

Florida Acquisition & Appraisal, Inc.

Project Experience

ACQUISITION, RELOCATION & RELATED SERVICES:

BUCKEYE PARTNERS, LP (EVERGLADES PIPE LINE COMPANY): Fort Lauderdale Jet Fuel Pipeline Project – Professional Right of Way Services. FLAA provided professional right of way services and overall turn-key project management for the Fort Lauderdale Jet Fuel Pipeline project for Buckeye Partners, LP, including acquisition, negotiations, title, appraisal, and right of way cost estimating for an alternative analysis and route study involving 48 parcels in a heavily impacted industrial corridor in the Fort Lauderdale International Airport/Port Everglades area of Broward County, Florida.

CITY OF CHARLOTTE (NORTH CAROLINA): Right of Way Acquisition and Relocation Services. FLAA was selected in 2010 by the City of Charlotte to provide full-service right of way acquisition, negotiations, relocation, property management, suit information and related services. No service was tasked.

CITY OF CLEARWATER: Floodplain Restoration for the Friendly Village of Kapok: Florida Forever Priority List Number 01-015-Ff1: Acquisition, Relocation, Property Management, Demolition and Disposition Services. FLAA completed this City of Clearwater Floodplain Restoration project which required acquisition, relocation, property management, demolition and disposition of the Friendly Village of Kapok. The project involved the purchase of 37-acres to include 200 acquisition and 188 relocations. FLAA provided real property acquisition, relocation assistance, property management, mobile home appraisal management and eminent domain lawsuit preparation services as a sub-consultant, on an accelerated basis. This project was completed a year ahead of schedule and nearly \$1,000,000 under budget.

CITY OF LAKE LAND: Right of Way Professional Acquisition Services (2006-2011, 2011-2016, 2016-Present). FLAA was selected numerous times to be the go-to right of way consultant firm for the City of Lakeland. The Scope of Work for these contracts included, without limitation; project administration, appraisal services, appraisal review services, title services, acquisition services, closing services, relocation assistance services, and services for the disposal of property in connection with the necessary right of way. Tasked under the contract, FLAA provided easement appraisal and acquisition for the Lakeland Electric transmission line project on Kathleen Rd where more than 15 parcels were acquired.

CITY OF NORTH PORT: Sumter/Price Boulevard Road Widening Improvement, Phase IIIA. FLAA provided services for this 24-parcel road widening project, which included Fee Simple, Permanent Easement and TCE acquisition, both voluntary and under the threat of condemnation. Services included Project Management, Acquisition and Negotiations, Suit/Litigation Support, Appraisal Coordination Support.

CITY OF NORTH PORT: Land Acquisition for Monument Relocation and Access to Water Control Structures. FLAA was chosen to handle acquisition services for this 2014 project.

CITY OF NORTH PORT: Price Boulevard Appraisal and Acquisition Services (2016). FLAA was awarded this project as part of the ACP Design Team to appraise and acquire more than 120 property rights from owners from Sumter Boulevard to Toledo Blade.

CITY OF ORMOND BEACH: Real Estate Acquisition Services. FLAA was responsible for providing real estate acquisition services on an as needed basis to periodically acquire land or right of way for a variety of public purposes on an accelerated schedule.

CITY OF TALLAHASSEE/LEON COUNTY BLUEPRINT 2000 INTERGOVERNMENTAL AGENCY /Kimley-Horn & Associates: Capital Circle SW PD&E. FLAA, as teamed with Kimley-Horn & Associates, conducted an extensive conceptual stage right of way cost estimate and subsequent relocation plan which analyzed more than 15 combined alignment alternatives and/or variations to consider the least expensive and least obtrusive alignment and/or bypass for Capital Circle Southwest. More than 300 parcels were potentially affected, as well as more than 75 businesses and residents. It is estimated that tens of millions of dollars were saved in cost avoidance and countless residences and businesses were saved from impact through this analysis.

CITY OF TALLAHASSEE/LEON COUNTY BLUEPRINT 2000 INTERGOVERNMENTAL AGENCY: Capital Circle NW/SW N2, Phase I and II; Capital Circle SE E-1 & Capital Circle SE E-2; Capital Cascades/FAMU. Blueprint 2000 is an intergovernmental agency formed by a joint participation agreement between the City of Tallahassee and Leon County. FLAA has been providing right of

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way services including acquisition, relocation, property management, demolition contracting, legal support, TEAMS development, program management support, and cost estimating on the following Blueprint2000 projects: Capital Circle Southeast (Initial Segment) – Centerview to Connie Drive; Capital Circle Southeast (E1) – Connie Drive to Tram Road; Capital Circle Southeast (E2) – Tram Road to Woodville Highway; Capital Circle NW/SW (N2) – Tanglewood Estates; Capital Circle NW/SW (N2) – Tennessee Street to Orange Avenue; Capital Circle Southwest PD&E – Right of Way Cost Estimate; Capital Cascades & Van Buren Properties; Broadmoor Estates Mobile Home Park (Pond); Capital Circle NW/SW (N2); Capital Cascades Trail; FAMU Way Extension – Phase 1 and Phase 2. FLAA, in conjunction with the Blueprint Right of Way Manager, has successfully implemented and coordinated an acquisition incentive program in compliance with FDOT policies which has saved millions of dollars for the taxpayers of not only Leon County but also the State of Florida.

FDOT, DISTRICT 1: Districtwide Acquisition and Relocation Services. FLAA provided full right of way services: acquisition, relocation, cost estimating services, architectural services, environmental assessment services, general contractor services, land planner services, traffic engineering services business damage report preparation and review, engineering services as well as audio and visual functions on this task-oriented Districtwide contract for FDOT District 1; which encompassed Charlotte, Collier, De Soto, Glades, Hardee, Hendry, Highlands, Lee, Manatee, Okeechobee, Polk, and Sarasota counties. FLAA was specifically tasked.

FDOT, DISTRICT 1: SR542 from 1st Street to Buckeye Loop. FLAA is currently providing full right of way services for the ongoing 60-parcel right of way contract in Winter Haven, Polk County. The contract includes the partial acquisition of both commercial and residential properties with complex parcels such as a TECO sub-station, the United States Post Office, and others. The project was completed ahead of schedule.

FDOT, DISTRICT 1: US17 from S of West 9th Street to N of West 3rd Street. FLAA completed this 20-parcel right of way contract requiring the acquisition of predominantly commercial, CSX RR and municipal properties in Zolfo Springs, Hardee County. FLAA achieved over an 85% negotiated settlement rate while finishing the project well ahead of schedule.

FDOT, DISTRICT 1/Manatee County: Local Agency Program (LAP) Remediation Project. As a subcontractor to Traffic Control Devices, Inc., FLAA provided remediation services on FDOT LAP project # 6082160 for three (3) parcels at the intersection of SR 684 & Palma Sola Blvd in Manatee County. A number of traffic control structures were inadvertently placed outside of the ROW onto private property. FLAA successfully negotiated remediation necessary to bring the project into compliance with the approved/permitted design and construction plans and saved the contractor and both agencies significant dollars.

FDOT, DISTRICT 1/URS Corporation Southern: Districtwide Environmental Management Office (DEMO) – Full Service Professional Right of Way Services. FLAA teamed with URS on this full service right of way contract to provide acquisition, relocation, cost estimating services, and environmental assessment services, on this task oriented Districtwide contract for the FDOT's District 1.

FDOT, DISTRICT 3/RS&H: SR 30 (US 98) PD&E Study – Conceptual Stage Relocation Plans & Cost Estimating (2016). FLAA was subcontracted to provide CSRP and Cost Estimating on 25 miles of US 98, crossing Santa Rosa / Okaloosa county lines in FDOT, District 3.

FDOT, DISTRICT 3/RS&H: Pensacola Bay Bridge PD&E – Conceptual Stage Relocation Plan for Alternatives. This project was located in southern Escambia County and Santa Rosa County, the City of Pensacola and the City of Gulf Breeze, Florida, respectively, and addressed the approach to the Pensacola Bay Bridge along U.S. Highway 98, specifically South Pensacola and North Gulf Breeze. The Central East and Central West were the two alternatives being considered for this conceptual stage relocation plan.

FDOT, DISTRICT 4: Districtwide Right of Way Acquisition and Relocation Services (2003). FLAA provided Districtwide contract right of way acquisition, negotiations, relocation, cost estimating, suit information support, property management and related sub-consultant services to include survey, mapping, general contracting, land planning, cost-to-cure, language translation and interpretation, architectural design support and business damage estimating.

FDOT, DISTRICT 4: Districtwide Right of Way Acquisition Services (Push Button Contract). FLAA was scoped to provide full right of way services under this acquisition and relocation services contract which encompassed right of way acquisition, negotiation, *Florida Acquisition & Appraisal, Inc.* *www.flaa.com*

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business damage claims negotiation, business damage report preparation and review, conceptual stage relocation plans, relocation assistance, relocation assistance review, preparation of suit information and lawsuit packages, settlements and closings, property management functions, and RWMS input. This task-oriented/Districtwide contract encompassed Indian River, St. Lucie, Martin, Palm Beach, and Broward Counties. FLAA provided Acquisition and Relocation services on the St. Lucie County/FDOT (LAP) with Federal “funding remediation” or Federalizing the project to recapture federal dollars. FLAA provided Acquisition Offers/Closings, RHP calculations, relocation eligibility, move cost calculations, claims processing and advisory services and more under this task.

FDOT, DISTRICT 4: City of Port St. Lucie Crosstown Parkway Extension Relocation Remediation. Tasked under the above Districtwide Right of Way contract, FLAA managed production, providing relocation advisory assistance and preparing RHPs and other relocation claim packages on this remediation project for the City of Port St. Lucie under the direction of FDOT District 4. FLAA successfully saved the Department significant dollars and helped Federalizing the project.

FDOT, DISTRICT 4: Districtwide Acquisition & Relocation Services (2016). FLAA was selected for this Districtwide contract to provide right of way acquisition, negotiations, relocation, cost estimating, suit information support, property management, survey, mapping, general contracting, land planning, cost-to-cure, language translation and interpretation, environmental/asbestos management, and business damage estimating.

FDOT, DISTRICT 4: Districtwide Suit Preparation Services. FLAA contracted with District 4 in 2010 and provided Districtwide Suit Preparation services, including the preparation of complete Legal Pleadings such as the Civil Cover Sheet, Value of Real Property Claim Sheet, Lis Pendens, Petition and Affidavit Supporting Constructive Service of Process, Summons, Notice to Show Cause, Certificate of Mailing, Declaration of Taking, Order of Taking and Certificate of Clerk as follows: **26 Lawsuits in Broward County** – Andrews Ave. Ext., SR 842/Bridge of Isles, SR 838/Sunrise Boulevard Bridge, SR 870/Commercial Blvd., and A1A/17th Street projects, **14 Lawsuits in Palm Beach County** – 9 (I-95)/Spanish River, SR 806/Atlantic Ave., Southern Boulevard, SR 710, and SR 870/Military Trail @ Community Dr. projects, **10 Lawsuits in Martin County** – CR 714/Indian Street, and SR 76/Kanner Hwy. projects, **13 Lawsuits in St. Lucie County** – SR 70/Jenkins project.

FDOT, DISTRICT 4: Districtwide Title Search Services. FLAA provided title search reports, updated title reports, ownership reports, right of way reports, specific purpose reports and TIITF reservation reports for District 4 which encompasses Indian River, St. Lucie, Martin, Palm Beach and Broward counties.

FDOT, DISTRICT 4/SOUTH FLORIDA RAIL (formerly Tri-Rail): Excess Surplus Property Disposal – Rail Corridor. Under this contract to dispose of real property on the South Florida Rail Corridor, FLAA’s services included developing a master list of parcels eligible for disposal which required file search, site inspection and analysis, parcel file development, database updates, map updates and related training. In addition, FLAA was responsible to proactively dispose of said property in accordance with FDOT procedures and applicable laws.

FDOT, DISTRICT 5/SKANSKA-GRANITE-LANE, a Joint Venture (SGL): Public-Private Partnership, I-4 Ultimate Project – Design, Reconstruction, Operation, and Maintenance of 21 Miles of I-4. The 21 mile makeover, from west of Kirkman Road in Orange County to east of State Road 434 in Seminole County, is the largest P3 project of its kind in the United States. FLAA as a subcontractor to SGL Constructors is providing easement acquisition, right-of-way, title, and survey services. Construction began in 2015 and is projected to end in 2021.

FDOT, DISTRICT 6: Districtwide Right of Way Acquisition & Relocation Services (2011). FLAA provided FDOT District 6 full service right of way staffing, Acquisition and Relocation for the District, encompassing Miami-Dade and Monroe Counties. This is a full service Right of Way acquisition, negotiations, relocation, cost estimating, suit information support, property management and related services contract.

FDOT, DISTRICT 6: Krome Ave. Needs Assessment. Tasked under the above Contract, FLAA provided the comprehensive Needs Assessment Survey for SR997 (Krome Ave.) from SW 136th St. to SW 88th St/Kendall Drive.

FDOT, DISTRICT 6: Districtwide Right of Way Acquisition & Relocation Continuing Services Contract (2016). FLAA was selected for this Continuing Services contract to provide full-service right of way staffing to facilitate Acquisition and Relocation for the

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District encompassing Miami-Dade and Monroe Counties. This is a full service Right of Way acquisition, negotiations, relocation, cost estimating, suit information support, property management and related services contract.

FDOT, DISTRICT 7/H.W. Lochner, Inc: GEC Right of Way Support (2014). FLAA teamed with H.W. Lochner, Inc. to provide full-service Right of Way Support for District 7's GEC contract. FLAA is currently providing in-house relocation services as an extension of the District 7 staff for the I-275 Tampa Presbyterian Village project that consists of 140 residential tenants. FLAA is also contracted to provide, if needed, assistance for Right of Way appraisal, acquisition, property management, cost estimating, and in-house staffing.

FDOT, DISTRICT 7: Districtwide Acquisition and Relocation Services. FLAA provided acquisition, relocation, non-parcel related property management, litigation document production, litigation support services, limited appraisal services, cost estimating, business damage estimating and limited property management functions on this task oriented Districtwide contract for the Florida Department of Transportation's (FDOT) District 7; which encompasses Hillsborough, Pinellas, Pasco, Hernando and Citrus counties.

FDOT, DISTRICT 7: I-4 Ybor City. FLAA completed the acquisition of 225 parcels and relocation of more than 144 displacees on this high profile I-4 corridor on an accelerated schedule to secure federal funding. This significantly impacted corridor had tremendous challenges ranging from numerous Last Resort Housing Relocations to cultural and historic preservation concerns and coordination. This high profile project required the coordination of not only state and federal agencies, but also city and county as well due to the Joint Participation Agreement (JPA) for funding. The full service scope included complete eminent domain, legal pleading and suit preparation for the entire project as well as property management.

FDOT, DISTRICT 7: Title Search Services for Hillsborough County. FLAA provided title search services to include: complete title search reports and recertification and updates of title search reports for Hillsborough County on a task oriented basis. Under this contract, FLAA has provided 30-year title search reports and 100-year searches on parcels for the Leroy Selmon Expressway/I-4 Connector project.

FDOT, DISTRICT 7/URS Corporation Southern: Interstate Program Management – Full Service Professional Right of Way Services. FLAA is teamed with URS to provide full service right of way services including acquisition, relocation and right of way cost estimating on this task oriented contract for FDOT's District 7.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION: Real Estate Services. A comprehensive real estate services contract to provide property acquisition and disposition services for the Division of State Lands on an as needed basis; the services included real estate acquisition project management services, acquisition negotiation services, eminent domain project management and services, real estate consulting services, real estate disposition, promotion, marketing and negotiation services, real estate auction services, real estate staff support, various real estate special project services in support of the State of Florida's Florida Forever, Preservation 2000 and Conservation and Recreation Lands (CARL) programs.

FLORIDA GAS TRANSMISSION COMPANY, LLC: Provision of Trained Right of Way Agents. FLAA provided right of way agent staffing employed to conduct title searches and acquire easements for the 1,500 mile-long Phase VIII natural gas pipeline project from Mississippi to Miami, Florida.

FLORIDA HIGH SPEED RAIL AUTHORITY/HNTB: Phase 1, Part 1. FLAA served as the Florida High Speed Rail right of way acquisition consultant responsible for all right of way administration, acquisition, appraisal support and related services for more than seven years. FLAA provided comprehensive right of way cost estimates of Phase I, Part I from downtown Tampa to the Orlando International Airport. FLAA supported passenger rail development efforts under the FLORIDA RAIL ENTERPRISE when the authority was transitioned.

FLORIDA RAIL ENTERPRISE/FDOT/HNTB/Wilbur Smith: Passenger Rail Program Mgmt. FLAA was selected to provide professional right of way services in support of the Program Management. The State of Florida and FDOT created the Florida Rail Enterprise, modeled on the Turnpike Enterprise District, to provide statewide governance for all passenger rail projects, beginning with the high profile Tampa-to-Orlando leg of the High Speed Rail initiative. The program was to ultimately be responsible for the development and coordination of a comprehensive passenger rail system in Florida.

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FLORIDA POWER & LIGHT: Collier-Orange #3 230kV Project - Land Acquisition Services for Transmission Right of Way Acquisitions. FLAA provided full service acquisition for a 54 mile electrical transmission line in Lee and Collier Counties. The project included 200+ parcels that required title, acquisition, market value estimates, appraisal, and construction coordination.

FLORIDA POWER & LIGHT/Power Engineers: Miami Beach/Alton/Venetian Transmission Lines – Acquisition Services/Cost Estimating (2006).

HILLSBOROUGH AREA REGIONAL TRANSIT AUTHORITY (HART): Voluntary Acquisition Services (Access of East Columbus Drive). FLAA identified property ownership(s) and conducted preliminary research to establish contact with the owner(s) property directly adjacent and contiguous to the subject facility east to explore the possibility of and for vehicular access (ingress and egress) to East Columbus Drive in Tampa, Florida. FLAA services include: acquisition and negotiations; Broker's Price Estimates; and the procurement of title services.

HILLSBOROUGH AREA REGIONAL TRANSIT AUTHORITY (HART): Voluntary Acquisition Services (Facility Expansion). Services provided under this contract included identifying and researching all property ownerships adjacent and contiguous to the subject facility in an effort to identify willing sellers, assess property viability, availability and market and purchase status. FLAA also provided acquisition and negotiations, Broker's Price Estimates and the procurement of title services.

HILLSBOROUGH AREA REGIONAL TRANSIT AUTHORITY (HART) Kimley-Horn Associates, Inc.: Miscellaneous Architectural /Engineering Services. FLAA provides on-call Right of Way/Real Estate support services to HART's Architectural and Engineering Design firm, Kimley-Horn & Associates, supporting the design of various transit infrastructure and bus stop improvements to include cost estimating; survey, site selection for facilities, bus operating facilities and related real estate activities. Work is on as-needed basis.

HILLSBOROUGH AREA REGIONAL TRANSIT AUTHORITY (HART)/Ayres & Associates: Miscellaneous Architectural /Engineering Services. FLAA provides on-call Right of Way/Real Estate support services to HART's Architectural and Engineering Design firm, Ayres & Associates, supporting the design of various transit infrastructure and bus stop improvements to include cost estimating; survey, site selection for facilities, bus operating facilities and related real estate activities. Work is on as-needed basis.

HILLSBOROUGH COUNTY: Sub-consultant for Miscellaneous Professional Engineering Services General/Civil. FLAA teamed with nine (9) engineering consultant firms contracted by Hillsborough County for right of way acquisition, parcel negotiation and settlement services on a task-oriented basis.

HILLSBOROUGH COUNTY/American Consulting Engineers: Lutz Lake Fern Road. FLAA provided American Consulting Engineers with title services and cost estimating services for this Hillsborough County project.

HILLSBOROUGH COUNTY/Ayres & Associates: Full Service Right of Way Support. FLAA provided Ayres & Associates with title services and cost estimating services for this Hillsborough County project.

HILLSBOROUGH COUNTY/CPH Engineers: Bell Shoals Road 4-Laning Design from Fishhawk Boulevard to Bloomingdale Avenue in Hillsborough County. FLAA provided 30-year title searches on 87 parcels for this Hillsborough County project. Title searches included residential, commercial and acreage property types.

HILLSBOROUGH COUNTY/Jacobs Engineering: Miscellaneous Professional Engineering Services, General/Civil – Right of Way Services. FLAA provided Jacobs Engineering with title services and cost estimating services for this Hillsborough County project.

HILLSBOROUGH COUNTY/HNTB: Professional Engineering Services for General Engineering Consultant (GEC), Transportation Task Force. FLAA provided Hillsborough County's Program Management firm, HNTB Corporation full service right of way consulting services in support of this countywide initiative and worked with HNTB and the County to develop comprehensive right of way processes for a \$500 million infrastructure development program. FLAA provided program right of way cost estimates

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necessary to modify more than 120 intersection and corridor improvement projects in the Tampa Bay area as well as provided right of way program support, validation, acquisition and suit preparation services in support of this significant program.

HILLSBOROUGH COUNTY PUBLIC SCHOOLS: Real Estate Brokerage Services

HILLSBOROUGH COUNTY/KCI Technologies: Gunn Highway. FLAA teamed with KCI Technologies to provide title search services on this 18-parcel project for the Hillsborough County Engineering Department.

LAKELAND AREA MASS TRANSIT DISTRICT (Citrus Connection)/RS&H GEC. FLAA provides right of way support to the General Engineering Consultant team for all of its real estate needs.

LEE COUNTY TRANSIT AUTHORITY/Jacobs Engineering: Right of Way Support Services. FLAA is providing right of way support services to Lee County Transit's Engineering Consultant team.

MANATEE COUNTY: Land Acquisition and Relocation Services. FLAA is under contract to provide full service land acquisition and relocation assistance services to Manatee County on an as needed basis.

MANATEE COUNTY/URS Corporation Southern: Professional Services for Transportation Engineering – Professional Right of Way Services. FLAA is teamed with URS to provide full right of way services including acquisition, relocation and right of way cost estimating on this task-oriented contract for Manatee County.

MARTIN COUNTY: Real Property Acquisition Services. This full service contract required all services, processes and procedures of obtaining permanent easements as well as other real property acquisitions.

MISSISSIPPI DEPARTMENT OF TRANSPORTATION: Real Estate Master Agreement – 2011. This is a full service right of way, relocation and related services contract.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION: Pre-qualified Right of Way Acquisition & Relocation Services Consultant On-Call Contract. Tasks included P-5206 Rail-Piedmont Improvement Double-Track Acquisition & Relocation (Kannapolis to Greensboro) for Division 6's Rail Division and R-3432 Old Georgetown Rd., Brunswick County, Wilmington in Division 3.

OHIO DEPARTMENT OF TRANSPORTATION (ODOT): Various Statewide Right of Way Acquisition Services. FLAA was one of twelve firms selected to provide statewide as needed services for the Ohio Department of Transportation. Services included acquisition, relocation, property management and related services on a task oriented basis.

ORANGE COUNTY/WBQ: Shingle Creek Multi-Use Trail – Voluntary Acquisition (2012-2014). FLAA is under Contract to provide Right of Way Services on on-call basis.

OSCEOLA COUNTY: Appraisal and Acquisition Services (2013). FLAA is under Contract to provide Right of Way Services on on-call basis.

PASCO COUNTY: Right of Way Acquisition Services. FLAA is providing right of way acquisition services related to development services projects, primarily roadway, drainage and bridges. Services may include acquisition, relocation, non-parcel related property management, litigation document production, litigation support services, expert witness testimony for eminent domain actions and other miscellaneous and supplementary services as needed.

PASCO COUNTY: Clinton Avenue (Ft. King to US 301). FLAA provided acquisition services to include updated title reports, appraisal, negotiations, offers, agreements, suit preparation for 52 parcels, and has also recently been tasked to provide additional appraisals for 34 parcels.

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PASCO COUNTY/American Consulting Engineers: CR54 (Eiland Boulevard) from US Hwy 301 to 23rd Street: Right of Way Cost Estimating Services.

PASCO COUNTY/King Engineering: Hillsborough County Line to Gunn Highway SR 54. FLAA was responsible for accomplishing all the essential tasks necessary to produce a written Conceptual Stage Right of Way Cost Estimate Report in compliance with standard and customary cost estimating practices in the industry as well as USPAP policy and procedure for route analysis. The route analysis included a left, right and center analysis of 142' typical section to include greenway which assumed five (5) alignments. FLAA also provided title reports conducted per Marketable Record Titles to Real Property as specified under Chapter 712, Florida Statutes.

PASCO COUNTY/King Engineering: Central Pasco Water Systems Improvements. FLAA teamed with King Engineering in providing acquisition services to acquire easements and fee parcels for the water system in eastern Pasco County. This includes the areas along County Line Road in the New Tampa area, SR 54 and Tupper Road in the Wesley Chapel and numerous parcels between SR 54 and SR 52. The project includes an undetermined number of parcels for title services, acquisition and closing services as well as market value estimates.

PASCO COUNTY/King Engineering: Miscellaneous Land Acquisition Services for Rapid Infiltration Basins (RIB). FLAA provided as-needed right of way acquisition services under this task-oriented contract. The services included assisting in the identification of potential Rapid Infiltration Basin (RIB) sites, negotiating the acquisition of fee simple parcels and/or easements, providing appraisal, appraisal review, valuation, market research, cost estimating, title search, closing and other services, as directed.

PASCO COUNTY/King Engineering: North Central Transmission Mains. Under this contract, FLAA is provided right of way/easement acquisition services in support of Pasco County's consultant engineer for water transmission pipelines. The project involved up to 23 private properties and 14 individual owners and encompassed acquisition, negotiation, appraisal, title search and other services, as required.

PEACE RIVER-MANASOTA REGIONAL WATER SUPPLY AUTHORITY/King Engineering: Regional Integrated Loop System – Phase II Interconnect. FLAA provided as-needed right of way services including the acquisition of fee simple parcels and/or easements, providing appraisal, appraisal review, valuation, market research, cost estimating, title search, closing and other services, as directed.

PEACE RIVER-MANASOTA REGIONAL WATER SUPPLY AUTHORITY/King Engineering: Regional Integrated Loop System – Phase 1 – Route Study. FLAA provided corridor alignment analysis, Right of Way Cost Estimating, willing seller evaluation and shall further provide full service Appraisal and Acquisition at a later date.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION: Right of Way Acquisition Services. FLAA is pre-qualified to provide right of way acquisition services for the Pennsylvania Department of Transportation (PennDOT).

PINELLAS COUNTY: Acquisition of Property & Relocation of Tenants Consulting, Airport. In accordance with FAA guidelines for Land Acquisitions and Relocation Assistance for Airport Improvement Programs Assisted Projects, FLAA provided acquisition services for a commercial parcel under this agreement.

PINELLAS COUNTY HOUSING AUTHORITY: Buyer's Broker Services. FLAA provided real estate buyer's brokerage services in seeking multi-family residential properties for the Authority in Pinellas County, Florida.

POLK COUNTY: Full Service Right of Way Acquisition Services. Services provided under this full service right of way contract included acquisition, relocation, condemnation, appraisal services, review appraisals, cost estimating, contract administration, title, environmental reviews, property management services and preparation of condemnation suit documents on an as needed basis.

POLK COUNTY: Berkley Road Phase II and III (Old Dixie Highway to Pace Road). Tasked under the County's Right of Way Acquisition Services contract, FLAA provided acquisition, negotiation, title and lien-release coordination, closing and condemnation suit document preparation services for 30 fee simple parcels and 22 temporary construction easements. Despite a large majority of parcels with attorney representation, FLAA achieved a negotiated settlement rate of over 90%.

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POLK COUNTY: County Line Road. FLAA provided real estate acquisition services to include fee simple parcels and right-of-entry agreements for the County Line Road Widening Project.

POLK COUNTY: CR 542 (Avenue G NW). FLAA provided acquisition services for three parcels on this Polk County project. Services included negotiations, license agreements, settlements and closings, suit preparation and file retirement.

POLK COUNTY: CR 580 at Powerline Road. FLAA provided acquisition services for three parcels on this Polk County project. Services included negotiations, settlements and closings, suit preparation and file retirement.

POLK COUNTY: CR 655 at Eagle Lake Loop. FLAA provided acquisition services for five parcels on this Polk County project. Services included negotiations, license agreements, settlements and closings, suit preparation and file retirement.

POLK COUNTY: Duff Road at US 98 Improvement Project. FLAA provided acquisition services for four parcels on this Polk County project. Services included negotiations, license agreements, settlements and closings, suit preparation and file retirement.

POLK COUNTY: Ewell Road. FLAA provided acquisition and suit preparation services for a ten fee parcel, five easement parcel project to allow for the reconstruction of an intersection.

POLK COUNTY: Fitzgerald Road at Scott Lake Road Intersection. This project tasked under the County's Right of Way Acquisition Services contract encompassed the acquisition of a complex parcel owned by a Homeowner's Association and represented by legal counsel. A successful settlement was negotiated.

POLK COUNTY: NWRUSA Water System Improvements. FLAA negotiated the acquisition of utility easements for this water system improvement project in Polk County, Florida along Gibsonia-Galloway and Spivey Roads.

POLK COUNTY: Kathleen Road CR 35A. FLAA used advance acquisition procedures to acquire 22 whole-take residential and commercial parcels.

POLK COUNTY/FALLER, DAVIS & ASSOCIATES: Master Consulting Engineering Miscellaneous Drainage Projects. FLAA teamed with Faller, Davis & Associates, Inc. to identify, describe, and obtain necessary easements in accordance with the applicable Federal, State and Local regulations.

PROGRESS ENERGY FLORIDA: Master Contract 280630-00000. Contract services included full service right of way acquisition on an as needed basis.

REVOLUTION PIPELINE RESOURCES: Boardwalk Pipelines, L.P. Master Services Agreement; Copano Energy R/W and Survey & Mapping Services; EPCO Holdings, Inc. (Enterprise Pipeline); Plains All American GP Professional Services Agreement; Spectra Energy Agreement. FLAA provided as needed land/right of way acquisition, survey and mapping and other as needed staffing services to oil and gas pipeline clients.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY: Acquisition and Property Management Consultant and Related Services. FLAA provided real estate acquisition, property management and related consultant services on the 858-acre "Redevelopment Plan 2001" for the Riviera Beach Community Redevelopment Agency for Inlet Harbor. FLAA was responsible for coordinating or providing appraisals, negotiating all parcels and tenant-owned improvements, and coordinating all property

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management, asbestos and demolition activities. Related activities such as title searches and closing services were to be provided by FLAA as needed. Prior to the project being placed on hold due to funding issues, FLAA completed nearly 200 subconsultant parcels in Phase 1.

SARASOTA COUNTY: Real Property Acquisition and Related Services. Contracted services included real property acquisition, appraisal, right of way cost estimating, relocation, title research and litigation support services on an as needed basis.

SARASOTA COUNTY: Bay Street. FLAA provided owner notifications and initiation of negotiations for both willing and unwilling sellers. Project consisted of 14 parcels along the South Side of Bay Street and along Old Venice Road.

SARASOTA COUNTY: Colonia Lane Phase B. FLAA compiled and prepared a defendants' list for 43 parent tracts for Colonia Lane and for one parent tract for Snowbirdland Vistas, Inc. Mobile Home Park (including but not limited to: title updates, owners, lien holders, easement holders, tenants, business owners and any other party that may have an interest in subject property) in a format acceptable to the Office of the County Attorney for all outstanding unsettled parcels.

SCHOOL BOARD OF SARASOTA COUNTY: Real Estate Brokerage Services. Services include real estate assistance in site acquisition and market studies, assemblage, leasing, lease/purchase, disposition, disposal of surplus properties, eminent domain purchases, and other duties as needed and instructed.

SCHOOL DISTRICT OF HILLSBOROUGH COUNTY: Real Estate Brokerage Services. FLAA provides land acquisition and other real estate functions needed to acquire sites for future schools and support facilities. FLAA assists the SDHC with obtaining real property which may include open or undeveloped land, developed sites, or existing facilities for purchase, lease, or lease/purchase, and other services as necessary to complete these transactions. The services include but are not limited to: Willing seller activities (negotiated purchases, due diligence, including site inspection and market studies, title and closing facilitation services); Leasing of office space, industrial, and retail properties; the ability to represent owners in any real estate transactions; and provide additional support as deemed necessary for acquiring and disposing of real property.

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT): On-Call Right of Way Services 2003-2006; 2007-2010. FLAA provided statewide acquisition services on an as needed basis, including title search services, acquisition services, condemnation suit styling and filing, and relocation and disposition services.

SCDOT, Colleton County: Walterboro Bypass – Full Service Right of Way Services. FLAA provided various services on this full service right of way acquisition project to encompass parcels on the Walterboro Bypass in Colleton County, SC. This task required title services, acquisition services, condemnation suit styling and filing, relocation and disposition. In addition, FLAA coordinated the subconsultant services to include appraisal, title and exhibits.

SCDOT, Spartanburg County: SR 295 – Full Service Right of Way Services. FLAA provided services on this full service right of way acquisition project to encompass parcels on SR 295 in Spartanburg County, SC. This contract required title services, acquisition services, condemnation suit styling and filing, relocation and disposition. In addition, FLAA coordinated the subconsultant services to include appraisal, appraisal review, r/w staking and exhibits.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD): Monitor Well Site Acquisition Services. FLAA was selected by the SWFWMD to acquire privately owned well sites improved with the District's monitor wells and prevent future loss of access to the wells located in the 16-County jurisdiction.

TAMPA BAY AREA REGIONAL TRANSPORTATION AUTHORITY (TBARTA)/Jacobs: GEC Team, Regional Transit Master Plan for West Central Florida. FLAA is part of the General Engineering Consultant (GEC) team supporting TBARTA's development of a regional transit master plan.

TAMPA BAY AREA REGIONAL TRANSPORTATION AUTHORITY (TBARTA)/Jacobs: Pinellas County Alternatives Analysis for Premium Transit Corridor. FLAA supported TBARTA and the Florida Department of Transportation, in partnership with the Pinellas MPO and Pinellas Suncoast Transit Authority (PSTA), in conducting an Alternatives Analysis to look at premium transit options

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Project Experience

connecting the major activity centers in Pinellas County—Clearwater, Gateway area, and St. Petersburg, as well as connections to Hillsborough County. The study evaluated feasible alternatives and identified a preferred alternative consistent with the TBARTA Regional Transit Master Plan.

TBARTA/FDOT/Wilson Miller Stantec: Veterans Suncoast Transit Corridor Evaluation Study. FLAA provided right of way cost analysis of proposed transit service enhancements (Light Rail/Express Bus) for this Tampa Bay Area Regional Transportation Authority (TBARTA) project under the auspices of the Federal Transit Administration's New Starts program.

TAMPA BAY WATER AUTHORITY: As Needed Land Agent Consultant Services 2014-Present; 2009-2014; 2007-2009; 2005-2007; 2003-2005. FLAA has been awarded the fourth in a series of contracts to provide title searches, title commitments, title insurance policies, real estate appraisals, negotiations, property closings for land and property-rights acquisitions on a task oriented basis. Tasks are performed within the Authority's regional jurisdiction encompassing Hillsborough, Pasco and Pinellas Counties.

TAMPA BAY WATER AUTHORITY: Monitor Well Site Acquisition Services. FLAA was tasked with acquiring 10 monitor well sites using Broker Price Estimates and advance acquisition procedures.

TAMPA BAY WATER AUTHORITY: South Central Hillsborough Pipeline Intertie – Suit Information Preparation Services. FLAA provided suit information preparation services indirectly to the Tampa Bay Water Authority through its subcontract with O.R. Colan & Associates on the Riverview South Central Hillsborough Intertie. FLAA provided all the necessary service of process information for the entire project, which included approximately 150 parcels.

TAMPA BAY WATER AUTHORITY/Malcolm Pirnie, Inc.: South-Central Hillsborough Infrastructure Improvements (SCHIIP). FLAA conducted a property evaluation to support the construction of the new facilities and infrastructures of the Tampa Bay Water's Regional Facilities Site, the Brandon Urban Dispersed Wellfield and the Lithia Water Treatment Plant. FLAA provided full acquisition services for the treatment plant site and the easements to install subsurface water lines and ingress and egress to the treatment site from the nearest public road and Pasco Expansion Project Acquisition Services.

TAMPA BAY WATER AUTHORITY/Metzger Willard/Corollo: Lithia Hydrogen Sulfide Removal Facility, Acquisition Services. FLAA assisted in the acquisition of real estate for a new Hydrogen Sulfide Removal facility to be constructed in southern Hillsborough County for Tampa Bay Water Authority.

TAMPA BAY WATER AUTHORITY/S&W Water: Desalinated Water Transmission Pipeline. FLAA provided services to acquire parcels along the proposed transmission route necessary for a water pipeline project as part of a feeder pipeline to the Tampa Bay Water Desalination Plant to be located in Apollo Beach, Florida. The proposed desalination plant and pipeline are necessary to provide the Hillsborough County region with a reliable high quality, supplemental water supply.

TAMPA BAY WATER AUTHORITY/HAZEN AND SAWYER, P.C.: Long Term Master Plan Update. Right of Way Services/Real Estate Property Rights Evaluation focusing on 5 Projects, including Gulf Coast Desalination, Seawater Desalination Expansion, Thonotosassa Wellfield, Aquifer Recharge Project, Surface Water System Expansion.

TAMPA HILLSBOROUGH COUNTY EXPRESSWAY AUTHORITY/HNTB Corporation: GEC. FLAA was part of the HNTB GEC Team to provide full service right of way acquisition. Services also included a complete right of way cost estimate for the proposed four-county "Beltway Around Tampa", with an analysis of three separate corridors with three alignments.

TECO/KCI Technologies, Inc.: Title Search Services. FLAA teamed with KCI Technologies to provide title search services for regional utility provider TECO in Hillsborough, Pasco and Polk Counties.

US NAVY, NAVAL FACILITIES COMMAND SOUTHEAST (NAVFAC-SE): Relocation Services for Baldwin County, Alabama. FLAA is working with a US Navy team conducting approximately 35 residential relocations in support of the expansion of two naval airfields. FLAA is tasked with preparing a relocation schedule and budget, writing a conceptual relocation plan, Needs Assessment, Relocation Cost Estimate, and conducting the relocation activities.

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Project Experience

VOLUSIA COUNTY: As Needed Acquisition and Relocation Services. FLAA provided professional assistance, as required, in the acquisition of right of way and other real estate services including, but not limited to, title abstract services, document preparation, appraisal services, negotiations, closing, condemnation and relocation assistance.



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Project Experience

APPRAISAL SERVICES:

BUCKEYE PARTNERS LLP/EVERGLADES PIPE LINE CO.: Fort Lauderdale Jet Fuel Pipeline Project – Cost Estimating Services. FLAA provided right of way cost estimating and alternative analysis in support of the route study of this jet fuel pipeline project involving 48 parcels in a heavily impacted industrial corridor in the Fort Lauderdale International Airport/Port Everglades area.

CITRUS COUNTY: Real Property Appraisers. FLAA provided professional real estate appraisal services as defined in Section 475.611, Florida Statutes, on an as-needed basis. The professional real estate services focused on the preparation of appraisal reports required for the County's acquisition and disposition of real property, including eminent domain and flooded property acquisitions and surplus land disposition.

CITY OF LAKELAND/LAKELAND ELECTRIC: Appraisal Contracting Services for Kathleen Road Widening Project. FLAA as part of this continuing services contract provided Appraisal Management for the Kathleen Road Transmission Project.

CITY OF TALLAHASSEE/LEON COUNTY BLUEPRINT 2000 INTERGOVERNMENTAL AGENCY /Kimley-Horn & Associates: Capital Circle SW PD&E. FLAA, as teamed with Kimley-Horn & Associates, conducted an extensive conceptual stage right of way cost estimate and subsequent relocation plan which analyzed more than 15 combined alignment alternatives and/or variations to consider the least expensive and least obtrusive alignment and/or by pass for Capital Circle Southwest. More than 300 parcels were potentially affected, as well as more than 75 businesses and residents. It is estimated that tens of millions of dollars were saved in cost avoidance and countless residences and businesses were saved from impact through this analysis.

CITY OF TAMPA: 40th Street/Malcolm McKinley Drive (Hillsborough Avenue to Fowler Avenue) – Appraisal Review Services. Under this contract FLAA provided appraisal review services on approximately 150 predominantly commercial, before-and-after complete summary appraisal reports with significant severance damages.

CITY OF UMATILLA: Airport Runway Expansion. FLAA provided commercial and agricultural valuation on several parcels as part of the City of Umatilla's Airport Expansion Project. One of the largest sky diving "jump" schools in the country was relocated for the expansion of the airport. The assignment required a special purpose appraisal of several tracts of land.

CITY OF WILLISTON: Community Redevelopment Agency. FLAA provided appraisal review services on 1 commercial property for the Redevelopment Agency.

CITY OF ZEPHYRHILLS: Community Redevelopment Agency. FLAA provided appraisal review services on 5 commercial properties for the Redevelopment Agency.

FLORIDA HIGH SPEED RAIL AUTHORITY/ FDOT TURNPIKE DISTRICT- Phase 1, Part 1 Program Management – Professional Right of Way Services including Appraisal and Right of Way Cost Estimating.

FLORIDA HIGH SPEED RAIL AUTHORITY/HNTB: Phase 1, Part 1. FLAA served as the Florida High Speed Rail right of way acquisition consultant responsible for all right of way administration, acquisition, appraisal support, and related services for more than seven years. FLAA provided comprehensive right of way cost estimates of Phase I, Part I from downtown Tampa to the Orlando International Airport. FLAA analyzed several alignment alternatives, which encompassed rail stations, detention/retention ponds, elevated corridors concurrent with the expressway authority, state, county, and quasi-public utilities in multiple jurisdictions. FLAA continues to support passenger rail development efforts under the Florida Rail Enterprise.

FDOT, DISTRICT 1: SR 739 Lee County. FLAA provided valuation services on 11 parcels of mixed-use land for SR 739 Fowler/Kennesaw to SR 82. This project required complete before and after appraisal analysis of significant impacted partial takings under the threat of eminent domain. It also required the coordination of eminent domain experts including, engineers, land planners, architects, surveyors, machinery and equipment valuation and general contractors.

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Project Experience

FDOT, DISTRICT 1: SR 739 from US 41 (S. of Alico) Lee County. FLAA provided valuation services on 15 parcels of mixed-use land for SR 739 from US 41 (S. of Alico). This project required complete before and after appraisal analysis of significant impacted partial takings under the threat of eminent domain. It also required the coordination of eminent domain experts including, engineers, land planners, architects, surveyors, machinery and equipment valuation and general contractors.

FDOT, DISTRICT 1: SR 45/US 41. FLAA provided appraisal services on this densely commercial corridor in the City of Venice in Sarasota County. Services included full service, self-contained before and after condemnation and appraisal reports on the subject properties including: a Publix shopping center, Denny's restaurant, First Union Bank, Perkins restaurant and a SouthTrust Bank. The contract included procurement and management of special traffic and circulation studies.

FDOT, DISTRICT 1: SR 55 Manatee County. FLAA provided appraisal services on 12 parcels of mixed-use land for SR 55 (Cortez Road), US 41 to CR 683. This project required complete before and after appraisal analysis of significant impacted partial takings under the threat of eminent domain and also required the coordination of eminent domain experts including, engineers, land planners, architects, surveyors, machinery and equipment valuation and general contractors.

FDOT, DISTRICT 3/RS&H: SR 30 (US 98) PD&E Study – Conceptual Stage Relocation Plans & Cost Estimating (2016). FLAA was subcontracted to provide CSRPs and Cost Estimating on 25 miles of US 98, crossing Santa Rosa / Okaloosa county lines in FDOT, District 3.

FDOT, DISTRICT 4/Gallion Wilson: Districtwide Cost Estimating Services. FLAA provided right of way cost estimates on projects in Broward, Palm Beach, St. Lucie, Indian River Martin and Okeechobee counties. FLAA services included land valuation, improvements, severance damages, business damages, fees, litigation and settlement costs.

FDOT, DISTRICT 5: SR 44 Sumter County. FLAA provided complete before and after appraisals on 31 parcels for the expansion of State Road 44 in Sumter County, Florida. The project purpose was to upgrade the two-lane facility into a four lane rural section. The transitional nature of the neighborhood as well as the significant takings of the mobile home/RV properties and many of the commercially and residentially improved tracts called for a wide search for and analysis of paired sales. This project contained several environmentally sensitive parcels that were impacted.

FDOT, DISTRICT 7: Districtwide Appraisal, Appraisal Review & Design Support Services. FLAA is an approved appraisal firm providing appraisal, appraisal review and design support services in the geographical boundaries of FDOT District 7, including Hillsborough, Pinellas, Pasco, Hernando and Citrus counties. The scope of services includes the management and administration of subconsultants such as CPA, machinery and equipment appraisers, land planners, relocation agents, environmental engineers, title researchers, and contractors.

FDOT, DISTRICT 7: SR 45/US 41. FLAA completed this 10 parcel project in Hernando County, which consisted of providing fair market value estimates of all real estate interests as well as preparation of written appraisal reports and updates. The scope of services included the management and administration of subconsultants for land planning/engineering, traffic engineering, architectural studies, survey, business damage estimate reports, cost-to-cure estimates, and/or other specialty services.

FDOT, DISTRICT 7: SR 700/US 98. FLAA provided appraisal services in connection with the acquisition of right-of-way along SR 700 (US98), .5 mile south of Hernando County Line to US 19, Citrus County. FLAA provided fair market value estimates of all real estate interests as well as preparation of written appraisal reports and updates. The services included the management and administration of subconsultants for land planning/engineering, traffic engineering, architectural studies, survey, business damage estimate reports, cost-to-cure estimates, and/or other specialty services.

FDOT, DISTRICT 7: US 19 – Appraisal & Expert Witness Services. FLAA provided appraisal services to include preparation appraisals or update of previously prepared appraisals, preparation and/or attendance at depositions, provision of Expert Witness testimony and litigation support.

FDOT, DISTRICT 7/HNTB: MLK Boulevard. FLAA provided cost estimating services for this 20-parcel project in Hillsborough County.

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Project Experience

FDOT, DISTRICT 7/H.W. Lochner: Districtwide PD&E Services – FLAA provided Cost Estimating Services.

FLORIDA POWER & LIGHT: Collier-Orange # 3 230kV Project - Land Acquisition Services for Transmission Right of Way Acquisitions. FLAA provided full service acquisition for a 54 mile transmission line in Lee and Collier Counties. The project includes 200+ parcels that require title, appraisal, acquisition, market value estimates and construction coordination.

FLORIDA POWER & LIGHT/Power Engineers: Miami Beach/Alton/Venetian Transmission Lines – Appraisal Services: FLAA provided Alternative Analysis and Right of Way Support for the underground transmission line.

GREATER ORLANDO AVIATION AUTHORITY (GOAA): Real Estate Appraisal Services. FLAA has been pre-qualified by the GOAA to provide commercial real estate appraisal services.

HERNANDO COUNTY: Real Estate Appraisal Services. FLAA has been pre-qualified to provide appraisal services for Hernando County on an as needed basis.

HERNANDO COUNTY/KCI Technologies, Inc.: Corridor Study, Design, Right of Way Acquisition and Appraisal Services for the extension of Sunshine Grove Road. FLAA was the right of way arm of the engineering design team selected to provide a Corridor Study, Design, Right of Way Acquisition and Appraisal Services for the extension of Sunshine Grove Road.

HILLSBOROUGH AREA REGIONAL TRANSIT AUTHORITY (HART): Property Appraisal Services. FLAA provided appraisal services to transit authority in Hillsborough County.

HILLSBOROUGH COUNTY/American Consulting Engineers: Lutz Lake Fern Road. FLAA teamed with American Consulting Engineers to provide title services and cost estimating services on this Hillsborough County project.

HILLSBOROUGH COUNTY/HNTB: Professional Engineering Services for General Engineering Consultant (GEC), Transportation Task Force. Under an exclusive teaming arrangement with Hillsborough County's Program Management firm, HNTB Corporation, FLAA provided full service right of way consulting services in support of this countywide initiative and worked with HNTB and the County to develop comprehensive right of way processes for a \$500 million infrastructure development program. FLAA provided right of way cost estimates necessary to modify more than 120 intersection and corridor improvement projects in the Tampa Bay area as well as provided right of way program support, validation, acquisition and suit preparation services in support of this significant program.

HILLSBOROUGH COUNTY/KCI Technologies: Gunn Highway. FLAA provided cost estimating services under this contract on this 20-parcel design project including a pond site for the Hillsborough County Engineering Department.

HILLSBOROUGH COUNTY/Orth Rodgers: Bruce B. Downs (Pebble Creek Drive South to Pasco County Line). FLAA provided cost estimating services for this portion of the Hillsborough County Bruce B. Downs Boulevard project.

HILLSBOROUGH COUNTY/Parsons Brinckerhoff: Bruce B. Downs Boulevard (Bearss Avenue to Palm Springs Boulevard). FLAA provided cost estimating services for this portion of Hillsborough County's Bruce B. Downs Boulevard project, CIP No. 61045.

HILLSBOROUGH COUNTY/RTD Group: Right of Way Cost Estimating Services for General Engineering Consultant (GEC), Transportation Task Force. As part of Hillsborough County's GEC team, FLAA provided right of way cost estimates necessary for Validation and Prioritization on more than 80 intersection improvement projects in Hillsborough County in support of the County's \$500 Million Transportation Task Force initiative.

HILLSBOROUGH COUNTY/IBI Group: Habana Avenue North & Waters Avenue Intersection Improvements. FLAA conducted a PD&E Study and Preliminary Design and Cost Estimating Services.

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Project Experience

HILLSBOROUGH COUNTY AVIATION AUTHORITY: Professional Real Estate Appraisal Services. FLAA has been pre-qualified to provide appraisal services under this contract for the Hillsborough County Aviation Authority as needed.

LEON COUNTY: Professional Real Estate Appraisal Services. FLAA is an Approved Appraisal firm, pre-qualified to perform appraisal and appraisal review services on an as needed basis in Leon County.

LEON COUNTY: Appraisal Review Services for Fairbanks Ferry Emergency Access Road. FLAA provided review appraisal services for a 23 parcel project to establish permanent access easements for Leon County.

MANATEE COUNTY: Master Appraisal Services Agreement 2003. FLAA provided appraisal and appraisal review services on an as needed basis in Manatee County.

MANATEE COUNTY: Master Appraisal Services Agreement 2007. FLAA provided appraisal and appraisal review services on an as needed basis in Manatee County.

MANATEE COUNTY: Appraisal Review - Fort Hamer Road Extension/Hidden Harbor. FLAA provided appraisal review services for the purchase of certain real properties for the extension of Ft. Hamer Road. The parcels consisted of 400+ acres of unimproved agriculture land of which a portion of the property was utilized for the extension of Fort Hamer Road.

MANATEE COUNTY: Appraisal Review - Orlando Avenue West to 15th Street West. FLAA provided appraisal review services on 11 parcels located on both sides of Orlando Avenue, between U.S. 41 / 14th Street West and 5th Street West.

MANATEE COUNTY: Appraisal Services for 2750 Rawls Road, Duette, Florida. FLAA provided an appraisal on the basis of highest and best use for a willing seller, willing buyer, arms-length purchase of a vacant, 53.3 acre parcel located in eastern Manatee County.

MANATEE COUNTY: 15th Street East/301 Boulevard from US 41 to 53rd Avenue East. FLAA provided appraisal services of parcels for acquiring, right of way for road improvements to 15th Street East/301 Boulevard from US 41 to 53rd Avenue East.

METROBANK OF DADE COUNTY: Appraisal Services. FLAA provided appraisal services for bank-owned and REO properties in Polk County, FL.

PASCO COUNTY: Clinton Avenue (Ft. King to US 301). FLAA provided full service appraisal, appraisal review, updated title reports, and appraisal expert (Engineering, Cost-to-Cure, General Contractor and FF&E) subcontracting for 34 partial-take and whole-take parcels, including residential, commercial and large vacant or agricultural tracts, on an accelerated schedule.

PASCO COUNTY/American Consulting Engineers: Eiland Blvd. (US 301 to 23rd Street) – Cost Estimating Services. FLAA provided a complete Right of Way cost estimate for two alternative alignments and 30 parcels along this urban, commercial corridor in Zephyrhills, Florida.

PASCO COUNTY/Coastal Design Consultants: Right of Way Services for Zephyrhills Bypass (a.k.a. “Eiland Gap”) – Cost Estimating Services. FLAA teamed with Coastal Design to provide a complete Right of Way cost estimate for this project in Zephyrhills, Florida for Pasco County.

PASCO COUNTY/King Engineering: Hillsborough County Line to Gunn Highway SR 54. FLAA was responsible for accomplishing all the essential tasks necessary to produce a written Conceptual Stage Right of Way Cost Estimate Report in compliance with standard and customary cost estimating practices in the industry as well as USPAP policy and procedure for route analysis. The route analysis included a left, right and center analysis of 142' typical section to include greenway which assumed five (5) alignments. FLAA also provided title reports conducted per Marketable Record Titles to Real Property as specified under Chapter 712, F.S.

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Project Experience

DISTRICT SCHOOL BOARD OF PASCO COUNTY: Appraisal Services. FLAA provides appraisals of school acquisition sites for new facilities for the District School Board of Pasco County. Projects have included appraisals of school bank sites and partial interests in mineral rights on properties acquired by the District.

PINELLAS COUNTY: Appraisal Services, 54th Ave. North at 28th Street North; 62nd Avenue North; Bryan Dairy Road; Haines Road. FLAA provided appraisal services for intersection improvement projects in various high-density, urban, commercial areas in St. Petersburg and Pinellas County, Florida.

PINELLAS COUNTY HEAD START/EARLY HEAD START: Appraisal Services. FLAA provided appraisals of rental properties and program-owned facilities for this non-profit, federally funded community program.

POLK COUNTY: Master Services Agreement Appraisal and Appraisal Review. FLAA was awarded this Master Services Agreement with Polk County to perform appraisal and appraisal review services on an as needed basis.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY: Appraisal Services. FLAA provided appraisal contract management and appraisal review, including compliance with USPAP and the Florida Department of Transportation Supplemental Standards, as well as the management and administration of subconsultants. All types of real estate were included in the project including vacant and improved, residential, multifamily, commercial, industrial, and special purpose properties such as maritime commercial and industrial. FLAA managed 12 subconsultants whom provided nearly 200 appraisals of which FLAA provided appraisal reviews. FLAA reviewed 121 parcels in less than 4 months.

SMITH-PARK & COMPANY: US Airlines Hangar. FLAA provided appraisal services of a US Airline Hangar for a private company.

ST. LUCIE COUNTY/Calvin, Giordano & Associates: Midway Road Alignment PD&E Study. FLAA provided Calvin, Giordano & Associates with right of way cost estimating services on this Midway Road PD&E Study for St. Lucie County.

ST. LUCIE COUNTY: Appraisal Services. FLAA was selected in 2010 to provide appraisal services for St. Lucie County, Florida. Tasks to date have included market rental appraisal and appraisal review and comment for property located at the St. Lucie County Airport.

TAMPA BAY AREA REGIONAL TRANSPORTATION AUTHORITY (TBARTA)/Jacobs: Pinellas County Alternatives Analysis for Premium Transit Corridor. FLAA supported TBARTA and the Florida Department of Transportation, in partnership with the Pinellas MPO and Pinellas Suncoast Transit Authority (PSTA), in conducting an Alternatives Analysis to look at premium transit options connecting the major activity centers in Pinellas County—Clearwater, Gateway area, and St. Petersburg, as well as connections to Hillsborough County. The study evaluated feasible alternatives and identified a preferred alternative consistent with the TBARTA Regional Transit Master Plan for West Central Florida.

TBARTA/FDOT/WilsonMiller Stantec: Veterans Suncoast Transit Corridor Evaluation Study. FLAA provided right of way cost analysis of proposed transit service enhancements (Light Rail/Express Bus) for this Tampa Bay Area Regional Transportation Authority (TBARTA) project under the auspices of the Federal Transit Administration's New Starts program.

TAMPA BAY WATER AUTHORITY/Malcolm Pirnie, Inc.: South-Central Hillsborough Infrastructure Improvements. FLAA conducted water treatment site analyses and cost estimates to support the construction of the new facilities and infrastructures of the Tampa Bay Water's Regional Facilities Site, the Brandon Urban Dispersed Wellfield and the Lithia Water Treatment Plant.

TAMPA BAY WATER AUTHORITY/S&W Water: Desalinated Water Transmission Pipeline. FLAA provided price estimates for certain pipeline easement rights. These price estimates supported the acquisition project for the Tampa Bay Water Desalination Plant to be located in Apollo Beach, Florida. FLAA analyzed the project corridor maps, completed site reviews, reviewed TBWA's typical easement document as well as pulled cursory market data to most accurately identify the issues impacting the properties affected by the acquisition.

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Project Experience

TAMPA-HILLSBOROUGH COUNTY EXPRESSWAY AUTHORITY/HNTB Corporation: GEC. FLAA was part of the HNTB GEC Team to provide full service right of way acquisition. Services also included a complete right of way cost estimate for the proposed four-county "Beltway Around Tampa", with an analysis of three separate corridors with three alignments.

UNITED STATES DEPARTMENT OF AGRICULTURE/NATURAL RESOURCES CONSERVATION SERVICE: Land Appraisals for the Wetlands Reserve Program. USDA awarded this project to FLAA for the purpose of estimating the fair market or current market agricultural value of a defined tract of land before the NRCS easement encumbers the land use, and without regard to speculative development.



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Project Experience

OTHER RELATED EXPERIENCE:

ACME TOWERS: Stealth Project – National Site Acquisition and Zoning Services. FLAA staff provided site acquisition and zoning on a customized stealth wireless tower program for Massachusetts, North Carolina and Florida.

ACME TOWERS: Statewide Wireless – Site Acquisition and Zoning Services. FLAA staff provided site acquisition, coordination, lease analysis and zoning services on over 100 communication sites in some 32 counties. FLAA's managers conducted variance, special exception, conditional use and rezoning cases to county and/or city zoning review boards. FLAA staff provided sub-consultant management of land surveyors, construction coordination, zoning services, site identification and negotiation, public outreach, design solutions, land use analysis, engineers, land planners and legal counsel.

INTREPID TOWERS: Statewide Project – Wireless Site Acquisition and Zoning Services. FLAA staff provided wireless telecommunication site acquisition and zoning services statewide in support of 32 counties and 50 sites. FLAA staff provided sub-consultant management of land surveyors, construction coordination, zoning services, site identification and negotiation, public outreach, design solutions, land use analysis, engineers, land planners and legal counsel.

WILDLANDS FOREVER TRUST, INC.: Real Estate & Grant Writing Services. FLAA provided acquisition, negotiations, grant writing and closing services to this non-profit land trust in pursuit of the acquisition of conservation lands in multiple counties.