

RESULTS

John M. LeRoux practices exclusively in the highly specialized area of eminent domain, inverse condemnation, and property rights throughout the state of Florida. Our firm is passionate about our work and committed to providing expert professional representation and the highest level of personalized service and attention.

CLIENT	PROPERTY TYPE	COUNTY	OFFER	FINAL RECOVERY	% INCREASE
Hernandez <i>+ additional concessions including extended possession and no objection of application to access</i>	Commercial	Miami-Dade	\$4,626,000	\$8,226,850	78%
295 Industrial	Commercial	Miami-Dade	\$3,161,100	\$5,000,000	58%
Kmart	Commercial	Pinellas	\$220,000	\$3,200,000	1,354%
Monica Investments	Commercial	St. Lucie	\$2,465,000	\$3,115,000	26%
Dickinson Fleet <i>+ additional concessions including extended possession</i>	Commercial	Miami-Dade	\$0	\$2,650,000	<i>*Business Damages</i>
AutoZone <i>+ additional concessions including multiple variances for continued operation and driveway modifications</i>	Commercial	Seminole	\$259,785	\$2,600,000	900%
Chick Fil-A	Commercial	Bay	\$485,379	\$2,425,000	399%
Cottage City	Commercial	Leon	\$1,697,185	\$2,100,000	24%
Titus & Angela W.*	Horse Farm	Polk	\$695,000	\$1,710,962	146%
Kanadiana Ent.	Commercial	Sarasota	\$820,000	\$1,700,000	107%
Raul C. et al	Commercial	Pasco	\$716,300	\$1,650,000	130%
Leland & Marilyn B.	Commercial	Hillsborough	\$932,000	\$1,425,000	53%
Lawrence S.	Imp Residential	Polk	\$860,000	\$1,320,458	53%
Cumberland Farms	Imp Commercial	Palm Beach	\$455,800	\$1,212,500	166%
EZ Serve	Imp Commercial	Walton	\$117,400	\$1,200,000	922%
Haven Realty Partners	Light Mfg	Polk	\$398,450	\$1,239,690	211%

CLIENT	PROPERTY TYPE	COUNTY	OFFER	FINAL RECOVERY	% INCREASE
Aniella H. Trust	Vac Residential	Collier	\$268,000	\$950,715	255%
Panagiotis F.	Commercial	Pinellas	\$690,000	\$862,000	25%
Deborah K.	Commercial	St. Lucie	\$0	\$850,000	Inverse
Steve & Becky C.	Imp Residential	Polk	\$316,750	\$845,493	167%
Kmart	Commercial	Broward	\$523,000	\$825,000	58%
George B. Trust	Vac Residential	Collier	\$456,000	\$812,000	78%
AutoZone	Commercial	Polk	\$508,800	\$750,115	47%
Solomon & Figgs	Ag w/Misc Imp	Sumter	\$389,351*	\$750,000	93%
			<i>* Includes incentive of \$94,950</i>		
Donna B.	Home/Stables	Hillsborough	\$0	\$650,000	Inverse
Vibid Group	Non-Ag Acreage	Collier	\$0	\$620,000	Inverse
Aliaga/Boynton West	Commercial	Pasco	\$411,100	\$600,000	46%
Ronald & Sharon J.	Imp Residential	Hillsborough	\$0	\$600,000	Inverse
Ada T.	Industrial	Miami-Dade	\$211,800	\$555,120	162%
FBC of Gillette	Church	Manatee	\$125,100	\$550,000	339%
S&G Warehouse	Commercial	Marion	\$421,100	\$542,500	29%
Karen M.**	Residential	Hillsborough	\$0	\$525,000	Inverse
Canarias Development	Industrial	Miami-Dade	\$225,400	\$442,079	96%
SKS Realty Inc.	Commercial	Miami-Dade	\$360,300	\$450,000	25%

CLIENT	PROPERTY TYPE	COUNTY	OFFER	FINAL RECOVERY	% INCREASE
AutoZone	Commercial	Broward	\$117,610	\$415,000	252%
Cooper Seasons	Commercial	St. Lucie	\$73,160	\$410,000	460%
Club Personality	Commercial	Pinellas	\$150,000	\$375,000	150%
Luis & Milagros D.	Commercial	Miami-Dade	\$218,700	\$360,000	65%
Tiffany W.	Imp Residential	Sumter	\$119,300	\$335,000	181%
Perla S.	Industrial	Miami-Dade	\$133,100	\$333,166	150%
Mitchell & Monica R.	Imp Residential	Collier	\$188,300	\$330,000	75%
AutoZone	Commercial	Pasco	\$147,700	\$325,000	120%
Kevin R. et al	Vac Residential	Citrus	\$163,400	\$325,000	99%
Aram A. & Nadia M.	Imp Residential	Collier	\$67,000	\$301,800	350%
SCR of Tampa Bay	Commercial	Hillsborough	\$141,200	\$296,000	110%
Merritt Island OD	Commercial	Brevard	\$146,900	\$290,000	97%
Joey D's 41	Commercial	Sarasota	\$220,000	\$285,000	29%
Stanley V. Trust	Residential	Collier	\$67,000	\$284,650	325%
Daniel R.	Residential	Collier	\$67,000	\$270,000	303%
Alex & Rita O.	Residential	Miami-Dade	\$240,400	\$270,000	12%
JMW Farms	Agricultural	Miami-Dade	\$42,000	\$240,000	471%
Daniel & Holly F.	Imp Residential	Collier	\$126,300	\$204,000	62%
Ramer Family Partner	Commercial	Pasco	\$101,100	\$202,092	99%

CLIENT	PROPERTY TYPE	COUNTY	OFFER	FINAL RECOVERY	% INCREASE
Titus & Angela W.	Commercial	Levy	\$42,700	\$200,000	368%
Virginia H. H. Trust	Vac Residential	Collier	\$56,300	\$200,000	255%
Julio R.	Commercial	Miami-Dade	\$105,000	\$200,000	90%
Franaldo Investments	Imp Residential	Osceola	\$116,600	\$194,654	67%
Seunarine D.	Agricultural	Miami-Dade	\$55,000	\$191,400	248%
Caribbean Distillers	Commercial	Polk	\$37,000	\$190,000	413%
Margaret B.	Imp Residential	Collier	\$68,000	\$173,000	154%
Larry & Mikelann C.	Vac Residential	Collier	\$64,000	\$172,500	170%
BBG Real Estate Inv.	Imp Residential	Bradford	\$126,500	\$166,250	31%
Bay Credit Union	Commercial	Bay	\$53,200	\$150,000	182%
Biju & Dolly K.	Imp Residential	Collier	\$59,500	\$150,000	152%
Barry S.	Residential	Collier	\$33,500	\$148,056	342%
Dennis M.	Commercial	Volusia	\$97,900	\$142,000	45%
Alfred & Kim G.	Commercial	Miami-Dade	\$61,900	\$142,000	129%
Burma A.	Commercial	Putnam	\$58,500	\$140,000	139%
Curtis M.	Imp Residential	Collier	\$77,300	\$137,000	77%
Lori O.	Imp Residential	Miami-Dade	\$96,000	\$136,000	42%
Robert L.	Imp Residential	Collier	\$16,750	\$135,000	706%
Daniel & Patsy G.	Imp Residential	Collier	\$60,700	\$132,500	118%

CLIENT	PROPERTY TYPE	COUNTY	OFFER	FINAL RECOVERY	% INCREASE
AutoZone	Commercial	Polk	\$28,100	\$128,780	358%
Trent & Andrea C.	Imp Residential	Collier	\$71,400	\$126,000	76%
Marc & Monica M.	Imp Residential	Collier	\$52,400	\$125,000	139%
461 10 th Ave NE Tr	Imp Residential	Collier	\$54,100	\$125,000	131%
Ronald B.	Imp Residential	Manatee	\$55,150	\$125,000	126%
Virginia & James P.	Imp Residential	Collier	\$82,900	\$125,000	51%
Pacifico Holdings	Industrial	Miami-Dade	\$45,100	\$122,531	171%
BG Ventures	Commercial	Hillsborough	\$60,600	\$120,000	98%
Steve C. & Yvonne T.	Imp Residential	Collier	\$72,900	\$120,000	65%
Monica H.	Imp Residential	Collier	\$59,900	\$120,000	100%
LOL Property Mgmt	Commercial	Pasco	\$42,000	\$115,000	174%
Robert & Darlene S.	Imp Residential	Collier	\$44,600	\$115,000	158%
Robert G.	Imp Residential	Collier	\$52,200	\$110,000	110%
Israel & Yelkian M.	Imp Residential	Collier	\$60,900	\$107,000	76%
CAC Homes, LLC	Agricultural	Miami-Dade	\$28,000	\$86,640	208%
Julien & Jacqueline M.	Imp Residential	Collier	\$47,100	\$83,250	77%
Lucienne C.	Vac Residential	Collier	\$38,600	\$77,500	101%
Thomas & Rebecca F.	Imp Residential	Collier	\$45,200	\$77,500	71%
Brian M.	Imp Residential	Collier	\$43,300	\$75,000	73%

CLIENT	PROPERTY TYPE	COUNTY	OFFER	FINAL RECOVERY	% INCREASE
Logan R. & David R.	Vac Residential	Collier	\$43,300	\$69,000	59%
Michael B. Trust	Vac Residential	Collier	\$42,000	\$68,000	62%
Jose T.	Vac Residential	Collier	\$42,000	\$67,000	60%
Heliam L.	Vac Residential	Collier	\$35,000	\$60,000	71%
Jonathan & Eugena G.	Imp Residential	Collier	\$35,900	\$60,000	67%
Sunshine Way Inv.	Vac Residential	Collier	\$35,000	\$61,000	74%
Charles M.	Residential	Putnam	\$39,100	\$59,969	53%
Edwina K.	Vac Residential	Collier	\$35,000	\$57,000	63%
Constructora Y Promo	Vac Residential	Collier	\$35,000	\$57,000	63%
Lil' Rock	Imp Residential	Collier	\$27,300	\$56,500	107%
Gladys G.	Imp Residential	Manatee	\$30,550	\$55,700	82%
Richard & Karen I.	Residential	Citrus	\$23,700	\$55,000	132%
Elwood & Mary H.	Vac Residential	Collier	\$37,500	\$54,576	45%
Marie V.	Vac Residential	Collier	\$16,750	\$52,500	213%
Team Properties, Inc.	Commercial	Hillsborough	\$27,600	\$50,000	81%
David & Kathleen P.	Vac Residential	Collier	\$16,750	\$50,000	199%
Linda R.	Imp Residential	Collier	\$13,300	\$47,000	253%
Nautica Yacht Sales	Industrial	Miami-Dade	\$16,900	\$45,946	134%
John & Mary S.	Imp Residential	Collier	\$11,600	\$39,000	236%

CLIENT	PROPERTY TYPE	COUNTY	OFFER	FINAL RECOVERY	% INCREASE
Luc H.	Vac Residential	Collier	\$23,000	\$35,407	54%
Robert K.	Residential	Collier	\$23,000	\$35,406	54%
Allan S.	Vac Residential	Citrus	\$19,500	\$35,000	79%
Bong Thi N. et al	Residential	Manatee	\$10,875	\$34,000	213%
Chad & Carol N.	Imp Residential	Collier	\$9,100	\$32,000	252%
Florida Paints	Commercial	Pasco	\$0	\$30,000	<i>*Business Damages</i>
Arthur & Linda M.	Residential	Putnam	\$3,700	\$20,000	440%
Madeleine N.	Residential	Pasco	\$5,200	\$25,000	380%
Stephen & Nina B. et al	Vac Residential	Citrus	\$14,900	\$26,900	80%
Richard & Betty Jo M.	Vac Residential	Citrus	\$4,600	\$16,600	260%
Victor S.	Residential	Collier	\$600	\$11,500	1,817%
Anthony F.	Vac Commercial	Citrus	\$1,400	\$11,400	714%
Parbatti S.	Residential	Orange	\$2,200	\$10,000	354%

***See enclosed Lakeland Ledger Article**

****See enclosed Tampa Bay Times Article**