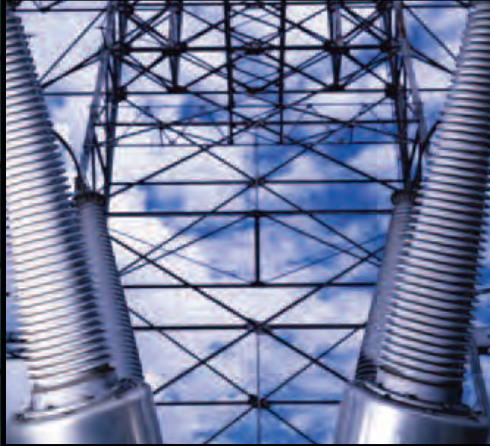


UTILITY & INFRASTRUCTURE SERVICES



Utility & Infrastructure
Land Services, LLC

INTRODUCTION

O. R. Colan Associates has provided professional real estate and right of way services across a wide spectrum of both private and public sector clients for more than 40 years. In that time we have worked successfully to deliver some of the Nation's most challenging utility and infrastructure projects.

Now, as we approach our half century mark, we build on our corporate innovation by announcing our new ORC Utility and Infrastructure Land Services Division.

- This new Division will meet the growing needs of both our private and public sector clients whose primary business is to deliver new or expanded Power, Renewable Energy, Oil & Gas, Water, Sewer, Communications, Rail and other Infrastructure projects across the nation.

Our staff's unique project experience builds upon on our past experience for such clients as Cuivre River Electric Cooperative, Dominion Virginia, LS Power, along with that of current clients such as Oncor, Conoco-Philips, St. Louis Metropolitan Sewer District, WRB Refining, LLC, Northeast Ohio Regional Sewer District, and others to deliver the most technologically advanced and tailored right-of-way project services available.

All of the firm's Utility and Infrastructure knowledge, experience, and core competencies have been organized and reside in this new business platform, along with the firm's most experienced utility and infrastructure agents.

- With this unique client and project experience, we are prepared to advance your projects in compliance with the appropriate oversight regulations, funding sources, and procedures that govern your projects.

And, true to the hallmark which has set O. R. Colan Associates above the competition for the last 40 years, we will do so with the highest degree of focus on you and your project stakeholders to assure that you overcome project challenges while staying on schedule and budget.

Please feel free to contact our corporate office directly should you wish to further discuss our firm's qualifications: Contact us at (704) 944-1406, or by email at utilities@orcolan.com.

"We believe that by helping to build the infrastructure of our communities we are helping to build the basis for economic growth and provide for the general welfare of our communities. We strive to inspire confidence in progress by assuring that the public is treated with respect throughout the process.

The public agencies and private companies we represent can be confident that our services will be in compliance with all applicable regulations and to the required standards of each client."

– Catherine Colan Muth, CEO

UTILITIES EXPERTISE

ORC has worked with a number of transmission line and electric generation companies, water authorities and sewer agencies, as well as oil and gas distribution companies on a host of projects of varying purpose and complexity. Our catalogue of experience includes the following utility initiatives:



MEADOW BROOK TO LOUDOUN 500 KV T/L PROJECT

Culpeper, VA

*Client Reference:
Mr. Dominick Piccolomini, P.E.
Manager – Transmission
Right-of-Way*

*Dominion Virginia Power
804.771.3708*

In June of 2008, ORC was hired by Dominion Virginia Power to acquire various parcels of right-of-way to facilitate the improvement and expansion of an existing 500 kV transmission line. The project area spans almost 50 miles through rural Virginia, and over 200 parcels were acquired. ORC retained a team of subcontractors in order to provide Dominion with the required surveying and right-of-way acquisition services, and our staff worked closely with both the client and the project team to effectively manage this important infrastructure initiative.

- In addition to required acquisition activities, the ORC Team negotiated on behalf of Dominion Virginia Power for the temporary acquisition of three “laydown areas.” These 5-acre parcels required two-year leases to be used as staging and fabrication fields for transmission line towers, power lines, and other materials required to build the actual line.

This project presented a host of challenges. The sensitive nature of the acquisition process and an organized public opposition initiative required intense negotiations and creative incentive offerings to maintain the project budget and schedule. In an effort to promote the important public outreach and communications initiative, our Team met with several homeowners associations, environmental groups, attorneys, and municipal representatives in order to maintain a high level of transparency in these affected communities. Our Team also attended informational meetings upon request from Dominion Virginia Power, and acted as an educational resource for the client and affected property owners.

Our field professionals made it a priority to provide affected homeowners with as much information as possible in order to promote positive public perception. This effort was invaluable to the maintenance of the project schedule and adherence to the budget.



COMPETITIVE RENEWABLE ENERGY ZONES (CREZ) PROJECT

DFW area, TX

*Client Reference:
Mr. Tony Bruton
Manager – Transmission
Right-of-Way*

*Oncor
Tony.bruton@oncor.com*

The Texas CREZ (Competitive Renewable Energy Zones) project is the largest transmission project in US history. The consortium of thirteen (13) electric transmission companies that comprise CREZ will transport electric (wind) energy from west Texas to the more populated areas of the state - DFW, Austin, San Antonio, and Houston. The project itself spans 10,000 miles, and it is to be finished by the end of 2013. All thirteen companies were required to obtain permission from the Public Utility Commission of Texas for each of the 100 project segments, and some of those permits are just now being issued.



Based on ORC's past experience on many complex and time-sensitive projects, and given the political sensitivity the project represents, ORC was asked by Oncor, the electrical transmission provider in the DFW area and the largest member of the CREZ consortium, to help manage land acquisition activities. Our project team has provided project management services on the "Krum to Anna" segment of the line, which is the closest and most critical to the DFW area. Of the 1,000 miles of transmission line Oncor is responsible for constructing, "Krum to Anna" represents a 70 mile long corridor, and the acquisition of 190 parcels. Due to the newly applied deadline for construction completion (December 2013), Oncor recognized the critical need for ROW acquisition coordination and project management, and, as such, ORC's project management team is responsible for coordinating the services of surveyors, engineers, appraisers, and a variety of other ROW professionals.



CORE PROJECT

ConocoPhillips

Client Reference:
Mr. Michael D. Martin

ConocoPhillips
636.391.8339
Michael.D.Martin@conocophillips.com

ORC began assisting ConocoPhillips in 2008 by providing general real estate services for day-to-day operations. ORC's efforts are divided into two segments: refinery expansion and pipeline maintenance and monitoring.

ORC first assisted with a \$3 billion Wood River Refinery expansion project in 2008. This expansion is intended to increase refining capacity at the Wood River, IL facility originally constructed in the 1930s. ORC assisted ConocoPhillips by securing permits and easements needed for infrastructure construction. The WRB refinery facility was hindered by the presence of other oil company refining operations, private property owners, and local governments that own the land surrounding the operations facility. It was necessary for ORC to provide support to obtain appropriate permits, easements, leases, and right-of-way contracts.

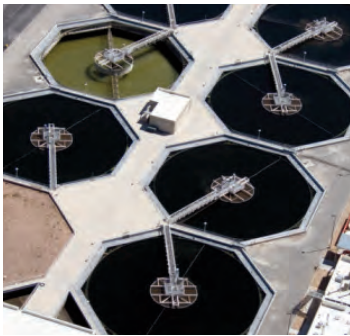


Projects included acquiring necessary approvals and negotiating permitting fees where applicable. For example, on several occasions, construction encroached on roads and highways maintained by the State of Illinois. It was necessary to obtain permits from IDOT and put in place a traffic flow plan to alleviate any traffic disturbance. Additionally, this area is home to assets owned by several railroads. In some instances, temporary approvals were obtained from the railroads. In other instances, it was necessary to negotiate long term leases to address encroachments on railroad property. As another example, refineries in this area owned by different companies co-exist in close proximity. Several new crude pipelines being constructed were crossing the assets and property of other pipeline companies. Proper notifications and permissions had to be obtained by competing oil and pipeline companies.

ORC continues to provide support for ConocoPhillips Pipeline Company assisting with pipeline maintenance projects. These efforts include negotiating terms and damages for pipeline encroachment projects and settling mitigation claims as a result of pipeline maintenance digs that are required by DOT. Much of the pipeline system was constructed in the 1930s. Per the right-of-way contract, ConocoPhillips has the right to occupy, construct, maintain, remove, and repair its pipeline. ConocoPhillips is

constantly monitoring the pipeline and maintaining its easement. When problems arise, ConocoPhillips must repair the damaged asset quickly and efficiently. However, many times the pipeline easement is in an inconvenient location for the property owner. ORC assists with notifying property owners of an upcoming project and negotiating monetary claims for damages caused to the property. Moreover, ORC works with property owners when ConocoPhillips needs to clear and maintain their pipeline right-of-way.

ORC's scope of work also includes remediation and removal projects by which land owners work with ConocoPhillips Pipeline Company to remove abandoned pipe and secure vacated right-of-way. Due to environmental issues that could be present, ConocoPhillips has very strict procedures that property owners must follow to have an easement or right-of-way vacated. ORC works with the land owner to make sure he/she understands the policies and follows the procedures accordingly.



METROPOLITAN SEWER DISTRICT

St. Louis, MO

Client Reference:
Brad Nevois, Manager of
Right-of-Way and Property

St. Louis Metropolitan Sewer
District
314.768.6260

blnevo@stlmsd.com

ORC has worked with the St. Louis Metropolitan Sewer District (MSD) since 2001 to provide right-of-way acquisition activities, including ordering titles, appraisals, appraisal reviews, acquisition, and relocation advisory services for three separate MSD projects.

- The **Coldwater Tank Project** is necessitated by the inadequacy of the existing Coldwater Trunk Sewer lines; therefore, a new tank was built adjoining the project area. There are 3 vacant parcels of land and 9 homes that were purchased on a voluntary basis. The project required ORC to negotiate and relocate 5 owner and 4 tenant occupied residences.
- The **Ranger Drive Project** involves 3 voluntary acquisitions and relocations due to frequent flooding. All three properties are owner occupied and required ORC's acquisition and relocation assistance.
- The **Harlem/Baden Project** affected 84 properties needed to abate flooding caused by construction of a detention basin. Mandatory buyouts were negotiated by ORC. Of the 84 properties, 33 were owned by the Land Reutilization Authority of the City of St. Louis, and all were vacant lots or vacant and boarded buildings. There were twenty multi-family units of two to four families each negotiated and acquired, some of which were tenant and/or owner occupied, while others were vacant and boarded. Thirty of the properties were single family residences, and all occupied units required relocation services.

At this time, none of these projects are being assisted with federal funding, but MSD has chosen to follow federal acquisition procedures in order to assure uniformity in the process and to be prepared to use possible Stimulus funds for the construction phases.



PUBLIC WATER SUPPLY DISTRICT NO. 2

St. Charles County, MO

*Client Reference:
Mr. Kent Kotthoff, P.E.*

*Public Water Supply District #2
of St. Charles County
636.561.3737, ext. 131*

ORC began its relationship with the Public Water Supply District No. 2 of St. Charles County, MO in 2007. PWSD No. 2 has grown from a small, rural water district at its inception to the largest water district in the State of Missouri, serving a population of about 75,000 people. Some growth is attributed to acquisitions of other utilities, but most comes from the addition of customers new to the current service area of over 400 square miles. This area includes the communities of Lake St. Louis, Defiance, New Melle, Augusta, Dardenne Prairie, Dutzow, and parts of O'Fallon, Weldon Spring, Innsbrook, and unincorporated St. Charles and Warren Counties. Due to this population growth, PWSD has had a need for service expansion. It began the addition of new water and sewer mains while focusing improvement on existing ones.



ORC has provided the District with real estate services for 18 water and sewer improvement projects. These projects have included the acquisition of permanent easements and temporary constructions easements for over 100 parcels. ORC has assisted PWSD utility enhancement projects by negotiating with owners of rural residential properties, suburban residential properties, and suburban commercial properties.

Each PWSD project is unique and brings distinct challenges. Examples of successfully completed projects illustrate our diverse scope of work with the Public Water Supply District.



- ORC successfully acquired easements for a new water main project of a 35-parcel residential street.
- ORC successfully completed two projects in a highly developed suburban business district in which the water main service was being expanded to meet commercial demand.
- ORC also conducted negotiations in sparsely populated rural areas in which water and sewer service was first being tendered. Additionally, ORC worked in conjunction with several county road projects to acquire permanent easements to improve utility infrastructure prior to the expansion of the road.

TAMPA BAY WATER AUTHORITY – TAMPA BYPASS CANAL WATER PROJECT

Tampa Bay, FL

Client Reference:

*Col. Meifa Chen, P.E.,
Water Resources Engineer*

*Camp, Dresser & McKee, Inc.
407.660.2552*



The Tampa Bypass Canal (TBC) is a 14-mile waterway that connects the Lower Hillsborough Wilderness Preserve with McKay Bay. The canal provides flood protection for the cities of Temple Terrace and Tampa by diverting floodwaters from the Hillsborough River. The canal is also a water supply source for the city of Tampa. As a subconsultant to the design firm Camp Dresser McKee (CDM), ORC acquired permanent easements to facilitate the construction of a water pipeline for the By-Pass Canal. The ORC Team also reviewed title certifications, maintained files, and participated in high-level meetings with Tampa Bay Water and the engineers of CDM. The By-Pass project affected several neighboring Tampa Bay communities, and our agents had to negotiate with property owners across a vast geographical area.

SERVICES PROVIDED

As one of the most experienced providers of right-of-way services in the industry, ORC offers its clients a complete array of real estate/right-of-way acquisition services, including:

- **Route Alignment Services**
- **Site Selection Services**
- **Land Title and Survey Services**
- **Real Estate Valuation Services**
- **Rights of Entry**
- **Property Negotiation and Damage Claim Settlement Services**
- **Permitting Services**
- **Condemnation Support Services**
- **Road Relocation Projects**
- **Wetland Mitigation**
- **Property Disposal**
- **Cost Estimating**
- **Private Development**
- **Sanitary Sewers**
- **Waterlines**
- **Waste Water Treatment**
- **Streetscape**
- **Bike Trails**
- **Recreational Centers**
- **Stadiums**
- **Parks**
- **Flood Mitigation**
- **Transmission Lines**
- **Utility Relocation**
- **Property Disposition**
- **Training Courses**
- **Storm Sewers**
- **Green Infrastructure**
- **Wind Farms**

Our teams rely on proven techniques in the management of our projects in the areas of:

Comprehensive Project Management Systems

We offer efficient and effective project management systems which include our proven quality assurance/quality control process; comprehensive project management and accounting software; an industry standard project scheduling program; and a web-based parcel database management system "Parcel Suite".

Appraisal, Land Acquisition and Negotiations

Turnkey services include appraisal and appraisal review, cost estimates, sales data books, environmental Phase I reports, land surveys & legal descriptions, budgets, project schedules, title work, rights of entry, negotiations, closings, record retention, recording of legal documents, condemnation support, damage claims, and expert testimony.

Easement Acquisition

Services include development of easement language & format for client; nominal value easement studies (single cost easement applications); appraisal and review of easements, negotiations; closings on fully subordinated or unsubordinated easements and recordings.

Property Management

After the property is acquired, we can provide for the care and maintenance of acquired property including permitting, rent collection, security, grounds maintenance, building care and maintenance, pest control, salvage agreements, environmental reports, asbestos abatement oversight, utility disconnection, demolition contracting, site clearing, and landscaping.

Program Management

We can manage all phases of the program including services provided by subconsultants; community outreach programs including public meetings, individual participant informational meetings and workshops; development of program policy manuals, project information packages, program newsletters, and program brochures.





CORPORATE HISTORY

O. R. Colan Associates (ORC) provides complete program management for the land acquisition phase of public works projects.

In 2009 ORC created a new division, ORC Utility and Infrastructure Land Services, LLC to provide complete program management for the land acquisition phase of utility and infrastructure projects.

Founded in 1969, we are one of America's most respected right-of-way acquisition firms.

ORC can provide value to our Private and Public clients by:

- Identifying various state and local regulations that must be followed in the acquisition process;
- Providing a basic understanding of the right-of-way acquisition process to property owners affected by the project;
- Acting as a liaison with the public for conducting informational meetings and project status report mailings or announcements;
- Being nationally recognized as a "Women's Business Enterprise" (WBE) by the Women's Business Enterprise National Council (WBENC) and a number of certifications by cities, counties and local public agencies including the following:
 - "Historically Underutilized Business" (HUB) in the State of North Carolina
 - "Small, Woman, and/or Minority" (SWaM) certified by the Commonwealth of Virginia Department of Transportation
 - "Female Business Enterprise" (FBE) by the City of Jackson, Mississippi
 - "Business Enterprise Program for Minorities, Females, and Persons with Disabilities" certified by the State of Illinois
 - "Women Business Enterprise" certified by the Port Authority of New York and New Jersey (PANYNJ)
 - "Woman Owned Business Enterprise" certified by the North Central Texas Regional Certification Agency (NCTRCA)

OFFICE LOCATIONS

ARIZONA

Scottsdale

ARKANSAS

Little Rock

FLORIDA

Orlando
Palm Beach
Tallahassee

ILLINOIS

Chicago

INDIANA

Indianapolis

LOUISIANA

Shreveport

MASSACHUSETTS

Wakefield

MISSOURI

St. Louis

NORTH CAROLINA

Charlotte

NEVADA

Henderson (Las Vegas)

NEW JERSEY

Union

NEW YORK

New York

OHIO

Cleveland
Cincinnati
Toledo

RHODE ISLAND

Warwick

SOUTH CAROLINA

Myrtle Beach

TEXAS

Dallas

UTAH

Salt Lake City

VIRGINIA

Roanoke

WEST VIRGINIA

South Charleston

*For contact information and the most up to date office listing,
please visit our web site at www.orcolan.com*

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