the City of Bel Aire, Kansas regarding the 45th Street North Improvement Project. Please accept this proposal as an indication of my interest in contracting with the City of Bel Aire, Kansas in regards to their municipal needs for land acquisition and valuation services. The RFSQ includes a description of my approach to the land acquisition process, as well as a background of my relevant experience and availability. My resume and appraiser's qualifications are also included as part of the package along with a proposed Scope of Services. After your review of the RFSQ, I would be available for an interview if my proposal meets the standards and qualifications the City of Bel Aire is seeking for this service.

I appreciate your time and consideration as well as the invitation to submit a Request for Statement of Qualifications. Should you require anything further from me at this time in order to process my submission, please do not hesitate to contact me and I will provide it at my earliest convenience.

Sincerely yours,



Allen Skeens
Skeens Consulting Services

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PROJECT UNDERSTANDING AND FIRM APPROACH TO ACQUISITION AND VALUATION SERVICES

FIRM PROFILE SKEENS CONSULTING SERVICES

Company Information

I have been a licensed attorney in the State of Kansas since 1990. I am the sole proprietor of my own law office, which specializes in real estate and condemnation law. I also own my own appraisal company and am a licensed real estate appraiser in the State of Kansas. Regarding appraisal work, I have completed over 5,500 appraisal assignments in my career, the majority of which involve residential property and vacant land analysis. I have done extensive review appraisal work as well as training and supervision of appraiser interns. My other business interest is as the owner of Skeens Consulting Services; a Lenexa based company that provides a wide array of right-of-way services, including permitting, title search, easement drafting, property negotiation and acquisition, relocation assistance and zoning representation.

Company Background

I am a state certified real property appraiser within the State of Kansas (License L-1193). I have been involved in the appraisal industry for over 45 years. I have appraised more than 5,500 properties in my appraisal career. I believe I am one of the few right-of-way/acquisition agents that also is a licensed appraiser. As far as I know, I am the only one that is also a state licensed attorney (Kansas No. 13815). I also have been appointed by the Office of the Secretary of State in Kansas as a Notary Public (1045373).

PROJECT UNDERSTANDING AND APPROACH

Statement of Data Gathering Methods, Evaluation Techniques and Acquisition Methodology

My general goal regarding valuation and acquisition work is to be involved in the process as early as possible. Before I contact a landowner, I want to be well informed as to all aspects of the proposed taking, not only as it relates to the specific tract, but also as it relates to the project as a whole. I typically prefer to view the property on site with the project engineer to get a clear understanding of what is to take place and go over the construction drawings before I inspect the property for completion of the valuation. The estimate of just compensation waiver or appraisal will be a before and after valuation, following Kansas statutory requirements. On federally funded projects the valuations will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act) as well as KDOT LPA procedures for right-of-way certification. The valuation will be an estimate of just compensation or self-contained appraisal report, depending on the project requirements and value of the takings required. The primary approach to value will be a sales comparison analysis. Depending on the size and scope of the project a data book may be necessary to create after completing due diligence to search for market data in the area regarding comparable land sales for the site valuation. The next thing I do after completion of the valuation is to ask for and receive approval of the determined value and authorization to proceed with the acquisition process from the entity I am working with. Lastly, I gather all the appropriate documentation, including conveyance documents, purchase contracts and an offer letter. I will meet with the landowners as many times as necessary to finalize the agreement or to determine that the tract needs to be considered for condemnation proceedings.

The acquisition process is a very delicate situation and needs to be approached carefully. Every landowner has specific issues and needs to be treated as an individual. My undergraduate degrees in psychology and sociology, my mediation training, and the life skills I have acquired during years of negotiation provide me the necessary experience and tools to accurately assess each situation and determine the approach which will best lead to an amiable settlement. Although I am very careful in what I say as it relates to the area of condemnation, my legal background and experience as an attorney in eminent domain matters provides me a very solid understanding of the practical and legal consequences of each acquisition. I believe if you were to follow-up with every landowner that I have had an opportunity to work with that each would express that the entire process was handled respectfully, professionally, fairly, and friendly. As a representative of the City of Bel Aire, I would go out of my way to make sure that the entire procedure is made as comfortable as can be for your citizenship. I would let each person know that the City of Bel Aire, Kansas wants to be a good neighbor to their constituency.

Qualifications and Acquisition Experience

I have been involved in the acquisition of real property for the past thirty years. I have personally acquired over 6,500 tracts of land during that time. My law practice specializes in real estate transactional work and condemnation. I also started my own Right-of-Way Company in 1996. Most of that work involves negotiation and acquisition and is typically done on a project-by-project basis. I provide acquisition services as a consultant and sub-contractor for several local real estate appraisal companies, most notably Valbridge Property Advisors and Cordry Appraisal Services. I have been utilized as a court-appointed appraiser by the judiciary out of Johnson

County. I have also been the primary acquisition agent in this region for American Water Company, BP Alternative Energy, Union Pacific Railroad and BNSF Railway. I am listed on the KDOT and MODOT list of qualified professionals, have worked on various Department of Transportation projects over the years and am very familiar with their requirements.

A large part of the experience I gathered in the acquisition field came because of my past work in the telecommunications field. During the years from 1996 to 2001 I had the opportunity to acquire easements and right-of-way across the country for a multitude of companies. A large part of my time was spent dealing with municipalities and public entities. This insight allowed me to better understand the viewpoint from the government's perspective, which then made me a much better negotiator when dealing with individual landowners.

I have worked as an acquisition agent on extensive railroad projects within the past several years. For Union Pacific Railroad I acquired 20 properties in the Marysville, Kansas area as well as 25 properties in Sikeston, Missouri. The Sikeston project involved total takes of each of the properties and involved relocation of all the displaced homeowners.

In regard to the BNSF Railway Company, the project work I completed was for the firm Pharos Corporation. I acquired over 300 tracts in the States of Kansas, Missouri, Oklahoma, Illinois, Nebraska, Wyoming, Iowa, California, Arkansas and Iowa. I was very involved in the appraisal and acquisition process of the land in Gardner, Kansas where BNSF constructed a large intermodal facility. I was also the primary land agent on a similar project outside of Chicago, Illinois that involved acquisition of property more than \$50 million dollars.

I have worked as a consultant for American Water Company. During that time, I have acquired necessary easements for installation of over 25,000 lineal feet of pipeline, which involved over 50 landowners and necessitated acquisition of a site for a large tank storage facility.

I also served in the capacity as a consultant and Land Acquisition Regional Manager for BP Alternative Energy. This work involved negotiations with landowners to assemble a land portfolio for expansion and development of wind-farm facilities and accompanying transmission right-of-way. I was the primary agent responsible for a team that leased up over 300,000 acres of land in south-central Kansas and acquired the necessary easements for the construction of a 50-mile private transmission line.

I have worked on a wide variety of acquisition projects over the past several years, including work for the Cities of Overland Park, Olathe, Lenexa, Shawnee, Mission, Leawood, Lansing, Atchison, Basehor, Louisburg, Edwardsville, Prairie Village, Osawatomie, and Bel Aire in Kansas and the Cities of Independence, Raytown, Blue Springs, Marshall, and Grain Valley in Missouri. I have also worked for the Counties of Johnson, Leavenworth and Miami in Kansas and the Kansas Department of Transportation. Further, I have worked for various other municipalities and government agencies as a subcontractor for engineering companies such as Walter P. Moore, HNTB, Olsson, Lamp and Rynerson and Affinis.

Several of my acquisition assignments have also involved total takes. My record as an acquisition agent on these projects speaks for itself. Over 95% of the tracts I have worked on have been acquired without the need for formal condemnation proceedings. All the work has been completed in a timely manner with all deadlines being kept. In fact, on most of them I was able to acquire every tract, my portion of the project was completed before schedule and the amount paid by the city was less than 5% above the appraised values. This is typically way under budget for property acquisition on a project and additionally has saved the municipalities valuable time, money, and manpower as they were not required to file condemnation and were able to meet their construction timeframes.

Scope of Services Commitment

I have reviewed the Scope of Services as set forth in the RFSQ and understand precisely what the requirements are to meet the City of Bel Airs needs in terms of this contract. Should I be contracted for work on this project I state my willingness to comply with the terms and conditions as set forth in the Scope of Services for Right of Way Acquisition Services.

PROJECT TEAM MEMBERS AND ORGANIZATIONAL CHART

Appraisal and Valuation Services Experience of Key Personnel

I have worked in the appraisal field for 45 years. I have completed over 5,500 appraisals during my career, the majority of which are residential properties or vacant land. Should I need another appraiser to complete an appraisal assignment due to specific project requirements I will utilize Kevin O'Bryan, MAI with the appraisal firm he owns, Cordry Appraisal Services, Inc. I have known Mr. O'Bryan for 35 years and have worked with him extensively on right-of-way projects

and various other appraisal assignments. He is extremely well thought of and respected in the appraisal industry, not only within the Midwest portion of the United States but indeed across the country.

Although Mr. O'Bryan would serve as the secondary appraiser on this project for properties with takings above the statutory threshold that I couldn't personally appraise and acquire, I would utilize Derek Shaner, MAI, of Valbridge Property Advisors, to complete review appraisals when they are required. I have worked with Mr. Shaner for more than twenty years and we have partnered on many right-of-way projects during that timeframe for municipalities, utility companies and government agencies. Both appraisers have the prestigious MAI designation and are state licensed in Kansas with the Certified General designation.

Besides being state licensed in Kansas, we are all three also listed on the Kansas Department of Transportation's list of qualified professionals. By me primarily providing the valuation services under this contract my background and years of experience in the appraisal industry are an invaluable asset when working with landowners as my knowledge allows me to answer any valuation questions they might have. Through our continuing education annual requirements our group stays current on all KDOT reporting standards and continuously update our reports to meet their evolving conditions to make sure we comply with their reporting requirements. We are also required to complete various training assignments to stay on the KDOT list of approved appraisers in the State of Kansas. My work location is Lenexa, Kansas whereas Mr. O'Bryan and Mr. Cordry both maintain their geographic work location in Overland Park, Kansas.

RELEVANT PROJECT EXPERIENCE

Following are some examples of recent appraisal and acquisition assignments completed by our project team under KDOT requirements and standards.

Southdale and Westbrooke South ARPA Neighborhood Improvement Project

Located in Overland Park, Kansas

Allen Skeens acquired permanent utility, permanent drainage, permanent sidewalk and temporary construction easements on 269 tracts in a residential single-family neighborhood. The project entailed construction of new streets, curb and guttering, sidewalks, streetlights and driveway approaches. Derek Shaner was responsible for the waiver valuation reports on all the properties.

Reference:

Andrew O'Connor

Project Manager

City of Overland Park

8500 Santa Fe Drive

Overland Park, KS 66212

(913) 895-6016

andrew.oconnor@opkansas.org

Quivira Road, 143rd Street to 151st Street

Located in Olathe, Kansas

Allen Skeens acquired permanent right-of-way, permanent utility, permanent drainage and temporary construction easements on 58 tracts on a road improvement project. Allen Skeens completed waiver valuation reports on all tracts with taking values less than the statutory threshold for this federally funded project. Kevin O'Bryan completed appraisals on those tracts with taking values above the statutory threshold and Derek Shaner completed review appraisals of Mr. O'Bryan's work

Reference:

Chad Jones

Project Manager

City of Olathe

1385 S. Robinson Drive

Olathe, KS

(913) 971-9066

cwjones@olatheks

Metcalf Road and 68 Highway Road Improvement Project, Louisburg, Kansas
Allen Skeens acquired permanent right-of-way, permanent utility, permanent drainage, permanent sidewalk and temporary construction easements on 47 tracts on a main City thoroughfare consisting of multiple land types, including single and multi-family residential, as well as commercial, retail, industrial and various specialty land uses. Allen Skeens completed waiver valuation reports on all tracts with taking values less than the statutory threshold for this federally funded project. Kevin O'Bryan completed appraisals on those tracts with taking values above the statutory threshold and Derek Shaner completed review appraisals of Mr. O'Bryan's work

Matt Oehlert

Project Manager

Miami County Road and Bridge

23765 W. 327th Street

Paola, Kansas 66071

(913) 285-6102

moehlert@miamicountyks.org

155th Street Road Improvement and Trail Project, Basehor, Kansas

Allen Skeens acquired permanent right-of-way, permanent utility, permanent drainage, permanent sidewalk and temporary construction easements on 61 tracts on a main City thoroughfare consisting of multiple land types, including single and multi-family residential, as well as commercial, retail, industrial and various specialty land uses. Derek Shaner completed appraisals on the properties and Kevin O'Bryan performed the review appraisals for the properties with taking amounts more than the statutory threshold on this federally funded project.

Maddie Bouton

Deputy City Administrator

City of Basehor

1600 N. 158th Street

Basehor, Kansas 66007

(913) 724-1370, Ext. 27

mbouton@cityofbasehor.org

These projects are just a few examples of the types of cases I have performed for various municipalities that have involved acquisition under KDOT appraisal requirements. Although our goal is always to acquire every tract on a project it is sometimes necessary for the case to proceed through the courts and the condemnation process, which our team has significant experience testifying.

I have also had the opportunity to work in the past several years for the City of Bel Aire on the Woodlawn Road as well as 53rd Street Road Improvement projects, performing appraisal valuation and acquisition services utilizing the same team.

SPECIAL QUALIFICATIONS

I believe that my approach to provide land acquisition services will not only be the most cost effective, but it will also be the most efficient and provide the best result. The key to this is the fact that I am ultimately 100% responsible for the entire work product. I have the background, education and experience to provide a turn-key service that will include valuation analysis, document preparation, negotiation and acquisition. None of my work will be sub-contracted out. As such, there is always a person involved that has a thorough working knowledge of the status of the project. I believe this is an invaluable asset that will set me apart from my competition. In fact, the only time that any work will be completed by anyone other than myself is when it is statutorily mandated on federally funded projects.

However, when assistance is required, I am very confident in the group we have been able to assemble. My team and I have well over a combined 100 years of experience in real estate valuation in the Midwest region of the United States. We have worked with most of the major municipalities in the Kansas City area and many others throughout the Midwest region of the United States. We have also collaborated for over twenty years on a multitude of projects, which has created a very consistent and strong working relationship between the three of us.

STATEMENT OF WORK AVAILABILITY AND SCHEDULING

Regarding scheduling, each project is obviously unique, especially in terms of the number of tracts involved and whether the project is a city funded project or if it has federal funding as well that will require additional time and effort to comply with all KDOT and Federal appraisal regulations and requirements. However, our goal is always to complete the valuation process within 45-60 days after being provided all the documentation necessary to proceed with the assignment and setting up the inspections. The acquisition procedure has a very similar timeframe and can typically be accomplished within 45-60 days after given appraisal approval and authorization to proceed with the acquisition process.

I expect the City to provide construction drawings, title work, and all necessary legal documents and exhibits (including individual tract maps and legal descriptions) required to convey the property rights required for the construction project. For a project of this size including approximately 17 tracts, I would anticipate a total of 90-120 day turnaround for appraisal and acquisition services once I have been provided the contact information spreadsheet of the property owners, the construction drawings, title work, tract maps, legal description exhibits, all necessary conveyance documentation and have been authorized by the City to proceed with submission of the formal offer letter.

All of the work for this proposal will be completed directly by me. None of it will be outsourced to any other individual or company unless it is necessary to comply with conditions and restrictions set forth for a federally funded project. I take a very hands-on approach for the projects I work on

and want to maintain full control and responsibility. I believe that is the only way to assure true accountability. I have the ability to enter into a contract with the City of Bel Aire, Kansas to provide turn-key Valuation and Acquisition Services. Currently I have only a few small projects that are currently open. Acquisition services on those projects are approximately 80% complete so I am able to start immediately.

**PROFESSIONAL SERVICES AGREEMENT
ACCEPTANCE OF SAMPLE AGREEMENT AND EXCEPTIONS**

I have had the opportunity to review the City of Bel Aire Mandatory Contractual Provisions and City of Bel Aire Mandatory Independent Contractor Addendum samples, as well as the contractual requirements and Scope of Services as set forth in the Request for Statement of Qualifications for Right of Way Acquisition Services. All terms and conditions as set forth in the documents provided with the RFSQ are acceptable with no noted issues or concerns as presented.

I specifically verify that I do not have any current, pending or potential disciplinary action or complaint(s), or other like proceedings including any claims in arbitration, mediation, or litigation against me or any associate of my firm or team. Further, I have no known actual or potential conflicts of interest with the City of Bel Aire, its officers, agents and employees. I agree to maintain strict confidentiality with respect to all aspects of this project, and I further agree to direct all media, citizen and public official requests for information to the City's project manager.

ADDENDUM

Additional Data

I believe that my approach to provide valuation and land acquisition services will not only be the most cost effective, it will also be the most efficient and provide the best end result. The key to this is the fact that I am ultimately 100% responsible for the entire work product. I have the background, education and experience to provide a turn-key appraisal, negotiation and acquisition service. None of my work will be sub-contracted out. As such, there is always a person involved that has a thorough working knowledge of the status of the project. I believe this is an invaluable asset that will set me apart from my competition. The only caveat to these statements is if any of the valuations have an estimated loss more than \$10,000 then to comply with requirements for a federally funded project it would be necessary to have another appraiser value that tract and a third appraiser complete a review appraisal. Based on a cursory review of the information I was initially provided I project that only a few of the tracts will require valuation outside of the standard estimates of just compensation.

I have attached my resume and appraiser's qualifications as exhibits to the addendum of the RFSQ. These will provide an overview of my general qualifications. I have also included the resume and appraiser qualifications of Kevin O'Bryan, MAI and Derek Shaner, MAI. Lastly you will find an Executed Response Form for Property Acquisition Services, Fee Table and Scope of Services Agreement in the addendum.

Scope of Acquisition and Valuation Services – See following page

Response Form Property Acquisition Services – See following Scope of Services

Fee Table - See following Response Form

Resume of Allen Skeens - See following Fee Table

Appraisal Qualifications of Allen Skeens - See following Resume of Allen Skeens

Qualifications of Kevin O'Bryan – See following Appraisal Qualifications of Allen Skeens

Qualifications of Derek Shaner – See following Qualifications of Kevin O'Bryan

SKEENS CONSULTING SERVICES

13931 West 76th Circle

Lenexa, Kansas 66216

(913) 484-5342

CITY OF BEL AIRE, KANSAS

45TH STREET NORTH RECONSTRUCTION IMPROVEMENT PROJECT

Scope of Acquisition and Valuation Services for the City of Bel Aire, Kansas 45TH Street North Reconstruction from Oliver Street to Woodlawn Avenue Improvement Project, a Federally Funded Project

1. Perform all work necessary to acquire the real property rights necessary by the City of Bel Aire, Kansas for construction of the 45th Street Improvement Project (approximately 17 tracts).
2. Attend initial meetings with City staff to discuss and determine project parameters and objectives.
3. Attend other meetings as required to successfully complete the project.
4. Perform property acquisition activities in accordance with KDOT requirements and regulations.
5. Notarize all required documents.
6. Obtain all necessary mortgage releases, if applicable.
7. Review legal descriptions.
8. Obtain and review the title and ownership information.
9. Perform all appropriate and expected acquisition presentations.
10. Provide periodic progress reports indicating the status of all acquisition activities.
11. Provide appraisals and appraisal reviews when required.
12. Purchase documents to be provided landowners to include an offer letter, payment voucher, W-9 and right of way agreement or easement documents.

13. Review the construction plans provided by the City of Bel Aire, Kansas.
14. Compare the legal descriptions provided for the transactional documents against the plans.
15. Inspect all the individual parcels for the project and prepare Estimates of Just Compensation for each tract or if the amount of value loss requires it have an appraisal and review appraisal completed by outside appraisal companies. Prepare formal offer letters for each individual property owner setting forth the financial terms of settlement and provide such letter to the owner for their review and consideration.
16. Initiate negotiations by contacting, if possible, all owners of assigned tracts by a means convenient to the owner. There shall be a sufficient number of contacts with each owner made to either settle the tract or clearly indicate that an impasse has been reached and further contacts would be unproductive. Owners that cannot be found will be contacted by certified mail, return receipt requested, at the address shown on the county records tax roll for the property.
17. Provide the necessary documentation to the owner required to convey the real property interests the City of Bel Aire, Kansas needs for their construction project. All initial contact letters will be provided in a timely manner and in no case later than two weeks from receipt of the authorization from the City of Bel Aire, Kansas to proceed with the acquisition stage.
18. Discuss the scope of the project with the owner, review the plans if requested and describe to the owner the impact of the plans and the construction project as it relates to the specific tract affecting the owner. Refer any technical construction questions to the appropriate department within the City of Bel Aire, Kansas and/or the Project Engineer. Answer any questions the owner may have regarding the acquisition process. Meet with the property owners on site, as needed.
19. Obtain appropriate signatures and necessary information on the transactional purchase documents which are to be provided and prepared by the City of Bel Aire, Kansas.
20. Transmit any offer for settlement demands made by the owner that requests monetary expenditures to be paid to them above the value derived in the Estimate of Just Compensation directly to the City of Bel Aire, Kansas for their consideration. No unauthorized agreements shall be offered without discussion with and prior approval of the City of Bel Aire, Kansas. If a financial offer for settlement above the Estimate of Just Compensation or Appraisal is approved by the City of Bel Aire, Kansas, prepare a revised offer letter that sets out the terms of the agreement and provide it to the owner for their review and consideration.

21. Complete a negotiators log with property owner contact report, acquisition notes and administrative settlement terms for each tract. Keep extensive and thorough negotiation notes.
22. No other services other than those specifically set forth in this scope will be provided by the Acquisition Agent.

Additional Services

Any services beyond the specified scope, including but not limited to preparation time and testimony for a condemnation case, are an additional service and shall be billed at the hourly rate set forth in the Fee Schedule section of this document. This scope of work for valuation and acquisition services does include appraisal and review appraisals required for a property loss valued more than the \$10,000 threshold for a federally funded project but the City understands that these specific services will be outsourced to two other independent appraisal companies. Any request from the City of Bel Aire, Kansas for services other than those specifically set forth in the scope of this agreement will be deemed to be an additional service and a separate agreement shall be entered into outlining those terms.

Project Schedule

The acquisition services for the project will take up to 120 days to complete after the valuation process has been initiated and all items necessary for completion of the assignment have been received.

Fee Schedule

The fee for estimate of just compensation valuation services for this project is \$850 per tract for single family residential properties and \$1,150 per tract for non-single family residential properties for a federal funded project if there are a minimum of 17 total tracts. Any fewer than 17 tracts will require discussion and agreement with the City of Bel Air, Kansas and the Consultant on the price per tract fee.

Should damages to a tract be more than \$10,000 for a federal funded project the appraisal fees will be \$1,250 for single family residential properties and \$1,700 per tract for non-single family residential properties. Review appraisal fees for single family residential properties will be \$900 per tract and non-single family residential property review appraisals will be \$1,200 per tract

The fee for acquisition services for this project is \$900 per tract for single family residential properties and \$1,100 per tract for non-single residential properties for a federal funded project if there are a minimum of 17 total tracts. Any fewer than 17 tracts will require discussion and agreement with the City of Bel Air, Kansas and the Consultant on the price per tract fee.

Fee for title work O&E reports will be \$250 per tract.

Compensation for any additional services, including preparatory time, court time and travel time associated with condemnation proceedings will be made at the rate of \$275 per hour for Allen Skeens and \$375 per hour for Kevin O'Bryan and Derek Shaner.

Initial billing will be submitted at the conclusion of the first 30 day period for the amount of work that has been completed during that timeframe. Additional billing will be done thereafter on a monthly basis in the same manner.

City of Bel Aire, Kansas Requirements

The Scope of Services set forth in this proposal is predicated on the following terms:

1. City of Bel Aire, Kansas will provide the appraiser/acquisition agent with legal descriptions, tract maps, all exhibits, payment vouchers, owner contact information, prepared and finalized legal transactional forms and contracts requiring landowner signatures, and construction plans for the project.
2. Field staking marking the acquisition boundaries will be provided before the assignment is commenced to aid the agent in on-site inspections with the landowners.



Submitted by: _____

Allen Skeens
Skeens Consulting Services, Inc.
13931 West 76th Circle
Lenexa, Kansas 66216
(913) 484-5342

Date: June 23, 2026

Approved by:
City of Bel Aire, Kansas

By: _____

Name: _____

Title: _____

Date: _____

**RESPONSE FORM
PROPERTY ACQUISITION SERVICES**

RESPONSE FORM (RFSQ 2026-002)

(Must be submitted with Respondent's Statement of Qualifications for Right of Way Acquisition Services for the CITY OF BEL AIRE)

The undersigned, on behalf of the Respondent, certifies that Respondent's submittal package: (1) is submitted without previous understanding, agreement or connection with any person, team or corporation making another proposal for the same services; (2) is submitted without collusion or fraud; (3) is submitted by a person who is legally empowered to bind the Respondent in whose name the proposal is submitted; (4) is submitted with full understanding of all provisions of the RFSQ; (5) if accepted by the City, is guaranteed as submitted and with any subsequent Respondent amendments approved by the City and will be implemented as stated; and (6) the Respondent, if selected by the City, will enter into a contract consistent with its proposal notwithstanding any subsequently discovered errors therein.

RESPONDENT SKeens Consulting Services
CONTACT Allen SKeens
ADDRESS 13931 W. 76th Circle CITY/STATE Lenexa, KS ZIP 66216
PHONE 913-484-5342 FAX N/A
TAXPAYER I.D. NUMBER 511-70-6667
WEB SITE ADDRESS N/A E-MAIL allens/keens@shaner.biz

TYPE OF ORGANIZATION (check one):

Sole Proprietorship ☒ Partnership _____ Corporation _____ Public Corporation _____

Respondent acknowledges receipt of the following addenda: #1 ☒, #2 ☒, #3 ☒

Respondent acknowledges it has examined the RFSQ, including all of its requirements, terms, conditions, and sections. Exceptions to any part of the RFSQ or any attachments or addenda thereto should be clearly delineated and detailed.

AUTHORIZED SIGNATURE: Allen SKeens
TITLE Owner DATE 6-22-26

FEE TABLE

Just Compensation Valuation Service	Amount
• Single Family Residential	\$850 per tract
• Non-Single Family Residential	\$1,100 per tract
Appraisal fee for damages in excess of \$10,000	
• Single Family Residential	\$1,250 per tract
• Non-Single Family Residential	\$1,700 per tract
Acquisition Services	
• Single Family Residential	\$900 per tract
• Non-Single Family Residential	\$1,100 per tract
Hourly Rate for Additional Services, including Condemnation Proceedings	\$275 - \$375 /hr.
Other Fees – Please list below	
Title Work O&E Reports	\$250 per tract

ALLEN SKEENS
13931 West 76th Circle
Lenexa, Kansas 66216
(913) 484-5342
allenskeens@shaner.biz

Experience

LAW OFFICE OF ALLEN SKEENS, Overland Park, Kansas. Sole proprietor of firm involved in the general practice of law. Responsible for all aspects of maintaining and operating the business. Engaged in a wide variety of legal representation of individuals and small companies in civil and criminal matters with litigation experience. Emphasis on real estate transactional law, contract drafting, review and analysis, telecommunications law, land-use planning, zoning issues, franchise agreements, right-of-way and eminent domain work. Operated from April 1990 to present.

RIGHT OF WAY MANAGEMENT CONSULTANT GROUP, Overland Park, Kansas. Owner of company that provides all levels of right-of-way service, including permitting, title search, document drafting, property acquisition, relocation assistance and zoning representation. Most work completed as a consultant on a project-by-project basis with over 6,500 parcels acquired. Clients include municipalities, state agencies, railroads and utility companies. Operated from October 1996 to present.

SKEENS APPRAISAL SERVICES, Overland Park, Kansas. Independent contractor and state licensed fee appraiser for various appraisal companies and lending institutions in the Kansas City metropolitan area. Over 5,500 fee appraisals completed involving the valuation of land, residential property, subdivisions and various commercial properties such as apartments, retail, industrial, and offices. Other areas of expertise include appraisal review, condemnation and right-of-way work, including negotiation and acquisition. Operated from May 1979 to present.

LONETREE ENERGY AND ASSOCIATES, Littleton, Colorado; **BP ALTERNATIVE ENERGY**, Houston, Texas. Consultant and Land Acquisition Regional Manager for national renewable energy company. Primary duties include all aspects of project management and negotiation with landowners to assemble a land portfolio for expansion and development of wind farm facilities and accompanying transmission right-of-way. Responsible for a team that leased up over 300,000 acres of land in south-central Kansas and northwest Missouri as well as a 50 mile private transmission line. Employed from August 2008 to May 2013.

AMERICAN WATER COMPANY, St. Louis, Missouri. Contract acquisition agent responsible for title research, preparation of real estate transfer documents, negotiation and acquisition of necessary right-of-way for installation of lineal pipeline and tank storage facilities. Employed from March 2006 to December 2009.

PHAROS CORPORATION, Edmonds, Washington; **BNSF RAILWAY COMPANY**, Dallas, Texas. Real estate consultant for national company providing full range of right-of-way services. Primarily responsible for acquisition of necessary property rights in support of construction projects for the BNSF Railway Company. Employed from May 2005 to September 2007.

COATES FIELD SERVICES, Oklahoma City, Oklahoma; **H.C. PECK & ASSOCIATES, INC.**, Denver, Colorado; **UNION PACIFIC RAILROAD**, Omaha, Nebraska. Real estate representative for field service companies providing project support for the Union Pacific Railroad. Job duties include title search, negotiation and acquisition of necessary easement and fee takings for expansion of existing railway as well as real estate site acquisition and relocation assistance. Employed from March 1999 to August 2006.

EL PASO GLOBAL NETWORKS, Houston, Texas. National Municipal Affairs Manager responsible for acquisition of company right of entry to utilize municipal right-of-way for placement of fiber optic network systems. Primary emphasis on negotiation of legal franchise, right-of-way, license and leasing agreements. Also responsible for legal analysis and negotiation of various other contracts and agreements as well as analysis of state regulatory requirements and certification issues. Employed from January 2001 to December 2001.

IXC COMMUNICATIONS/BROADWING COMMUNICATIONS, INC., Austin, Texas. Right-of-way consultant responsible for providing input for route development and network implementation, including feasibility analysis. Job duties also included drafting, review and negotiation of various types of contracts with utility companies and governing bodies. Involved in site selection and acquisition regarding placement of junction and regeneration sites. Employed from July 1998 to January 2001.

BROOKS FIBER PROPERTIES/BROOKS WORLD COM, INC., St. Louis, Missouri. Real estate specialist responsible for supervision of all aspects of right-of-way due diligence including permitting, granting of necessary easements and receiving zoning approval. Job requirements included research, negotiation, preparation and execution of private easements as well as being a Company representative and speaker at pertinent City committee meetings and council hearings. Employed from October 1996 to July 1998.

CIB DEVELOPMENT, INC., Santa Ana, California. Local General Counsel for national property development corporation. Responsible for research and valuation analysis of potential real estate projects for corporate purchase, negotiation of terms and execution of pertinent transactional documents. Employed from September 1995 to February 1998.

Education

THE UNIVERSITY OF KANSAS, Lawrence, Kansas

Juris Doctor, May 1988

Bachelor of General Studies (Triple major in Psychology, Sociology and Philosophy), May 1984

Certifications and Memberships

LEGAL: Licensed to practice law before the Supreme Court of Kansas and the United States District Court for the District of Kansas, Bar No. 13815, Expiration Date: 06/30/2027

APPRAISAL: Licensed by the State of Kansas Real Estate Appraisal Board as a duly State Licensed Real Property Appraiser in the State of Kansas, License No.: L-1193, Expiration Date: 06/30/2027
National Association of Real Estate Appraisers, CREA Designation

NOTARIAL: Certified by the State of Kansas, Office of the Secretary of State as a duly appointed Notary Public in and for the State of Kansas, No. 1045373, Expiration Date: 04/21/2030
Certified by the State of Missouri, Office of the Secretary of State as a duly appointed Notary Public in and for the State of Missouri, No. 11401650, Expiration Date: 2/28/2030

APPRAISER'S QUALIFICATIONS

ALLEN SKEENS

EDUCATION:

Graduate 1984 - Bachelor of General Studies Degree
Triple Major in Philosophy, Psychology & Sociology
University of Kansas, Lawrence, Kansas
Graduate 1988 – Juris Doctorate Degree
University of Kansas Law School, Lawrence, Kansas

PROFESSIONAL EDUCATION: Seminars and Continuing Education

Real Estate Appraisal Principles
Real Estate Appraisal Procedures
Residential Case Study
Standards of Professional Practice
Appraising Manufactured Housing
Site Analysis and Valuation
Introduction to GIS Applications for Appraisers
Standards and Ethics for Professionals
Appraiser Financing Update
Residential Design and Functional Utility
Small Hotel/Motel Valuation
Appraising Nursing Facilities
Analyzing Operating Expenses
Residential Property Construction & Inspection
Valuation of Detrimental Conditions in Real Estate
Appraising from Blueprints and Specifications
The FHA and the Appraisal Process
Internet Search Strategies for Appraisers
Small Income Property Valuation
Home Inspections
Environmental and Lead Paint Update
Real Estate Finance
Overview of Real Estate Principles
National USPAP Update
Retail Center Analysis for Financing
Analyzing Distressed Real Estate
The Art of Residential Appraisal Review
Negotiation Strategies
Relocation Appraisal is Different
Private Appraisal Assignments
Eminent Domain and Condemnation
Introduction to Expert Witness Testimony
Introduction to Green Building for Appraisers
Essential Elements of Disclosures and Disclaimers
Land and Site Valuation
Practical Application of the Cost Approach

Practices and Pitfalls for the Residential Appraiser
Introduction to Legal Descriptions
Residential Site Valuation and the Cost Approach
Appraisal Math and Statistics
Challenging Assignments for Residential Appraisers
Methodology and Application of Sales Comparison
Covering All the Bases in Residential Reporting
Land and Site Valuation
Uniform Appraisal Standards Federal Land Acquisitions
2023-24 National USPAP Update

PROFESSIONAL AFFILIATION:

Licensed Appraiser, Certificate L-1193
State of Kansas, expires June 30, 2026

EXPERIENCE:

May 1979 - Present
Real Estate Appraiser
Over 5,000 appraisals completed involving the
valuation of land and residential properties.

PROPERTY TYPES APPRAISED:

Single family residential properties
Multi-family residential properties
Commercial and retail properties
Relocation appraisals
Review residential appraisals
Condemnation and Right-of-Way appraisals

APPRAISAL PURPOSES/USES:

New loans
Refinancing
Condemnation
Estate planning and probate
Tax disputes
Acquisitions
Development and construction
Rent surveys

QUALIFICATIONS OF KEVIN P. O'BRYAN, MAI

EXPERIENCE:

From February 1990, to present, full-time employment as a Real Estate Appraiser for Cordry Appraisal Services, Inc., in Overland Park, Kansas.

Currently a principal in the company and serving as the Director of Commercial Valuation Services.

Appraised a wide variety of properties for individuals, government, law firms, businesses, insurance companies, developers, and financial institutions. Personally appraised more than \$1 billion in real estate within the last three years.

Property types appraised include:

- | | |
|------------------------------|--------------------------------------|
| * Raw Land | * Restaurants |
| * Farm Land | * Hotels/Motels |
| * Residential Land | * Vehicle Service Properties |
| * Residential Subdivisions | * Service Stations |
| * Commercial Land | * Convenience Stores |
| * Industrial Land | * Free Standing Retail |
| * Development Land | * Development Land Analyses |
| * Single Family Residences | * Large/Medium Box Retail Stores |
| * Duplex Units | * Grocery Stores |
| * Apartments | * Neighborhood Shopping Centers |
| * Loft Apartments | * Community Shopping Centers |
| * Mobile Home Parks | * Regional Shopping Centers |
| * Churches | * Storage Facilities |
| * Child Care Centers | * Office/Warehouses & Flex Space |
| * Assisted Living Facilities | * Manufacturing Warehouses |
| * Group Care Homes | * Distribution Centers |
| * Nursing Homes | * General & Medical Office Buildings |
| * Surgery Centers | * Breweries |
| * Office Condominiums | * Bowling Centers |
| * Call Centers | * Ice Rinks |
| * Data Centers | * Car Washes |
| * Banks | * Parking Lots/Garages |
| * Fitness Centers | * Historic Properties |
| * Stone Quarries | * Mixed Use Properties |
| * Billboards | * Transmission Towers |

In addition to performing appraisals on the preceding property types, consideration of special financing programs including low income, affordable housing and historic tax credits, Tax Increment Financing (TIF), Economic Activity Taxes (EATs), Transportation Development Districts (TDD's) and other development and bond financing. Specialized appraisal analyses involving façade easements, replacement allowances, subdivision, and development analyses have also been performed.

Additional services performed include right-of-way, tax consultation, blight studies, condemnation, and litigation services. Qualified as an expert witness in Illinois, Kansas, Missouri, New York, Pennsylvania, Texas and Washington.

EDUCATION:

Bachelor's Degree in Economics from the University of Kansas.

Related coursework includes Business Law, Statistics, Money and Banking, Public Finance, Microeconomics, Macroeconomics, Economic Planning, Economic Systems, and Labor Economics. This coursework has been supported by an extensive math and English background.

PROFESSIONAL DESIGNATIONS/LICENSES:

MAI Designation, Appraisal Institute, effective October 21, 2003. Appraisal Institute Member Number 12158.

Certified General Real Estate Property Appraiser - State of Kansas Real Estate Appraisal Board, Effective January 2, 1992. State of Kansas Certification number G-508.

State Certified General Real Estate Appraiser - State of Missouri Real Estate Appraisers Commission, effective February 2, 1992. State of Missouri Certification number RA 002143.

Certified General Appraiser - Commonwealth of Pennsylvania, State Board of Certified Real Estate Appraisers, effective July 18, 2016. Commonwealth of Pennsylvania License number GA004240.

Certified General Real Estate Appraiser - Texas Appraiser Licensing & Certification Board, effective February 11, 2020. Texas License number TX 1380966 G.

Real Estate General Appraiser - State of New York Department of State Division of Licensing Services, effective August 9, 2023. New York License number 46000054181.

Certified General Real Estate Appraiser - State of Washington Department of Licensing - Business and Professions Division, effective March 17, 2022. Washington License number 22005817.

PROFESSIONAL AFFILIATIONS/ACCREDITATIONS:

Affiliate Certified Commercial Investment Member (CCIM) – Kansas City CCIM Chapter, Effective January 1, 2003.

Certification, KDOT Right of Way Certification Program, University of Kansas Transportation Center On-line (May 31, 2023 - Valid 3 Years)

Roster of Approved Contract Appraisers, Missouri Department of Transportation (MoDOT) and Local Public Agencies (LPA's) (October 25, 2023 - Valid 5 Years)

PROFESSIONAL SERVICE AND AWARDS:

Thavis Arnote Candidate Achievement Award and Scholarship recipient for Outstanding Candidate Achievement and Contribution to the Appraisal Industry, awarded June 2, 2003, by the Kansas City Chapter of the Appraisal Institute.

Public Relations Chair, Kansas City Chapter of the Appraisal Institute, effective January 1, 2003 to December, 2004.

UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)

Appraisal Institute and State licensing requirements mandate completion of a USPAP update course on a regular cycle. The latest USPAP update course completed is as follows:

Seminar, *2024-2025 7-Hour National USPAP Update Course* McKissock Education On-line (June, 2024)

PROFESSIONAL EDUCATION:

Course, Review Theory - General (Examination), Appraisal Institute, Synchronous On-line (November 9, 2023)

Seminar, *Excel Applications for Valuation* , Appraisal Institute On-line (April 7, 2023)

Seminar, *Introduction to Commercial Appraisal Review* , McKissock Education On-line (April 4, 2023)

Seminar, *Green Building Concepts for Appraisers* , McKissock Education On-line (June, 2022)

Seminar, *Appraisal of Industrial and Flex Buildings* , McKissock Education On-line (May, 2021)

Seminar, *Pennsylvania State Mandated Law for Appraisers* , McKissock Education On-line (May, 2021)

Seminar, *Understanding Luxury Home Features* , McKissock Education On-line (July, 2020)

Seminar, *New Construction Essentials: Luxury Homes* , McKissock Education On-line (June, 2020)

Seminar, *The Fundamentals of Appraising Luxury Homes* , McKissock Education On-line (June, 2020)

Seminar, *Essential Elements of Disclosures and Disclaimers* , McKissock Education On-line (January, 2019)

Course, *Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) Course* , McKissock Education On-line (January, 2019)

Seminar, *Business Practices and Ethics* , Appraisal Institute On-line (January, 2019)

Seminar, *Land and Site Valuation* , McKissock Education On-line (May, 2018)

Seminar, *Appraisal of Fast Food Facilities* , McKissock Education On-line (May, 2018)

Seminar, *Appraisal of Owner-Occupied Commercial Properties* , McKissock Education On-line (May, 2017)

Seminar, *Expert Witness for Commercial Appraisers* , McKissock Education On-line (April, 2016)

Seminar, *Supervisor-Trainee Course for Kansas* , McKissock Education On-line (May, 2015)

Seminar, *Introduction to Legal Descriptions* , McKissock Education On-line (May, 2015)

Seminar, *The Thermal Shell* , McKissock Education On-line (May, 2015)

Seminar, *Forecasting Revenues* , Appraisal Institute On-line (November, 2013)

Seminar, *Business Practices and Ethics* , Appraisal Institute On-line (November, 2013)

Seminar, *Appraising FHA Today* , McKissock Education On-line (April, 2013)

Seminar, *Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets*, Appraisal Institute, Kansas City, Missouri (May, 2012)

Seminar, *Appraising and Analyzing Retail Shopping Centers for Mortgage Underwriting*, McKissock Education On-line (May, 2011)

Seminar, *Hotel Appraisal Seminar*, Appraisal Institute, Overland Park, Kansas (May, 2010)

Seminar, *Analyzing Distressed Real Estate*, Appraisal Institute On-line (February, 2009)

Seminar, *Subdivision Valuation*, Appraisal Institute On-line (February, 2009)

Seminar, *Business Practices and Ethics*, Appraisal Institute On-line (December, 2008)

Seminar, *An Introduction to Valuing Green Buildings*, Appraisal Institute, Kansas City, Missouri, (October, 2008)

Seminar, *Scope of Work, Expanding Your Range of Services*, Appraisal Institute On-line (June, 2008)

Seminar, *Appraising Convenience Stores*, Appraisal Institute On-line (September, 2007)

Seminar, *Appraising Manufactured Housing*, Appraisal Institute On-line (November, 2006)

Seminar, *Market Analysis and the Site To Do Business*, Appraisal Institute, Overland Park, Kansas (March, 2006)

Seminar, *Using Your HP12C Financial Calculator*, Appraisal Institute On-line (June, 2005)

Seminar, *Small Hotel/Motel Valuation*, Appraisal Institute On-line (2004)

Seminar, *Appraisal of Nursing Facilities*, Appraisal Institute On-line (2004)

Seminar, *Analyzing Operating Expenses*, Appraisal Institute On-line (2003)

Seminar, *Introduction to GIS Applications for Real Estate Appraisal*, Appraisal Institute On-line (2003)

Successfully passed the *General Comprehensive Examination*, Appraisal Institute, St. Louis, Missouri (2002)

Course II430, *Standards of Professional Practice, Part C*, Appraisal Institute, Overland Park, Kansas (2002)

Seminar, *General Demonstration Appraisal Report Writing Seminar*, Appraisal Institute, Denver, Colorado (2002)

Seminar, *Residential Property Construction and Inspection*, Appraisal Institute On-line (2001)

Seminar, *The FHA and the Appraisal Process*, Appraisal Institute On-line (2000)

Seminar, *Appraising from Blueprints and Specifications*, Appraisal Institute On-line (2000)

Seminar, *Internet Search Strategies for Real Estate Appraisers*, Appraisal Institute On-line (1999)

Seminar, *Residential Design and Functional Utility*, Appraisal Institute On-line (1999)

Seminar, *Small Income Property Valuation*, Midwestern Real Estate Institute, Overland Park, Kansas (1998)

Seminar, *Understanding and Using DCF Software* , Appraisal Institute, Kansas City, Missouri (1998)

Seminar, *Uniform Standards of Professional Appraisal Practice & Ethics* , Midwestern Real Estate Institute, Lenexa, Kansas (1997)

Seminar, *Appraisal Practices for Litigation* , Appraisal Institute, Kansas City, Missouri (1996)

Course I410, *Standards of Professional Practice, Part A*
(Examination - I410), Appraisal Institute, Kansas City, Missouri (1995)

Course II420, *Standards of Professional Practice, Part B*
(Examination - II420), Appraisal Institute, Kansas City, Missouri (1993)

Course 2-2, *Report Writing and Valuation Analysis*
(Examination - 2-2), Appraisal Institute, Overland Park, Kansas (1992)

Course 2-1, *Case Studies in Real Estate Valuation*
(Examination - 2-1), Appraisal Institute, Overland Park, Kansas (1992)

Course 1BB, *Capitalization Theory & Techniques, Part B*
(Examination - 1BB), Appraisal Institute, Overland Park, Kansas (1991)

Course 1BA, *Capitalization Theory & Techniques, Part A*
(Examination - 1BA), Appraisal Institute, Overland Park, Kansas (1991)

Course 8-2, *Residential Valuation*
(Examination - Residential Valuation), Appraisal Institute, Overland Park, Kansas (1991)

Course 101, *Introduction to Appraising Real Property*
(Examination - Appraising Real Property), Appraisal Institute, Overland Park, Kansas (1991)

**INDEPENDENT VALUATIONS FOR
A VARIABLE WORLD**



Derek Shaner, MAI
Valbridge Property Advisors | Kansas City
derekshaner@valbridge.com

Kansas City Office

10990 Quivira Road
Suite 100
Overland Park, KS 66210
913.451.1451 (office)
913.647.4981 (direct)

STATE CERTIFICATIONS

Iowa License #CG04165
Kansas License #G-2526
Missouri License #2009008383

EDUCATION

BGS – University of Kansas

www.valbridge.com

Derek Shaner, MAI

Director – Land Valuation

Valbridge Property Advisors | Kansas City

Appraisal Institute

- MAI Designation

IRWA/International Right of Way Association

- Member

Kansas City Regional Association of Realtors

- Member

- Real Estate Appraisal Principles
- Real Estate Appraisal Procedures
- Basic Income Approach
- Land Valuation
- USPAP
- Market Analysis and The Site To Do Business
- Real Estate Pre-license
- Real Estate Post-license
- Advanced Income Capitalization
- Highest and Best Use
- Report Writing and Valuation Analysis
- Advanced Sales Comparison and Cost Approaches
- Subdivision Analysis
- Advanced Applications
- Business Practices and Ethics
- Introduction to Expert Witness Testimony for Appraisers
- Appraiser's Guide to Expert Witnessing
- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
- Full course list upon request

Valbridge Property Advisors | Kansas City | Shaner Appraisals, Inc.

- Director, 2003-Present

Reece Nichols

- Real Estate Agent, 2018-Present

Coldwell Banker

- Real Estate Agent, 2002-2003

Appraisal/valuation and consulting assignments include:

Estimates of just compensation; acquisition services, office buildings; all types of vacant land; restaurants; business parks; apartments; land leases; subsurface rights; market studies; commercial properties; residential and commercial subdivisions; special use properties; auto dealerships and industrial buildings. Assignments also include new loans; ad valorem tax issues; estate planning and settlements; acquisitions; eminent domain, highest and best use studies; proposed construction; financing decisions; rent studies; condemnation and class action lawsuits.

Derek Shaner, MAI

Director – Land Valuation

Valbridge Property Advisors | Kansas City

IOWA

Department of Inspections,
Appeals, & Licensing

This is to certify that the below named has been granted a certification as:
Certified General Appraiser.

Certification Number: CG04165 Expires: June 30, 2025

Status: Active

Derek Shaner
Valbridge Property Advisors
10990 Quivira Road, Suite 100
Overland Park, Kansas 66210

State of Kansas

Real Estate Appraisal Board

This is to certify that

Derek Ryan Shaner

has complied with the provisions of the "Kansas State Certified and Licensed Real Property
Appraisers Act to transact business as a

Certified General Real Property Appraiser

in the State of Kansas

License #: G-2526
Effective date: 07/01/2024
Expiration date: 06/30/2025

Tha a m
Chairman

State of Missouri
Missouri Department of Commerce and Insurance
Division of Professional Registration
Real Estate Appraisers Commission
State Certified General Real Estate Appraiser

VALID THROUGH JUNE 30, 2024
ORIGINAL CERTIFICATE/LICENSE NO. 2009008383

DEREK R SHANER
11811 W 164TH COURT
OVERLAND PARK KS 66221
USA

Norm Baustian
EXECUTIVE DIRECTOR

Sheila Selzer
DIVISION DIRECTOR