

**JOHN F. DERUNGS, MAI, AI-GRS
40 KEARNEY STREET
DENVER, CO 80220
JOHN.DERUNGS@AVCVALUE.COM
303-789-3315**

VIA E-MAIL

March 14, 2022

Dawn A. Collins, CMC
Town Administrator/Clerk
Town of Palmer Lake
42 Valley Crescent, PO Box 208
Palmer Lake CO 80133

RE: Appraisal Services
Elephant Rock Property
County Line Road Property

Dear Ms. Collins:

I understand that the Town Board has requested a proposal for the captioned services and has questions about my availability and expertise pertaining to appraisals and appraisal related services. Please find attachments in this e-mail including my references and a current summary of my qualifications which highlights some of the specialized experience that I would bring to this assignment.

- That gained by holding the Appraisal Institute's MAI designation for over twenty years and its professional designation for general appraisal review (AI-GRS) since 2014 which required that I submit recent technical appraisal review reports covering complex properties some of which were prepared for right-of-way acquisition, litigation and estate planning
- contract assignments completed in the last four years for the Walla Walla District and in the last thirty years for the Omaha District of the US Army Corps of Engineers military bases in the Colorado Springs area and so most often a conclusion of market rent for long term leases was reached rather than for their acquisition
- various assignments for state, county and local municipalities as well as library, school and park and recreation districts along the Front Range involving special purpose properties such as a park system, city hall, recreation centers, and a community center

The appraisal report that I propose to prepare will be a documented valuation study using commonly accepted methods of research. My conclusions of market value would be conveyed in a single report (3 bound copies if needed) that will include a description of each property appraised and surrounding area, supporting valuation data, value analyses and conclusions, and exhibits. The report will be in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Professional Ethics of The Appraisal Institute.

I propose to complete this assignment for a fee of \$9,850.00, including expenses, which is due and payable upon delivery of the report. This assignment can be completed within 90 days of written authorization. Please call me if you have any questions and thank you again for the opportunity to submit this proposal

Please contact me if you have any additional questions and thank you again for the opportunity to submit this requested proposal.

Sincerely,

A handwritten signature in cursive script, appearing to read "John F. DeRungs".

John F. DeRungs, MAI, AI-GRS

Colorado Certified Appraiser CG001316697

Qualifications of
JOHN F. DeRUNGS, MAI, AI-GRS
40 Kearney Street
Denver, CO 80220

Certified General Appraiser in Colorado (License #CG1316697)

- DESIGNATION:** Awarded MAI by the Appraisal Institute (AI) in 2002
Awarded AI-GRS (AI - General Review Specialist) in 2014
- EMPLOYMENT:** Independent Fee Appraiser • 1996 – present
Real estate valuation of commercial properties including office buildings, shopping centers, industrial facilities, development land and special use properties
- Associate Appraiser • Van Court and Company • 1990 - 1996
Areas of concentration included eminent domain, estate planning, public and private acquisition and mortgage financing
- EDUCATION:** Master of Business Administration in Finance
University of Colorado at Denver • 1989
Bachelor of Landscape Architecture
University of Oregon • 1981
- Appraisal Related Courses
Appraisal Standards and Professional Practice • 2020
Uniform App Standards for Federal Land Acquisitions • 2017
Appraisal Review General • 2014
Appraising Cell Towers • 2013
The Appraiser as an Expert Witness • 2012
Condemnation Appraising • 2010
Partnership and Common Tenancy Valuation • 2008
Litigation Appraising • 2004
Separating Real/Personal Property from Intangible Assets • 2004

REPRESENTATIVE CLIENTS

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|--------------------------------|----------------------------------|
| Alpert Homes | US Army Corps of Engineers |
| Bank of Colorado | Bear Creek Development |
| Boulder County Open Space | Burlington Northern Santa Fe RR |
| Chapman and Roth PC | City of Thornton |
| City of Westminster | Cherry Creek Schools |
| Dan Culhane PC | Denver Urban Renewal Authority |
| Denver Water Department | Douglas Public Library District |
| Douglas County School District | General Services Administration |
| J & B Building Corporation | Jefferson County School District |
| Lampert Realty | McCarty Land and Water |
| South Suburban Park District | State of Colorado |
| Trust for Public Land | US Bank |

REFERENCES FOR JOHN F. DERUNGS, MAI AI-GRS

Craig Blair – Regional Appraiser
Real Property Utilization and Disposal (7PZA)
General Services Administration
819 Taylor Street Room 11A30
Fort Worth, TX 76102
817.978.4275
craig.blair@gsa.gov

Mr. Greg Corbolotti
Lead Review Appraiser
Department of the Army
Corps of Engineers, Omaha District
1616 Capitol Ave, Suite 9000
Omaha, NE 68102-4901
402.995.2859
Gregory.A.Corbolotti@usace.army.mil

Ms. Mary Jo Langstraat
Senior Paralegal Specialist
Boulder County Parks and Open Space
5201 St. Vrain Road
Longmont, CO 80503
303.678.6200
mjlangstraat@bouldercouunty.org

Ms. Melissa Reese-Thacker, ASLA, PLA
Planning Manager
South Suburban Parks and Recreation
6631 South University Blvd
Littleton, Colorado 80121
303.483.7023
MelissaR@ssprd.org

Ms. Susan Gall
Projects Officer
Robinson Estates
1100 Alakea Street, 6th Floor
Honolulu, HI 96813
808.440.2736
susan@martroffice.com

Mr. Keith Erffmeyer
Denver County Assessor
201 West Colfax Avenue #406
Denver, CO 80202
720-913-4060
Keith.Erffmeyer@denvergov.org