

Helping To Build Your Communities



Founded in 1992, we enjoy an **excellent reputation** with our clients for **keeping** target dates and **deadlines** for even the largest of projects. We focus only on public agencies and, as such, have developed the **expertise** to resolve the most **challenging acquisition issues**.

As **Right-of-Way Professionals**, we appreciate the stress a property owner undergoes during the land acquisition process. As the face of the public agency, we conduct ourselves in the most **courteous** and **professional manner** to best reflect on that agency.

Santacruz Associates is certified as a Disadvantaged Business Enterprise (DBE) by the State of Illinois, Department of Transportation and a Minority Business Enterprise (MBE) with the City of Chicago and Cook

To learn more about how we can help you,
please contact us:

Santacruz Associates Ltd.

444 Skokie Boulevard
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Santacruz Associates Ltd.

Right of Way
Land
Acquisition
Services









Negotiations
Appraisals
Review Appraisals

We complete the land acquisition process, so that you can build your projects on time.

Santacruz Associates Ltd.

is a full-service land acquisition firm for public agencies. Working with strategic partnerships in the industry, we provide all necessary elements for right-of-way acquisition:

-  **Negotiations and acquisition**
-  **Complete documentation of transaction**
-  **Appraisals and reviews**
-  **Title Research**
-  **Surveys / Plats and legal descriptions**
-  **Relocation services**

Leave the Details to Us

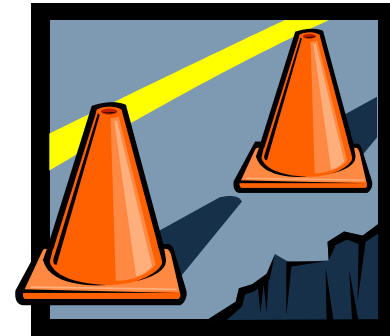
Our services for the acquisition of right-of-way include preparation of the offer and complete documentation of the negotiation process in compliance with the State and Federal Land Acquisition Policies and Procedures. In addition to presenting the offer to the property owner, we meet with the property owner to explain the construction project and the benefits to the community.

After obtaining the agreement of the property owner, we prepare all the legal documents necessary to convey the interest required in the property and, where necessary, to meet the requirements promulgated by IDOT and/or FHWA for right-of-way certification necessary to make your targeted letting date.

Strategic Partner Program

We have developed strategic partnerships to provide complete right-of-way services. Our strategic partners include appraisal firms so that we can coordinate the appraisals and review appraisals necessary for your project. We also partner with surveying firms to provide plats and legal descriptions.

Our goal is to **lessen** the **administrative burdens** associated with **land acquisition** so that our clients can focus their efforts in areas that require their expertise.



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