



141 East Town Street
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Columbus, Ohio 43215
614-461-0911
Fax: 614-461-0950

March 3, 2014

Gary M. Vidmar, Administrator
Village of South Lebanon
99 High Street
South Lebanon, Ohio 45065
and
Kings Local School District and Warren County Auditor

Via E-Mail: gvidmar@southlebanonohio.org

Re: Proposal for the appraisal of 500 Corwin Nixon Drive, South Lebanon,
Warren County, Ohio

Dear Mr. Vidmar:

We appreciate your asking our firm to appraise the property listed below. Our understanding is that the purpose of the appraisals is to estimate the market value of the unencumbered fee simple title to the property as of January 1, 2012, in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). The intended use of the appraisal is to serve as a basis for determining an approximate valuation for *ad valorem* taxation purposes before the Board of Tax Appeals.

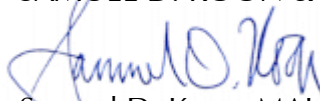
Our fee for the appraisal will be \$5,000. Our fee includes providing you with copies of the report as needed for the hearing. Our appraisal will be completed in two phases. The first phase will be concluding to a value opinion and providing such opinion verbally to Kings Local School District, Village of South Lebanon and the Warren County Auditor, at which point 50% of the bill will be due and payable. The second phase will be completion of the appraisal report, upon receiving the written approval from the Village of South Lebanon, Kings Local School District and the Warren County Auditor, at which point the balance of the fee will be due and payable. Time for trial preparation, travel and testimony will be billed at the rate of \$350 per hour.

Our fee shall be payable upon your receipt of our invoice for services. It is our understanding that payment will be made in equal amounts by the Village of South Lebanon, Kings Local School District and Warren County Auditor. Should any portion of our fee not be paid within 45 days of the due date, an administrative charge in the amount of \$250 shall be added to the next statement. Should this account be placed into collection, the Village agrees to pay the costs of such collection, including reasonable attorney's fees and court expenses, together with interest on the unpaid fee at the rate of 10% from the date when it first became due.

If this fee proposal meets with your approval, please sign this letter where indicated below and return a copy to me. Please do not hesitate to contact us at (614) 461-0911 if you have any questions, require clarification, or need further information with regard to any aspect of this proposal. We look forward to working with you and the property owner on this assignment and appreciate your business.

Cordially,

SAMUEL D. KOON & ASSOCIATES, LTD.



Samuel D. Koon, MAI

AGREED TO AND ACCEPTED:

Print Name: _____

Title: _____

Date: _____

Print Name: _____

Title: _____

Date: _____

Print Name: _____

Title: _____

Date: _____