

Florida Acquisition & Appraisal, Inc.

Project Experience

ACQUISITION, RELOCATION & RELATED SERVICES:

BLUEPRINT INTERGOVERNMENTAL AGENCY (f/k/a BLUEPRINT 2000) / CITY OF TALLAHASSEE / LEON COUNTY (2004-Present). FLAA has been serving the Blueprint Intergovernmental Agency for more than 15 years and has maintained a 90% negotiated settlement rate. BluePrint is an inter-agency formed by a joint participation agreement between the City of Tallahassee and Leon County to facilitate local infrastructure with a holistic approach. FLAA has been providing right of way services including acquisition, relocation, property management, demolition contracting, legal support, TEAMS database development, program management support, and right of way cost estimating since its inception and has worked on hundreds of parcels, relocations and/or demolitions. FLAA in conjunction with the Blueprint Right of Way Manager successfully implemented and coordinated an acquisition incentive program in compliance with FDOT policies which has been widely successful and has saved millions of dollars for the taxpayers of not only Leon County but also the State of Florida. FLAA was the first consultant in the State of Florida to implement and utilized the incentive program in Florida. FLAA has recently been executed an additional City of Tallahassee contract to continue services.

- ◆ **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** – Phases 1, 2 and 3, and Magnolia Drive
- ◆ **Property Management & Demolition Contracting Services**

BLUEPRINT INTERGOVERNMENTAL AGENCY (f/k/a BLUEPRINT 2000) / CITY OF TALLAHASSEE / LEON COUNTY / 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 impacted 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.

BUCKEYE PARTNERS, LP (EVERGLADES PIPELINE 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 BONITA SPRINGS: Voluntary Home Buyout (VHB) of Quinn/Downs/Dean Neighborhood under Community Development Block Grant (CDBG) (2020-2022). FLAA was selected to provide Title and Appraisal services for this voluntary buyout program managed by the City under CDBG funding. The purpose of the program was to allow homeowners under consistent threat of severe flooding from storms to move and allow the city to develop improved drainage and controlled pond locations. Working closely with the city's real estate department and legal office, multiple tasks were received and delivered on schedule.

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.

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

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Village of Kapok. The project involved the purchase of 37-acres to include more than 200 acquisitions 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 CORAL GABLES / Kittelson & Associates: Multimodal Transportation Planning and Engineering Consulting Services (2018). FLAA has subcontracted to provide full-service right of way services for the City of Coral Gables.

CITY OF LAKELAND: Right of Way Professional Acquisition Services (2006-2011, 2011-2016, 2016-2021, 2021-2024). FLAA has provided the City of Lakeland full-service Appraisal and Acquisition services for years. 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 contracts, FLAA provided easement appraisal and acquisition for the Lakeland Electric transmission line project on Kathleen Rd. where more than 15 parcels were acquired. FLAA was also tasked with providing voluntary acquisition of permanent easements for sidewalk development along Brunnell Parkway. Task 3 of the 2016 contract involved voluntary property acquisition for Lake Parker's Tributary project for recharge and conservation of wetlands.

CITY OF NORTH PORT: Sumter / Price Boulevard Road Widening Improvement, Phase IIIA (2012-2013). 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, and Appraisal Coordination Support.

CITY OF NORTH PORT: Land Acquisition for Monument Relocation and Access to Water Control Structures (2014). FLAA was selected to provide 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: General Real Estate Services (2017). FLAA is contracted to provide full-service right of way real estate services to the City of Tallahassee. A Task is being generated this fall.

CITY OF WINTER HAVEN: Lake Elbert Trail Acquisition Project: Donation Solicitation and Voluntary Services (2020-2022). FLAA was selected to identify and acquire all properties, by donation and/or voluntary settlement, as identified by the City of Winter Haven as necessary for the proposed Lake Elbert Trail Project. The proposed 2.4 mile 8-foot-wide paved trail would provide a safe multimodal corridor and recreation opportunity for the community. Utilizing parcel estimates, verbal in-person offers were made to the required 56 parcel owners surrounding the lake. Within 30 days of receiving title reports, FLAA executed 14 purchase agreements all at offer value, and acquired 6 parcels via voluntary warranty deed. Through significant negotiation efforts, technology-based innovative approaches, and consistent Project Manager availability for client communications, the project was completed with a 100% negotiated settlement rate on over 50 parcels.

COLLIER COUNTY: Right of Way Acquisition Services (2021-2026). FLAA was selected to provide on-call right of way acquisition and related services on an as-needed basis.

DUKE ENERGY / BURNS & MCDONNELL: Master Services Agreement for Land Acquisition Services (2018-Present). FLAA contracted with Burns & McDonnell to provide Land Acquisition services for Duke Energy on a per task basis. Required services included negotiation with landowners for easements, options, laydown yards, access roads, non-environmental permits, and clearing rights; providing title research and review; serving as primary contact for landowner communications during the construction period; negotiating damage payments or advance payments for restoration as needed to facilitate construction activities; using the Stakeholder Data Management System (SDMS) for documenting all contacts and storing all parcel-related documents; attending necessary training

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sessions; recording easements and other documents; lawsuit information preparation for condemnation filing; maintaining project checkbooks used for landowner payments; and providing expert testimony.

FDOT, DISTRICT 1: Districtwide Acquisition and Relocation Services (2002-2007). 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 (2013-2017). FLAA provided full right of way services for this 60-parcel right of way contract in Winter Haven, Polk County. The contract included 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 (2013-2015). 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 (2015). 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 where several traffic control structures were inadvertently placed outside of the right of way and 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.

FDOT, DISTRICT 3 / Keystone Field Services: Districtwide Right of Way Acquisition and Relocation Services (2018-2023). FLAA has subcontracted to provide full right of way services under this acquisition, relocation, and property management services contract.

FDOT, DISTRICT 3 / RS&H: SR30 (US98) Gulf Breeze Pkwy from Portside Drive to Okaloosa County Line & SR30 (US98) from Santa Rosa County Line to SR393 Mary Esther Blvd (2016-2018). FLAA provided right of way cost estimating for this PD&E on 20 miles of SR30 / US98, crossing Santa Rosa and Okaloosa County lines. Significant evaluation was conducted on this corridor involving over 800 commercial, industrial, residential, and special purpose (federally owned) properties. FLAA has provided significant market and cost data. Additionally, FLAA was tasked with completing a Conceptual Stage Relocation Plan (CSR).

FDOT, DISTRICT 3 / RS&H: Pensacola Bay Bridge PD&E (2013): FLAA was contracted and tasked with preparing a Conceptual Stage Relocation Plan (CSR) for multiple commercial businesses impacted by the preferred alignment, to include damages to parking.

FDOT, DISTRICT 4: Districtwide Acquisition & Relocation Services (2016-2024). 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. Task 1 concluded with an 85% settlement rate for the acquisition of property along Port St. Lucie Blvd, and required translation services for negotiation with out of country ownership. Task 3 included acquisition of properties along I-95 from Central Blvd to PGA Blvd and involved significant negotiations for settlements of some parcels totaling nearly a million dollars. Challenges during this task included changing corporate ownerships, mid-project design and legal description changes, and significant attorney representation with experts.

FDOT, DISTRICT 4: Districtwide Right of Way Acquisition Services (Push Button Contract) (2011-2016). FLAA was scoped to provide full right of way services under this acquisition and relocation services contract which encompassed right of way acquisition, negotiation, business damage claims negotiation, business damage report preparation and review, conceptual stage relocation plans,

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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: Districtwide Suit Preparation Services (2010-2016). 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 Right of Way Acquisition and Relocation Services (2003-2008). FLAA provided 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 on this Districtwide contract.

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 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 TRANSPORTATION AUTHORITY (SFRTA) / TRI-RAIL: South Florida Rail Corridor (SFRC) Excess Surplus Property Disposal – Rail Corridor T. 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 (SGL), a Joint Venture: I-4 Ultimate Project – Design, Reconstruction, Operation, and Maintenance of 21 Miles of I-4 (2016-2021). This 21-mile makeover, from west of Kirkman Road in Orange County to east of State Road 434 in Seminole County, was the largest Public-Private Partnership (P3) project of its kind in the United States. FLAA, as a subcontractor to SGL, provided easement acquisition, right-of-way, title, and survey services. Construction ended in 2021.

FDOT, DISTRICT 6: Districtwide Clearing & Leasing (2016-2021). FLAA is providing full-service property management services and staffing. The contract calls for a wide range of potential services including GIS mapping, asbestos inspection and abatement, litigation support, demolition and removal, surplus and leasing, and environmental management.

FDOT, DISTRICT 6: Districtwide Right of Way Acquisition & Relocation Continuing Services Contract (2016-2023). FLAA was selected for this Continuing Services contract to provide full-service right of way staffing to facilitate 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.

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FDOT, DISTRICT 6: Districtwide Right of Way Acquisition & Relocation Services (2011-2016). FLAA provided FDOT District 6, Miami-Dade and Monroe Counties, full-service right of way staffing, Acquisition and Relocation. 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 (2014). 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 7 / Patel Green & Associates, LLC: General Engineering Consultant Support Services (2022-2026). FLAA was subcontracted to provide in-house staffing support for the District, with the first request being for a Senior Relocation Agent. FLAA quickly and successfully embedded an experienced and dedicated agent and is prepared to provide additional right of way support.

FDOT, DISTRICT 7 / H.W. Lochner, Inc: GEC Right of Way Support (2014-2019). FLAA teamed with H.W. Lochner, Inc. to provide full-service Right of Way Support for District 7's GEC contract. FLAA provided in-house relocation services as an extension of the District 7 staff for the I-275 Tampa Presbyterian Village project that consisted of 140 residential tenants. FLAA was 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, which included 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 has 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. FLAA secured this 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 and 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

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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.

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.

- ◆ **Bass Creek / Pensuko 230kV Transmission** – Real Estate Acquisition
- ◆ **Pine Island Road 230kV and Substation** – Real Estate Acquisition
- ◆ **Sprint Spectrum** – Land Rights Acquisition, Title
- ◆ **PrimeCo Personal Com** – Land Rights Acquisition, Title
- ◆ **FPL / Power Engineers: Miami Beach/Alton/Venetian Transmission Lines (2006)** – Acquisition Services/Cost Estimating

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) of 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. The services included: 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 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: Miscellaneous Architectural/Engineering Services. FLAA provided 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 / Faller-Davis & Associates: Van Dyke Widening – PD&E (2018-Present). FLAA was contracted to provide Right of Way Cost Estimates reflecting the cost of acquisition, relocation, and business damages for parcels included in all the alternatives of this PD&E. These cost estimates are to satisfy the evaluation needed for eminent domain consideration for each alternative and were developed with backup data from comparable sales and/or listings. In 2021, the project became federally funded and FLAA was contracted with conducting a cost estimate update, conceptual stage relocation plan, needs assessment survey, and acquisition services.

HILLSBOROUGH COUNTY / JMT: Miscellaneous Professional Engineering Services (2017). FLAA was contracted to provide miscellaneous professional right of way consulting services.

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HILLSBOROUGH COUNTY: Subconsultant 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 Right of Way 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 right of way cost estimates necessary to modify more than 120 intersection and corridor improvement projects in the Tampa Bay area as well as right of way support, validation, acquisition, and suit preparation services in support of this significant program.

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.

HILLSBOROUGH COUNTY PUBLIC SCHOOLS: Real Estate Brokerage Services. FLAA was contracted to support the School Board with general real estate brokerage services on an as-needed basis.

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

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

MANATEE COUNTY: Professional Land Acquisition and Relocation Services (2020-2023). FLAA was contracted with Manatee County to provide right of way support services on an on-call basis.

MANATEE COUNTY: Land Acquisition and Relocation Services (2010-2015). FLAA was 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 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 (2011-2013). FLAA secured this full-service right of way, relocation, and related services contract.

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NORTH CAROLINA DEPARTMENT OF TRANSPORTATION: On-call Limited Right of Way Services (2017-2019, 2019-2021, 2021-2023). FLAA was contracted to provide Right of Way Services on on-call basis.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION: Prequalified Right of Way Acquisition & Relocation Services Consultant On-Call Contract (2011-2013) 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 was contracted to provide Right of Way Services on on-call basis.

ORLANDO UTILITIES / Power Engineers, Inc.: General Right of Way Services (2017). FLAA is under contract to provide land acquisition and appraisal services for the expansion and addition to an electric transmission line in Orlando, Orange County, Florida. FLAA provided appraisal services for a 120-acre substation site.

OSCEOLA COUNTY: Right-Of-Way (ROW) Acquisition Services for Road Improvement Projects on a Task Authorization Basis (2021-2026). FLAA was contract to provide on-call right of way services to the County, with Task 1 being issued for the South Segment of Simpson Road Widening project, Phases 2, 3, & 4. With over 60 fee simple, temporary construction easements, and perpetual easements, FLAA was tasked with completing the acquisition portion of the project within twelve months to assist the County in meeting their financial deadlines. This schedule was made possible thru innovative approaches and the use of Agent Price Estimates (APEs). FLAA was further responsible for conducting 35 business damage surveys. For Task 2, FLAA completed a Needs Assessment Survey for the Fortune Road segment per the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Task 3 became a continuation of Task 1 as Simpson Road Widening project, Phases 2, 3, & 4 North Segment by adding over 45 additional fee simple, temporary construction easements, and perpetual easements.

OSCEOLA COUNTY: Appraisal and Acquisition Services (2013-2018). FLAA secured this Contract with Osceola County to provide Right of Way Services on on-call basis.

PASCO COUNTY: Right of Way Acquisition Services. FLAA provided right of way acquisition services related to development services projects, primarily roadway, drainage, and bridges. Services under this contract included 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, and suit preparation for 52 parcels. Additional appraisals for 34 parcels were assigned at a later time.

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 encompassed 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 included 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

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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 (2010). 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 I – Route Study (2016). FLAA provided corridor alignment analysis, Right of Way Cost Estimating, willing seller evaluation and full-service Appraisal and Acquisition.

PEACE RIVER-MANASOTA REGIONAL WATER SUPPLY AUTHORITY / King Engineering: Regional Integrated Loop System – Phase 1, 3B, 3C – Acquisition and Owner Surveying (2016-2018). FLAA provided acquisition and related services for three phases as tasked by King Engineering, encompassing properties in Charlotte and Sarasota Counties. Services included acquisition, negotiation, title, agreements, and owner surveys.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION: Right of Way Acquisition Services. FLAA was 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.

PINELLAS SUNCOAST TRANSIT AUTHORITY (PSTA) / WSP (f/k/a Parsons Brinckerhoff, Inc.): General Consultant Services (2018). FLAA is under contract to provide various right of way services.

PINELLAS SUNCOAST TRANSIT AUTHORITY (PSTA) / WSP (f/k/a Parsons Brinckerhoff, Inc.): On-call Professional Services (2015). FLAA was contracted to provide various right of way services.

PINELLAS COUNTY TRANSIT AUTHORITY (PSTA) / HNTB / WSP: General Consultant Services (2018). FLAA is under contract to provide various right of way services.

POLK COUNTY: Countywide Right of Way Services (2019-2024). FLAA was re-selected to provide on-call right of way services to the County on an as-needed basis. On the West and East segments of West Pipkin Road (**Tasks 1 & 2**) FLAA was issued nearly 60 parcels with significant attorney representation and diverse, complex properties including trusts, churches, convenience stores, an auto repair facility, and a tow lot.

POLK COUNTY: Acquisition Services Master Service Agreement (2014-2019). FLAA was selected to provide the County, on an as needed basis, all facets of right of way acquisition. Included services: Acquisition, negotiation, closing, title, appraisal, and more. **Task 1** of this contract included Right of Way Cost Estimating services for Lake Wilson Road, collaborating with the engineering firm conducting the surveys, sketches, and legal descriptions.

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

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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%.

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 at Yates Road. FLAA provided acquisition and suit preparation services for this project. Ten fee parcels and five easement parcels were impacted 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: Northwest Regional Utility Service Area (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: Right of Way Acquisition Services and Suit Preparation - Kathleen Road CR 35A. FLAA used advance acquisition procedures to acquire 22 whole-take residential and commercial parcels.

POLK COUNTY: Right of Way Acquisition Services and Suit Preparation - Kathleen Road CR-35A Phase II. A 95% pre-suit settlement rate was achieved despite a proliferation of property owner attorneys. This project mainly consisted of partial acquisitions from residential properties. Significant damage and drainage challenges were overcome.

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 Services Agreement for Right of Way Acquisition & Related Services. Contract services included full-service right of way acquisition on an as-needed basis, as well as reviewing and preparing internal staffing for embedded employees.

PROGRESS ENERGY FLORIDA: Levy County Baseload Transmission Project Acquisition Program Manager – Crystal River Nuclear Power Plant. FLAA, as a large acquisition project provider, and LPA Group, as its partner on this project, were selected to manage, direct, survey and acquire the necessary easement and fee simple rights on this 200-mile, 2,000 parcel acquisition project. The project was to acquire about 2,000 parcels or more for this 230-500kV electric power transmission project from the newly proposed Crystal River Power Plant in Levy County. The line was sited through Levy, Citrus, Sumter, and Marion Counties and through Polk, Hillsborough Pinellas, and Osceola Counties. FLAA was the backbone of the right of way team, support management and subconsultant survey management and worked significantly with all team members.

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REVOLUTION PIPELINE RESOURCES: FLAA provided as needed land/right of way acquisition, survey and mapping and other as needed staffing services to oil and gas pipeline clients.

- ◆ **Plains All American GP, LLC** – Professional Services Agreement
- ◆ **Spectra Energy Transmission, LLC** – Land and Right of Way Acquisition Services
- ◆ **Copano Energy** – R/W and Survey & Mapping Services
- ◆ **EPCO Holdings, Inc. (Enterprise Pipeline)** – Land and Right of Way Acquisition Services and/or Staffing
- ◆ **Boardwalk Pipelines, L.P.** – Master Services Agreement
- ◆ **DCP Midstream, L.P.** – Land Acquisition Services

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 Harbour. FLAA was responsible for coordinating/providing appraisals, negotiating all parcels and tenant-owned improvements, and coordinating all property 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: Colonial 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. Services included 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. FLAA was contracted to provide real estate services including 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 provided land acquisition and other real estate functions needed to acquire sites for future schools and support facilities and was tasked to assist 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 included but were 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 providing additional support as deemed necessary for acquiring and disposing of real property.

SEMINOLE ELECTRIC COOPERATIVE, INC.: Site "M" FLAA was commissioned by Seminole Electric Cooperative to provide site acquisition services to assist in expanding a facility in Marion County. FLAA provided contract procurement and management of subcontractors for environmental phase 1 audits, title search services, planning and zoning analysis and provided appraisal, appraisal review and negotiation services for several sites.

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

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION - 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

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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.

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION - 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.

ST. LUCIE COUNTY: Professional Engineering Services/Property Acquisition Services (2006). FLAA was selected to provide full-service Property Acquisition Services to St. Lucie County Public Works Department.

TALQUIN ELECTRIC: Buck Lake-Chaires Reliability Project (2021-2022). FLAA was selected to negotiate and acquire, by donation and/or voluntary settlement, 30ft to 100ft easements from approximately 50 property owners. The route generally followed an existing distribution route along Chaires Cross Road, from Buck Lake Road to Apalachee Parkway (US27). The approximately 4-mile corridor replaced existing wooden structures with 115kV concrete poles while raising the line height for better access and unobstructed views.

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 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.

TAMPA BAY AREA REGIONAL TRANSPORTATION AUTHORITY / 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 / Black & Veatch: Integrated Program Management (2021-Present). As part of this decade-long contract, FLAA was assigned to provide an update/re-write of Tampa Bay Water's 2009 Real Property Guidelines. As part of this assignment, FLAA incorporated new and updated language for voluntary and involuntary projects, accompanied with checklists, form templates, workflows, and schedules. Additionally, FLAA is expected to provide a staff augmentee to work within the Authority's Clearwater Headquarters under the direct supervision of the Real Estate Coordinator.

TAMPA BAY WATER / Stantec: Southern Hillsborough County Supply Expansion - Pipeline B (2021-Present). FLAA was the top ranked right of way firm for this full-service water pipeline project. FLAA assisted the prime in developing route selection weighting criteria and provided planning- and design-level right of way cost estimates, allowing Tampa Bay Water to select a preferred corridor from more than eight possible alignments. Additionally, FLAA will be tasked to provide appraisal and acquisition services on the preferred alignment.

TAMPA BAY WATER AUTHORITY: As Needed Land Agent Consultant Services (2003-2005; 2005-2007; 2007-2009; 2009-2011). FLAA was awarded the fifth in a series of contracts to provide negotiations, property closings for land and property-rights acquisitions, real estate appraisals, and title services on a task-oriented basis. Tasks are performed within the Authority's regional jurisdiction encompassing Hillsborough, Pasco, and Pinellas Counties.

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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 (SCHIIIP). 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 / Corrollo: 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 & Sawyer, P.C.: Long Term Master Plan Update (2015-2017). 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, and Surface Water System Expansion.

TAMPA HILLSBOROUGH COUNTY EXPRESSWAY AUTHORITY / HNTB: GEC Acquisition Services. 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 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 worked with a US Navy team to conduct approximately 35 residential relocations in support of the expansion of two naval airfields. FLAA was tasked with preparing a relocation schedule and budget, writing a conceptual relocation plan, Needs Assessment, Relocation Cost Estimate, and conducting the relocation activities.

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 & COST ESTIMATING SERVICES:

BLUEPRINT 2000 / CITY OF TALLAHASSEE / LEON COUNTY / 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 impacted 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.

BUCKEYE PARTNERS LLP / EVERGLADES PIPELINE 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 was selected to provide 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 TAMPA / FDOT: LAP Safety Project – 34th Street (2018). FLAA provided seven (7) Fee and Temporary Construction Easement Appraisals under the threat of condemnation on this accelerated delivery project.

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 one (1) commercial property for the Redevelopment Agency.

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

FLORIDA HIGH SPEED RAIL AUTHORITY / FDOT TURNPIKE DISTRICT: Phase 1, Part 1 Program Management. FLAA was under Contract to provide 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 1, Part 1 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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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 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: SR30 (US98) Gulf Breeze Pkwy from Portside Drive to Okaloosa County Line & SR30 (US98) from Santa Rosa County Line to SR393 Mary Esther Blvd (2016-2018). FLAA provided right of way cost estimating for this PD&E on 20 miles of SR30 / US98, crossing Santa Rosa and Okaloosa County lines. Significant evaluation was conducted on this corridor involving over 800 commercial, industrial, residential, and special purpose (federally owned) properties. FLAA has provided significant market and cost data. Additionally, FLAA was tasked with completing a Conceptual Stage Relocation Plan (CSRP).

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 / 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. 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's 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), 0.5 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

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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 and 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, Cost Estimates. FLAA provided cost estimating services for this 20-parcel project in Hillsborough County.

FDOT, DISTRICT 7/Atkins: General Engineering Consultant [C-8Z94/TWO-15] (2013-2015). FLAA provided Cost Estimating Services.

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 encompassed 200+ parcels that required 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-approved 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)/RS&H/TAMPA INTERNATIONAL AIRPORT: Right of Way Cost Estimating. FLAA developed a Right of Way Cost Estimate for a 2-acre site on this project.

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

HILLSBOROUGH COUNTY / HNTB: 131st Avenue (2019-2021). The goal of this PD&E was to provide an enhanced multimodal corridor with improved safety, mobility and congestion relief through a context and environmentally sensitive design supported by the community and key project stakeholders. Network Improvements primarily focused on the E 131st Avenue corridor, a 2-lane undivided road, from US 41 (N Nebraska Avenue) to N 30th Street (Bruce B. Downs Boulevard) with multimodal connections to the corridor from Fowler Avenue to Fletcher Avenue. The improvements include turn lane improvements, enhanced pedestrian, bicycle and bus facilities, and other complete street improvements.

HILLSBOROUGH COUNTY / Faller-Davis & Associates: Van Dyke Widening – PD&E (2018-Present). FLAA was contracted to provide Right of Way Cost Estimates reflecting the cost of acquisition, relocation, and business damages for parcels included in all the alternatives of this PD&E. These cost estimates are to satisfy the evaluation needed for eminent domain consideration for each alternative and were developed with backup data from comparable sales and/or listings. In 2021, the project became federally funded and FLAA was contracted with conducting a cost estimate update, conceptual stage relocation plan, needs assessment survey, and acquisition services.

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HILLSBOROUGH COUNTY/SouthSwell/Kimley-Horn: Tampa Bay Ferry Project (2019). FLAA assisted South Swell Development Group (South Swell) in assessing the right of way cost by providing a preliminary cost estimate as part of an alternative analysis for the Tampa Bay Ferry Project. FLAA analyzed two potential sites, named the Williams Park site and the Schultz Preserve site. The FLAA cost estimating team considered all recent sales, listings, and lease data, as well as information provided to FLAA by the development team, in evaluating all parcels with respect to land and affected improvements and damages, if any.

HILLSBOROUGH COUNTY/Kimley-Horn: Upper Tampa Bay Trail from Peterson Park to Van Dyke Rd. (2019). FLAA, as subconsultant to Kimley-Horn, was selected to provide right of way cost estimates as part of the reevaluation of the PD&E study of the Upper Tampa Bay Trail Gap, from Peterson Park to Van Dyke Road, in Hillsborough County. The goal for the project was to recommend a trail alignment for the missing gap of the Upper Tampa Bay Trail and a trailhead location, which was supported by community and key project stakeholders.

HILLSBOROUGH COUNTY / RK&K: Tampa Bypass Canal Trail PD&E (2021-2022). FLAA was tasked to perform right of way cost estimates along the bypass canal for a paved extension of the pedestrian trail from N. 34th Street to CR581 (Bruce B Downs Blvd). Along this ±13-mile stretch, the trail travels through segments of industrial influence, residential influence, and mostly environmentally sensitive lands to the north. This estimate included evaluating over 80 parcels across 10 segments and two alternatives.

HILLSBOROUGH COUNTY/ACP: Intersection Improvement Project; SR 60 (2019-2021). The goal of this PD&E was to provide enhanced intersections with improved safety, mobility, and congestion relief at six commercially developed areas along the busy State Road 60 corridor. Multiple alignments were considered and valued per intersection.

HILLSBOROUGH COUNTY/ACP: University Area Transportation Improvements (2019-2021). The goal of this PD&E was to provide enhanced intersections with improved safety, mobility, and congestion relief at eight commercially and residentially developed areas.

HILLSBOROUGH COUNTY/JMT: Intersection Improvement Project; Himes Avenue, Bearss Avenue, & Ehrlich Road (2019-2021). The goal of this PD&E was to provide enhanced intersections with improved safety, mobility, and congestion relief at six mixed developed areas along Himes Ave, Bearss Ave, & Ehrlich Rd.

HILLSBOROUGH COUNTY/ACP: 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 Right of Way 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 right of way program support, validation, acquisition, and suit preparation services in support of this significant program.

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.

HILLSBOROUGH COUNTY/KCI Technologies: Gunn Highway. Under this contract, FLAA provided cost estimating services 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.

Florida Acquisition & Appraisal, Inc. Project Experience

HILLSBOROUGH COUNTY/WSP (f/k/a 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 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, as an Approved Appraisal firm, was 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 based on 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 to acquire right of way for road improvements on 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.

OSCEOLA COUNTY: Appraisal Services. FLAA was contracted to provide Appraisal services for Osceola County.

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 Pasco County in Zephyrhills, Florida.

PASCO COUNTY/KING ENGINEERING: Decubellis Booster Pump Station. FLAA provided price estimates to support acquisition for a booster pump station. FLAA completed site reviews and compiled cursory market data to identify the issues impacting the property most accurately.

Florida Acquisition & Appraisal, Inc. Project Experience

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.

DISTRICT SCHOOL BOARD OF PASCO COUNTY: Appraisal Services. FLAA provided 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, such as vacant and improved, residential, multifamily, commercial, industrial, and special purpose properties such as maritime commercial and industrial, were included in the project including. FLAA managed 12 subconsultants who provided nearly 200 appraisals of which FLAA provided appraisal reviews. FLAA reviewed 121 parcels in less than 4 months.

SEMINOLE ELECTRIC COOPERATIVE, INC.: Appraisal and Appraisal Review. FLAA provided Appraisal and Related Right of Way Services of Black Creek Substation.

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

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION: Spartanburg County, SR 295. FLAA provided full-service appraisal and Acquisition/Relocation Services.

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION: Colleton County, Walterboro Bypass. FLAA provided full-service appraisal and Acquisition/Relocation Services.

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.

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.

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.

Florida Acquisition & Appraisal, Inc. Project Experience

TAMPA BAY AREA REGIONAL TRANSPORTATION AUTHORITY (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/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.

TAMPA BAY WATER AUTHORITY/Hillsborough County/Black & Veatch. FLAA provided Appraisal Services of Cypress Trails Farm and Equestrian Center.

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 SERVICES: 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.

Florida Acquisition & Appraisal, Inc. 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.

CAG Logistics Management, LLC: Parc Centre Wireless Carriers Management. FLAA served as coordinator between the wireless communication carriers and the property manager of a 10-story multi-office complex. Our staff conducted audit reviews of three rooftop wireless leases, their footprint and equipment facilities of a 12-story building in Tampa, FL. A complete rooftop inspection was executed to report the condition of each cellular equipment group. Penetration points, antenna location, carrier improvements, and construction plans were reviewed for lease compliance. Safety concerns were monitored and reported.

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.