



PREMIER APPRAISALS - MOBILE
164 Saint Francis Street, Suite 250
Mobile, Alabama 36602
(251) 406-8876
www.apremiercompany.com

July 8, 2026

Raven Simpson Roberts, PE
Deputy City Engineer
City of Foley Engineering Dept.
508 E Section Ave. Suite 200
Foley, AL 36535
251-970-1104

Re: Appraisal Request (Project 400-3020-5161)
W Michigan Ave/S Cedar St Roundabout Tracts 1-5

Dear Ms. Roberts:

Premier Appraisals agrees to provide appraisals of the above-mentioned Tracts 1-5 for the referenced roundabout project according to the following terms.

1. Specifications of the Appraisal.

Subject Property:	<i>Tracts 1-5 as defined by City of Foley Project No. 400-3020-5161.</i>
Property Type:	<i>Partial acquisitions of multiple parcels with combination of uses.</i>
Interest to be Valued:	<i>Fee Simple</i>
Additional Property to be Valued:	<i>None</i>
Intended Use:	<i>To assist Client with acquisition for right of way project.</i>
Intended User(s):	<i>City of Foley</i>
Type of Value:	<i>Fair Market Value under the Uniform Appraisal Standards for Federal Land Acquisitions Guidelines. The definition of the type of value will be stated in the report.</i>
Date of Value:	<i>Date of Appraiser's inspection, specific date to be stated in the report. Appraiser is not responsible for</i>

determining whether the date of value requested by Client is appropriate for Client's intended use.

Hypothetical conditions, Special/Extraordinary assumptions:

None anticipated

Anticipated Scope of Work:

Appraiser's anticipated scope of work for developing the appraisal will include: multiple site visits, all applicable approaches to value, self-contained detail reporting.

Report Option and Format:

Appraisal Report per USPAP 2-2a.

Delivery Date:

August 31, 2027, or 4 weeks after acceptance of this engagement. Appraiser will use Appraiser's best efforts to deliver the appraisal report no later than such date. Appraiser's delivery of the report is contingent on Appraiser's timely receipt of information and documentation from Client and other parties. In the event of a delay beyond that date, Appraiser will inform Client promptly as soon as reasonably practicable.

Appraiser's Interest In Subject Property or in Client or Other Involved Parties:

Appraiser has no knowledge of any current or prospective interest of the Appraiser in the subject property or in Client or other parties involved in the transaction to which this appraisal relates.

Prior Services Regarding Subject Property (USPAP Disclosure):

Appraiser has not performed any prior services regarding the subject property within the three-year period immediately preceding the date of this Agreement, as an appraiser or in any other capacity.

Special Conditions:

None

Appraisal Fee:

\$25,000

Payment Terms:

Appraiser will invoice Client upon completion.

Signature Page to Follow

Agreed and Accepted,

Client Signature: _____

Client Name (Print): _____

Dated: _____

Billing Address (email or person/address to whom invoices should be sent):

Appraiser Signature: _____



Appraiser Name (Print): Joey Vegliacich, MAI, AI-GRS

Dated: July 8, 2026



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PROFESSIONAL EXPERIENCE

2012 to Present – President at Premier Appraisals (www.apremiercompany.com)

2011 to 2012 – Senior Appraiser at Grubb & Ellis Landauer Hospitality and Leisure

2007 to 2011 – SVP at RERC Hospitality

Joey Vegliacich, MAI, AI-GRS has nearly two decades of experience providing real estate valuation services to a variety of clients. Services include appraisal, appraisal review, litigation support, and property tax consulting assignments for clients such as developers, owners, managers, investors, attorneys, accountants, lenders, and local, state, and federal governmental agencies. In providing these services, Mr. Vegliacich has gained extensive experience appraising many types of property, including agricultural land, apartments, auto dealerships, car washes, condos, convenience stores, daycare facilities, golf courses, hotels, industrial, marinas, mobile home/RV parks, offices, parking garages, regional malls, retail shopping centers, resorts, self-storage, subdivisions, and vacant land.

One area of practice where Mr. Vegliacich has completed special training and education, earned certifications, and gained quality experience is in the valuation of Conservation Easements. With the heightened scrutiny of these transactions, compliance and education is of upmost importance, and Mr. Vegliacich is regularly retained to perform appraisals and appraisal reviews of Conservation Easements for attorneys, property owners, and land trusts to ensure compliance with U.S. Treasury, Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), and USPAP standards.

Mr. Vegliacich also provides appraisal and appraisal review services for the Right-of-Way industry. As a member of the International Right of Way Association (IRWA), Mr. Vegliacich provides appraisal services for both property owners and condemning authorities. Clients include the Alabama Department of Transportation (ALDOT), Baldwin County (AL) Highway Department, utility companies, and local municipalities.

Augusta Rule appraisals are another niche valuation service provided by Mr. Vegliacich. Joey provides small business owners with professional, defensible opinions of Fair Market Rent when qualifying businesses use primary dwelling units for qualifying purposes. Vegliacich has performed hundreds of “Augusta Rule” appraisals for business owners across the country and prides himself in being a leader in the industry for this little-known appraisal need. His Augusta Rule opinions have been submitted as testimony in U.S. Tax Courts with successful outcomes.



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PROFESSIONAL AFFILIATIONS/ CERTIFICATIONS

- Appraisal Institute – Member, MAI and AI-GRS designations
- Mobile Area Association of Realtors Commercial Exchange Club – Member
- Alabama Chapter of the Appraisal Institute – Member
- International Right of Way Association (IRWA) – Member, RW/AC Candidate
- Multiple Licenses - a complete list of active licenses is available upon request.

QUALIFIED BEFORE COURTS & ADMINISTRATIVE BODIES

Mr. Vegliacich is qualified as an expert witness in the following courts:

U.S. Tax Court
U.S. District Court for the Southern District of Alabama Southern Division
Probate Court of Baldwin County, AL
Circuit Court of Baldwin County, AL
Circuit Court of Mobile County, AL
Superior Court of Toombs County, GA
Superior Court of Coweta County, GA

EDUCATION

- University of South Alabama (B.S. Finance, 2008)
- Appraisal Institute Education Trust Scholarship Recipient (2008)
- Professional education includes the following courses/seminars from various professional education providers:
-

2008

USPAP (AI)
Basic Appraisal Procedures (AI)
Basic Appraisal Principles (AI)

2009

Business Practices and Ethics (AI)

2010

RE Finance Statistics & Valuation Modeling (AI)
Gen. Appraiser Site Valuation and Cost Approach (AI)

2011

Apartment Appraisal Concepts and Applications (AI)
General Appraiser Income Approach/Part 1 (AI)
General Appraiser Income Approach/Part 2 (AI)
General Appraiser Market Analysis and HBU (AI)

Residential Report Writing and Case Studies (AI)
Gen. Appraiser Report Writing and Case Studies (AI)
General Appraiser Sales Comparison Approach (AI)

2012

Advanced Concepts & Case Studies (AI)
Advanced Market Analysis and Highest & Best Use (AI)
Advanced Income Capitalization (AI)

2013

USPAP (AI)

2014

Staying out of the Courtroom Unless Paid to Be There
Loss Prevention for Real Estate Appraisers (AI)



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2015

Report Writing the Right Way (AI)
Advanced Spreadsheet Modeling for Valuation Applications (AI)
Business Practices and Ethics (AI)
Valuation of Conservation Easements (AI)

2016

Understanding and Applying Litigation Skills (AI)
The Appraiser as an Expert Witness, Preparation and Testimony (AI)
Case Studies in Complex Valuation (AI)
Forest Valuation for Non-Foresters (AI)

2017

Review Theory – General (AI)
Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets (AI)
Condemnation Appraising Principles & Applications (AI)

2018

Valuation Symposium (AI – Alabama Chapter)
Litigation Appraising Specialized Topics & Applications
Subject Matter Expert Roundtable (AI)
USPAP (AI)

2019

Conservation Easements, Legal, Appraisal, Ethical & Accounting Issues (AI)

2020

Small Hotel and Motel Valuation (AI)
USPAP
Valuation of Donated Real Estate Including Conservation Easements (AI)
Conservation Easements, Legal, Appraisal, Accounting and Ethical Issues - 2020 (AI)
Subdivision Valuation (AI)
Valuation of Conservation Easements (AI)

2022

Divorce and Estate Appraisals: Elements of Non-Lender Work (McKissock)
Florida Appraisal Laws and Regulations (McKissock)
Introduction to Expert Witness Testimony (McKissock)
Market Disturbances-Appraisals in Atypical Markets and Cycles (McKissock)

2023

Evaluating Commercial Leases, The Tenants and the Terms Both Matter (AI)
IRWA Course 100 - Principles of Land Acquisitions
IRWA Course 102 - Elevating your Ethical Awareness
IRWA Course 200 - Principles of Real Estate Negotiation
IRWA Course 600 - Environmental Assessments

2024

Fundamentals of Appraising Affordable Housing (AI)
Business Practices and Ethics (AI)
Florida Appraisal Laws and Regulations (McKissock)
2024-2025 7-Hour National USPAP Update Course (AI)

2025

Appraisal of Medical Office Buildings (AI)
The Valuation of Partial Acquisitions (IRWA Course 421)
Principles of Real Estate Engineering (IRWA Course 900)

2026

Valuation Bias and Fair Housing Laws and Regulations
Appraiser's Guide to Expert Witnessing



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LEADERSHIP/ TEACHING

Mr. Vegliacich has given presentations and led discussions on Discounted Cash Flow analysis at the University of South Alabama. His lectures inform students about the appraisal industry and how the principles of finance are utilized in commercial real estate valuation services.

Mr. Vegliacich has also represented the Alabama Chapter of the Appraisal Institute at the Alabama Center for Real Estate (ACRE) student outreach program on "Careers in Real Estate" at the University of South Alabama.

CLIENTS SERVED(REPRESENTATIVE LIST)

- More than 50 Credit Unions, Community Banks, Regional and National Banks
- Appraisal Management Companies
- Federal Agencies
 - US General Services Admin. (GSA)
 - US Small Business Admin (SBA)
- State Agencies
 - Departments of Transportation (ALDOT)
 - Department of Conservation and Natural Resources (ADCNR)
- Municipalities / Local Agencies
 - City of Mobile
 - Mobile County
 - Baldwin County Highway Dept.
 - Mobile Airport Authority (MAA)
 - Mobile County Revenue Dept.
- Preservation Consultants / Land Trusts
- Attorneys
- CPA's
- Developers



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RIGHT OF WAY / EASEMENT / INFRASTRUCTURE PROJECTS

- Baldwin County Road 64 partial acquisitions for road widening, including TCEs (ROW-23-004)
- City of Mobile McGregor Road partial acquisitions for road widening, including TCEs and slope easements.
- Temporary Pipeline Easement valuation for Spire Gas across ADCNR state park land (ROW-25-702)
- Partial acquisition for Water Retention Project (ROW-25-258)
- Partial acquisition of 17 tracts for Norfolk Southern to construct new side by side rail (ROW-24-166)
- Partial acquisitions of 8 tracts along County Road 9 & County Road 64 intersection in Baldwin County for widening, turn lanes, and traffic lights (ROW-26-052)
- Partial acquisitions of 5 tracts along County Road 91 & US-98 intersection in Baldwin County for widening, turn lanes, and traffic lights (ROW-26-164)
- Powerline Easement valuation for property owner encumbered by proposed new easement (ROW-24-172)
- Partial acquisition of 2 tracts for road improvement project (dirt road to paved road) along Mannich Lane in Baldwin County, AL (ROW-24-208)
- Partial acquisition for road improvement project (dirt road to paved road) along Norris Lane in Baldwin County, AL (ROW-24-214)
- Partial acquisition of 4 tracts for Norfolk Southern to construct new side by side rail (ROW-24-238 and ROW-24-310)
- Powerline Easement valuation for property owner encumbered by proposed new easement (ROW-23-242)
- ROW valuation for property owner (ROW-23-221)
- Partial acquisition of 8 tracts along County Road 65 in Baldwin County for road widening project (ROW-23-443)
- ROW valuation for property owner losing frontage along Murray Road in Mobile County, AL (ROW-23-221)



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EXPERT WITNESS CASES (UPDATED MAY 2026)

Year	Premier Ref.	Case	Venue	Service
2026	LIT-26-109	Palm Beach COA v. Brett Real Estate 05-CV-2020-900960.00	Circuit Court of Baldwin County, AL	Pre-Trial
2026	LIT-25-579	Chris Ferrara and Angela Ferrara vs. EDG et al 05-CV-2024-901799.00	Circuit Court of Baldwin County, AL	Pre-Trial
2025	LIT-24-070	Chickasaw Marine Services v. Ladnier 1:23-cv-00232	U.S. District Court- Southern District AL	Testimony
2025- 2026	RTL-25-147	RPI Bel Air Mall v. Alabama Dept of Revenue CV-2022-901435.00	Circuit Court of Mobile County, AL	Pre-Trial/ Mediation
2025	LIT-25-067	David and Lenna McIntyre vs. McLeod and Godsey Investments, LLC, a/k/a McLeod & Godsey Investments, LLC 05-CV-2023-900917.00	Circuit Court of Baldwin County, AL	Pre-Trial
2024	LIT-24-872	John R. Holland et al v. Parten Smith, Inc. et al CV-2023-900966.00	Circuit Court of Mobile County, AL	Deposition
2023- 2026	MHP-23-302	State of Alabama v. Affordable House Dothan, LLC 34-CV-2023-000001.00	Circuit Court of Geneva County, AL	Testimony
2023	LIT-23-078	24/7 Development Partners of Alabama, LLC v. Chicago Title Insurance Company and Brock Title Company, LLC 02-CV-2022-902144.00	Circuit Court of Mobile County, AL	Pre-Trial
2023	ROW-23-242	PowerSouth Energy Cooperative v. James L. Horak; Francis J. Horak; James K. Krauss; Richard Krauss; and Teddy J. Faust, Jr., as Revenue Commissioner Case #39703	Probate Court of Baldwin County, AL	Pre-Trial
2023	GAS-21-428	Oak Park Property, LLC v. L. & T., Inc. 21CV00476	Superior Court of Toombs County, GA	Deposition
2018	HTL-18-211	Bela Halo, LLC DBA Holiday Inn Express v. Board of Equalization CV-2017-900946.00	Circuit Court of Baldwin County, AL	Testimony
2017	LIT-17-099	Kendall Clarke, et al. v. Tannin, Inc., et al. 16-cv-00572-WS-M	U.S. District Court- Southern District AL	Deposition
2015	LIT-15-071	The Board of Commissioners of Coweta County, Georgia vs. 0.253 +/- Acres of land, fee acquisition, and Temporary easements and Poplar Road II, LLC, individually; and Coweta County Tax Commissioner, individually 15v616 and 15v617	Superior Court of Coweta County, GA	Pre-Trial