

# RECOVERIES SECURED FOR CLIENTS

**2730± PREVIOUS PARCELS**

(through December 2017)

Fixel & Willis attorneys have obtained the recoveries for the time periods listed below and will seek the best possible recoveries on all future parcels entrusted to it, but Fixel & Willis and its attorneys do not make any representations as to the recovery for a particular parcel handled in the future. No two parcels subject to being taken or impacted by a taking are the same. The facts and circumstances of each parcel about which Fixel & Willis provide legal services in the future will differ at least to some extent from the matters in which the below results have been provided. Every claim is different, and each client's claim(s) must be evaluated and handled on their own merits. Fixel & Willis maintains the confidentiality of its clients' identities by providing only annual totals.

*Note: Totals are contained at the end of the chart. Please go to the end to view.*

YEAR FILES CLOSED	PARCELS HANDLED	INITIAL OFFERS/ DEPOSITS TO CLIENTS	ADDITIONAL MONEY SECURED	TOTAL MONEY PAID TO CLIENTS	VALUES OF OTHER BENEFITS	TOTAL VALUE OF MONEY AND NON-MONETARY RECOVERIES
2017	161	\$ 13,083,442.00	\$ 11,294,073.00	\$ 24,377,515.00	\$ 558,728.30	\$ 24,936,243.30
2016	167	\$ 22,279,786.00	\$ 13,210,988.07	\$ 35,490,774.07	\$ 515,467.00	\$ 36,006,241.07
2015	181	\$ 13,003,555.67	\$ 10,501,410.41	\$ 23,504,966.08	\$ 1,955,446.00	\$ 25,460,412.08
2014	77	\$ 4,297,392.00	\$ 4,776,947.00	\$ 9,074,339.00	\$ 2,489,650.00	\$ 11,563,989.00
2013	119	\$ 6,535,107.00	\$ 2,846,536.00	\$ 9,381,643.00	\$ 451,153.00	\$ 9,832,796.00
2012	87	\$ 7,022,528.48	\$ 3,455,235.52	\$ 10,477,764.00	\$ 190,320.00	\$ 10,668,084.00
2011	40	\$ 1,640,333.75	\$ 1,330,202.75	\$ 2,970,536.50	\$ 83,550.00	\$ 3,054,086.50
2010	67	\$ 7,399,288.25	\$ 2,893,646.25	\$ 10,292,934.50	\$ 23,700.00	\$ 11,225,134.50
2009	107	\$ 8,873,521.76	\$ 5,440,620.92	\$ 14,314,142.68	\$ 692,888.00	\$ 15,007,030.68
2008	200	\$ 26,916,870.00	\$ 11,817,104.17	\$ 38,733,974.17	\$ 1,400,582.00	\$ 40,134,556.17
2007	152	\$ 12,893,308.85	\$ 5,546,114.05	\$ 18,439,422.90	\$ 2,101,026.00	\$ 20,540,448.90
2006	126	\$ 8,834,527.96	\$ 7,144,206.57	\$ 15,978,734.53	\$ 457,385.25	\$ 16,436,119.78
2005	116	\$ 4,895,677.14	\$ 4,162,861.73	\$ 9,058,538.87	\$ 1,271,000.00	\$ 10,329,538.87
2004	102	\$ 6,309,876.00	\$ 5,762,072.65	\$ 12,071,948.65	\$ 2,418,000.00	\$ 14,489,948.65
2003	130	\$ 9,276,320.78	\$ 7,079,459.97	\$ 16,355,780.75	\$ 1,682,000.00	\$ 18,037,780.75
2002	120	\$ 22,062,727.85	\$ 8,528,645.15	\$ 30,591,373.00	\$ 4,202,987.24	\$ 34,794,360.24
2001	92	\$ 6,102,647.00	\$ 2,905,632.72	\$ 9,008,279.72	\$ 631,950.50	\$ 9,640,230.22
2000	81	\$ 5,971,679.00	\$ 3,464,508.56	\$ 9,436,187.56	\$ 2,003,535.45	\$ 11,439,723.01
1999	39	\$ 864,171.34	\$ 712,046.22	\$ 1,576,217.56	\$ 58,115.00	\$ 1,634,332.56
1998	55	\$ 1,926,180.00	\$ 1,042,819.00	\$ 2,968,999.00	\$ 417,200.00	\$ 3,386,199.00
1997	95	\$ 2,664,095.00	\$ 2,258,805.07	\$ 4,922,900.07	\$ 1,910,027.00	\$ 6,832,927.07
1996	80	\$ 3,032,883.00	\$ 6,652,030.00	\$ 9,684,913.00	\$ 3,757,378.86	\$ 13,442,291.86
1995 and older	340	\$ 7,426,079.35	\$ 11,169,991.38	\$ 18,596,070.73	\$ 9,371,475.00	\$ 27,967,545.73
<b>PARCELS HANDLED</b>		<b>TOTAL OF INITIAL OFFERS/DEPOSITS/ APPRAISALS TO CLIENTS</b>	<b>TOTAL ADDITIONAL MONEY SECURED</b>	<b>TOTAL MONEY PAID TO CLIENTS</b>	<b>TOTAL VALUE OF OTHER BENEFITS</b>	<b>TOTAL VALUE OF MONEY AND NON-MONETARY RECOVERY</b>
2734		\$203,311,998.18	\$133,995,957.16	\$337,307,955.34	\$38,643,564.60	\$376,860,019.94

Since the mid 1980's, the attorneys presently associated with Fixel & Willis law firm have comprehensively recorded their eminent domain related results while with the firm. Therefore, they believe that these results completely cover the firm's eminent domain related recoveries produced from the mid 1980's through 2017 by attorneys presently associated with Fixel & Willis.

The figures included in this list are based upon presently available documented verification in order to comply with any applicable Florida Bar regulations possibly affecting this list. The sources of over 90% of this documented verification are available public records and professionals (e.g.s. appraisers and engineers) who are not Fixel & Willis attorneys or its salaried employees.

Where sufficient documentation of initial offers has been unavailable what is used in lieu of the initial offers for the annual totals in the third above column is what public records show condemning authorities' initial deposits into the court registry were which allowed the condemning authorities to take parcels. To the extent deposits are included, the deposits were frequently more, but never less than the initial offers from the condemning authority.

Where a residential parcels have qualified for and received a federal relocation additive they are excluded from this comprehensive list of recoveries as they are not processed the same as traditional eminent domain parcels.

Effective 1/1/00, initial business damage offers must be made by business; therefore, for those post 12/31/99 representations, \$0 is used as a baseline offer from the confirming authority for calculation of the additional money secured.