



May 18, 2020  
Project No: 10.004836.0000  
Invoice No: 0306689  
Due Date: July 2, 2020  
PO / WO / AFE: 135759.00000

Sandy Garza  
Fort Bend County  
301 Jackson Street  
Richmond, TX 77469

**Invoice Total** **\$21,653.50**

Project 10.004836.0000 Project #13310 - Brandt Road PO 135759/2013 Mobility  
**Professional Services from December 31, 2019 to April 30, 2020**

**Professional Personnel**

	Quantity	Rate	Amount	
<b>Document Specialist</b>				
Cervantes, Aleyna	9.5	65.00	617.50	
Gonzalez, Amanda	8.5	65.00	552.50	
Strickland, Morgan	1.0	65.00	65.00	
Zonghetti, Katie	4.5	65.00	292.50	
<b>Project Manager</b>				
Kaplan, Arlene	47.5	90.00	4,275.00	
<b>ROW Agent Senior</b>				
Cavazos, Jorge	37.0	75.00	2,775.00	
<b>Total Labor</b>				<b>8,577.50</b>

**Reimbursable Expenses**

Copies			.90	
Postage			75.10	
Other Expenses			13,000.00	
<b>Total Reimbursables</b>			<b>13,076.00</b>	<b>13,076.00</b>

**Billing Limits**

	Current	Prior	To-Date
Total Billings	21,653.50	25,986.18	47,639.68
Total Contract Amount			66,750.00
Remaining Funds Available			19,110.32

**Total this Invoice** **\$21,653.50**

**Okay - 06/02/2020**

**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
0305147	4/7/2020	1,192.40
<b>Total</b>		<b>1,192.40</b>

**Billings to Date**

	<b>Current Invoice</b>	<b>Prior</b>	<b>Invoiced To Date</b>
Labor	8,577.50	16,715.00	25,292.50
Appraisers	13,000.00	9,000.00	22,000.00
Expense	76.00	196.18	272.18
Unit	0.00	75.00	75.00
<b>Totals</b>	<b>21,653.50</b>	<b>25,986.18</b>	<b>47,639.68</b>

## PERCHERON INVOICE DETAIL

Billing Period from December 31, 2019 to April 30, 2020

Date	Qty	Rate	Total Labor	Miles	Amt (Miles x Rate)	Lodging	Meals	Per Diem	Phone	Comp	Filing Fees	Copies	Pstg	Other Exp	Total Exp	Invoiced To Date
<b>Cervantes, Aleyna</b>																
4/8/2020	2.000	65.00	130.00													130.00
Work Detail	4/8/20-Aleyna Cervantes-FBC-Brandt- Created certified label for P04 and P05. Preparing P05 IOL for mail out.															
4/10/2020	2.000	65.00	130.00													130.00
Work Detail	4/10/20-Aleyna Cervantes-FBC-Brandt-Bounded appraisal for P04 and P05. Prepared P05 IOL for mailout. Took IOL to Post Office.															
4/13/2020	1.000	65.00	65.00													65.00
Work Detail	4/13/20-Aleyna Cervantes-FBC-Brandt- Emailed agent the certified information for the P04 IOL Recinding Package and P05 IOL.															
4/15/2020	2.000	65.00	130.00													130.00
Work Detail	4/15/20-Aleyna Cervantes-FBC-Brandt- Prepared P5 IOL for mail out. Prepared P05 IOL Addendum package to be mailed out certified mail. Took packages to post office.															
4/16/2020	.500	65.00	32.50													32.50
Work Detail	4/16/20-Aleyna Cervantes- FBC-Brandt- Uploaded certified receipts to SharePoint and server.															
4/20/2020	2.000	65.00	130.00													130.00
Work Detail	4/20/20-Aleyna Cervantes-FBC-Brandt- Prepared P02 IOL for mail out. Bounded appraisal.															
<b>Total Cervantes, Aleyna:</b>	<b>9.500</b>		<b>617.50</b>													<b>617.50</b>
<b>Strickland, Morgan</b>																
12/30/2019	1.000	65.00	65.00													65.00
Work Detail	Morgan Strickland - 12/30/2019 - Brandt Rd - processing agent request preparing files and docs for hard files															
<b>Total Strickland, Morgan:</b>	<b>1.000</b>		<b>65.00</b>													<b>65.00</b>
<b>Gonzalez, Amanda</b>																
3/26/2020	2.000	65.00	130.00													130.00
Work Detail	3/26/20 - FBC - Brandt Road - Amanda Gonzalez - Reviewed IOL packages for P2, 2A, 2B, 5, 5A and 5B															
4/3/2020	1.000	65.00	65.00													65.00
Work Detail	Amanda Gonzalez - 4/03/20 - FBC - Brandt Rd. - Meeting with PM on upcoming workload for FBC															
4/6/2020	1.000	65.00	65.00													65.00
Work Detail	Amanda Gonzalez - FBC - Brandt Road - 04/06/2020 - Reviewed IOL package for Parcel 4 and 5															
4/9/2020	2.000	65.00	130.00													130.00
Work Detail	Amanda Gonzalez - FBC - Brandt Road - 04/09/2020 - Prepared mail out for Rescind Initial Offer package for Parcel 4.															
4/20/2020	1.000	65.00	65.00													65.00
Work Detail	Amanda Gonzalez - 4/20/20 - FBC - Brandt Rd. - Reviewed IOL Package for Parcel 02															
4/21/2020	1.500	65.00	97.50													97.50
Work Detail	Amanda Gonzalez - 4/21/20 - FBC - Brandt Rd. - Prepared and mailed IOL Package for Parcel 02															
<b>Total Gonzalez, Amanda:</b>	<b>8.500</b>		<b>552.50</b>													<b>552.50</b>
<b>Cavazos, Jorge</b>																
3/17/2020	1.000	75.00	75.00													75.00
Work Detail	Appraisal/Title Commitment/Survey Reviews and discussion with PM															
3/18/2020	.500	75.00	37.50													37.50
Work Detail	Parcel 2 and 5 Appraisal review															
3/19/2020	1.500	75.00	112.50													112.50
Work Detail	Appraisals Review continued															
3/23/2020	1.500	75.00	112.50													112.50
Work Detail	Reviewed P6 appraisal.															
3/24/2020	2.000	75.00	150.00													150.00
Work Detail	Worked on IOL package requests for P2 ,2A, 2B and P5, 5A, 5B															
3/26/2020	1.500	75.00	112.50													112.50
Work Detail	Worked with Docs specialist and reviewed IOL packages for Parcels 2 and 5.															
3/27/2020	3.500	75.00	262.50													262.50
Work Detail	Worked on IOL packages for P02, P05, P06															
3/31/2020	1.500	75.00	112.50													112.50
Work Detail	Discussed docs for P2 and P5 with PM and reviewed P4 appraisal as well as worked on P6 final IOL draft.															
4/1/2020	1.500	75.00	112.50													112.50
Work Detail	Completed IOL drafts for P6 and P4 and reviewed P2 and P5 and sent to PM.															

Billing Period from December 31, 2019 to April 30, 2020

Date	Qty	Rate	Total Labor	Miles	Amt (Miles x Rate)	Lodging	Meals	Per Diem	Phone	Comp	Filing Fees	Copies	Pstg	Other Exp	Total Exp	Invoiced To Date
<b>Cavazos, Jorge</b>																
4/7/2020	1.500	75.00	112.50													112.50
Work Detail	Finalized IOL packet for P05,05A and 05B and sent request.															
4/8/2020	1.000	75.00	75.00													75.00
Work Detail	P04 and P05 packages.															
4/9/2020	.500	75.00	37.50													37.50
Work Detail	Review of IOL/Rescind Letters															
4/10/2020	.500	75.00	37.50													37.50
Work Detail	Project Review Meeting															
4/14/2020	2.500	75.00	187.50													187.50
Work Detail	Meeting and Prep P03 IOL. Request P04 IOL mail out.															
4/16/2020	1.000	75.00	75.00													75.00
Work Detail	Worked on P02, P08 and created negotiation reports for P08 and P05. Reached out to PO on P08 and left message for attorney on P05.															
4/17/2020	3.000	75.00	225.00													225.00
Work Detail	P08, P04, P06															
4/20/2020	2.000	75.00	150.00													150.00
Work Detail	Worked on P08 counter offer and P02 IOL and P05 communication w/PO															
4/21/2020	2.000	75.00	150.00													150.00
Work Detail	Continued working on P08 counter offer.															
4/22/2020	1.000	75.00	75.00													75.00
Work Detail	Continued working on counteroffer and PO request.															
4/23/2020	1.000	75.00	75.00													75.00
Work Detail	P08 Counter Offer Summary															
4/24/2020	1.500	75.00	112.50													112.50
Work Detail	Completed the CO package for P08.															
4/27/2020	1.000	75.00	75.00													75.00
Work Detail	Followed up on P04 and P02 and created nego. reports as well as updated project report.															
4/28/2020	3.500	75.00	262.50													262.50
Work Detail	P02-P04-and P08 Counteroffer															
4/29/2020	.500	75.00	37.50													37.50
Work Detail	P02-P04-and P08 Counteroffer															
<b>Total Cavazos, Jorge:</b>	<b>37.000</b>		<b>2,775.00</b>													<b>2,775.00</b>
<b>Zonghetti, Katie</b>																
3/26/2020	4.500	65.00	292.50													292.50
Work Detail	03/26/2020 - Katie Zonghetti - FBC - P02, 02A, 02B & 05, 05A, 05B Preparing IOL package															
<b>Total Zonghetti, Katie:</b>	<b>4.500</b>		<b>292.50</b>													<b>292.50</b>
<b>Kaplan, Arlene</b>																
1/7/2020	2.000	90.00	180.00													180.00
Work Detail	Arlene Kaplan: Recorded deed; reviewed file for P07															
1/8/2020	2.000	90.00	180.00													180.00
Work Detail	Arlene Kaplan: Discussion with engineering and Mark about UVE for parcels 2, 3, 5, and 6															
1/13/2020	2.000	90.00	180.00													180.00
Work Detail	Arlene Kaplan: set up meeting with P04, FBC and Mark Dessens; Mark & I will meet with the property owner on the 21st.															
1/21/2020	3.000	90.00	270.00													270.00
Work Detail	Arlene Kaplan: met with Mark Dessens and P04 owner to discuss questions and PO discrepancies with the survey and staking.															
1/27/2020	3.000	90.00	270.00													270.00
Work Detail	Arlene Kaplan: Addressed additional charges caused when County changed surveys and added UVEs on P02,03,05,06 and also P04 when survey was corrected for abandonment of row.; spoke to appraisers about impact of UVE and sent email to County for purpose of defining UVE for property owners.															
1/29/2020	2.000	90.00	180.00													180.00
Work Detail	Arlene Kaplan: Discussion w FBC about parameters of the UVEs; emails etc. P02,03,05, and 06; additional conversation with Mr. Yan P04															
2/7/2020	.500	90.00	45.00													45.00
Work Detail	Arlene Kaplan: Updating monthly report for FBC PM															
2/12/2020	1.000	90.00	90.00													90.00
Work Detail	Arlene Kaplan: discussed appraisal prep with Valbridge for P02,03,04,05,06..															

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<b>Kaplan, Arlene</b>																
3/6/2020	2.000	90.00	180.00													180.00
Work Detail	Arlene Kaplan: conversations with appraisers regarding P02.03. 04. 05.and 06. Expecting revised appraisals this month.															
3/7/2020	1.000	90.00	90.00													90.00
Work Detail	Arlene Kaplan: Updating monthly report for FBC															
3/13/2020	3.000	90.00	270.00													270.00
Work Detail	Arlene Kaplan: Appraisals in for P02. 03, 06. Sent to Jorge to start read; preparing forms for project.															
3/16/2020	4.000	90.00	360.00													360.00
Work Detail	Arlene Kaplan: Reviewed appraisals for 02, 05, and 06. Prepared shell for offer letters for Brandt Rd Project.															
3/18/2020	3.000	90.00	270.00													270.00
Work Detail	Arlene Kaplan: prepared shells for other form letters for Brandt Rd (FOL, Acceptance, etc)															
3/24/2020	1.000	90.00	90.00													90.00
Work Detail	Arlene Kaplan: emails to County for status of appraisals for 02, 05, and 06 submitted and other project related matters															
3/27/2020	2.000	90.00	180.00													180.00
Work Detail	Arlene Kaplan: working forms for Brandt IOL on 02, 05,															
3/29/2020	1.000	90.00	90.00													90.00
Work Detail	Arlene Kaplan: Reviewed documents for IOL package for this parcel.															
3/30/2020	1.000	90.00	90.00													90.00
Work Detail	Arlene Kaplan: Invoice review prior to sending to FBC.															
3/31/2020	2.000	90.00	180.00													180.00
Work Detail	Arlene Kaplan: initiated IOL documents with Jorge for 2 4, and 5															
4/3/2020	2.000	90.00	180.00													180.00
Work Detail	Arlene Kaplan: working on IOLs for balance of parcels; talked to appraiser about P03; confirmed we'd have it next week since he was able to reach Mark D for clarification needed to complete work															
4/8/2020	2.000	90.00	180.00													180.00
Work Detail	Arlene Kaplan: worked on IOL, acceptance and deed for p02.															
4/10/2020	1.000	90.00	90.00													90.00
Work Detail	Arlene Kaplan: worked with Jorge for offer prep and report update for all 8 parcels.															
4/14/2020	2.000	90.00	180.00													180.00
Work Detail	Arlene Kaplan: preparing IOL packages w/ Jorge for 02,03,05															
4/16/2020	1.000	90.00	90.00													90.00
Work Detail	help direct Jorge through his first counter offer for FBC (08)															
4/17/2020	1.000	90.00	90.00													90.00
Work Detail	Arlene Kaplan: 08 counter overlaps offer and had duplicate compensation; worked with Jorge to sort it out and separate all items.															
4/28/2020	3.000	90.00	270.00													270.00
Work Detail	Arlene Kaplan: Working with Jorge for IOLs for P04 and P08; also worked with Mark Dessens for solution to P04 survey issues and communication with property owner															
<b>Total Kaplan, Arlene:</b>	<b>47.500</b>		<b>4,275.00</b>													<b>4,275.00</b>
<b>Expense, General</b>																
4/8/2020													61.01		61.01	61.01
4/20/2020													14.09		14.09	14.09
<b>Total Expense, General:</b>													<b>75.10</b>		<b>75.10</b>	<b>75.10</b>
<b>Katy Copy Count</b>																
2/7/2020												.90			.90	.90
<b>Total Katy Copy Count:</b>												<b>.90</b>			<b>.90</b>	<b>.90</b>
<b>Valbridge Property Advisors</b>																
5/13/2020														13,000.00	13,000.00	13,000.00
AP Detail	Subcontractor Appraisals Parcel 2, 2A, 3, 3A, 4, and 5															
<b>Total Valbridge Property Advisors:</b>														<b>13,000.00</b>	<b>13,000.00</b>	<b>13,000.00</b>
<b>Invoice Total</b>	<b>108.000</b>		<b>8,577.50</b>									<b>.90</b>	<b>75.10</b>	<b>13,000.00</b>	<b>13,076.00</b>	<b>21,653.50</b>



**Valbridge**  
PROPERTY ADVISORS

Valbridge Property Advisors

Mailing Address:

Valbridge Property Advisors / Houston - Dallas  
974 Campbell Road, Suite 204  
Houston, TX 77024

www.valbridge.com

**Invoice No. TX02-19-0375-002** P.O. No.

Bill To: Percheron  
Arlene Kaplan  
1904 W Grand Parkway N. Suite 200  
Katy, TX 77449

For: Fort Bend County  
Brandt Road Project **Pcl 2**  
Richmond, TX 77407

*10,004.836*  
*0000.02*  
*101*  
*5110*

Date: 6/6/2019

Appraiser: LAB

Description	Amount
Appraisal Fort Bend County - Brandt Road Project Parcels 2 and 2A	3,000.00
<b>TOTAL \$3,000.00</b>	

*AK 5/13/20*

**TERMS: Due on receipt**

Make all checks payable to:

Valbridge Property Advisors  
974 Campbell Road, Ste. 204  
Houston, TX 77024



If you have any questions regarding this invoice, please contact:

Stan Stratton - CFO  
sstratton@valbridge.com  
713-467-5858

*Original -  
to be pd  
ak*

**Thank you for your business.**

*dwl*



**Valbridge**  
PROPERTY ADVISORS

Valbridge Property Advisors

Mailing Address:  
Valbridge Property Advisors  
974 Campbell Road  
Suite 204  
Houston, TX 77024  
www.valbridge.com

**Invoice No. TX02-19-0375-010** PO #

Bill To: Percheron  
Arlene Kaplan  
1904 W Grand Parkway N. Suite 200  
Katy, TX 77449

FOR: Brandt Road Project **Parcels 2 and 2A**  
East Line of Precinct Line Road  
South of Skinner Lane  
Richmond, TX

Date: 3/20/2020

Appraiser: LAB

Description	Amount
Appraisal Remaining fee amount	1,000.00
Retainer	\$0.00
<b>Balance Due</b>	<b>\$1,000.00</b>

*AL 5/15/20*

TERMS: Due on receipt

Make all checks payable to Valbridge Property Advisors



If you have any questions regarding this invoice, please contact:

Stan Stratton - CFO  
sstratton@valbridge.com  
713-467-5858

*2nd - a result of add'l survey area "2A" to be pd ok*

Thank you for your business.

*swl*



**Valbridge**  
PROPERTY ADVISORS

Valbridge Property Advisors

Mailing Address:

Valbridge Property Advisors / Houston - Dallas  
974 Campbell Road, Suite 204  
Houston, TX 77024

www.valbridge.com

**Invoice No. TX02-19-0375-003 PO #**

Bill To: Percheron  
Arlene Kaplan  
1904 W Grand Parkway N. Suite 200  
Katy, TX 77449

For: Fort Bend County  
Brandt Road Project Pcd 3 & 3A  
Fort Bend, TX

Date: 4/7/2020

Appraiser: MULTI

Description	Amount
Appraisal	4,000.00
<b>TOTAL \$4,000.00</b>	

TERMS: Due on receipt

Make all checks payable to:

Valbridge Property Advisors  
974 Campbell Road, Ste. 204  
Houston, TX 77024

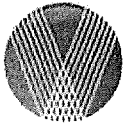
If you have any questions regarding this invoice, please contact:

Stan Stratton - CFO  
sstratton@valbridge.com  
713-467-5858

Thank you for your business.

*5/12/20*  
\$3,000 for "3"  
Add'l \$1,000 when  
"3A" was added  
\$4,000 total  
to pay.

*owe*



**Valbridge**  
PROPERTY ADVISORS

Valbridge Property Advisors

Mailing Address:

Valbridge Property Advisors  
974 Campbell Road  
Suite 204  
Houston, TX 77024

www.valbridge.com

**Invoice No. TX02-19-0375-011**

PO #

Bill To: Percheron  
Arlene Kaplan  
1904 W Grand Parkway N. Suite 200  
Katy, TX 77449

For: Fort Bend County  
Brandt Road Project Parcel 4  
3909 Skinner Lane  
Richmond, TX

Date: 3/26/2020

Appraiser: JAM

Description	Amount
Appraisal	1,000.00
Retainer	\$0.00
<b>Balance Due \$1,000.00</b>	

TERMS: Due on receipt

Make all checks payable to Valbridge Property Advisors

If you have any questions regarding this invoice, please contact:

Stan Stratton - CFO  
sstratton@valbridge.com  
713-467-5858

*Handwritten notes:*  
Re-appraisal  
w/o Barn -  
add'l \$1,000  
due - pay  
etc

Thank you for your business.

*Handwritten initials:* ovl



**Valbridge**  
PROPERTY ADVISORS

Valbridge Property Advisors

Mailing Address:

Valbridge Property Advisors / Houston - Dallas  
974 Campbell Road, Suite 204  
Houston, TX 77024

www.valbridge.com

**Invoice No. TX02-19-0375-005** PO #

Bill To: Percheron  
Arlene Kaplan  
1904 W Grand Parkway N. Suite 200  
Katy, TX 77449

For: Fort Bend County  
Brandt Road Project Pcl 5  
Richmond, TX 77406

Date: 3/20/2020

Appraiser: LAB

Description	Amount
Appraisal Fort Bend County - Brandt Road Project Parcel 5	4,000.00
<b>TOTAL \$4,000.00</b>	

*AK 3/20/20*  
final - \$3000.  
plus re-do 1,000.  
\$4,000  
to be paid  
ak

**TERMS: Due on receipt**

Make all checks payable to:

Valbridge Property Advisors  
974 Campbell Road, Ste. 204  
Houston, TX 77024

If you have any questions regarding this invoice, please contact:

Stan Stratton - CFO  
sstratton@valbridge.com  
713-467-5858

**Thank you for your business.**

*owe*

GD 5980

Print Date	Amount	Pa Recipient	Status	Tracking #	Class Servi Cost Code	Weight
4/8/2020	\$13.09	FBC Municipal U	Printed	94028118992231063	Priority Ma FBC- Brandt Rd	2lb 13oz
4/8/2020	\$13.09	FBC Municipal U	Printed	94028118992231063	Priority Ma FBC- Brandt Rd	2lb 13oz
4/8/2020	\$13.09	FBC Municipal U	Printed	94028118992231062	Priority Ma FBC- Brandt Rd	2lb 13oz
4/8/2020	\$13.09	Nairong (Allen) Y	Printed	94028118992231062	Priority Ma FBC- Brandt Rd	2lb 13oz
4/9/2020	\$8.65	Nairong (Allen) Y	Printed	94148118992231037	First Class ( FBC- Brandt Rd	0lb 13oz
	\$61.01					

Prospect: Brandt Road

Client: Ft. Bend County

Description: postage

Amount: \$ 61.01

GP5980

Print Date	Amount Paid	Recipient	Status	Carrier	Cost Code
4/20/2020	\$14.09	Trustee of the Kohn Living Printed		USPS	FBC- Brandt Rd

Prospect: Brandt Rd.  
Client: Ft. Bend County  
Description: postage  
Amount: \$ 14.09