



*Powering* The Center of What's Possible

Nov. 13, 2024

Reed & Graham, Inc.  
Gerald Graham  
P.O. Box 5940  
San Jose, CA, 95150

SUBJECT: OFFER TO PURCHASE OVERHEAD ELECTRIC EASEMENT  
SITE: 3800 Bassett Street  
NRS-KRS 115kV Transmission Line Project

Dear Mr. Graham:

The City of Santa Clara, acting by and through its municipally owned utility, Silicon Valley Power (SVP), is currently pursuing acquisition of power line easements to construct, operate, and maintain approximately 2.24 miles of new 115 kilovolt (kV) overhead transmission line from the Northern Receiving Station (NRS) to Kifer Receiving Station (KRS) ("Project"). The power lines that are proposed to be built for the Project requires the acquisition of property rights affecting approximately 6,200 square feet over a portion of your property located at 3800 Bassett Street, Santa Clara, CA and is also identified by the County Assessor as Parcel No. 104-14-160 ("Property").

SVP's primary objective of the Project is to increase system capacity and reliability. The majority of the new 115kV transmission line would be constructed along Lafayette Street, Bassett Street, and Duane Avenue. The Project is anticipated to be completed in 2028.

SVP designs its transmission system so that a loss of a single transmission line does not result in the loss of power for its customers. This design philosophy ensures the maximum reliability for its customers. As the power demands of the City grow, so does the necessity to construct infrastructure upgrades, such as this project, to continue to maintain this level of service reliability and increase the power capacity to support load growth and development. SVP is proactive about addressing future reliability issues and committed to providing the best service reliability for its customers.

Our title information shows Reed & Graham, Inc., a corporation to be the owner of the Property. This Property is within the Project area.

Subject to, and upon the terms and conditions set forth herein, SVP offers to purchase the easement area over the Property ("Easement Area"), as described in Exhibit A: Overhead Electric Easement Deed ("Easement Deed") attached hereto. SVP hereby offers the sum of One Hundred Fifty Five Thousand Dollars (\$155,000) as just compensation for the acquisition of the Easement Area.



*Powering* The Center of What's Possible

It is the policy of SVP to acquire property interests that are in private interests through voluntary purchase, if possible, and only when it is necessary to do so. In accordance with applicable law, SVP has obtained, reviewed and approved an appraisal to establish the fair market value of the property to be acquired. The attached Appraisal Summary outlines the basis for this offer pursuant to Government Code §7267.2.

Pursuant to Code of Civil Procedure §1263.025, SVP offers to pay your reasonable costs up to five thousand dollars (\$5,000) for an independent appraisal of the property interests. By law, an appraiser licensed by the Office of Real Estate Appraisers must prepare the independent appraisal. Although you are not required to obtain an appraisal at this time, or at all, if you believe such appraisal can assist you in evaluating this offer, it is in your interest to obtain an independent appraisal as expeditiously as possible. If you choose to obtain an appraisal, please forward SVP an invoice from your appraiser, identifying the Easement Area and the Property address as the subject of the appraisal and the fee charged.

Materials enclosed for your information include:

- An Easement Deed with Exhibit showing the Easement Area;
- The Appraisal Summary for your Easement Area.

The agent assigned to you and to whom you will be working with is **John Timmins** who can be reached at **801-244-3707** or by email at **john.timmins@eciusa.com**. Please contact him if you have any questions or if you wish further clarification of this offer.

If you are agreeable to the purchase amount of this offer for the Easement Area, please indicate your acceptance by signing in the space provided below and return an original signed copy of this letter to **John Timmins** using the postage paid return envelope, which is enclosed, for your use. Upon receipt of your acceptance of this purchase offer amount, a contract for sale (Purchase and Sale Agreement) and escrow instructions will be prepared for your execution. SVP will pay all of the conveyance and escrow costs. All taxes and assessments, if any, will be pro-rated, and possession will be delivered to SVP at the close of escrow.

Sincerely,

Manuel Pineda P.E.  
Chief Electric Utility Officer



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Enclosures:

SVP Easement with Exhibit  
Appraisal Summary  
Postage paid return envelope

### **ACCEPTANCE OF OFFER**

I, Gerald Graham, am the legal owner of the Property. SVP submitted to me an Offer to purchase Overhead Electric Easement dated November 13, 2024 ("Offer") whereby the City of Santa Clara acting by and through its municipally owned utility, Silicon Valley Power, offered \$155,000 as the purchase amount for the acquisition of the Easement Area. By signing below, I, Gerald Graham hereby accept this Offer and the terms and conditions contained therein. I further represent that I am legally authorized to accept the Offer.

Any and all capitalized terms shall have the meaning ascribed to them in the Offer.

Owner's Name

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Recording Requested by:  
Office of the City Attorney  
City of Santa Clara, California

When Recorded, Mail to:  
Office of the City Clerk  
City of Santa Clara  
1500 Warburton Avenue  
Santa Clara, CA 95050

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

EXEMPT FROM RECORDING FEE  
PER GOVERNMENT CODE §§ 6103 and 27383

EXEMPT FROM FEE  
PER GOVERNMENT CODE § 27388.1 (a)(2)(D)

## OVERHEAD ELECTRIC EASEMENT DEED

**3800 Bassett Street & APN 104-14-160  
Santa Clara, California**

For valuable consideration, the receipt of which is hereby acknowledged, **Reed & Graham, Inc., a corporation**, (herein "**Grantor**"), hereby grants to the **CITY OF SANTA CLARA**, California, a chartered municipal corporation, (herein "**Grantee**"), an easement and right-of-way (herein "**Easement**") in, on, over, along and across the real property owned by Grantor in the City of Santa Clara, State of California, described in **Exhibit A** attached hereto and incorporated herein by this reference ("**Easement Area**").

This Easement shall be used by Grantee for the purpose of constructing and reconstructing, installing, operating, inspecting, maintaining, repairing, removing and/or replacing overhead electrical transmission systems, electrical distribution system, and communication systems, and appurtenances thereto, including a reasonable right of ingress and egress over adjoining lands of Grantor. In exercising said right of ingress and egress, Grantee shall, wherever practical, use existing roads and lanes across lands of Grantor, if such there be, and if not, by such route or routes as shall result in the least practicable inconvenience to Grantor and any occupants of Grantor's property.

The overhead system will consist of poles, wire supports, wires and conductors suspended from pole to pole, transformers and other equipment mounted on the poles, anchors, guy attachments, and other appurtenances.

Portions of the Easement Area may be used by the Grantor for driveway(s), landscaping (excluding trees), and parking, as will not interfere with the Grantee's use of the Easement. Any other use of the Easement Area by Grantor shall be subject to Grantee's express written consent and only after Grantee's review of plans and specifications and determination that such use will not interfere with its use of the Easement. Grantee may trim any trees or remove any tree or structure which is in or adjacent to the Easement Area which, in its reasonable determination, interferes with its use of the Easement. Grantee may trim any trees which is in or adjacent to the Easement Area which exceeds a height of 20 Feet or poses a risk of falling onto the Grantee's facilities or equipment located within the Easement.

[SIGNATURE(S) APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, said grantors have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED FOR FORM:

\_\_\_\_\_  
Office of the City Attorney  
City of Santa Clara

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

-

**"OWNER" APN 104-14-160 (2024-10)**

**ALL LEGAL OWNERS OF PROPERTY MUST EXECUTE THIS DOCUMENT.** IF GRANTOR IS A CORPORATION, THE COMPLETE LEGAL NAME AND CORPORATE SEAL OF THE CORPORATION AND CORPORATE TITLES OF THE PERSONS SIGNING FOR THE CORPORATION SHALL APPEAR ABOVE. WRITTEN EVIDENCE OF AUTHORITY OF PERSON OR PERSONS EXECUTING THIS DOCUMENT ON BEHALF OF CORPORATION, PARTNERSHIP, OR JOINT VENTURE, OR ANY OTHER ORGANIZATION OTHER THAN A SOLE PROPRIETORSHIP SHALL BE ATTACHED.  
**ATTACH THE ALL-PURPOSE NOTARY ACKNOWLEDGMENT FORM FOR THE PERSON OR PERSONS EXECUTING THIS DOCUMENT ON BEHALF OF THE GRANTOR.**

# EXHIBIT "A"

SVP REF: SC 1X-1XX

OVERHEAD ELECTRIC EASEMENT ACROSS:  
REED & GRAHAM, INC.  
3800 BASSETT ST.  
SANTA CLARA, CALIFORNIA 95054  
APN: 104-14-160  
EASEMENT AREA: 6,200 FT. ±

NOT VALID  
UNLESS  
SIGNED &  
SEALED

## DESCRIPTION:

The easterly 10.00 feet of the parcel of land conveyed in that certain Grant Deed recorded April 23, 1963 as Document No. 2389925, in the Office of the Recorder of Santa Clara County (ORSCC), herein after referred to as the Grantor's Parcel, located in the City of Santa Clara, County of Santa Clara, State of California, described as follows:

**COMMENCING** at a monument located at the centerline intersection of Bassett Street and Norman Avenue; thence North 27°24'00" West 501.26 feet along the centerline of said Bassett Street (as shown on Page 2 of this Exhibit); thence South 62°36'00" West 30.00 feet to the westerly right-of-way of said Bassett Street and the **POINT OF BEGINNING**; thence South 63°11'02" West 10.00 feet along the southerly line of said Grantor's Parcel; thence North 27°24'00" West 616.58 feet to the northerly line of said Grantor's Parcel; thence North 63°01'53" East 10.00 feet to the said westerly right-of-way; thence South 27°24'00" East 616.61 feet along said westerly right-of-way to the **POINT OF BEGINNING**

**CONTAINING:** 6,200 sq. ft., more or less

-PRELIMINARY-  
FOR REFERENCE ONLY

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED

REV: 0    DATE: 10-7-24    SCALE: N/A    BY: GAB    CHK: GHH    APP: JJC

*"Engineering with Distinction"*  
**ECI ELECTRICAL**  
CONSULTANTS, INC.  
SALT LAKE CITY, UTAH  
680 West 700 South Woods Cross, UT 84087 (801) 292-9954

REED & GRAHAM, INC.  
APN: 104-14-160  
3800 BASSETT ST.  
SANTA CLARA, CALIFORNIA 95054

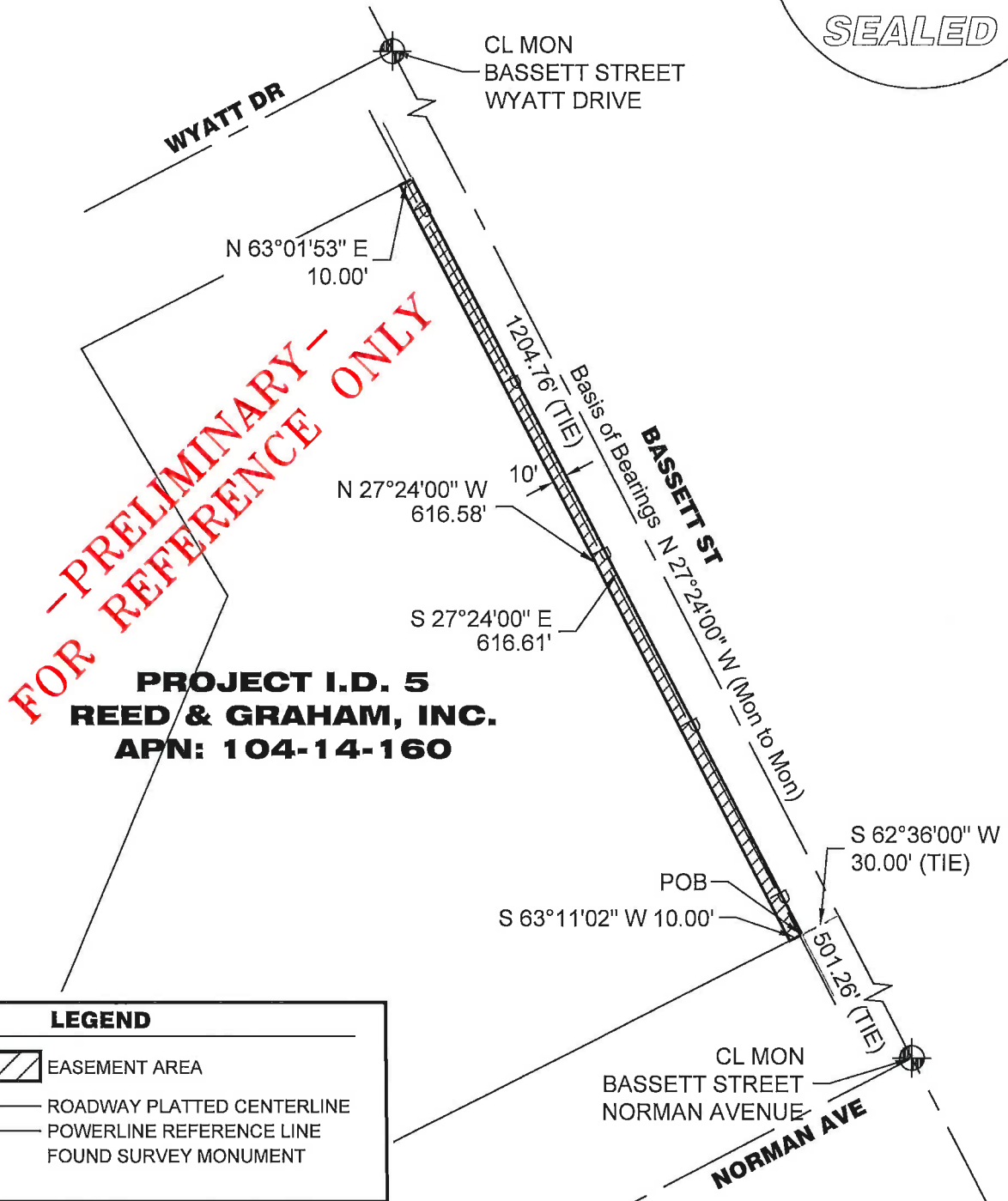
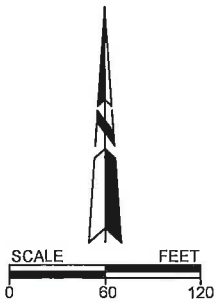
 **SILICON VALLEY POWER.**  
CITY OF SANTA CLARA

SHEET: 1 of 2

**EXHIBIT "A"**

OVERHEAD ELECTRIC EASEMENT ACROSS:  
 REED & GRAHAM, INC.  
 3800 BASSETT ST.  
 SANTA CLARA, CALIFORNIA 95054  
 APN: 104-14-160  
 EASEMENT AREA: 6,200 FT. ±

**NOT VALID  
 UNLESS  
 SIGNED &  
 SEALED**



THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED

REV: 0 DATE: 10-7-24 SCALE: 1" = 120' BY: GAB CHK: GHH APP: JJC

Engineering with Distinction

**ECI ELECTRICAL**  
 CONSULTANTS, INC.  
 SALT LAKE CITY, UTAH

680 West 700 South Woods Cross, UT 84087 (801) 292-9954

REED & GRAHAM, INC.  
 APN: 104-14-160  
 3800 BASSETT ST.  
 SANTA CLARA, CALIFORNIA 95054

**SILICON VALLEY POWER**  
 CITY OF SANTA CLARA

SHEET: 2 of 2





**Appendix A**

October 8, 2024

**City of Santa Clara  
Overhead Electric Easement  
Appraisal Summary Statement And  
Summary of the Basis for Just Compensation  
(Pursuant to Government Code Section 7267.2)**

The following is a statement of and summary of the basis for the appraisal and the amount that Silicon Valley Power has established as just compensation required by California Government Code Section 7267.2. The appraisal on which this summary is based was made in accordance with accepted appraisal principles, consistent with California valuation law.

The purpose of this appraisal is to estimate the fair market value of the proposed acquisition appraised. Section 1263.320 of the Code of Civil Procedure defines fair market value as:

- A. *The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.*
- B. *The fair market value of property taken for which there is no relevant market is its value on the date of valuation as determined by any method of valuation that is just and equitable.*

The date of value August 8, 2024, which was the date of inspection.

The intended use of this appraisal is for potential acquisition of easement access rights, which is called the Overhead Electric Easement. The intended user is Silicon Valley Power.



The scope of work included inspecting the property, research and analysis of comparable data, and highest and best use analysis.

The appraised rights are further identified as follows:

- 1) The fair market value of a 6,200-square-foot permanent easement.

### **Statement of the Amount Established as Just Compensation**

The amount Silicon Valley Power has established as just compensation for the property rights described in the accompanying offer is: **\$155,000 (One Hundred Fifty-Five Thousand Dollars)**.

### **Summary of Basis for the Amount Established as Just Compensation**

This Summary of the Basis for the Amount Established as Just Compensation (prepared pursuant to Government Code Section 7267.2) is a summary of the appraisal used by Silicon Valley Power to determine the amount it established as just compensation for an easement.

#### **(A) Property Identification – Subject Property**

<b>Owner of Record:</b>	Reed & Graham, Inc.
<b>Assessor's Parcel Numbers (APNs):</b>	Santa Clara County Assessor's Parcel Number (APN) 104-14-160
<b>Property Address:</b>	3800 Bassett Street, Santa Clara, Santa Clara County, California 95054
<b>Property Transfers in the Past Three Years:</b>	There have been no other transfers within three years.
<b>General Character of Interest Being Appraised:</b>	Easement
<b>Larger Parcel Land Size:</b>	238,708 square feet
<b>Improvements:</b>	There is an existing industrial building on the property.
<b>Topography:</b>	Level
<b>Shape:</b>	Irregular
<b>Access:</b>	Access to the Larger Parcel is available off of Bassett Street.

<b>Utilities:</b>	Typical municipal and public utilities are available.
<b>Environmental Conditions:</b>	We did not receive a Phase I report for the Subject Property, and we assume there are no adverse environmental conditions.
<b>Date of Valuation:</b>	August 8, 2024
<b>Highest and Best Use</b>	The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued.
<b>Highest and Best Use – As If Vacant:</b>	Industrial development
<b>Highest and Best Use – As Improved:</b>	Existing Use
<b>Present Use Subject Property:</b>	The Larger Parcel is currently used as an industrial property.
<b>Applicable Zoning:</b>	HI – Heavy Industrial

**(B) Approaches Used in the Appraisal**

We employed the "before" and "after" methodology for the Larger Parcel. In the "before" condition, we have not considered the Project.

In the "after" condition, we have considered the impacts attributed to the proposed easement and the Project.

Three methods of valuation can be applied to the appraisal of land. The most often used approach is the Direct Sales Comparison Approach. This method involves the comparison of the subject with recent sales of comparable properties.

A second method of land appraisal is the Land Development Approach. This approach involves estimating the development costs of installing all utilities and off-sites. These costs can be subtracted from a known improved lot value (established by sales comparison) to arrive at an estimate of raw land value or added to the known raw land value to arrive at the value of an improved site.

The third method employed is an Income Residual Method. An estimate is made of the potential net income, which can be earned from the site improved with buildings. The cost of these improvements

is estimated to determine the portion of the income needed to supply a fair return on these costs. The residual income is available for a return on the land. Therefore, this income is capitalized into an indicated land value.

For purposes of this appraisal, the Sales Comparison Approach has been employed. Sufficient sales data was available that it was felt this method yielded a reliable result. This is the method that would most often be applied by a typical buyer of this type of property. The comparable sales are provided in Exhibit A.

#### Sales Comparison Approach

The sales comparison approach is used to derive a value indication by comparing the property being appraised to similar properties that have sold recently, applying appropriate units of comparison, and making adjustments to the comparables based on the elements of comparison.

Based on our analysis of sale comparables provided in Exhibit A, we estimate the land value of the Larger Parcel to be \$23,870,800 (land only). This is based on a price per square foot of land of \$100 x 238,708 square feet.

#### **(C) Value of Part Taken**

We have valued the part taken next. This consists of the value of the permanent easement.

#### Permanent Easement

In the "after" condition, the highest and best use of the Larger Parcel remains for continuation of the existing use.

For this valuation, the rationale for estimating the easement value can be shown as an equation:

#### **Fee simple land value x % of fee rights being acquired = easement value**

Based on our experience, an easement that is solely for subsurface utilities, as one example, may command a 10-35% share of the fee rights. As another example, exclusive control of surface rights may capture 90-100% of the fee simple value.

The subject is a perpetual easement. The grantor has significant remaining rights at the surface, landscaping, parking and signage for example. We estimate that the easement encumbers 25% of the total bundle of rights.

Therefore, the fair market value for the permanent easement is estimated at **\$155,000**, or 6,200 square feet x \$100 x 25%.

#### **(D) Severance Damages/Benefits Analysis**

Severance damages and benefits involve measuring the effect that the "acquisition" and "Project" have on the value of the property remaining, i.e., on the "remainder."

The acquisition is not expected to result in any severance damages to the remainder.

The highest and best use of the Larger Parcel upon partial acquisition is unchanged, relative to the "before" condition. We have not identified any damages from the Project.

Benefits result when the value of the remainder increases because of either the Project or the acquisition. Any resulting benefits are offset only against severance damages and not against acquisition value.

Each case for benefits is unique. In the case of the subject, we envision that the electric utility upgrades would be superior relative to the existing conditions. Since we have not identified any severance damages, we have not quantified any potential benefits.

**(E) Conclusion of Just Compensation and Value in the "After" Condition**

The market value of the acquisition is shown on the following page.

### Summary of Valuation

A. Land Value of the whole before acquisition:		\$23,870,800
B. Value of the part acquired as part of the whole:		\$155,000
Permanent Easement (\$100 x 6,200 SF x 25%)	\$155,000	
Site Improvements (e.g. trees)	\$0	
C. Value of the remainder as part of the whole: (Line A less Line B)		\$23,715,800
D. Value of the remainder after the acquisition and before consideration of benefits (Line C - Line E)		\$23,715,800
E. Severance Damages/Cost to Cure		\$0
F. Value of the remainder after the acquisition and after considering benefits		\$23,715,800
G. Benefits (Line F less Line D)		0
H. Net Damages or Net Benefits (Line E minus Line G)		\$0
Plus: TCE:		<u>\$0</u>
Total		\$0
I. Market Value of the Acquisition (Just Compensation) (Line B plus Line H)		\$155,000
		\$0
Subtotal		\$155,000
Rounded		<b><u>\$155,000</u></b>

The resulting land value of the remainder in the "after" condition is \$23,715,800, or \$23,870,800 - \$155,000.

The fair market value for the acquisition is, **\$155,000**, as summarized below:

**Value Conclusions: 3800 Bassett Street**

	Permanent Easement	Site Improvements	Net Severance Damages	Total Fair Market Value
Value Type	Fair Market Value	Fair Market Value	Fair Market Value	Fair Market Value
Property Rights Appraised	Permanent Easement			Acquisition
Date of Value	August 8, 2024	August 8, 2024	August 8, 2024	8/8/20024
<b>Fair Market Value</b>	<b>\$155,000</b>	<b>\$0</b>	<b>\$0</b>	<b>Total: \$155,000 (rounded)</b>

The previous is a summary of the appraisal prepared at the request of Silicon Valley Power to comply with Government Code Section 7267.2 that fairly and correctly states my opinions and knowledge.

Dated: October 8, 2024



Josh Fronen, MAI  
Managing Director  
California Certified License #AG028548  
License Expires 12-18-2025

# Addenda

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Exhibit A: Land Sales

Exhibit B: Easement Area

Office Locations



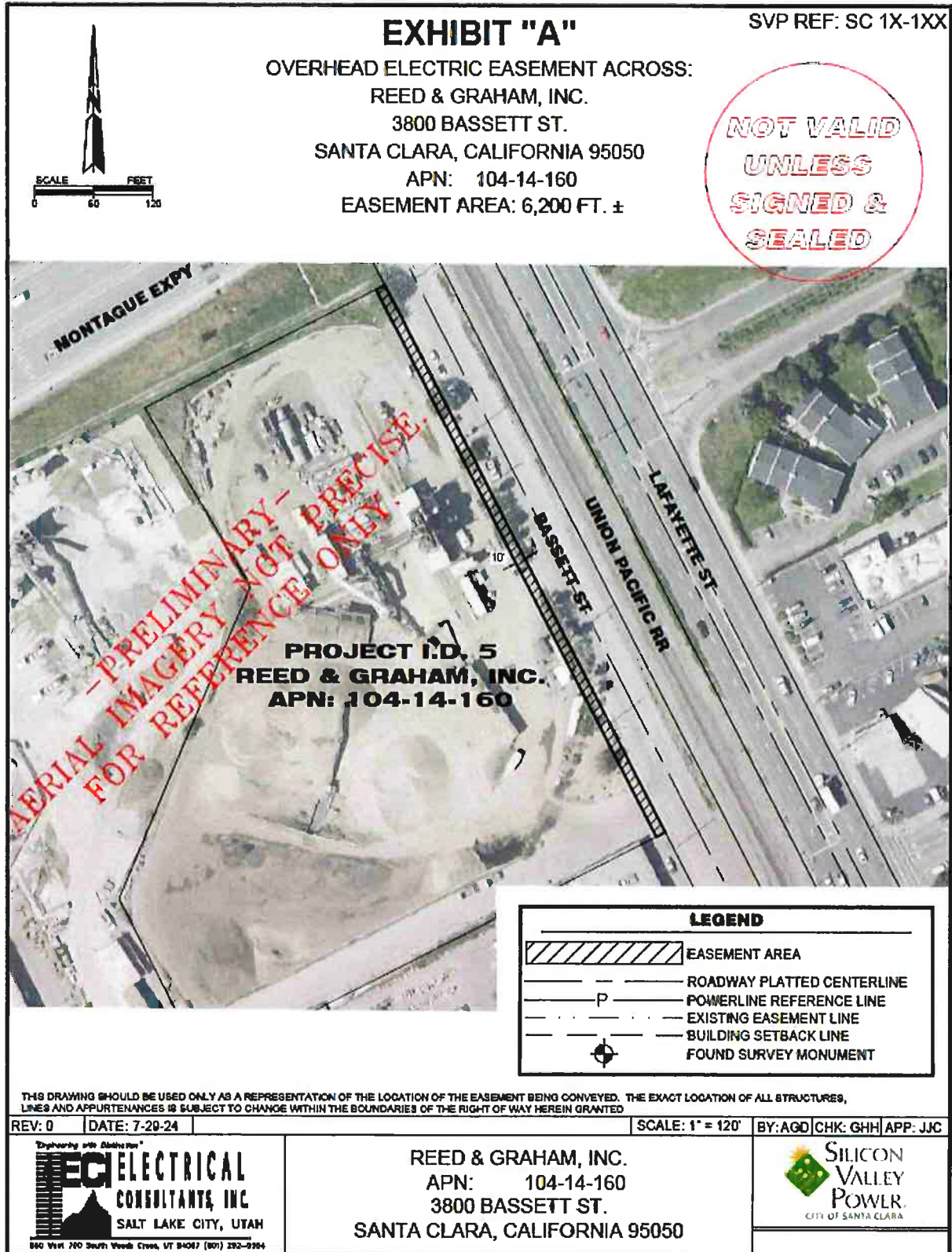
## Exhibit A: Land Sales

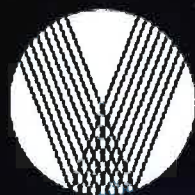
### Comparable Sales Summary

Comp No.	Address	COE date	Land SF	Sale Price	Price per SF of Land	Grantor / Grantee and Recording #
1	550 East Brokaw Road San Jose	Feb-24	861,617	\$ 80,000,000	\$92.85	Caracol Property Owner LLC Super Micro Computer Inc. Recording # 25596686
2	1045 Commercial Court San Jose	Jan-23	108,028	\$ 6,500,000	\$60.17	Anderson Graves LLC 1045 Commercial Court LLC Recording #25431855
3	960 Central Expressway Santa Clara	Mar-23	1,788,138	\$ 237,761,000	\$132.97	Owens Corning Insulating Systems LLC Amazon Com Services LLC Recording #25445147
4	868 Parker Street Santa Clara	Jul-24	39,048	\$ 4,900,000	\$125.49	ABC Manufacturing Co. 840 Parker Street LLC Recording #25661169

Exhibit B: Easement Area

Permanent Easement





# Valbridge

PROPERTY ADVISORS

## FAST FACTS

COMPANY INFORMATION

- Valbridge is North America's largest Independent commercial appraisal firm.
- Valbridge provides custom appraisal reports in the U.S., Canada, and Puerto Rico.
- Valbridge specializes in appraising all types of real property.
- Valbridge provides Independent valuation services. We are NOT owned by a brokerage firm or investment company.
- Every Valbridge office is overseen by a Senior Managing Director who holds the MAI designation of the Appraisal Institute.
- Valbridge is owned by local offices.
- Valbridge welcomes single-property assignments as well as portfolio, multi-market, and other bulk-property engagements.

INSIGHT. IMPACT. INTEGRITY.

**Valbridge Property Advisors, Inc.**

Phone: 888.981.2029

[valbridge.com](http://valbridge.com)







**Valbridge**  
PROPERTY ADVISORS

## VALBRIDGE PROPERTY ADVISORS OFFICE LOCATIONS

### ALABAMA

26241 Equity Dr., Ste. 101  
Daphne, AL 36526  
(251) 929-9090

4245 Balmoral Dr. SW, Unit #201  
Huntsville, AL 35801  
(256) 210-1555

4732 Woodmere Blvd.  
Montgomery, AL 36106  
(334) 277-5077

### CALIFORNIA

3160 Crow Canyon Pl.  
San Ramon, CA 94583  
(925) 327-1660

825 Colorado Blvd., Ste. 201  
Los Angeles, CA 90041  
(626) 486-9327

17822 17<sup>th</sup> St., Ste. 211  
Tustin, CA 92780  
(714) 449-0852

775 Sunrise Ave., Ste. 260  
Roseville, CA 95661  
(916) 361-2509

1530 The Alameda, Ste. 100  
San Jose, CA 95126  
(408) 279-1520

### COLORADO

5345 Arapahoe Ave., Ste. 6  
Boulder, CO 80303  
(303) 867-1935

### FLORIDA

301 Almeria Ave., Ste. 350  
Coral Gables, FL 33134  
(305) 639-8029

3780 Burns Rd., Ste. 4  
Palm Beach Gardens, FL 33410  
(561) 833-5331

3033 Riviera Dr., Ste. 106  
Naples, FL 34103  
(239) 514-4646

### IDAHO

3910 S. Yellowstone Hwy., Ste. B5  
Idaho Falls, ID 83402  
(208) 534-5505

1875 N. Lakewood Dr., Ste. 100  
Coeur d'Alene, ID 83814  
(208) 292-2965

### ILLINOIS

566 W. Lake St., Ste. 240  
Chicago, IL 60661  
(312) 429-0132

### INDIANA

6801 Lake Plaza Dr., Ste. C-301  
Indianapolis, IN 46220  
(317) 687-2747

### KANSAS

10990 Quivira Rd., Ste. 100  
Overland Park, KS 66210  
(913) 451-1451

### KENTUCKY

1890 Star Shoot Pkwy.  
Lexington, KY 40509  
(502) 585-3651

### KENTUCKY (CONT'D)

9401 Williamsburg Plaza, Ste. 204  
Louisville, KY 40222  
(502) 585-3651

### MARYLAND

11100 Dovedale Ct.  
Marriottsville, MD 21104  
(443) 333-5525

### MASSACHUSETTS

260 Bear Hill Rd., Ste. 106  
Waltham, MA 02451  
(781) 790-5645

### MICHIGAN

1420 Washington Blvd.  
Detroit, MI 48226  
(313) 986-3313

2127 University Park Dr.  
Okemos, MI 48864  
(517) 336-0001

### MINNESOTA

1515 Central Pkwy., Ste. 120  
Eagan, MN 55121  
(651) 370-1475

### MISSISSIPPI

1010 Ford St.  
Gulfport, MS 39507  
(228) 604-1900

224 Avalon Cir.  
Brandon, MS 39047  
(601) 853-0736

501 Highway 12 W., Ste. 150-M  
Starkville, MS 39759  
(662) 617-2350

## VALBRIDGE PROPERTY ADVISORS

Phone: (239) 325-8234 | Fax: (239) 325-8356

*Each Valbridge office is independently owned and operated.*

**valbridge.com**

rev. 082624

**MISSOURI**

1118 Hampton Ave., Ste. 208  
St. Louis, MO 63139  
(314) 255-1323

**NEVADA**

3034 S. Durango Dr., Ste. 100  
Las Vegas, NV 89117  
(702) 242-9369

1575 Delucchi Ln., Ste. 209  
Reno, NV 89502  
(775) 204-4100

**NEW MEXICO**

7301 Indian School Rd. NE, Ste. A  
Albuquerque, NM 87110  
(505) 884-4721

**NORTH CAROLINA**

5950 Fairview Rd., Ste. 405  
Charlotte, NC 28210  
(704) 376-5400

**NORTH DAKOTA**

118 Broadway N., Ste. 509  
Fargo, ND 58091  
(701) 289-1676

**OHIO**

8298 Clough Pike, Ste. 1  
Cincinnati, OH 45244  
(513) 785-0820

**OKLAHOMA**

6666 S. Sheridan Rd., Ste. 104  
Tulsa, OK 74133  
(918) 712-9992

3121 Quail Springs Pkwy., Ste. 150  
Oklahoma City, OK 73134  
(405) 603-1553

**PENNSYLVANIA**

900 West Valley Rd., Ste. 503  
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(215) 545-1900

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Pittsburgh, PA 15227  
(412) 881-6080

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Mt. Pleasant, SC 29464  
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Greenville, SC 29607  
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(843) 884-1266

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213 Fox Rd.  
Knoxville, TN 37922  
(865) 522-2424

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Memphis, TN 38120  
(901) 753-6977

5205 Maryland Way, Ste. 202  
Brentwood, TN 37027  
(615) 369-0670

**TEXAS**

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Austin, TX 78746  
(737) 242-8585

10210 North Central Expy., Ste. 115  
Dallas, TX 75231  
(214) 446-1611

974 Campbell Rd., Ste. 204  
Houston, TX 77024  
(713) 467-5858

2731 81st St.  
Lubbock, TX 79423  
(806) 744-1188

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San Antonio, TX 78230  
(210) 227-6229

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Draper, UT 84020  
(801) 262-3388

20 North Main St.  
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(435) 773-6300

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American Fork, UT 84003  
(801) 492-0000

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Midlothian, VA 23113  
(757) 345-0010

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Williamsburg, VA 23188  
(757) 345-0010

**WASHINGTON**

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Kennewick, WA 99336  
(509) 221-1540

324 N. Mullan Rd.  
Spokane Valley, WA 99206  
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