

Waterfront Ranch - Water Management District

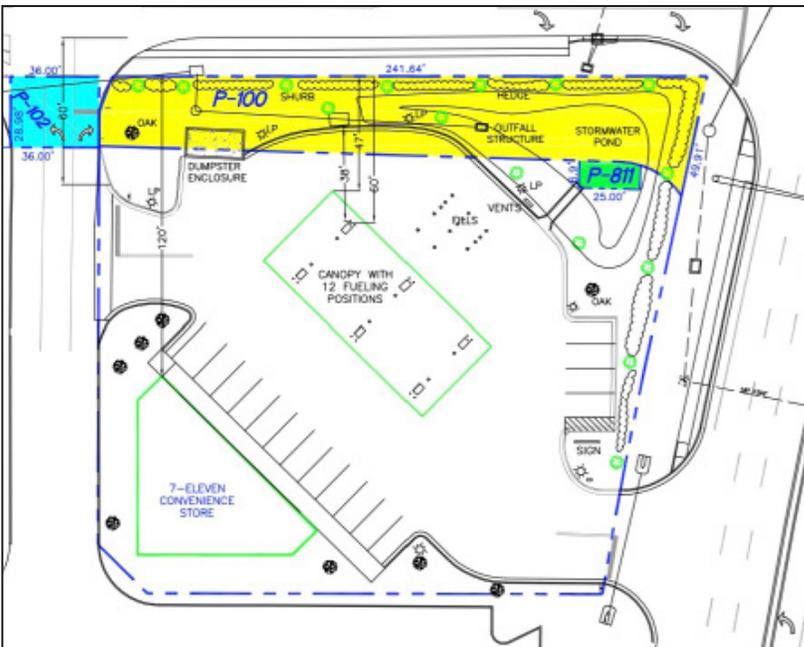


CASE NOTES

- Taking by the South Florida Water Management District of approximately 1,557 acres.
- Taking consisted of fee-simple and flowage easement uses by the District for the Kissimmee River Restoration Project.
- The District taking based on multiple computer-generated water drainage models developed by the Army Corps of Engineers.
- Award of \$22,225,000 is one of the largest awards in the history of Okeechobee County.

Initial Offer: \$4,300,000
Final Recovery: \$22,250,000

Gas and Convenience Store Facility - Road Widening



CASE DETAILS

- Taking by Pasco County of 7,890± square feet from a 47,174± square foot gas and convenience store outparcel located at corner.
- Taking included of retention pond and landscape buffer.
- Taking resulted in a loss of two fueling positions, loss of on-site circulation, loss of unmarked parking, loss of vehicle queuing to exit property.

Initial Offer: \$58,300
Final Recovery: \$936,000

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Vacant Land Pipeline Easement Taking



CASE DETAILS

- Taking by Florida Gas Transmission Company of 5.2 acres of vacant property from a 492 acre tract on the south side of State Road 60, west of the intersection of State Road 39 in Hillsborough County.
- Taking of easement for construction of high pressure natural gas pipeline.
- Original pipeline easement route bisected the property. Pipeline easement route was relocated to travel the western and southern property boundaries. Among other things, the taking constrained site development.
- The gas company contended that the property was not suitable for residential use because it was reclaimed from former phosphate mining activity.
- The gas company argued that the property had only a nominal value and that the pipeline easement caused no damages to the remaining property.

Initial Offer: \$23,000
Final Recovery: \$750,000

Development Property - Overhead Transmission Power Line



CASE NOTES

- Taking by Duke Energy of 1.311 acre permanent easement from 232.40 acre property approved for Planned Unit Development.
- Taking along property boundary line included construction of 110 foot tall steel poles for 230kV overhead transmission power line
- Taking damaged remaining property due to impacts of overhead transmission line.

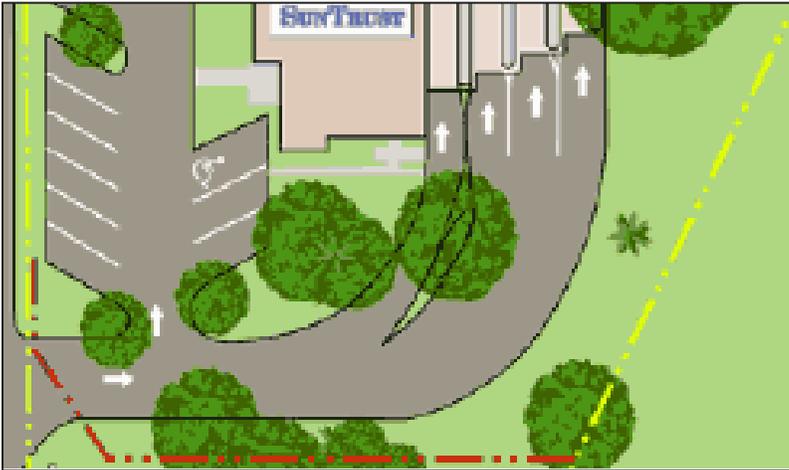
Initial Offer: \$20,700
Final Recovery: \$390,000

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Bank Facility - Road Widening



Initial Offer: \$18,600
Final Recovery: \$650,000

CASE NOTES

- Taking by the State of Florida Department of Transportation of 1,658+ square feet of a 31,519+ square foot shopping center outparcel property owned and used by bank.
- Taking resulted in loss of main driveway used for accessing the property.
- Business identification sign was relocated.
- Loss of use of on-site drive-thru tellers.
- Loss of parking.
- On-site traffic circulation was compressed.

Fast Food Restaurant - Road Widening



Initial Offer: \$0
Final Recovery: \$453,000

CASE NOTES

- Taking by the State of Florida Department of Transportation of 22% of shopping center outparcel property used by fast food restaurant.
- Taking resulted in loss of driveway, reduction of parking, relocation of business identification sign, and compression of on-site traffic circulation.

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Shopping Centre Property - Elevated Overpass



Initial Offer: \$790,268
Final Recovery: \$3,500,000

CASE NOTES

- Taking by the State of Florida Department of Transportation of 30,872 square feet from 8.88 acre improved shopping center property along Front Beach Road and Thomas drive in Panama City, Bay County.
- Taking resulted in placement of property on drastically inferior one-way frontage road system due to construction of elevated by-pass and flyover, together with a system of "Texas U-turns," to facilitate high speed, non-stop traffic.
- Taking resulted loss of immediate access, requiring drivers to turn 2,550 feet (west-bound drivers) and 3,900 feet (eastbound drivers) prior to reaching the property.
- Taking eliminated 46% of visibility (east-bound drivers) and 39% of visibility (westbound drivers) of property.
- Taking and its impacts reduced the remainder to a less intense commercial use.
- The Department did not value all severance damages resulting from the taking, including the inferior access and the loss of visibility.

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Listed Case Results

Client and/or Style of Case	Type of Condemnation	Offer	Final Award
Pasco County v. 7-Eleven, Inc.	Road Widening Hudson, Florida	\$48,300	\$936,000
FDOT v. Circle K Stores Inc.	Intersection Improvement Santa Rosa County, Florida	\$312,000	\$875,000
Florida Power Corporation v. Dune FL Land L Sub, LLC	Overhead Transmission Power Line Zephyrhills, Florida	\$20,700	\$390,000
FDOT v. Eli Vigderson, Trustee (Circle K Stores)	Road Widening Arcadia, DeSoto County, Florida	\$263,000	\$637,450
FDOT v. Saiba, LLC (7-Eleven)	Interstate 95 Widening Volusia County, Florida	\$0	\$647,334
FDOT v. U-Haul Co. of Florida Corp.	US 17/92 Widening Casselberry, Seminole County, Florida	\$632,600	\$1,287,500
FDOT v. H & S Realty and Property, Inc.	Causeway Boulevard Hillsborough County, Florida	\$25,000	\$317,000
Hillsborough Transit Authority v. Canavan (Family Dollar)	Tampa, Florida	\$3,600	\$45,000
FDOT v. Realty Income Corporation (La Petite Academy)	Orange County, Florida	\$1,375,000	\$1,600,000
Sarasota County v. Kimco Development (7-Eleven)	Road Widening Sarasota County, Florida	\$0	\$500,000
FDOT v. Logan Properties, Inc. (Burger King)	Fowler Avenue Widening Hillsborough County, Florida	\$81,250	\$453,750
FDOT v. Hubbard Construction Company	SR 44 Widening Sumter County, Florida	\$514,400	\$1,289,717
FDOT v. Lakeland Venture Limited Partnership	Polk County Expressway Polk County, Florida	\$165,250	\$921,090
Hillsborough County v. Kathary (Circle K Stores)	Linebaugh Avenue Widening Hillsborough County, Florida	\$91,130	\$550,000
FDOT v. Cannella (Amoco Oil)	Kennedy Boulevard & I-75 Hillsborough County, Florida	\$550,000	\$990,000
FDOT v. Castle Cleaners (SunTrust Bank)	Nova Rd. (SR 5A) Volusia County, Florida	\$18,600	\$650,000
FDOT v. Eagle Lake Shopping Center	Cypress Gardens Boulevard Polk County, Florida	\$94,800	\$180,000
FDOT v. Preferred Cars (Smallwood Sign Company)	Lake County, Florida	\$13,400	\$39,000
Central Florida Pipeline Co. v. Corbin	Riverhills Hillsborough County, Florida	\$2,868	\$50,000
FDOT v. Schoenly & Goodman	Park Road Widening Plant City, Florida	\$214,650	\$590,151

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FDOT v. Kennedy (7-Eleven)	SR 55 (US 19 & Drew St.) Pinellas County, Florida	\$271,000	\$576,000 + interest
FDOT v. Ace Educational (Amoco Oil)	SR 7 Widening Broward County, Florida	\$124,000	\$850,000
Florida Gas Transmission v. Haynsworth	Hillsborough County, Florida	\$23,000	\$750,000
Florida Gas Transmission v. Crum	Hillsborough County, Florida	\$326,600	\$570,000
FDOT v. Eagle Lake Shopping Center	US 27 Road Widening Polk County, Florida	\$56,080	\$212,500
FDOT v. Checkers (All Pets Hospital)	SR 54 Road Widening Pasco County, Florida	\$77,100	\$475,000
Walker Groves, Inc.	Gulfstream Natural Gas	\$36,750	\$70,000
Mincey, Richard	Gulfstream Natural Gas	\$4,400	\$18,000
Confidential Client	Confidential Condemnor, Pipeline Easement	\$555,678	\$6,000,000
Confidential Client	Confidential Condemnor, Pipeline Easement	\$147,240	\$868,418
Confidential Client	Confidential Condemnor, Pipeline Easement	\$380,693	\$1,975,000
Confidential Client	Confidential Condemnor, Pipeline Easement	\$133,740	\$932,800
FDOT v. VIK Limited	US 98 Road Widening/Thomas Drive Flyover, Bay County Florida	\$420,150	\$2,000,000
FDOT v. Beachwalk Centre	US 98 Road Widening/Thomas Drive Flyover, Bay County Florida	\$790,268	\$3,500,000
FDOT v. Chorvat	CR 578 (Ayers Road Extension) Hernando County, Florida	\$215,200	\$515,000
FDOT v. E.W. Sapp Estate (Multiple interest-holders)	SR 79 Washington County, Florida	\$0	\$181,085
FDOT v. AJR Property Services (7-Eleven)	CR 712 (Midway Road) St. Lucie County, Florida	\$0	\$300,000
FDOT v. Kawagra Parrish	SR 43 (US 301) Manatee County, Florida	\$285,800	\$700,750
FDOT v. TS Pierce (Winn-Dixie Stores)	CR 712 (Midway Road) St. Lucie County	\$125,539	\$650,000
FDOT v. Leesburg BNK Investors	SR 50 Lake County	\$217,000	\$400,000
FDOT v. PM Preferred Properties (U-Haul Co. of Florida)	SR 464 Marion County	\$833,900	\$2,200,000

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FDOT v. Cortez, et al. (Burlington Coat Factory)	Cortez Road West Manatee County	\$0	\$200,000
FDOT v. Smith, et al. (Northern Trust Company, as Trustee)	SR 79 Washington County	\$1,296,500	\$2,300,000
FDOT v. R & E Property I, LLC	SR 574 Road Widening Seffner, Florida	\$44,200	\$465,000
FDOT v. Ledbetter	SR 574 Road Widening Seffner, Florida	\$245,400	\$600,000
FDOT v. Co-Operative Enterprises, Inc.	SR 542 Road Widening Polk County, Florida	\$485,800	\$830,000
Confidential Client	Florida Southeast Connection, LLC Pipeline Easement Okeechobee County, Florida	\$75,017	\$450,000
Confidential Client	Florida Power & Light Co. 138 kV Overhead Transmission Powerline Easement St. Lucie County, Florida	\$53,460	\$120,000
FDOT v. Traci Dean	First Coast Outer Beltway Clay County, Florida	\$97,750	\$240,000
FDOT v. 4300 Salisbury, LLC (Day's Inn Motel)	Airport Road Widening Duval County, Florida	\$20,050	\$250,000
FDOT v. Wesley Chapel Lakes, LTD	SR 54 Road Widening Pasco County, Florida	\$95,400	\$670,950
FDOT v. Charlie Grimes Farms, LLC	Sam Allen Road Widening Plant City, Florida	\$709,300	\$1,400,000
Hillsborough County v. CAR Properties, LLC (Regions Bank)	Bell Shoals Road Widening Hillsborough County, Florida	\$144,345	\$250,000
Circle K 2722258	SR 15 Widening Volusia County, Florida	\$569,300	\$2,400,000
Circle K 2707504	CR 491 Widening Citrus County, Florida	\$0	\$1,186,850
FDOT v. TS Pierce SC CO, LTD (Winn Dixie)	Midway Road Widening Martin County, Florida	\$125,539	\$650,000
FDOT v. Pasco Heights Development Corp.	SR 54 Road Widening Pasco County, Florida	\$149,500	\$640,000
Confidential Client	Duke Energy Overhead Transmission Line Pasco County, Florida	\$100,000	\$500,000

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Confidential Client	Duke Energy Overhead Transmission Line Pasco County, Florida	\$25,000	\$950,000
Confidential Client	Duke Energy Overhead Transmission Line Pasco County, Florida	\$21,250	\$300,000

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