



Fence Connection Inc.

When Quality Matters

115 P and S Lane

Newcastle, CA 95658

(530) 885-9671

Proposal/Estimate

Date	6/23/2025
Estimate #	338
Rep	LEO

Name / Address		Ship To	
Craig Forrey		Union Cemetery 9400 Watt Ave Roseville, CA 95747	
Customer Phone	916.783.3131		
Description	Qty	Rate	Total
150ft of 6ft 11ga kk galvanized Chain Link with top and bottom tension wire; (qty 4) H- braces on ends with galvanized 2 3/8 Struc pipe; 1 7/8 galvanized Struc pipe for line posts 10ft oc.			
Material	1	1,452.00	1,452.00T
Concrete	1	120.00	120.00T
270ft of 6ft Speared Top steel guard biasable panels with 2in x 8ft post w/ caps ; 2 1/2in post for double 8ft gate with drop rod.			
Material	1	6,412.50	6,412.50T
Dbl 8ft Iron Gate w/ Hardware and drop rod	1	590.00	590.00T
Concrete	1	202.50	202.50T
Prevailing Wage	1	12,352.22	12,352.22
DIR # 2000006875			
Unincorporated Area - Placer County Sales Tax		7.25%	636.33
ALL CREDIT CARD CHARGES WILL BE SUBJECT TO A 3% SURCHARGE.		The finial price would be adjusted to actual footage upon completion of the job.	
		Total	\$21,765.55

Any alterations or deviations involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Note: This estimate may be withdrawn by us if not accepted within twenty (20) days.

We/I have read and understand the "Terms and Responsibilities of the Customer" in regards to the Proposal/Estimate. We/I have signed in agreement to those Terms and Conditions

ACCEPTANCE: Fence Connection, Inc. Is hereby authorized to furnish all materials and /or labor required to complete the work mentioned in the above Proposal /Estimate, for which I /we agree to the contract price mentioned in this Proposal /Estimate and according to terms thereof. I /we acknowledge that before entering into this contract, I /we have read and agree to the provisions contained in this contract and those contained in the "Terms and Responsible of the Customer".

ACCEPTED: _____ DATE: _____

ACCEPTED: _____ DATE: _____

Roseville Public Cemetery

From: Craig Forrey <Craig.rpcd@outlook.com>
Sent: Tuesday, July 01, 2025 8:34 AM
To: Roseville Public Cemetery
Subject: Fw: Union Plot Pricing

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Brian Hughes <Brian.Hughes@bbklaw.com>
Sent: Monday, June 30, 2025 8:54:02 AM
To: Craig Forrey <Craig.rpcd@outlook.com>
Subject: RE: Union Plot Pricing

That sounds expensive. We are already spending a lot of money on this. I am wondering what benefit we would get out of the cost. Maybe it is worth us setting up a call with the ROW agent to see if they are just willing to either redo their appraisal or just settle at a price that we come up with. What do you think? You would technically only pay \$6K for the appraisal. I'm curious now what the difference in the original offer is against our modified estimate with just one row. The big unknown for me is the cost of the fence which we would just get from contractors.



Brian Hughes
Of Counsel
brian.hughes@bbklaw.com
T: (916) 551-2827
bbklaw.com |

From: Craig Forrey <Craig.rpcd@outlook.com>
Sent: Monday, June 30, 2025 8:37 AM
To: Brian Hughes <Brian.Hughes@bbklaw.com>
Subject: Fw: Union Plot Pricing

CAUTION - EXTERNAL SENDER.

Man, what do you think about this price?
Craig

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Jared Calabrese <Jared@westernval.com>
Sent: Monday, June 30, 2025 8:33:35 AM
To: Craig Forrey <Craig.rpcd@outlook.com>
Subject: Re: Union Plot Pricing

Roseville Public Cemetery

From: Craig Forrey <Craig.rpcd@outlook.com>
Sent: Monday, June 30, 2025 8:39 AM
To: Roseville Public Cemetery
Subject: Fw: Union Plot Pricing

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Jared Calabrese <Jared@westernval.com>
Sent: Monday, June 30, 2025 8:33:35 AM
To: Craig Forrey <Craig.rpcd@outlook.com>
Subject: Re: Union Plot Pricing

Good morning Craig,

I hope you had a relaxing weekend!

Thank you for your patience with this issue. I wanted to make sure I had a firm grasp on the appraisal problem and the appropriate methodology for the analysis. Based on the anticipated scope of the assignment and complexity of the property type the fee for the appraisal is \$11,000 and I can have the report completed within 8 to 10 weeks from engagement and receipt of the retainer (50% of the fee, or \$5,500).

Please feel free to reach out with any questions. If you would like to move forward with the assignment I will prepare an engagement letter.

Sincerely,
Jared

Jared Calabrese, MAI, CCIM, AI-GRS
Principal



5716 Folsom Boulevard, Suite 148
Sacramento, CA 95819

Westernval.com

(916) 378-0374

Jared@westernval.com

From: Craig Forrey <Craig.rpcd@outlook.com>
Sent: Friday, June 27, 2025 2:56 PM
To: Jared Calabrese <Jared@westernval.com>
Subject: RE: Union Plot Pricing

July 1, 2025

Mr. Craig Forrey
District Manager
Roseville Public Cemetery District
421 Berry Street
Roseville, California 95678

EMAIL:

Craig.rpcd@outlook.com

Re: Appraisal of real property impacted by improvements to Watt Avenue
Union City Cemetery
9600 Watt Avenue
Roseville, California 95747
APN: 023-200-027

Dear Mr. Forrey,

Western Valuation Solutions, LLC is pleased to provide a proposal for the appraisal required for the property impacted by improvements to Watt Avenue in Roseville, California. The following is a discussion of the property to be appraised along with additional items relating to the scope of the assignment.

DESCRIPTION OF PROPERTY TO BE APPRAISED

The Project is identified as the Placer County Transportation Planning Agency's (PCTPA) and Sacramento County Department of Transportation's (SACDOT) West Roseville Intersection Improvement Project and is located at Watt Avenue and PFE Road. Watt Ave will be widened to four through lanes with striped and curbed median. Bike lanes will be included in the widening. PFE Road will be widened with a curbed median, curb and gutter on the north side, and a bike lane will be included in the construction.

The subject property impacted by the Project includes a single parcel of land on the east side of Watt Avenue. The parcel is improved with the Union City Cemetery. It is understood that that the Project requires Easement and Temporary Construction Easement (TCE) acquisitions from the subject that are generally located along the roadway frontage on Watt Avenue. The following table summarizes the acquisition areas per information provided to the appraiser for initial review:

Impacted Parcel (APN)	Parcel Size (Acres)	Easement Acquisition Area (Acres)	TCE Acquisition Area (Acres)
023-200-027	1.950	0.163	0.114

Source: King Engineering Acquisition Exhibit dated April 2022

It is understood that the Project also impacts various site improvements which include the asphalt driveway, a portion of the lawn sprinkler system, a wrought iron fence, a double drive gate, brick piers, a small brick wall, a chain link fence, and native growth trees.

APPRAISAL SERVICES

The narrative Appraisal Report will be prepared in conformance with and subject to the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, which fully incorporate the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and applicable laws. The client and intended user is identified as the Roseville Public Cemetery District.

As requested, the purpose of the appraisal is to determine the fair market value of the property rights required for the Project. The intended use of the appraisals is for negotiation purposes relating to the purchase of property rights necessary for the project.

The primary steps in completion of the appraisal include but are not limited to the following:

- Onsite physical inspection of the subject property
- Visual inspection of the comparable data.
- Study of community and neighborhood in which the subject is located.
- Collection of data from appropriate governmental agencies.
- Verification of market data with sources knowledgeable with the pertinent details of the transaction.
- Analysis of all appropriate market information to arrive at an opinion of the fair market value required.
- Preparation of report.

FEE AND DELIVERY SCHEDULE

The fee for providing appraisal services is as follows:

APPRAISAL REPORT FEE	
Service	Fee
Union City Cemetery 9600 Watt Avenue, Roseville APN: 023-200-027	\$11,000
Total	\$11,000

The delivery schedule for the Appraisal Report is 8 to 10 weeks of engagement and receipt of a retainer in the amount of 50% of the fee (\$5,500). The deliverable will include an electronic copy of the Appraisal Report.



2025 HOURLY BILLING RATES

If additional services are required beyond the task captured in the total fee, (post appraisal meetings, consultations, etc.) our standard hourly rates will apply. These tasks will not commence prior to written authorization. Our standard hourly rate for 2025 is \$200 per hour. For matters relating to court appearances, depositions and all other litigation related activities, the rate is \$400 per hour.

ASSUMPTIONS/SPECIAL ASSIGNMENT CONDITIONS

- Expert witness testimony is not included in the scope of this assignment. However, expert witness testimony is available.

CONCLUSION

When signed, this letter shall be a contract between us. Should any dispute arise regarding the performance of the terms of this contract, and legal action is commenced, Sacramento County, California will be the legal venue and the prevailing party shall be entitled to attorney fees.

I am authorized to bind Western Valuation Solutions, LLC to these services. We appreciate your consideration of our bid for this assignment. If you have any questions, feel free to reach me at jared@westernval.com or (916) 378-0374.

Best Regards,

Western Valuation Solutions, LLC

Jared Calabrese, AMI, CCIM, AI-GRS
Certified General Real Estate Appraiser
California Certificate No. AG042740
Western Valuation Solutions, LLC
TIN: 93-3420486

APPROVED AND ACCEPTED:

By: _____
(Signature)

Name: _____

Title: _____

Date: _____