

CUMULATIVE TOTALS OF EMINENT DOMAIN RECOVERIES

2827

PREVIOUS CLAIMS

(through December 2018)

The below cumulative totals of recoveries were obtained by Fixel & Willis attorneys for the time periods listed below. These cumulative totals are presented to provide an indication of the experience of the attorneys presently associated with Fixel & Willis; however, they do not disclose any specific past results regarding the representation of any particular individual client and do not represent a promise or prediction of a specific outcome.

*Note: The combined amounts of the cumulative totals are contained at the end of the chart.
Please go to the end to view.*

YEAR FILES CLOSED	CLAIMS HANDLED	INITIAL OFFERS/DEPOSITS/ APPRAISAL AMOUNTS	ADDITIONAL MONEY SECURED	TOTAL MONEY PAID	VALUES OF OTHER BENEFITS	TOTAL VALUE OF MONEY AND NON-MONETARY RECOVERIES
2018	85	\$ 11,719,210.00	\$ 10,478,324.50	\$ 22,197,534.50	\$ 741,359.00	\$ 22,938,893.50
2017	160	\$ 14,396,866.00	\$ 12,704,806.00	\$ 27,101,672.00	\$ 1,438,709.50	\$ 28,540,381.50
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	93	\$ 7,089,828.48	\$ 3,504,963.52	\$ 10,594,792.00	\$ 190,320.00	\$ 10,785,112.00
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
Pre 1996	339	\$ 7,426,079.35	\$ 11,169,991.38	\$ 18,596,070.73	\$ 9,371,475.00	\$ 27,967,545.73
CLAIMS HANDLED		TOTAL OF INITIAL OFFERS/DEPOSITS/ APPRAISAL AMOUNTS	TOTAL ADDITIONAL MONEY SECURED	TOTAL MONEY PAID	TOTAL VALUE OF OTHER BENEFITS	TOTAL VALUE OF MONEY AND NON-MONETARY RECOVERY
2827		\$216,814,732.18	\$146,279,942.66	\$363,094,674.84	\$41,376,933.10	\$404,471,607.94

Since the mid 1980's, the attorneys presently associated with Fixel & Willis law firm have comprehensively recorded their eminent domain results while with the firm. Therefore, Fixel & Willis believes that these cumulative totals are accurate, as further explained below, and represent the firm's cumulative totals of eminent domain recoveries produced by the attorneys presently associated with Fixel & Willis from the mid 1980's to 1995 and yearly thereafter through the time referenced in the track record's title.

The figures that make up the cumulative totals contained in this chart are based upon verifiable and available documentation.

The figures that make up the cumulative totals listed in the third column of this chart are from three different sources. Most of the figures are the cumulative amounts of the initial written offers from condemning authorities which are based on the condemning authorities' real estate appraisals of full compensation. When the initial written offers from condemning authorities have been tendered that were not based on the condemning authorities' real estate appraisals of full compensation, the condemning authorities' appraised amounts have been used in lieu of the condemning authorities' initial offer amounts. When verifiable documentation of the condemning authorities' initial written offers or the condemning authorities' real estate appraisals of full compensation is not available, 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 the condemning authorities' initial offer or appraisal amounts. To the extent deposit amounts are used, the deposit amounts have been frequently more, but never less, than the initial offers from the condemning authorities.

Residential real estate parcels that have qualified for and received a federal relocation additive are excluded from the cumulative totals contained in this chart of eminent domain recoveries.

Effective 1/1/2000, businesses claiming business damages must make the initial business damage offer to the condemning authority and the condemning authority is not required to make a counter offer; 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.

Fixel & Willis will seek the best possible recoveries on all future claims entrusted to it, but Fixel & Willis and its attorneys do not make any representations as to the recovery for a particular claim handled in the future. No parcels of property 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 about which the cumulative annual totals have been provided. Every claim is different, and each client's claim(s) must be evaluated and handled on their own merits.