



IRR | INTEGRA

ENERGY & INFRASTRUCTURE



INTEGRA REALTY RESOURCES



20+

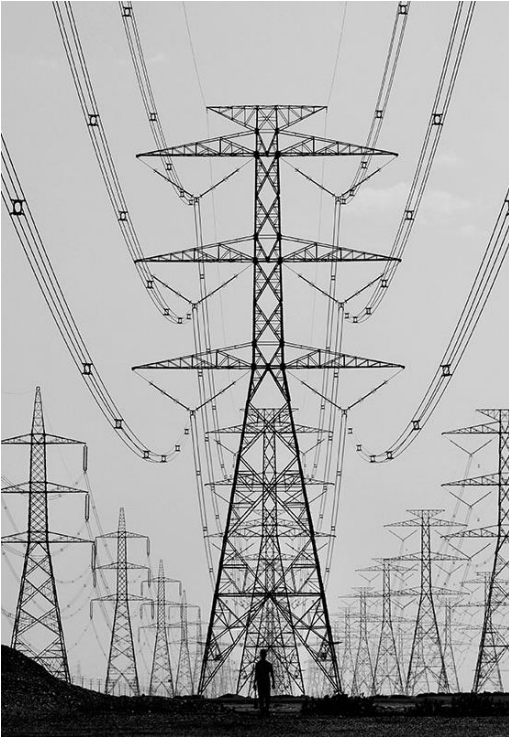
years serving U.S. markets

IRR[®]—INTEGRA REALTY RESOURCES

provides world-class consulting and valuation services for energy and infrastructure projects throughout the U.S. and Caribbean. Our services range from initial project consultation, route analysis, project coordination, impact studies, valuation and expert testimony. Integra's prestigious client roster includes major energy companies, federal and state governmental agencies, local municipalities, and prominent law firms.

27,000+

appraisals completed
annually



Energy

Integra has a wide range of experience with energy related projects including oil and gas pipelines as well as high voltage transmission (HVTL). Projects have ranged in size from smaller projects to thousands of parcels, spanning hundreds of miles. Services include preliminary consulting for initial route studies, cost analysis, impact studies, and GIS mapping as well as valuation for acquisition and expert testimony where necessary.



Infrastructure

We work with private companies and governmental agencies on rail and transit lines across the U.S. for issues ranging from establishing market rent for shared use agreements (both surface and subsurface) as well as acquisitions and dispositions for rail lines and train stations. Additionally, we provide consulting and valuation services related to collocated fiber projects with other utilities.

Pipeline projects have been completed for multiple carriers and various products. When performing this work, Integra has assisted in route analysis, easement acquisition valuation, damage assessments and litigation support.

Road projects range from smaller partial takings for road widenings to larger projects involving highways and hundreds of parcels. Airport assignments involve highest and best use studies as well as ground rent studies for leasehold interests.

Integra has worked with municipalities for valuation issues related to both the construction of water and wastewater systems and their disposition as private companies acquire these assets.



OUR SERVICES.

Through diligent research, expert analysis and well-documented, unbiased opinions, we deliver value-added services in these critical areas:



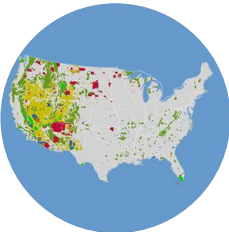
Eminent Domain

From analyzing partial takings for a road widening project involving potential severance damages (value before and after takings) and project benefits, to full takings for larger developments, Integra has the unparalleled valuation experience. Services include appraisal reports, developing litigation strategy, and expert testimony in support of our opinions.



Easement Valuation

Temporary or permanent easements are often required to facilitate development. Examples of services include market rent estimates for temporary construction easements or market value estimates for permanent easements including sub surface rights often encountered for water and sewer lines, as well as above-ground utilities and transmission systems.



Uniform Appraisal Standards for Federal Land Acquisition (UASFLA – Yellow Book)

Appraisals related to real property acquisitions for Federal and federally assisted programs must conform to Yellow Book standards. Integra professionals understand the comprehensive requirements behind the standards.



Land-Secured Municipal Bonds

Bonds are frequently used by municipalities to fund infrastructure for both residential and commercial development. Appraisals to estimate the collateral value for land secured financing are among the more complicated assignments that we perform on a regular basis. Programs operate under a variety of monikers ranging from Community Facilities Districts (CFDs), Assessment Districts (ADs), and Special Service Areas (SSAs) for both their formations, as well as refunding.



Replacement Cost Studies

The primary objective of Replacement Cost Study Services is to ensure adequate insurance coverage in the event of a loss and/or minimize out of pocket premiums for unnecessary coverage.



Appraisal Review

After clearly communicating the scope of work that will be undertaken, the appraisal is reviewed for completeness, accuracy, adequacy, relevance, and reasonableness. Assignments include reviewing for compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and/or the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA – Yellow Book).

Experience. Capacity. Expert Testimony.

Integra Realty Resources has extensive experience in appraising major right of way assignments where private land is taken for public infrastructure. We have more than 30 years of experience in dealing with the specific laws, practices, and appraisal methodologies that must be adhered to when dealing with the government's acquisition or disposition of its assets.

With 50+ local offices in the U.S. and Caribbean staffed with 400+ professionals, we have the ability to complete large-scale assignments in a short period of time to meet project-related deadlines. Our reports are completed by appraisers with years of experience in appraising properties of all types. Each report goes through extensive quality assurance/quality control checks to ensure that the product delivered to the client meets all applicable standards. We understand reports must be written in a manner that can be relied upon by a third party or finder of fact.

Although we strive to produce appraisal reports that aid our clients in acquiring/disposing of property without litigation, there will always be entities or individuals that push for value determination through the courts. Integra Realty Resources has an unmatched reputation in its ability to strongly defend its value conclusions. Members of our team have testified in thousands of valuation hearings, depositions, and trials at local, state and federal level.

Project Experience



Keystone Pipeline

Running from Gulf of Mexico to Alberta, Canada, Integra's involvement included thousands of miles and parcels in the U.S.

Fiber Corridor

Integra provided valuation and consulting services for a collocated fiber line running along a rail corridor from the northern United States through Canada.



Sunoco Liquid Natural Gas Pipeline - Mariner East

Valuation services were provided for parcels along the pipeline that through southern Pennsylvania from Delaware to West Virginia.

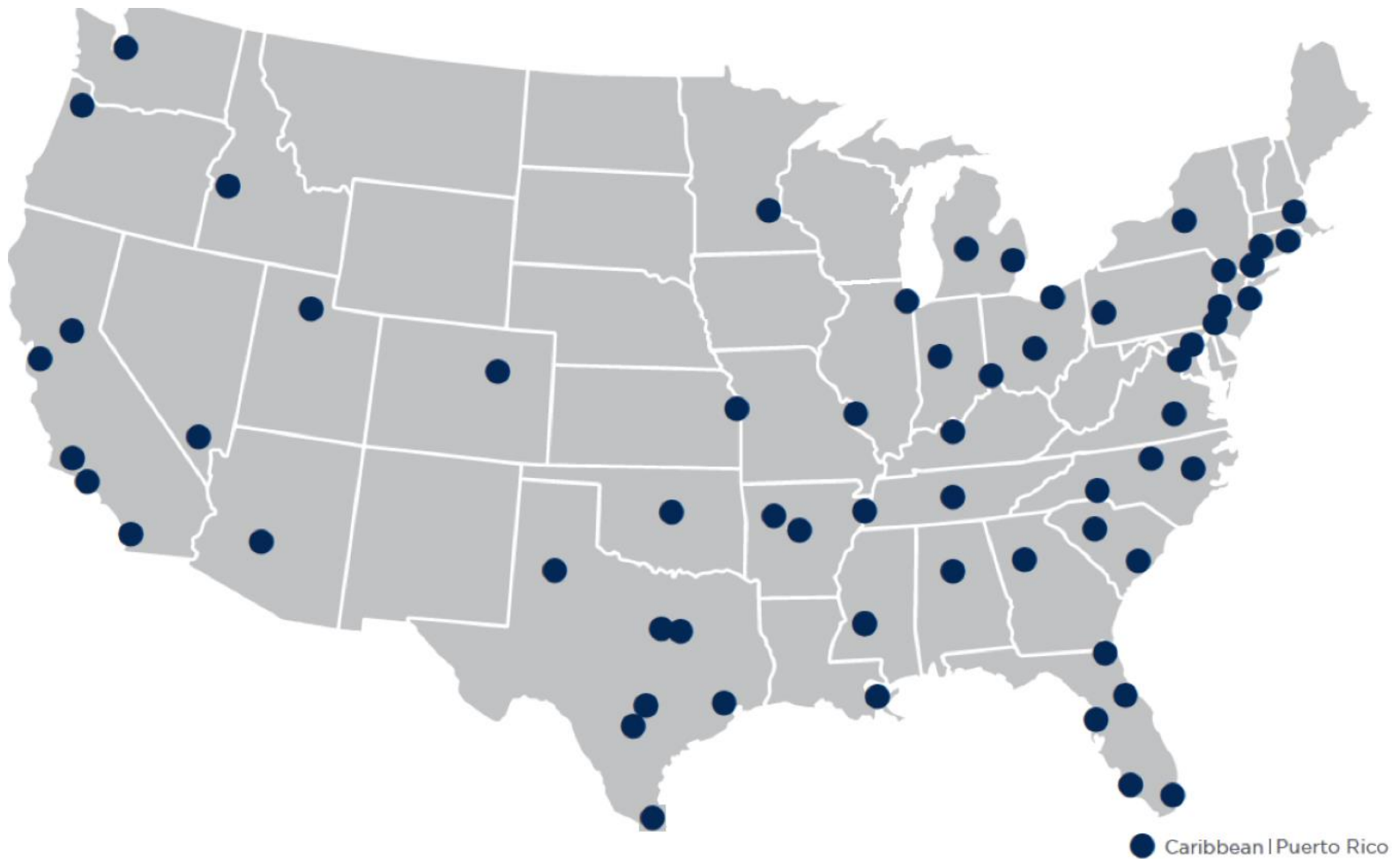
LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



NORTHEAST OFFICES

CONNECTICUT

Hartford, CT
Todd Isaacson, MAI
T (860) 291-8997 ext. 19
tisaacson@irr.com

NEW JERSEY

Coastal New Jersey
Halvor J. Egeland, MAI
T (732) 244-7000 ext. 103
hegeland@irr.com

Northern New Jersey

Paul T. Beisser, CRE, MAI, SCGRE
T (973) 422-9800
pbeisser@irr.com

NEW YORK

Syracuse, NY
William J. Kimball, MAI, FRICS
T (315) 422-5577
wkimball@irr.com

PENNSYLVANIA

Philadelphia, PA
Raja P. Waran, MAI, CRE
T (610) 238-0238
rwaran@irr.com

Pittsburgh, PA
Brian Kelly, MAI, SRA
T (412) 683-2211
bkelly@irr.com

RHODE ISLAND

Providence, RI
Todd Isaacson, MAI
T (860) 291-8997 ext. 19
tisaacson@irr.com

SOUTHEAST OFFICES

ALABAMA

Birmingham, AL
Rusty Rich, MAI, MRICS
T (205) 949-5995
rrich@irr.com

FLORIDA

Miami | Caribbean
James Andrews, MAI, CRE, FRICS, ASA/BV
T (305) 670-0001 ext. 320
jandrews@irr.com

Orlando, FL
Christopher D. Starkey, MAI
T (407) 843-3377 ext. 112
cstarkey@irr.com

Southwest Florida
Carlton J. Lloyd, MAI
T (239) 687-5801
clloyd@irr.com

Tampa, FL
Kendra Stevens Barry
T (813) 287-1000 ext. 110
kbarry@irr.com

GEORGIA

Atlanta, GA
Matthew Albigese, MAI
T (404) 418-4358 ext. 1000
malbigese@irr.com

NORTH CAROLINA

Charlotte, NC
John D. Scott, Jr., MAI, MRICS
T (704) 206-8258
jscott@irr.com

Greensboro, NC
Nancy B. Tritt, MAI, SRA, FRICS
T (336) 676-6033
ntritt@irr.com

Raleigh, NC
Chris R. Morris, MAI, FRICS
T (919) 847-1717
cmorris@irr.com

SOUTH CAROLINA

Charleston, SC
Cleveland "Bud" Wright, Jr., MAI
T (843) 718-2125 ext. 2
cwright@irr.com

Columbia, SC
Michael B. Dodds, MAI, CCIM
T (803) 772-8282 ext. 110
mdodds@irr.com

TENNESSEE

Nashville, TN
Adam Perutelli, MAI
T (615) 628-8275 ext. 1
aperutelli@irr.com

VIRGINIA

Richmond, VA
Kenneth L. Brown, MAI, FRICS, CCIM
T (804) 346-2600 ext. 209
kbrown@irr.com

CENTRAL OFFICES

ILLINOIS

Chicago, IL
Ron DeVries, MAI
T (312) 565-3432
rdevries@irr.com

INDIANA

Indianapolis, IN
Michael Lady, MAI, SRA, ASA, CCIM, FRICS
T (317) 546-4720
mlady@irr.com

KENTUCKY

Louisville, KY
Stacey S. Nicholas, MAI, MRICS
T (502) 452-1543 ext. 3774
snicholas@irr.com

MICHIGAN

Detroit, MI
Donald L. Selvidge, MAI
T (248) 540-0040 ext. 114
dselvidge@irr.com

Grand Rapids, MI
Jeff Genzink, MAI
T (616) 261-5000
jgenzink@irr.com

MINNESOTA

Minneapolis/St. Paul, MN
Michael Amundson, MAI, CCIM
T (952) 905-2401
mamundson@irr.com

MISSOURI

Kansas City, MO
Timothy M. Schoemehl, MAI
T (636) 898-6533
tschoemehl@irr.com

St. Louis, MO
Timothy M. Schoemehl, MAI
T (636) 898-6533
tschoemehl@irr.com

OHIO

Cincinnati/Dayton, OH
Gary S. Wright, MAI, FRICS, SRA
T (513) 426-7125
gwright@irr.com

Cleveland, OH
Douglas P. Sloan, MAI
T (330) 659-3640 ext. 101
dsloan@irr.com

Columbus, OH
Brad A. Johnson, MAI
T (614) 398-4307
bajohnson@irr.com

SOUTHWEST OFFICES

ARIZONA

Phoenix, AZ
Walter "Tres" Winius, III, MAI, FRICS
T (602) 266-5599
twinius@irr.com

OKLAHOMA

Oklahoma City, OK
Richard Cole, Jr., MAI
T (405) 422-0718 ext. 2
richard.cole@irr.com

TEXAS

Austin, TX
Todd Rotholz, MAI
T (713) 973-0212 ext. 12
trotholz@irr.com

Dallas, TX
Jimmy H. Jackson, MAI
T (972) 725-7724
jhjackson@irr.com

Ft. Worth, TX
Jason Jackson, MAI
T (817) 658-6783
jsjackson@irr.com

Houston, TX
Todd Rotholz, MAI
T (713) 973-0212 ext. 12
trotholz@irr.com

Lubbock, TX
Stephen M. Lechtenberg
T (972) 725-7727
slechtenberg@irr.com

San Antonio, TX
Brandon Brehm, MAI, CCIM
T (210) 446-4444
bbrehm@irr.com

WEST OFFICES

CALIFORNIA

Los Angeles, CA
Eric Segal, MAI
T (213) 984-4425
esegal@irr.com

Orange County
Lance Jordan, MAI
T (949) 459-3717
ljordan@irr.com

Sacramento, CA
Kevin Ziegenmeyer, MAI
T (916) 435-3883 ext. 224
kziegenmeyer@irr.com

San Diego, CA
John A. Morgan, MAI
T (858) 259-4900 ext. 315
jmorgan@irr.com

San Francisco, CA
Jeffrey Fillmore, MAI
T (408) 299-0444
jfillmore@irr.com

COLORADO

Denver, CO
Larry B. Close, MAI, AI-GRS
T (720) 833-5931
lclose@irr.com

IDAHO

Boise, ID
Robin Brady, MAI
T (208) 472-3200
rbrady@irr.com

NEVADA

Las Vegas, NV
J. Walter Allen, MAI, FRICS
T (212) 575-2836
walter.allen@irr.com

UTAH

Salt Lake City, UT
John T. Blanck, MAI,
T (801) 263-9700 ext. 109
jblanck@irr.com

WASHINGTON

Seattle, WA
Matthew A. Bacon, MAI
T (206) 436-1179
mbacon@irr.com

CARIBBEAN

Caribbean | Puerto Rico

Carlos Vélez, MAI, SRA, BCA, CMEA, CCIM, MRICS
T (787) 782-4974
cvelez@irr.com

CORPORATE HEADQUARTERS
7800 East Union Avenue,
Suite 400
Denver, CO 80237
T (212) 575-2935
J. Walter Allen, MAI, FRICS - V.P. of Corporate Sales
walter.allen@irr.com

irr.com

Visit us online to learn more
and access our extensive
research library.



INTEGRA REALTY RESOURCES
Local Expertise. Nationally.