Service Profile

Land Acquisition

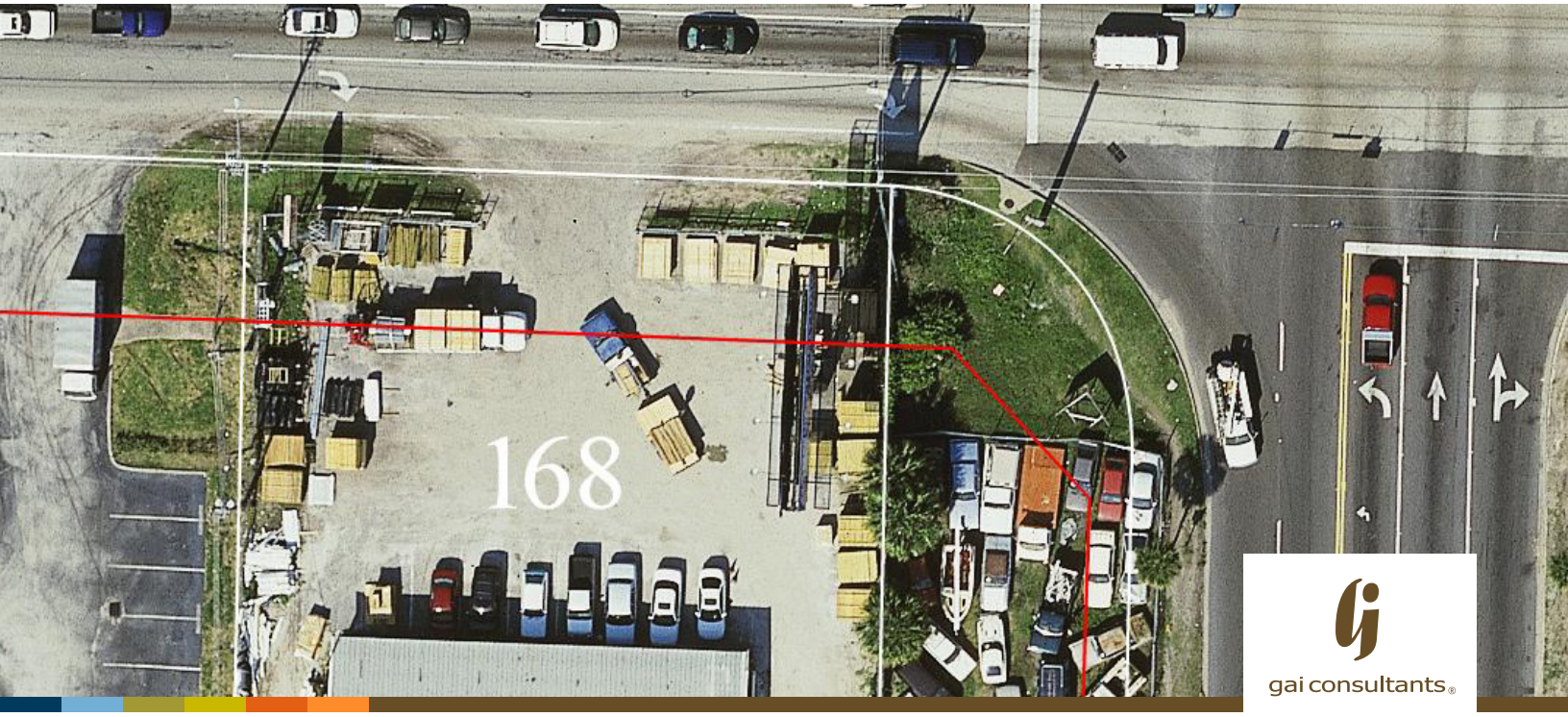
The acquisition and appraisal specialists at GAI Consultants are experienced right of way professionals with a reputation for consistently providing quality services and support for right of way activities. Our team is skilled in cost estimating, appraisals, appraisal reviews, and title services. We prepare suits, conduct negotiations, assist with relocations, and provide demolition, asbestos abatement, rodent control, and overall property management and records management services.

A complete team of in-house licensed brokers, right of way specialists, and real estate advisors means one management point for acquisitions.

GAI has real estate agents licensed with the Florida Real Estate Commission and our team includes real estate brokers and agents, as well as certified appraisers. From production issues to program management GAI's specialists are skilled in handling all the elements of right of way projects. The value we bring gets positive results for clients.

Our right of way team is composed of former Florida Department of Transportation right-of-way staff and managers, as well as experienced utility and telecom acquisition personnel, including right of way agents, a district right of way manager and relocation administrator, and a senior appraiser. We also have a former manager of the Orange County Real Estate Management Division and a chief eminent domain attorney on staff. They are all supported by acquisition agents with vast right of way and real estate acquisition experience.

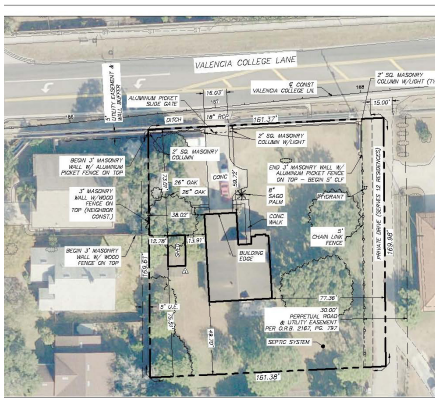
GAI's right of way professionals perform work under the Federal Uniform Act or within state and local guidelines, even if federal funding and the Uniform Act do not apply. Our programs are customized to fit each client's unique needs, from appraisals or appraisal reviews to full acquisition programs that include acquisition, relocation, suit preparation, and property management.

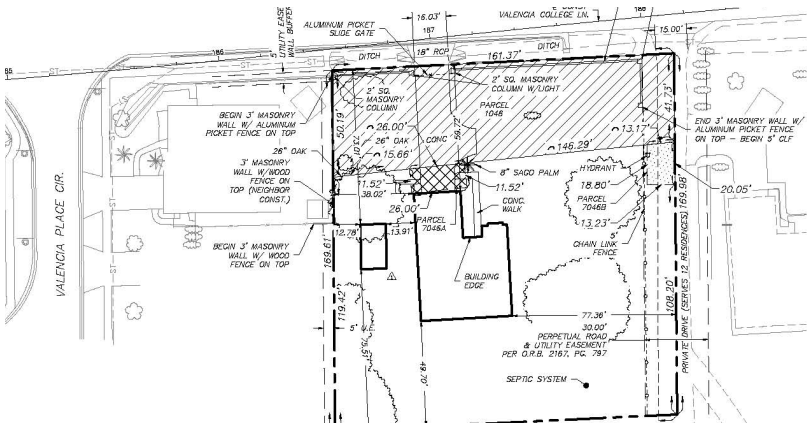


gai consultants®

Transforming ideas into reality® since 1958, GAI Consultants is an engineering, planning, and environmental consulting firm providing customized solutions and local expertise to worldwide clients in the energy, transportation, development, government, and industrial markets.

Service Profile





GAI is a full-service engineering consulting firm with a wide array of professionals including engineers, surveyors, environmental scientists, planners, economists, real estate specialists, and more. We draw support and specialized expertise from this vast pool of resources and use a management approach that is focused on preventing unreasonable costs and impacts to project schedules.

GAI's professionals are committed to delivering rapid issue resolution by collaborating with clients and shareholders. We bring innovative solutions to each project and honor a commitment to achieving the highest quality outcome for all acquisitions. GAI is a trusted partner that meets client's right-of-way needs and brings quality and timely results to every project.

Land Acquisition Services

- Right of way acquisition including negotiating business damage claims
- Right of way cost estimating
- Right of way appraisals and appraisal reviews
- Assistance at Public Meetings
- Property Management including asbestos inspections, rodent control, field inspections, and demolition services management
- Records and funds management and archival
- Title report preparation and assistance
- Needs assessment reports
- Relocation assistance
- Condemnation suit preparation and legal support
- Contract negotiations and administration
- Program and/or project management
- Quality Assurance

GAI Services Summary

- Airport Planning and Design
- Bridge and Structure Inspection and Design
- Coal Combustion Residuals Management
- Construction Inspection and Management
- Cultural Resources Management
- Economic Analyses and Strategies
- Electric Transmission Design and Siting
- Environmental Engineering
- Environmental Studies, Species Studies, Permitting
- Gas Pipeline Surveying and Mapping
- Geographic Information Systems (GIS)
- Geotechnical Engineering and Geology
- Impoundment and Landfill Permitting and Design
- Land Development Engineering
- Landscape Architecture and Design
- Master Planning and Urban Design
- Mechanical, Electrical, Structural Engineering
- Natural Gas FERC Certification and Permitting
- Nuclear Energy Engineering Support
- Right of Way and Appraisal Support
- Land Surveying and Mapping
- Transportation Planning and Design
- Utility Management Consulting
- Water, Stormwater, Wastewater Management

The scope of professional services that are provided by or offered out of each GAI office including, but not limited to, engineering and surveying services, is governed by the professional and business licensing requirements of each individual State or jurisdiction in which the GAI office is located and whether GAI has the requisite professional and business licenses for that State or jurisdiction. Nothing on GAI's Web Site or marketing materials is intended to be interpreted or construed as offering to perform professional licensed services where prohibited unless the licensing requirements have been met. Engineering services are not offered out of GAI's Northern Kentucky (Florence) office location. Surveying services are not offered out of GAI's Illinois location or by our New York subsidiary.

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