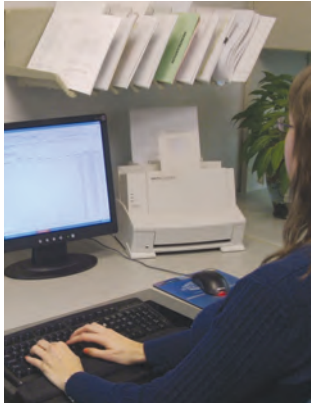


Records Management System



Universal's unique Internet-accessible Records Management System provides the information you need to manage project budgets and schedules.

This web-based database management system can be used to track the real

estate interests in significant projects allowing you to have real-time status data. The program offers greater flexibility than conventional systems so it can be customized to fit the needs of the project. It can be used to generate reports from specific transactions to general project status.

Costs and Risks

By focusing on best-value performance, successful firms and agencies know that cost rarely equals value.

- The costs of angry people and project delays can be avoided.
- Quality people in a proven organization deliver reliable, value-results.
- More than 80% of Universal's hundreds of new contracts each year come from existing clients, because they know value and want us on their teams.



Proven Experience in All Business Sectors:

- Government Agencies
- Pipeline
- Electric Transmissions
- Transportation
- Urban Transit
- Aviation
- School Districts
- Telecommunications
- And, a reliable partner to Engineering Firms

Helping You Build the Future



FIELD SERVICES, INC.

Since 1958

800-447-9191

Corporate Offices:

P.O. Box 35666, Tulsa, Oklahoma 74153-0666

(918) 494-7600

FAX: (918) 494-7650

www.ufsrw.com

AN EQUAL OPPORTUNITY EMPLOYER



The Right Partner for Engineers



FIELD SERVICES, INC.

Since 1958

Helping You Build the Future

Universal Field Services, Inc.

Universal is one of the largest coordinated land and right of way services firms in the nation, with regional and project offices located coast to coast.

Universal offers...

- Fifty years of Acquisition Experience
- Most proven Land Acquisition Specialists under one roof, nationwide
- Extensive, successful Partnering Experience with engineering firms of all sizes including:
- Master Services/Task Order Agreements
- Turnkey or Specialized Services
- Complex or Simple Projects

An Experienced Partner

Since 1958, Universal has been at the forefront of the right of way services industry working with local, state and federal agencies and with utilities, businesses, and engineering firms in virtually every corner of the nation and every sector of the economy.

In the last 10 years alone...



- **In the pipeline industry**, Universal worked on more than 250 projects with more than 50 engineering companies.
- **In all industry sectors**, Universal acquired more than 16,000 parcels.
- **For electric transmission line projects**, Universal has acquired right of way for over 100 Projects.

Land and Right of Way Acquisition Services

- Cost Estimates
- Title Research
- Route Selection
- Appraisals/Reviews
- Permitting
- Negotiation/Acquisition
- Document Preparation
- Closing/Settlement
- Relocation Assistance
- Condemnation Support
- Property Management
- Damage Claims
- Alternative Dispute Resolution
- Database Management
- Quality Assurance



With offices nationwide, Universal is positioned to go to work immediately providing a comprehensive range of services to meet your budgetary or timeline requirements.

No other firm offers the breadth of experience and depth of specialized human resources that Universal can bring to the table.



How We Help You Succeed

- **Enhancing Your Team and Proposal**- by offering the most experienced and skilled right of way people in the strongest organization in right of way.
- **Client Cost Containment**- by eliminating construction delays through application of highly qualified people on well-defined schedules.
- **Diligent Schedule Management**- by applying proven systems developed over 50 years with modern tools like our Records Management System and Quality Assurance programs.
- **Emphasizing Project Training**- by providing our staff with safety and project briefings.

Timing Is Important

- **We Know What it Takes** - our people know the laws and regulations and we know the right number of the right people needed to get it done.
- **We Effectively Manage our Schedule** - our people are experts at land rights, valuation, and negotiations, and that includes the timing to do them right.

Flexible Capability

Universal's diverse project experience over 50 years and our seasoned staff are capable of delivering successful right of way projects of all sizes.

If you want just a few services or a complete turnkey effort, we'll get it done for you.