

# RECOVERIES SECURED FOR CLIENTS

2823

## PREVIOUS PARCELS

(through October 2018)

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/ APPRAISALS TO CLIENTS	ADDITIONAL MONEY SECURED	TOTAL MONEY PAID TO CLIENTS	VALUES OF OTHER BENEFITS	TOTAL VALUE OF MONEY AND NON-MONETARY RECOVERIES
2018	82	\$ 10,764,440.00	\$ 10,055,094.50	\$ 20,819,534.50	\$ 294,952.00	\$ 21,114,486.50
2017	160	\$ 14,396,866.00	\$ 12,704,806.00	\$ 27,101,672.00	\$ 1,107,250.00	\$ 28,208,922.00
2016	174	\$ 23,087,380.00	\$ 13,639,302.00	\$ 36,726,682.00	\$ 872,490.30	\$ 37,599,172.30
2015	182	\$ 12,322,421.67	\$ 10,310,686.48	\$ 22,633,108.15	\$ 1,659,151.00	\$ 24,292,259.15
2014	80	\$ 4,888,832.00	\$ 5,001,107.00	\$ 9,889,939.00	\$ 2,614,650.00	\$ 12,504,589.00
2013	114	\$ 6,309,907.00	\$ 2,772,236.00	\$ 9,082,143.00	\$ 451,153.00	\$ 9,533,296.00
2012	92	\$ 7,084,828.48	\$ 3,487,935.52	\$ 10,572,764.00	\$ 190,320.00	\$ 10,763,084.00
2011	40	\$ 1,640,333.75	\$ 1,330,202.75	\$ 2,970,536.50	\$ 83,550.00	\$ 3,054,086.50
2010	66	\$ 7,360,988.25	\$ 2,880,296.25	\$ 10,241,284.50	\$ 950,000.00	\$ 11,191,284.50
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	125	\$ 8,819,627.96	\$ 7,138,106.57	\$ 15,957,734.53	\$ 457,385.25	\$ 16,415,119.78
2005	117	\$ 4,484,969.14	\$ 4,162,474.73	\$ 8,647,443.87	\$ 1,167,500.00	\$ 9,814,943.87
2004	99	\$ 6,308,829.00	\$ 5,783,392.65	\$ 12,092,221.65	\$ 2,424,500.00	\$ 14,516,721.65
2003	132	\$ 9,663,175.78	\$ 7,065,926.97	\$ 16,729,102.75	\$ 1,779,000.00	\$ 18,508,102.75
2002	120	\$ 22,050,927.85	\$ 8,498,445.15	\$ 30,549,373.00	\$ 4,202,987.24	\$ 34,752,360.24
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	339	\$ 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>
2823		\$215,854,962.18	\$145,839,684.66	\$361,694,646.84	\$40,599,066.60	\$402,293,713.44

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.

Most offers from condemning authorities have been based on real estate appraisals of full compensation. When offers have been tendered that were not based on real estate appraisals of full compensation, the condemning authorities' appraised amounts have been used in lieu of the initial offers amounts.

Where documentation of initial offers has been unavailable, the amounts of the condemning authorities' initial deposits into the court registry which allowed the condemning authorities to take the parcels have been used in lieu of initial offers. This information is available in official public records. To the extent deposit amounts are used, the deposit amounts were frequently more, but never less, than the initial offers from the condemning authority.

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

Effective 1/1/2000, businesses claiming business damages must make the initial business damage offer to the condemning authority; therefore, for those post 12/31/1999 representations, \$0 is used as baseline offers from the condemning authorities for the calculation of the total additional monies secured.