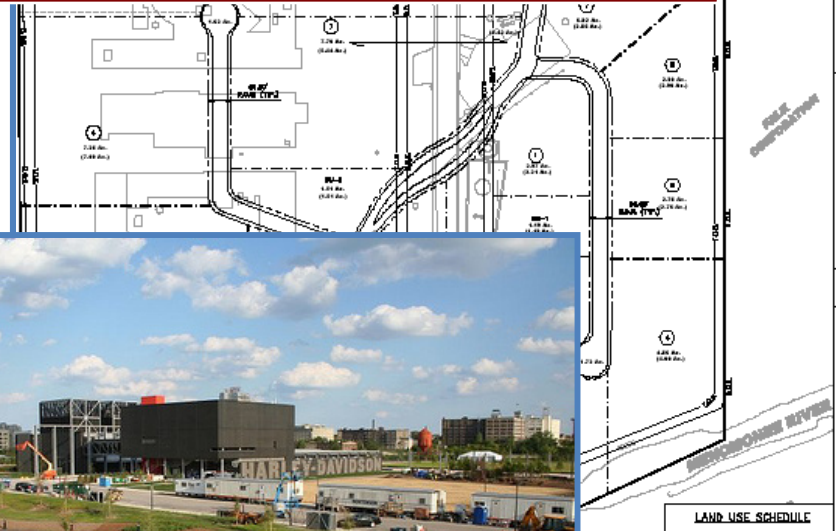


LAND VALUATION FOR EMINENT DOMAIN PURPOSES

Clarion Associates was retained to determine the highest and best use and fair market value of 142 acres of land in the industrial corridor of the Menomonee Valley involved in an eminent domain proceeding.

The property was originally developed in the late 1800's for the manufacture and repair of railroad locomotives and cars. Our analysis accounted for the cost of remediation of environmental contamination in soil and groundwater and its overall impact on the highest and best use and market value.



SCOPE OF SERVICES PROVIDED

- Reviewed and analyzed zoning, planning, and land use regulations and restrictions affecting the property;
- Analyzed the physical characteristics of the site and its environmental conditions and determined costs to alleviate detrimental conditions associated with the contamination;
- Determined the highest and best use and market value of the fee simple interest in the subject property taken by the Redevelopment Authority of the City of Milwaukee via eminent domain.

*The size of the property, the complexity of the site's configuration and access issues, and the unique combination of adjacent uses, required Clarion Associates to utilize appraisal, planning and **environmental analysis** to come up with the most supportable land use given the environmental situation.*