

SHELBY COUNTY GOVERNMENT
 160 N. Main Street, Suite 900, Purchasing
 MEMPHIS, TENNESSEE 38103
 (901) 222-2250

Purchase Order No. P032118

Issue Date 09/18/18

Purchase Order

Vendor No. A1567	Delivery Required 10/02/18	Terms N30	Ship Via	F.O.B. DEST	Requisition No. R069081
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Issued To: WADE, JAMES EVERETTE JR.
 WADE AND ASSOCIATES
 109 HEATHERWOOD COVE
 JACKSON, TN 38305

Ship To: SHELBY COUNTY DIVISION OF PLANNING
 DEVELOPMENT
 125 N. MAIN, RM 468
 MEMPHIS, TN 38103

EOC #: EOC-V-0321-28708
 Buyer: SONJA WORTHY

IF MATERIAL SAFETY DATA SHEETS ARE
 REQUIRED ON PRODUCT(S) THAT YOU WILL BE
 PROVIDING. PLEASE SUBMIT SAME WITH
 PRODUCT(S) DELIVERED.

Item	Quantity	U/M	Description	Unit Price	Extended Price
1			ENCUMBRANCE OF FUNDS FOR APPRAISAL REVIEW SERVICES RELATED TO PHASE 6 OF THE WOLFRIVER GREENWAY. COMMODITY: 946/15 ACCOUNT DISTRIBUTION: 297-271272-6678 JWADE@WADEAPPRAISAL.COM	46650.00000	46650.00

I hereby certify that the goods/services on attached invoice(s)
 have been received and that payment is in order.
 This is a Partial payment Final payment on this P.O.
 Payment amount approved: \$ _____
 Signature _____ Date _____

Total of Purchase Order 46650.00

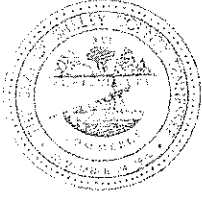
ORDER SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE
 BILLING INSTRUCTIONS: SHOW PURCHASE ORDER NUMBER
 ON ALL INVOICES. NOTE: PAYMENTS MAY BE DELAYED UNLESS
 BILLING INSTRUCTIONS ARE FOLLOWED EXACTLY.

SEND ORIGINAL INVOICE TO:
 SHELBY COUNTY DIVISION OF PLANNING
 DEVELOPMENT
 125 N. MAIN, RM 468
 MEMPHIS, TN 38103
 901-576-7197

JANICE A. HOLMES
 APPROVED, ADMINISTRATOR OF PURCHASING

09/18/18
 Date

Janice A. Holmes
 Authorized Signature



Shelby County Government

Lee Harris
Mayor

September 18, 2018

Mr. James E. Wade, Jr.
Wade and Associates
109 Heatherwood Cove
Jackson, TN 38305

Re: **NOTICE TO PROCEED WITH REAL ESTATE REVIEW APPRAISALS**
Project Name: HUD Resiliency Grant Project – Wolf River Greenway Trail, Phase No. 06
Project Location: Hollywood St. to Douglas Park
Subject Properties: Tract Nos. 02,08,10,12,13,14,18,19,20,21,23, 24,28,29,30,31,32,33,34 & 35
Project No. 3-NDR-07 Purchase Order No. P032117

Dear Mr. Wade,

Thanks for your fee quote bids submitted to do the Appraisals and Review Appraisals of the proposed acquisitions across the above referenced properties in response to Shelby County Government's 05/30/18 request for such fee quote bids. This is to notify you that based upon your submitted bids Shelby County Government has selected you to do all of these Review Appraisals. To-date, Shelby County Government has selected Bouldin and Associates to do the Appraisals on Tract Nos. 02,08,10,12,13,14,18,19,20,21,23, 24,28,29 & 30; however, Shelby County Government has yet to select an appraiser to do the Appraisals on Tract Nos. 31,32,33,34 & 35. The selection of an appraiser to do the Appraisals on Tract Nos. 31,32,33,34 & 35 should be forthcoming within a few weeks.

According to your bid, you will provide all of the above described Review Appraisals for a total fee of \$46,650.00.

On behalf of Shelby County Government, please accept this letter as your "Notice to Proceed" immediately with this review appraisal assignment. Please note you won't be able to do the Review Appraisals on Tract Nos. 31,32,33,34 & 35 until we select an appraiser to do those Appraisals and those Appraisals are done. Should you need additional information relevant to this review appraisal assignment, please call me at 222-2576. As you complete the Review Appraisals on this review appraisal assignment, please include on your submitted invoices Project No. 3-NDR-07 and Purchase Order No. P032118 for payment processing. On behalf of Shelby County Government, thank you in advance for your involvement on this project!

Best Regards,

Bill Goss, Manager
Real Estate Services
Shelby County Government

Cc: Dawn Kinard
Darren Sanders
Tom Needham
Jim Vazquez
Kevin Eason
Jason Morris

HUD Proj. Greenway Phase No. 6

Bid Awards

Goss, Bill

From: STEVE TACKER <sttacker2005@bellsouth.net>
Sent: Tuesday, June 12, 2018 3:48 PM
To: Rand Bouldin; James Wade
Cc: Goss, Bill; Kinard, Dawn
Subject: Phase 6 Wolf River Trail

Rand/Jack- Congratulations...Rand, you are the low bidder for the MDB and Summery Appraisals; Jack, you are the low bidder for the Reviews. I will be adding a day to the schedule because I am a day late in getting the award out. I'll email you both back tomorrow.

Thanks for your participation!

Steve

HUD Proj. - Greenway Phase No. 6

WADE & ASSOCIATES

Goss, Bill

From: STEVE TACKER <sltacker2005@bellsouth.net>
Sent: Thursday, August 16, 2018 2:33 PM
To: Goss, Bill
Subject: Fw: Request for Bids
Attachments: BID SHELBY COUNTY PROJECT#AM2017-002C APPRAISAL REPORT.pdf; BID SHELBY COUNTY PROJECT#AM2017-002C REVIEW APPRAISALS.pdf

On Monday, June 11, 2018 3:25 PM, James Wade <jwade@wadeappraisal.com> wrote:

Mr. Tacker,

I have attached a bid for the appraisal services and a second bid for the review appraisal services to this email.

Thank you for the opportunity to bid.

*James E. "Jack" Wade, Jr., SRA, SR/WA
Wade and Associates
109 Heatherwood Cove
Jackson, TN 38305-8846
731-664-7619 office
731-394-6914 cell
jwade@wadeappraisal.com*

From: STEVE TACKER [<mailto:sltacker2005@bellsouth.net>]
Sent: Wednesday, May 30, 2018 3:45 PM
To: J. Walter Allen; James O. Turner II; James Wade; Rand Bouldin; Douglas B. Hall CRE MAI; Mark Johnstone; Eric Trotz
Cc: Bill Goss; Dawn Kinard
Subject: Request for Bids

RE: SHELBY COUNTY PROJECT#AM2017-002C

Dear Real Estate Appraiser Vendors,

The purpose of this email is to formally invite you to submit a bid via email for providing the following described appraisal services needed by Shelby County Government in conjunction with the above referenced project:

1. **A Formal Summery Appraisal** of the Real property rights to be acquired on Tract Nos. 2,8,10,12,13,14,18,19,20,21,23,24,28,29,30,31,32,33,34,&35 [20 tracts] of the above referenced Wolf River Trail project, including a narrative report provided for each, in duplicate, conforming to the following- Title III of the Uniform Relocation Assistance and Real Estate Property Acquisition Policies Act of 1970, as amended to-date (Uniform Act); Uniform Standards of Professional Appraisal Practice (USPAP); and TDOT Appraisal

Guidelines. This quote must be based upon your ability/commitment to complete this entire appraisal assignment and deliver all of the narrative reports to the County within forty-five (45) calendar days from the receipt of the County's notice to proceed with these appraisals. (The County plans to select/commission the successful bidder and issue its notice to proceed with these appraisals on 6/11/2018 with the appraisal completion deadline being 07/26/2018).

2. A Review Appraisal of the Formal Summary Appraisal covering the Real Property

Rights to be acquired for Tract Nos. 2,8,10,12,13,14,18,19,20,21,23,24,28,29,30,31, 32,33,34,&35 [20 tracts] on the above referenced Wolf River Trail project, including a narrative report provided for each tract, in duplicate, conforming to the following - Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended to-date (Uniform Act); Uniform Standards of Professional Appraisal Practice (USPAP); and TDOT Appraisal Guidelines. This quote must be based upon your ability/commitment to complete this entire review appraisal assignment and deliver all of the narrative reports to the County within thirty days (30) calendar days from the receipt of the Formal Summary Appraisal for such tracts. (The County plans to select/commission the successful bidder and issue its notice to proceed with these review appraisals on 07/26/2018; the Formal Summary Appraisals for all of the subject tracts will be scheduled for delivery to the Review Appraiser on or before 07/26/2018 with the review appraisal completion deadline being 08/27/2018).

In order to be considered for either of the above described appraisal assignments, your bid, via email for providing the above described appraisal services must be received by Monday, 06/11/2018 at 4:00 p.m. In the event you decide not to submit a bid, please do send me an email confirming that no bid will be forthcoming.

The attached files contain individual acquisition plats of the subject tracts showing the Real Property rights to be acquired. Files showing the construction plans for this project will be sent to you under separate emails due to their size Let me know if you have any questions or need additional information in order for you to develop your quotes. On behalf of Shelby County Government, thank you for your interest in providing appraisal services for the County.

Best Regards,

**Steve Tacker,
Right of Way Consultant for
Shelby County Government
901-378-0923**

WADE & ASSOCIATES
REAL PROPERTY APPRAISALS
109 HEATHERWOOD COVE
JACKSON, TN 38305-8846
Phone (731) 664-7619 / Cell (731) 394-6914

June 11, 2018

Mr. Steve Tacker
Right of Way Consultant for
Shelby County Government
584 Adams Avenue
Memphis, TN 38103

RE: Requested Bids for Appraisal Services on
Shelby County Project #AM2017-002C

Dear Mr. Tacker,

My email is in response to your email dated May 30, 2018 requesting:

1. A Formal Summary Appraisal of the Real property rights to be acquired on Tract Nos. 2, 6, 10, 12, 13, 14, 15, 19, 20, 21, 23, 24, 25, 29, 30, 31, 32, 33, 34 & 35 (20 parcels) of the above referenced Wolf River Trail project including a narrative report provided for each, in duplicate, conforming to the following: Title III of the Uniform Relocation Assistance and Real Estate Property Acquisition Policies Act of 1970 as amended to date (Uniform Act), Uniform Standards of Professional Appraisal Practice (USPAP) and DOT Appraisal Guidelines. This quote must be based upon your ability/commitment to complete this entire appraisal assignment and deliver all of the narrative reports to the County within forty-five (45) calendar days from the receipt of the County's notice to proceed with these appraisals. (The County plans to select/commission the successful bidder and issue its notice to proceed with these appraisals on 6/11/2018 with the appraisal completion deadline being 07/26/2018)

My bid for the appraisal reports is shown below.

Plat 2	\$4,500.00
Plat 8	\$4,500.00
Plat 10	\$4,500.00
Plat 12	\$4,500.00
Plat 13	\$4,500.00
Plat 14	\$4,500.00
Plat 18	\$4,500.00
Plat 19	\$4,500.00
Plat 20	\$4,500.00
Plat 21	\$4,500.00
Plat 23	\$4,500.00
Plat 24	\$4,500.00
Plat 28	\$4,500.00
Plat 29	\$4,500.00
Plat 30	\$4,500.00
Plat 31	\$4,500.00
Plat 32	\$4,500.00
Plat 33	\$4,500.00
Plat 34	\$3,995.00
Plat 35	\$4,500.00
Total	\$89,495.00

Please contact me at 731-394-6914, if you have any questions.

Sincerely,

JW

James E. Wade, Jr., SR/WA, SRA

WADE & ASSOCIATES
REAL PROPERTY APPRAISALS
109 HEATHERWOOD COVE
JACKSON, TN 38305-8846
Phone (731) 664-7619 / Cell (731) 394-6914

June 11, 2018

Mr. Steve Tacker
Right of Way Consultant for
Shelby County Government
584 Adams Avenue
Memphis, TN 38103

RE: Requested Bids for Review Appraisal Services on
Shelby County Project #AM2017-002C

Dear Mr. Tacker,

My email is in response to your email dated May 30, 2018 requesting:

7. A Review Appraisal of the Formal Summary Appraisal covering the Real Property

Rights to be acquired for Tract Nos. 2, 6, 8, 12, 13, 14, 18, 19, 20, 21, 23, 24, 28, 29, 30, 31, 32, 33, 34 & 35 (20 bards) on the above referenced West River Tract project including a narrative report provided for each tract in duplicate conforming to the following: Title 18 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended to date (Uniform Act); Uniform Standards of Professional Appraisal Practice (USPAP); and 10/01 Appraisal Guidelines. This quote must be based upon your ability/commitment to complete this entire review appraisal assignment and deliver all of the narrative reports to the County within thirty (30) calendar days from the receipt of the Formal Summary Appraisal for each tract. (The County plans to select/submit on the successful bidder and issue its notice to proceed with these review appraisals on 07/26/2018. The Formal Summary Appraisals for all of the subject tracts will be scheduled for delivery to the Review Appraiser on or before 07/26/2018 with the review appraisal completion deadline being 08/27/2018.)

My bid for the review appraisal reports is shown below.

Plat 2	\$2,350.00
Plat 8	\$2,350.00
Plat 10	\$2,350.00
Plat 12	\$2,350.00
Plat 13	\$2,350.00
Plat 14	\$2,350.00
Plat 18	\$2,350.00
Plat 19	\$2,350.00
Plat 20	\$2,350.00
Plat 21	\$2,350.00
Plat 23	\$2,350.00
Plat 24	\$2,350.00
Plat 28	\$2,350.00
Plat 29	\$2,350.00
Plat 30	\$2,350.00
Plat 31	\$2,350.00
Plat 32	\$2,350.00
Plat 33	\$2,350.00
Plat 34	\$2,000.00
Plat 35	\$2,350.00
Total	\$46,650.00

Please contact me at 731-394-6914, if you have any questions.

Sincerely,

JW

James E. Wade, Jr., SR/WA, SRA



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/11/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER State Farm RON DARBY 130 STONEBRIDGE BLVD JACKSON, TN 38305	CONTACT NAME: VICKI PHONE: 731-668-1505 FAX: 731-668-3031 EMAIL: vicki@rondarby.net ADDRESS:													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr><td>INSURER A</td><td></td></tr> <tr><td>INSURER B</td><td></td></tr> <tr><td>INSURER C</td><td></td></tr> <tr><td>INSURER D</td><td></td></tr> <tr><td>INSURER E</td><td></td></tr> <tr><td>INSURER F</td><td></td></tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A		INSURER B		INSURER C		INSURER D		INSURER E		INSURER F
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INSURER B														
INSURER C														
INSURER D														
INSURER E														
INSURER F														
INSURED JAMES F. & GINGER C WADE 109 HEATHERWOOD CV JACKSON, TN 38305														

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR GENL. AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PER OCC <input type="checkbox"/> LOC <input type="checkbox"/> OTHER					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Per occurrence) \$ MED EXP. (Any and all persons) \$ PERSONAL & ADW. INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMMOD. AGG. \$ OTHER \$
AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS MADE (SEE NOTE 1)	X	121 7219 F22 42C	06/22/2018	12/31/2018	COMBINED SINGLE LIMIT (Per occurrence) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per occurrence) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$ OTHER \$
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY (SEE NOTE 2) Y/N N/A (If yes, describe under DESCRIPTION OF OPERATIONS HERE)					PER STATE OTHER \$ EL DISEASE - PER ACCIDENT \$ EL DISEASE - PER MONTH \$ EL DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS, LOCATIONS, VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 property appraisals

CERTIFICATE HOLDER SHELBY COUNTY GOVERNMENT, ITS ELECTED OFFICIALS, APPOINTEES, EMPLOYEES AND MEMBERS OF BOARDS, AGENCIES, AND COMMISSIONS 584 ADAMS AVE. MEMPHIS, TN 38103	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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BINDER-RECEIPT

- STATE FARM FIRE AND CASUALTY COMPANY
- STATE FARM GENERAL INSURANCE COMPANY
- STATE FARM FLORIDA INSURANCE COMPANY
- STATE FARM LLOYDS

- Apartment
- Rental Dwelling
- Condominium Association
- Business
- Church
- Other

Last Name Name WADE		Effective Date: 09-12-2018
First Name JAMES		Middle Name or Initial E
Co-applicant's Name (if applicable)		D/B/A
Mailing Number and Street address 109 HEATHERWOOD CV		City or Town JACKSON
State TN	ZIP Code 38305-8846	County

POLICY/COVERAGE FORM	INSURANCE LIMITS	PROPERTY OR INTERESTS COVERED	LOCATION AND DESCRIPTION OF PROPERTY OR INTERESTS	PREMIUM
BUS/PERSONAL PROPERTY	1000	PROPERTY	109 HEATHERWOOD CV	
Liability:				
<input checked="" type="checkbox"/> Business Liability <small>NOTE: The Annual Aggregate and products/completed operations aggregate limits are equal to 2 times the occurrence limit</small>	Each Occurrence 1,000,000			
<input type="checkbox"/> Personal Liability	Each Occurrence			
<input type="checkbox"/> Medical Payments	Each Person			
<input type="checkbox"/>				
<input type="checkbox"/>				

Deductibles: **1000**
 Name and Address of Mortgagee/Other Interest:

Total Premium	\$ 325.00
Amount Paid	\$ 325.00

Named Additional Insured, SHELBY COUNTY GOVERNMENT, ITS ,584 ADAMS AVE, MEMPHIS, TN, 381031944

Loan Number:

State Farm® will provide coverage to the applicant and his or her legal representative on the property described for up to ninety (90) days from the Effective Date, subject to all terms and conditions of the policy and endorsements for which application has been made. If no Effective Date is indicated, this Binder does not provide any coverage. This Binder will be void when the declarations page is issued on the policy for which application has been made or when coverage under this Binder is canceled in accordance with policy provisions.

The premium due State Farm for the coverage provided by this Binder will be the full annual premium for the policy for which application has been made, and will be pro-rated for the length of time coverage is provided under this Binder.

If coverage in this Binder replaces coverage in other policies terminating at 12 Noon (Standard Time) on the inception date of this Binder, this Binder will be effective at 12 Noon (Standard Time) instead of 12:01 a.m. Standard Time.

Agent's Code Stamp
Ron Darby
 130 Stonebridge Blvd Ste F
 Jackson, TN, 38305-2086
 (731)668-1505

AGENT: It is very important that you mail a copy of the Binder and a completed application to this Company on the day issued.