

- RLS will assist you in obtaining the highest possible value for your current property to use in seeking replacement properties
- RLS, with its in-house brokerage services, matches specific project needs with land
- RLS is committed to providing turn key management services for the relocation of your displaced business

RLS would be glad to share stories of current projects and other property owners who RLS has assisted. If you have any questions about the actual taking of your property, please feel free to contact RLS.

Who is RLS?

Raw Land Solutions, LLC (RLS) provides comprehensive land use and development services in a cost-effective manner by consolidating all services necessary to effect profitable use of your real estate. By combining the skills and varied experience of a professional engineer, two former real estate, land use and development attorneys, a commercial real estate broker, a seasoned developer and a wide variety of additional service providers, RLS is able to avoid excess time and expense typically associated with real estate development.

With RLS, you will receive seamless development services through the process of eminent domain until you open the doors on your replacement project. We are committed to providing creative and valuable solutions to assist you in addressing the condemnation of your property and relocation of your business.



MAXIMIZE AWARD FROM CURRENT PROPERTY

- Analyze highest and best use of current property
- Assess cost of relocation
- Maximize award from taking entity
- Act as expert witness on real estate and development issues on owner's behalf when necessary

REPLACEMENT SITE SELECTION

- Demographic and market research
- Assist in locating the ideal market for relocation of owner's business
- Locate site options
- Conduct site comparison (demographics, timing, budget, construction challenges)
- Negotiate with sellers and their brokers on Owner's behalf to assist Owner in acquiring the ideal parcel of land for their relocated business
- Coordinate for 1031 Exchange of taken property to replacement property if appropriate

TOTAL RELOCATION COORDINATION

- Communicate with governmental jurisdictions to determine permitted zoning and uses
- Inspect title to the property
- Arrange for and analyze property surveys
- Obtain and review environmental studies
- Request and evaluate site conditions and geotechnical reports
- Assist in locating and negotiating necessary financing

property services



made **EASY**

What is FasTracks?

• FasTracks is RTD's 12-year comprehensive plan to build and operate high-speed rail lines throughout metro Denver. This plan means that RTD will need to "take" hundreds of acres of private property in order to facilitate the expansion of its rail lines.

What does it mean that RTD is going to "take" my property?

• RTD can "purchase" property from landowners without consent if that property is going to be used for a public purpose. In this case, the public purpose is expansion of the rail lines.

How can Raw Land Solutions help my business and me?

• RLS offers comprehensive real estate services that include location of potential replacement sites for your business, referrals to attorneys specializing in eminent domain defense, referrals to appraisers who specialize in condemnation appraisals, assist you in recovering the greatest value for your property as well as help to coordinate the various service providers as you move through this complicated process. RLS is currently working with other business owners whose property will be taken for FasTracks and other CDOT projects and has assisted them in finding replacement properties so their business can be relocated quickly and efficiently.

I have already received some letters from FasTracks including the names of appraisers and some attorneys. Why shouldn't I just use those?

• While you certainly can use those names, there are other companies who specialize in defending landowners against the taking of their property and will assist you in obtaining the best price for your property. FasTracks provides the names of companies whom they have worked with in the past, but those companies are not your only options.

Helping you **MANAGE**





Comprehensive Eminent Domain



development Solutions

EMINENT DOMAIN SOLUTIONS

Have you or your company been contacted by "FasTracks" or the Colorado Department of Transportation ("CDOT") with regard to the expansion of their services? Have you received a notice to relocate or an intent letter from CDOT indicating that all or a portion of your property is to be taken as part of the right of way for the new rail line? If so, you probably have some questions and concerns.

- What is FasTracks?
- What does it mean that RTD is going to "take" my property?
- How can Raw Land Solutions help my business and me?
- I have already received some letters from FasTracks including the names of appraisers and some attorneys. Why shouldn't I just use those?

If you are facing these questions, Raw Land Solutions, LLC (RLS) is here to help you through these often daunting and unknown times of challenges and legal questions.

Teresa Kerrigan - President
tkerrigan@rawlandsolutions.com
303.431.4622 - Phone

- Provided various services for real estate transactions with budgets as large as \$150 million and as small as \$550,000.
- Performed development and due diligence services for over 30 projects in many different jurisdictions, including the following Colorado jurisdictions: Denver, Boulder, Broomfield, Lafayette, Gilpin County, Grand County, Larimer County, Carbondale, Timnath, Colorado Springs, Thornton, Loveland, Dacono, Weld County and Keystone.
- Managed all aspects of the relocation of a business displaced by FasTracks. Skillfully managed the site selection, feasibility study, due diligence, acquisition, entitlement and design of the replacement project. Construction is scheduled to commence in April 2009.
- Facilitated the negotiation and closing of over 25 loan facilities for projects as varied as vacant land, exclusive mountain lots and existing commercial developments.

Teresa earned her law degree from the University of Colorado and her bachelor's degrees in Economics and Political Science from Meredith College. Although Teresa is not practicing, she remains an active member of both the American and Colorado Bar Associations and is active in philanthropic and non-profit endeavors such as serving on the Board and Executive Committee for FACES.

Joe Knopinski - Project Manager
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- Overseen the planning, development and sales of many communities including The Farm at Arapahoe County and The Meadows in Castle Rock.
- Served as City Manager and water district manager.
- Managed metropolitan districts and served on over fifteen metropolitan district boards.
- Provided work-out services for banks on REO properties.
- Managed the development and updating of complex financial proformas.

Joe earned both master's and bachelor's degrees from the University of Colorado. He is active in the Urban Land Institute, Home Builder Associations, Thompson Education Foundation and the High Plains Environmental Center. Joe was honored in 2005 with the highest award from the Home Builders Association of Metro Denver, the Home Builder of the Year.

Suzanne Wilson - Project Manager
swilson@rawlandsolutions.com
303.317.2330 - Phone

- Provided legal services on real estate transactions as large as \$90 million dollars and has provided real estate support on natural resource and commercial transactions valued at well over \$100 million.
- Assisted clients in negotiations and permitting with various state and local governmental entities on a wide variety of permitting, entitlement and zoning issues.
- Managed and closed real estate transactions for both buyers and lenders on residential, mixed use, commercial and industrial properties in a variety of states including Colorado, Texas, California and South Carolina.

Suzanne earned her law degree at the University of Denver Sturm College of Law, Order of St. Ives, and her bachelor's degree at Purdue University. Prior to earning her law degree, Suzanne worked in international media relations with an international business newswire.

NOTICE: Raw Land Solutions, LLC, does not provide legal, tax or accounting advice or services and no service provided by Raw Land Solutions, LLC shall be construed as such.

For more information, please visit us at:
www.rawlandsolutions.com

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