

# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

**Agenda**  
**CENTRAL FLORIDA EXPRESSWAY AUTHORITY**  
**RIGHT-OF-WAY COMMITTEE**  
**October 28, 2015**  
**2:00 p.m.**

**1. CALL TO ORDER**

**2. PUBLIC COMMENT**

Pursuant to Florida Statute 286.0114 (2013) the Right of Way Committee will allow public comment on any matter either identified on this meeting agenda as requiring action, or anticipated to come before the Committee for action in reasonable proximity to this meeting. Speakers shall be limited to three minutes per person and the assignment of one person's time to another or designation of group spokesperson shall be allowed at the discretion of the Committee Chairman.

- 3. APPROVAL OF MINUTES – September 23, 2015 TAB A**  
Requesting approval of the 9/23/15 minutes. **Action Item.**

- 4. S.R. 429 (NEGRON) WEKIVA PARKWAY (PROJECT 429-206) PARCELS 316A, 316B, 816 – David Shontz, Shutts & Bowen TAB B**  
Requesting the Committee's recommendation for Board approval of a proposed settlement agreement. **Action Item.**

- 5. S.R. 429 (VILLAGOMEZ-ARRIGA) WEKIVA PARKWAY PROJECT (PROJECT 429-203) PARCEL 177 – David Shontz, Shutts & Bowen TAB C**  
Requesting the Committee's recommendation for Board approval of a proposed settlement of experts' fees and costs and attorney's costs. **Action Item.**

- 6. S.R. 429 (DAVILA & ROBLES) WEKIVA PARKWAY PROJECT (PROJECT 429-202) PARCEL 130, PARTS A & B – Trippe Cheek, Winderweedle, Haines, et. al. TAB D**  
Requesting the Committee's recommendation for Board approval of an offer of judgment. **Action Item.**

- 7. S.R. 429 (HAMPTON) WEKIVA PARKWAY PROJECT (PROJECT 429-202) PARCEL 143, PARTS A, B & C - Trippe Cheek, Winderweedle, Haines, et. al. TAB E**  
Requesting the Committee's recommendation for Board approval of the proposed settlement. **Action Item.**

- 8. S.R. 429 (HOLDER) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCEL 275 - Trippe Cheek, Winderweedle, Haines, et. al. TAB F**  
Requesting the Committee's recommendation for Board approval of the proposed partial settlement of the residential portion of the property. **Action Item.**

- 9. S.R. 528 – BEACHLINE PROJECT (PROJECT 528-1240) TAB G**  
*Deborah Keeter, Atkins*  
Requesting the Committee's recommendation for Board approval for the easement parcels to be conveyed to All Aboard Florida and one fee parcel to be conveyed to GOAA. **Action Item.**

**CONTINUED ON PAGE 2**

# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

**Agenda**  
**RIGHT-OF-WAY COMMITTEE**  
**October 28, 2015**  
**Page 2**

10. **S.R. 429 (CALHOUN) WEKIVA PARKWAY PROJECT (PROJECT 429-203)**  
**PARCEL 217** - *Linda Brehmer Lanosa, CFX* **TAB H**  
Requesting the Committee's recommendation for Board approval of the proposed settlement. **Action Item.**
  
11. **RIGHT OF WAY LEGAL COUNSEL – PROPOSED INCREASE IN CONTRACT AMOUNT AND EXTENSION OF CONTRACT TERM FOR LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A. - CONTRACT NO. 000929 –** **TAB I**  
*Joseph L. Passiatore, CFX*  
Requesting the Committee's recommendation for Board approval to the proposed Increase in Contract Amount and Extension of Contract Terms with Lowndes, Drosdick, Doster, Kantor & Reed, P.A. for condemnation on Wekiva Parkway parcels. **Action Item.**
  
12. **RIGHT OF WAY LEGAL COUNSEL – PROPOSED EXTENSION OF CONTRACT FOR WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A. – CONTRACT NO. 000427** – *Joseph L. Passiatore, CFX* **TAB J**  
Requesting the Committee's recommendation for Board approval of an extension to the contract with Winderweedle, Haines, Ward & Woodman, P.A. **Action Item.**
  
13. **OTHER BUSINESS**
  
14. **ADJOURNMENT**

This meeting is open to the public.

Note: Any person who decides to appeal any decision made at this meeting will need record of the proceedings and for that purpose, may need to ensure that a verbatim record of the proceedings is made which includes the testimony any evidence upon which the appeal is to be based, per Florida Statute 286.0105.

## MEETING NOTICE

### Central Florida Expressway Authority RIGHT-OF-WAY COMMITTEE MEETING

DATE: October 28, 2015

TIME: 2:00 p.m.

LOCATION: Central Florida Expressway Authority  
4974 ORL Tower Road  
Orlando, FL 32807  
CFX Boardroom

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#### Members of the Right-of-Way Committee:

Sandy Minkoff, Lake County Representative, Committee Chair  
John Terwilliger, Orange County Representative  
Laurie Botts, City of Orlando Representative  
Brett Blackadar, Seminole County Representative  
Frank Raymond, Osceola County Representative

Section 286.015, Florida Statutes states that if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Central Florida Expressway Authority at (407) 690-5000.**

Posted 9/25/2015 at CFX Administration Building

# Tab A



# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MINUTES  
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
Right of Way Committee Meeting  
September 23, 2015  
Location: CFX Boardroom

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Committee Members Present:

Sandy Minkoff, Lake County Representative, Chairman  
Frank Raymond, Osceola County Representative  
John Terwilliger, Orange County Representative  
Laurie Botts, City of Orlando Representative  
Brett Blackadar, Seminole County Representative

CFX Staff Present at Dais:

Laura Kelley, Executive Director  
Joseph L. Passiatore, General Counsel  
Linda Brehmer Lanosa, Deputy General Counsel  
Mimi Lamaute, Paralegal/Recording Secretary

**Item 1: CALL TO ORDER**

The meeting was called to order at 2:00 p.m. by Chairman Minkoff.

**Item 2: PUBLIC COMMENT**

There was no public comment.

**Item 3: APPROVAL OF MINUTES**

A motion was made by Ms. Botts and seconded by Mr. Terwilliger to approve the minutes of the August 26, 2015 Right of Way Committee meeting as presented. The motion carried unanimously with five members present and voting AYE by voice vote.

**Item 4: S.R. 528 (NEO LAND, LLC) BEACHLINE PROJECT (PROJECT 528-1240) PARCELS 108/708**

Mr. Small from Mateer Harbert, P.A. who serves as right of way counsel to CFX is requesting approval of a negotiated agreement with Neo Land, LLC, to purchase Parcels 108 Part A and B, and Parcel 708.

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Parcels 108 Part A and B and Parcel 708 comprise a partial taking of 3.37 acres from an abbreviated parent tract containing approximately 20.02 acres. The property was appraised by Woodward S. Hanson of Hanson Real Estate Advisors, Inc., and land planning and engineering services were provided by Kelly, Collins & Gentry, Inc. The date of valuation is June 1, 2015. Mr. Hanson reached an opinion of value of the land taken and damages to the remainder in the amount of \$330,890.00, which provided the basis for the initial written offer.

The property was improved with an existing retention pond. The initial offer was based on acquiring Parcel 108, containing about 2.56 acres, in fee simple and Parcel 808 containing about .81 acres, as a permanent slope easement. Parcel 808 extended along the north side of the retention pond on the remainder of the property.

Neo Land, LLC, responded to the initial offer with a counter-offer of \$660,194.80, exclusive of attorneys' fees and costs. It contended that the property's parent tract was worth \$3,250,000.00, based on a recent sale of the property, versus the amount estimated by CFX's appraiser, \$2,032,500.00. CFX's appraisal of the parent tract was lower than the property assessed value of \$2,639,115.00.

The negotiated purchase agreement contemplates changes from the original proposed acquisition. While there are legitimate justifications for CFX's estimate of value of the parent tract, the owner contended that parcel 808 was tantamount to a fee taking because the owner would have no remaining rights to use the servient estate. During negotiations, the owner agreed to convert Parcel 808 to a fee simple acquisition. Former Parcel 808 is now identified in the agreement as Parcel 108 B.

During construction, there will likely be a need to drain the owner's existing retention pond. The negotiated purchase agreement also provides for the owner to convey a long term temporary construction easement, Parcel 708, over the entire pond so that it can be drained and so that the necessary machinery can be moved around the pond during construction. Parcel 708 has no legal description and is identified conceptually by a sketch.

Subject to Board approval and based on these changes to the anticipated acquisition, a proposed agreement has been negotiated with Lawrence Kosto, counsel for Neo Land, LLC, to purchase the needed property for \$530,000.00, inclusive of all attorney and expert fees and costs. The owner's counsel will obtain an attorney's fee of \$30,000.00, approximately \$25,800.00 lower than the statutory attorneys' fee allowable. This negotiated agreement will secure title to the one remaining parcel of property needed for the AAF project ahead of schedule.

Mr. Mateer informed the Committee that the agreement has been signed by the property owner.

**A motion was made by Ms. Botts and seconded by Mr. Terwilliger to recommend to the CFX Board the approval of the proposed settlement agreement in the amount of \$530,000, inclusive of fees and costs for compensation for the acquisition of Parcel 108, Part A & B and Parcel 708. The motion carried unanimously with five members present and voting AYE by voice vote.**

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The Committee asked Mr. Small if this concluded Mateer & Harbert's assignments for CFX. Mr. Small responded that they have been assigned the conveyance of easements to All Aboard Florida for several parcels.

**Item 5: S.R. 429 (HOLDER & STRITE CORPORATION) WEKIVA PARKWAY PROJECT (PROJECT 429-202) PARCELS 275 & 279**

Mr. Cheek of Winderwee, Haines, Ward & Woodman, P.A., right of way counsel, seeks the Committee's recommendation for Board approval of a business damage counter-offer to be made to Holder & Strite Corporation. Holder & Strite is a company doing business on Parcels 275 and 279. Parcel 275 is owned by Thomas J. Holder, Sr. as Trustee of the Sally R. Holder Credit Shelter Trust and the Thomas J. Holder, Sr. Family Trust. Parcel 279 is owned by Adelpha Howell. Parcels 275 and 279 are adjoining properties and Holder & Strite conducts its farming activities over both properties, so these cases have been consolidated for trial.

This case involves the taking of approximately 28 acres of property used in the hay farming and cattle raising business conducted by Holder & Strite for more than five (5) years prior to the condemnation action. Specifically, CFX has acquired 17.888 acres through the middle of Parcel 275, which originally contained 52.737 acres, leaving a western remainder of 7.691 acres and eastern remainder of 27.230 acres.

Additionally, CFX acquired 10.311 acres from Parcel 279, which originally contained 14.14 acres, leaving a 3.829 acre remainder. T

Holder & Strite presented a claim for \$390,914.00 for Parcel 275 and \$162,881.00 for Parcel 279, for a total business damage claim of \$553,795.00. CFX retained the services of Les Eiserman, CPA from Cliften Larson Allen LLP, who estimated that business damages in this case were \$55,627.00 for Parcel 275 and \$23,178.00 for Parcel 279, supporting a total business damage counter-offer of \$78,805.00.

Should CFX approve a business damage counter-offer, there is a deadline by which to do so. Mr. Cheek's proposed counter-offer for the Committee's recommendation is the number that was reached by CFX's outside expert, \$78,805.00. Mr. Cheek described the reasons to make a counter-offer and provided an explanation to support CFX's expert's fee.

Mr. Cheek stated there was some skepticism about the business model given the amount of land it involved and the type of business. However, courts have recognized the asset-based approach (the value based on total assets net liabilities) to valuing a business. Mr. Cheek noted that the asset approach was most commonly used to value businesses that are not profitable.

The Committee discussed whether the offer should be greater than CFX's outside expert and the pros and cons of doing so.

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A motion was made by Ms. Botts and seconded by Mr. Terwilliger to recommend to the CFX Board the approval of the proposed statutory business damage counter-offer to Holder & Strite in the amount of \$78,805.00 for Parcels 275 and 279. The motion carried unanimously with five members present and voting AYE by voice vote.

Mr. Raymond requested that should this matter go to trial, it be noted on the record that the business has lost money every year that they have been in existence.

**Item 6: S.R. 528 - BEACHLINE PROJECT (PROJECT 528-1240)**

Ms. Keeter of Atkins informed the Committee that CFX is being asked to convey easements to All Aboard Florida (AAF) over its existing S.R. 528 right of way. The referenced properties are not the properties CFX has been purchasing but properties that CFX currently owns. According to CFX's Property Acquisition & Disposition Procedures Manual, the property in the existing right of way must be declared as surplus before they are conveyed.

To declare property as surplus, it is necessary to obtain a determination that the property is not essential for present or future construction, operation or maintenance of an Expressway Facility or for CFX purposes. In addition, because the property is subject to the Lease Purchase Agreement with the Florida Department of Transportation (FDOT), CFX must file with the FDOT a certificate stating that CFX is not in default of any covenants or provisions of the Master Resolutions with the Junior and Senior Bond Holders, and in the opinion of the General Consulting Engineers, CFX is in compliance with the applicable Sections of the Master Resolutions with the Junior and Senior Bond holders. Moreover, CFX must adopt a Resolution declaring the property surplus.

Ms. Keeter demonstrated the approximate locations of the easements on the map, but explained that Atkins does not have the exact locations of the proposed AAF easement or the legal descriptions. However, by the time it is presented to the Committee in October, Atkins hopes to have these documents.

This matter will be brought to the Committee for consideration at the October meeting.

Mr. Passiatore pointed out that after a property has been declared surplus CFX consults the local government in which the property is located and if that local government is not interested in acquiring the surplus property then CFX normally puts the property out to bid. In this case, there is sufficient public purpose for the multi-modal project to waive those requirements and this will be indicated in the Resolution. Discussion ensued as to only the easement being declared surplus and not the entire fee simple interest in land.

(This item was presented for information only. No action was taken by the Committee.)



**Item 7: S.R. 429 (DURRANCE & ASSOCIATES, P.A.) WEKIVA PARKWAY PROJECT (PROJECTS 429-202, 203, 204, 205 & 206)**

Mr. Shontz explained that Items 7 and 8 are both requests for additional funds. Item 7 is for Mr. Durrance of Durrance and Associates. He is one of the expert real estate appraisers that was retained on behalf of the CFX for the appraisal of 15 parcels. To date, the appraiser has completed all appraisal reports for 13 parcels, consisting of 39 appraisal reports (first offer appraisal report, updated appraisal report for Order of Taking (OT) hearing, updated appraisal report for date of deposit/post-OT). Additionally, the appraiser has completed two of three appraisal reports for the remaining 2 parcels, or 4 appraisal reports, with 2 date-of-deposit reports to be completed post OT. The completion of the 2 date-of-deposit/updated reports that will conclude all appraisal work for order of taking purposes. The remaining work to be provided by the appraiser includes expert witness and litigation support services, such as rebuttal reports, deposition testimony, trial preparation and expert witness testimony at trial. Several of the parcels assigned to Durrance & Associates are set for trial over the coming 12 months. Accordingly, this request for a second agreement is to allow the appraiser to continue to support the CFX for trial preparation purposes. Mr. Shontz requested the Committee's recommendation for the approval of the Second Agreement with an upset amount of \$200,000 to allow the Appraiser to continue to provide consultation, appraisal and litigation services for completion of the Wekiva Parkway Project. All invoices submitted pursuant to the Second Agreement shall be reviewed for accuracy by Shutts & Bowen LLP.

**A motion was made by Mr. Blackadar and seconded by Mr. Raymond to recommend to the Board approval of the proposed Second Amendment for Appraisal Services with Durrance & Associates, P.A., in the amount of \$200,000. The motion carried unanimously with five members present and voting AYE by voice vote.**

**Item 8: S.R. 429 (PINEL & CARPENTER, INC.) WEKIVA PARKWAY PROJECT (PROJECTS 429-202, 203, 204, 205 & 206)**

This item involves Mr. Carpenter of Pinel & Carpenter, Inc. Mr. Carpenter was assigned 27 parcels, plus post-order of taking expert witness litigation services. The appraiser has completed all appraisal reports for 19 parcels or 57 appraisal reports (first offer appraisal report, updated appraisal report for Order of Taking hearing, updated appraisal report for date of deposit/post-OT). Additionally, the appraiser has completed two of the three appraisal reports for the remaining 9 parcels or 18 appraisal reports, with 9 date of deposit reports to be completed post OT. Furthermore, the appraiser was assigned 1 additional parcel since the initial budget project in October of 2014. The completion of the 9 date-of-deposit/updated reports for order of taking purposes will conclude all appraisal work. The remaining work to be provided by the appraiser includes expert witness and litigation support services, which includes rebuttal reports, depositions testimony, trial preparation and expert witness testimony at trial. Several of the parcels assigned to Pinel & Carpenter are set for trial in the next 90 days. Accordingly, this request for a second agreement is to allow the appraiser to continue to support the CFX for trial preparation and as an expert witness post order of

taking. Mr. Shontz requested the Committee recommend approval of the Second Agreement with an upset amount of \$200,000 to allow the Appraiser to continue to provide consultation, appraisal and litigation services for completion of the Wekiva Parkway Project. All invoices submitted pursuant to the Second Agreement shall be reviewed for accuracy by Shutts & Bowen LLP.

Discussion ensued as to the costs to CFX for out of town appraisers and the process for advertisements for appraisers.

**A motion was made by Mr. Blackadar and seconded by Mr. Raymond to recommend to the Board approval of the proposed Second Amendment for Appraisal Services with Pinel & Carpenter, Inc., in the amount of \$200,000. The motion carried unanimously with five members present and voting AYE by voice vote.**

**Item 9: RIGHT OF WAY LEGAL COUNSEL – PROPOSED SUPPLEMENTAL AMENDMENT NO. 3 FOR SHUTTS & BOWEN, LLC CONTRACT NO. 000930**

Mr. Shontz is requesting a renewal to the Shutts' contract. The contract is up for renewal in February 2016. Initially there was a contract in Feb. 2013 for \$2.5 million dollars for Section 203. Sections 204, 205, 206 and the All Aboard Florida matter were not included in that amount. In addition to that, Shutts & Bowen contracted directly with the experts.

There was a second amendment on November 2014 adding an additional \$2.5 million. At that point, Sections 203, 204, 205, 206 were added. The number of parcels assigned to Shutts & Bowen increased from approximately 30 to a total of 89 parcels.

Mr. Shontz is requesting Committee recommendation for Board approval for an additional \$6,000,000 inclusive of experts' fees and costs. Shutts & Bowen has estimated this amount by looking at historical costs of cases and they took into consideration the remaining 67 parcels that are to be litigated.

Mr. Shontz noted there are three orders of taking hearings scheduled in the next 45 days. At the conclusion of those three hearings, Shutts & Bowen would have acquired all of the Wekiva parcels.

There were 648 property interests involved in these 89 parcels. This project had about 99% of the property interest represented by counsel. Therefore, with the 648 property interests Mr. Shontz is dealing with many different lawyers and even though they may not be the fee owners, he is dealing with easement interests, mortgage companies, cross access easements and various easements. This causes significant additional time incurred as part of the process.

He explained the cases set for trial in 2016 and 2017 and the reason for setting the cases for trial.

Mr. Passiatore explained the process whereby the Legal Department reviews outside counsel invoices. To date, there are \$2.7 million in legal fees from Shutts for the 89 parcels or about \$30,000 per parcel. Based upon the contract expiring in February and the need for additional funding, the Executive Director and Mr. Passiatore recommend the renewal of the contract, extending the contract to February 27, 2016 and the addition of \$6,000,000.

Discussion ensued regarding the \$6,000,000 increase inclusive of fees and costs and the total of the contract now being \$11,035,000.

**A motion was made by Mr. Terwilliger and seconded by Mr. Blackadar to recommend Board approval of the Contract Renewal with Shutts & Bowen, Contract No. 000930 for renewal to February 2016 and a not-to-exceed amount of \$6,000,000. The motion carried unanimously with five members present and voting AYE by voice vote.**

Mr. Blackadar thought the split between \$2.7 million dollars in attorneys' fees and \$2.2 million dollars in expert fees, almost a little less than half on expert fees, was interesting. He commented that the hourly rates did go down from \$300 to \$250 an hour. This was competitively bid from the beginning of the contract. Attorneys' fees from the other side are normally much higher than these rates. He is comfortable moving forward with the amount not to exceed. Hopefully they will spend less than the \$6,000,000 but in case they spend this amount we will be covered.

**Item 10: S.R. 429 (TYSZKO) WEKIVA PARKWAY PROJECT (PROJECT 429-203) PARCEL 228**

Ms. Brehmer Lanosa presented information regarding Parcel 228 located on Wekiva Parkway along Kelley Park Road and Sorrento Road and requested authorization to serve an offer of judgment on this parcel to avoid additional liability for the owners' expert fees and costs. The case was mediated on September 16, 2015 but impasssed. The case is set for trial on the November 23, 2015 docket.

Parcel 228 is a partial taking of 0.1546 acres of property zoned A-1 (Citrus Rural District) along the northeast corner of Plymouth Sorrento Road and West Kelly Park Road in Apopka. Mr. Carpenter appraised Parcel 228 with a highest and best use in the short-term for continued residential use, with a "reasonably probable use to hold until demand for future neighborhood commercial development permits." Applying the comparable sales approach, Mr. Carpenter estimated the land value to be \$3.50 sq. ft. or \$23,575, plus \$7,665 for trees and sods, totaling \$31,240.

The owner's real estate appraiser, Martin Engelmann, Jr., valued Parcel 228 at \$14.50/sq. ft., or \$97,700 for the land taken. In addition, Mr. Engelmann added \$108,000 in severance damages due to the reduction in size from 0.6806 acres to 0.526 acres, for a total estimated value of \$206,000.

A motion was made by Mr. Terwilliger and seconded by Ms. Botts to recommend Board approval to serve an offer of judgment as to Parcel 228 in the amount of \$81,240 excluding interest, attorney's fees, expert fees and costs. The motion carried unanimously with five members present and voting AYE by voice vote.

Item 11: OTHER BUSINESS

No other business was discussed.

Item 12: ADJOURNMENT

Chairman Minkoff adjourned the meeting at 2:52 p.m.

Minutes approved on \_\_\_\_\_, 2015.

*Pursuant to the Florida Public Records Law and CFX Records Management Policy, audio tapes of all Board and applicable Committee meetings are maintained and available upon request to the Records Management Liaison Officer at [publicrecords@CFXWay.com](mailto:publicrecords@CFXWay.com) or 4974 ORL Tower Road, Orlando, FL 32807.*



# Tab B



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## MEMORANDUM

TO: Central Florida Expressway Authority  
Right-of-Way Committee

FROM: David A. Shontz, Esq., Right-of-Way Counsel

DATE: October 14, 2015

RE: State Road 453, Wekiva Parkway Project, Section 429-206; Parcels 316A, 316B, 816  
Settlement Agreement

A handwritten signature in blue ink is located to the right of the "FROM:" line. It appears to be a stylized signature, possibly reading "David A. Shontz".

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Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right-of-Way Committee of a settlement to be consummated with a Stipulated Final Judgment between Dwayne J. Negron and Jeanette Negron (the "Owners") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcels 316A, 316B and 816 (the "Taking" or "Property") for the construction of State Road 453 of the Wekiva Parkway Project, Section 429-206.

### DESCRIPTION AND BACKGROUND

The Parent Tract of Parcel 316 is owned by Mr. Dwayne J. Negron and Mrs. Jeanette Negron and totals 5.113 ac. Mr. and Mrs. Negron purchased the subject property to move their children to Florida and re-establish their auto-repair business, after experiencing the tragedy of 9/11 while operating his auto-repair business in Brooklyn, NY. Parcel 316A totals 4.149 acres, Parcel 316B totals .735 acres and Parcel 816 totals 9,969 s.f. The subject property is improved with a two-story 4-bedroom, 3-bath home containing 2,254 s.f., built in 1986. Additionally, the home has a 225 s.f. enclosed porch, a wood balcony, a screen enclosed vinyl pool with surrounding wood decking, and a screen enclosed hot tub with surrounding decking. Attached to the residence is a 784 s.f. partially finished garage improved with a restroom and a 5,978 s.f. metal shop building used for auto repair built in 2006. Within the metal shop building is a 2-bedroom, 1-bath apartment/mother-in-law suite. Additional site improvements include a concrete driveway leading from Coronado Somerset Drive to the residence, fencing and gates, a well and well house, chain link dog kennel, septic tank and drainfield, landscaping, irrigation, additional wood decks, a bar-b-que area with wood cover, aluminum storage sheds and aluminum pole sheds. The property is the homestead of Mr. and Mrs. Negron, and Mr. Negron's mother currently occupies the apartment/mother-in-law suite.

Mr. Negron operated his auto-repair business on the subject property since 2006. The property is zoned A-1 and has a future land use designation as Regional Office, designed to promote and accommodate office development with enhanced building and site design and to create an employment center of quality professional jobs.

The CFX's appraisal of the property was prepared by Richard K. MacMillan, MAI, of The Appraisal Group of Central Florida, Inc. Mr. MacMillan estimated the value of the taking of 316A to be \$685,200 (Land \$103,800 and Improvements \$581,400); 316B to be \$19,700 (Land \$18,400 and Improvements \$1,300), and Parcel 816 to be \$5,600 (Land only), for a total of \$710,500 for the takings. Comparable land sales of \$22,835 to \$28,713 per acre were utilized by Mr. MacMillan in his analysis. Mr. MacMillan concluded a land value for the subject property as \$25,000 per acre.

Sales of improved, single family residences considered similar to the subject property were researched by Mr. MacMillan, from which three properties were located. The single family residences ranged in value from \$636,200 to \$704,600. Mr. John Speer was retained on behalf of the CFX to value the auto repair warehouse and apartment improvements and concluded a replacement cost new value of \$460,986. Mr. MacMillan opined the market value of the subject property is \$700,000. Additionally, Mr. MacMillan considered the amount for the immovable FF&E of \$10,565 (rounded to \$10,600) resulting in a total value of the subject property of \$710,600. Mr. MacMillan opined the subject is valued at \$710,600, allocated as Land \$127,900, Building & Site Improvements \$572,100, FF&E \$10,600.

The CFX was able to reach a settlement, subject to Board approval with Mr. and Mrs. Negron in the amount of \$1,205,000, plus statutory attorney's fees in the amount of \$154,875. Mr. and Mrs. Negron are represented by Kurt Bauerle, Esq. who argued numerous issues as to the valuation of the subject property, its improvements and its business. There are many ways to justify the reasonableness of this settlement with Mr. and Mrs. Negron, however several factors are more compelling than others. Specifically, (1) the settlement amount includes any and all business damage claims; (2) the settlement amount includes any and all expert's fees; (3) the settlement amount includes the Negron's conveying the remainder property of 9,969 s.f. to the CFX; (4) Mr. Bauerle argued a higher land value of approximately \$35,000 - \$45,000 ac. which would increase the land value by approximately \$85,000; (5) the Negron's are entitled to a purchase additive in the amount of \$178,720 for the replacement of the residential component of their property; and (6) Mr. Bauerle argued the improved residential sales by Mr. MacMillan alone are up to \$704,600, not including the most valuable asset on the property – the auto repair warehouse, which Mr. Speer values new at \$460,986.

For the above-cited reasons, a recommendation for approval by the Right-of-Way Committee is requested of the proposed settlement agreement and is in the CFX's best interest. It will eliminate further risk and unnecessary expenses that the CFX will ultimately incur if it is required to litigate a condemnation action to acquire Parcels 316A, 316B and 816.

### **RECOMMENDATION**

We respectfully request that the Right-of-Way Committee recommend to the CFX Board the approval of the proposed purchase agreement with a total settlement amount of \$1,205,000 in full settlement of all claims for compensation for the acquisition of Parcels 316A, 316B and 816.

### **ATTACHMENTS**

Exhibit "A" – Sketch of Subject Property

Exhibit "B" – Photographs of the Improvements/Sketches

ORLDOCS 14288979 2

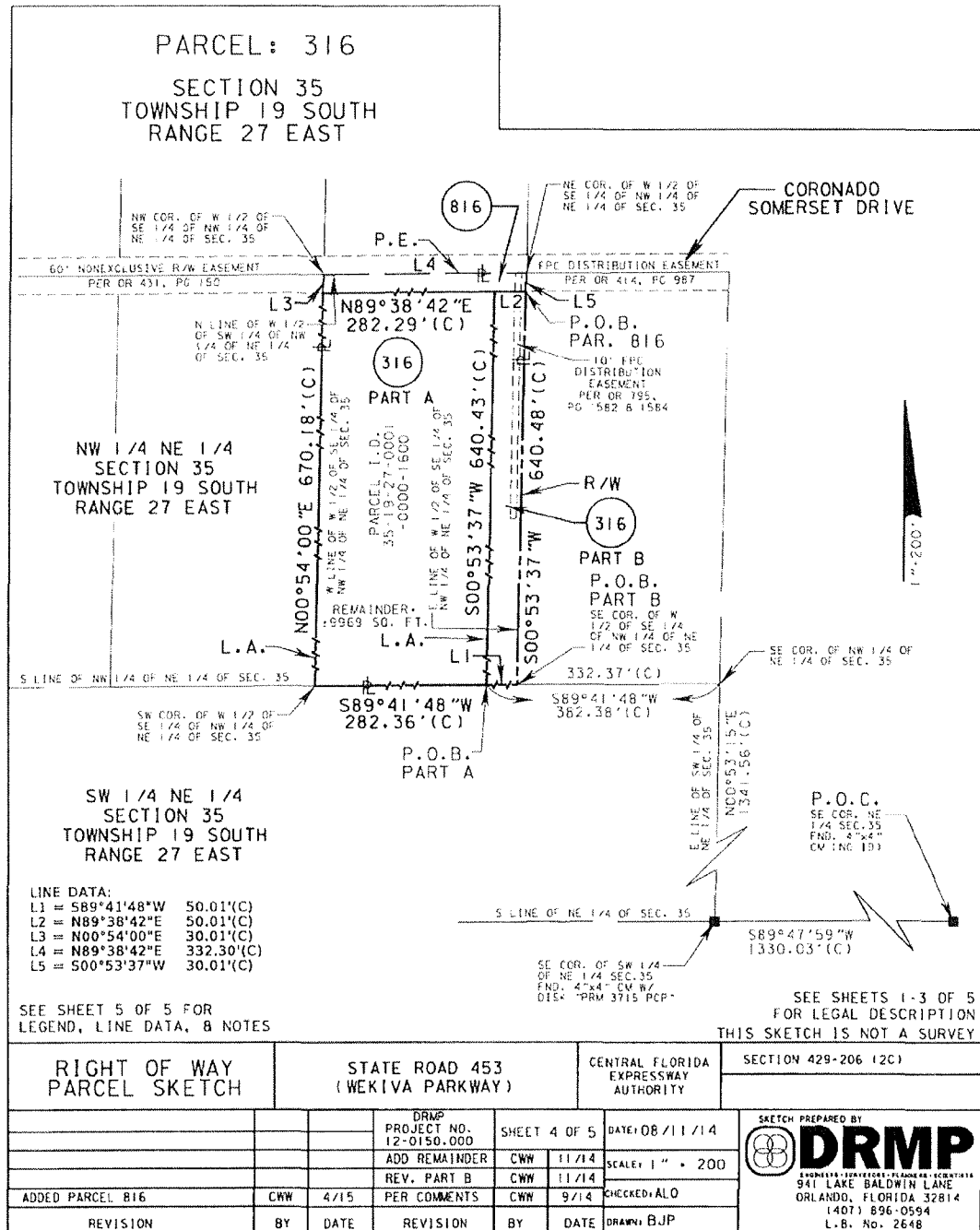


# Subject Location Map



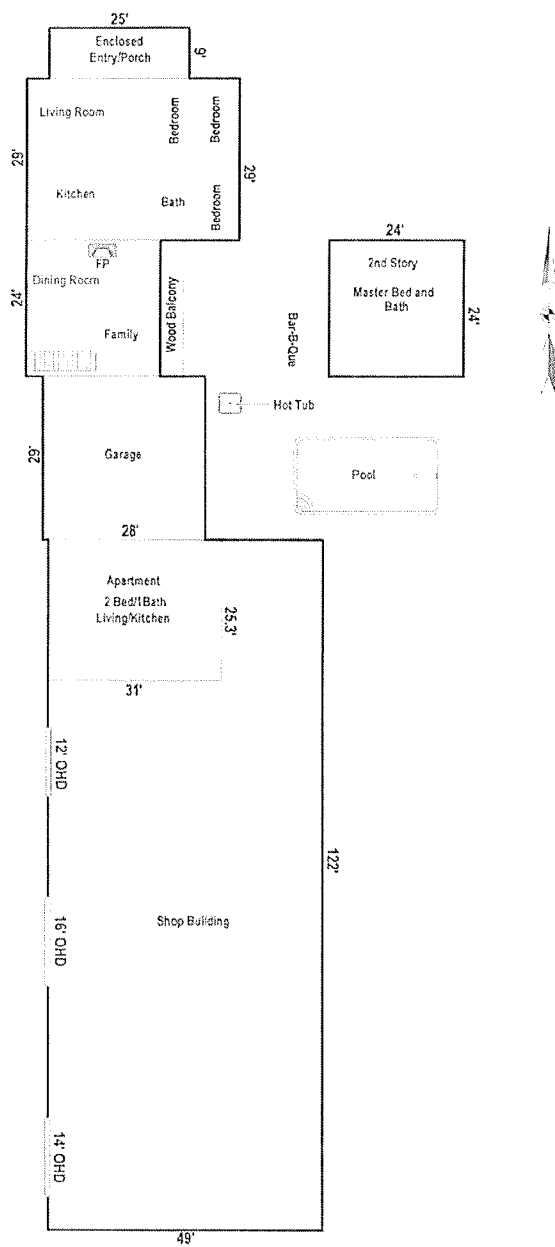
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Parcel: 316/816  
 Project: Wekiva Parkway 429-206  
 County: Lake



Parcel: 316/816  
Project: Wekiva Parkway 429-206  
County: Lake

Floor Plan Parcel 316



Parcel: 316/816  
Project: Wekiva Parkway 429-206  
County: Lake

## PHOTOGRAPHS



(1) Easterly view of Coronado Somerset Drive.  
Photograph taken by Richard K. MacMillan, MAI on December 11, 2014



(2) Westerly view of Coronado Somerset Drive.  
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014



Parcel: 316/816  
Project: Wekiva Parkway 429-206  
County: Lake

## PHOTOGRAPHS



(3) Southerly view of the subject property from Coronado Somerset Drive.  
Photograph taken by Richard K. MacMillan, MAI on December 11, 2014

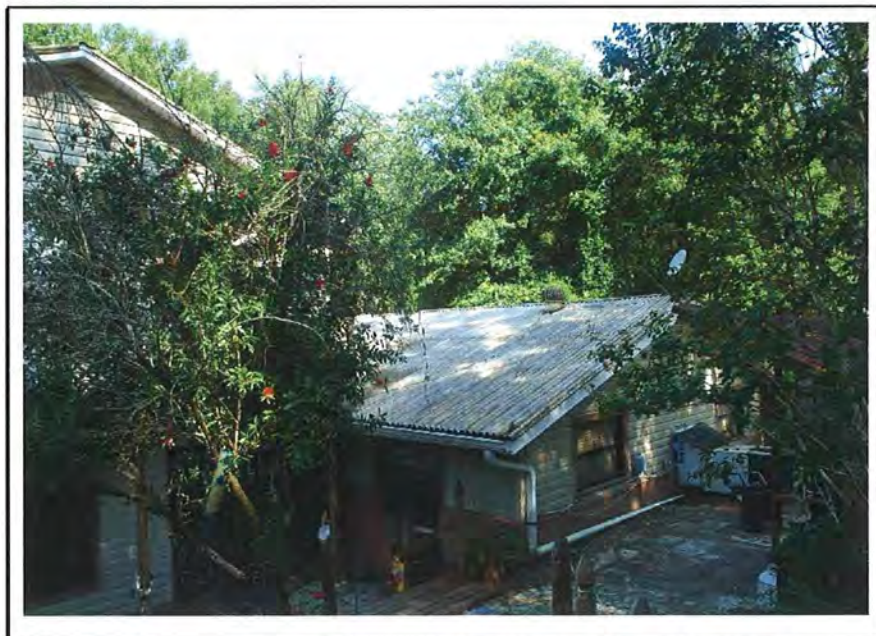


(4) Southerly view of driveway leading to the subject residence.  
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014

**PHOTOGRAPHS**



(5) Southwesterly view of the subject residence.  
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014



(6) Westerly view of the east elevation of the subject residence.  
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014



## PHOTOGRAPHS



(7) Northerly view of the shop building.  
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014



(8) Northerly view of the shop building and residence.  
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014

## PHOTOGRAPHS



(9) Interior view of the residences enclosed front porch.  
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014



(10) Interior view of the subject's residence.  
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014



Parcel: 316/816  
Project: Wekiva Parkway 429-206  
County: Lake

## PHOTOGRAPHS

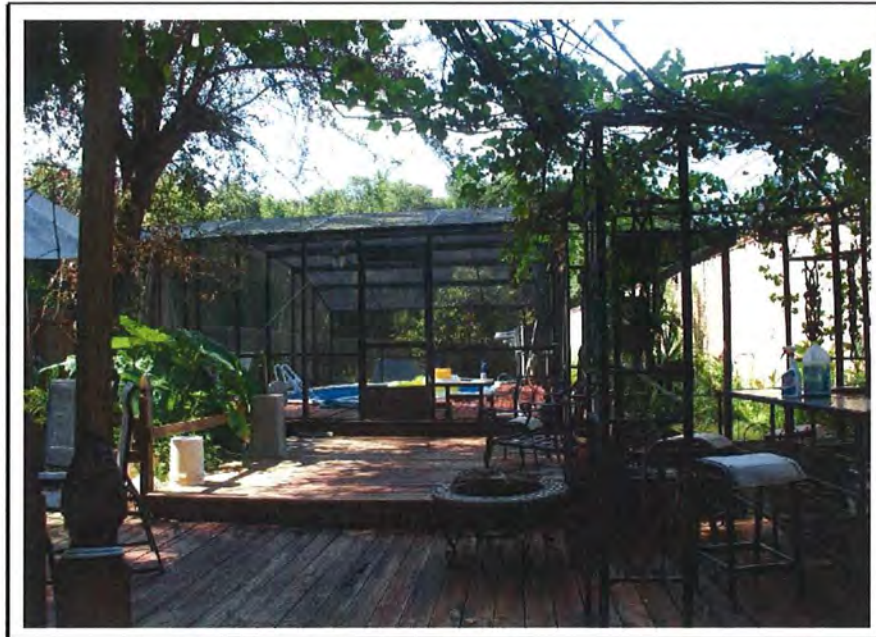


(27) Southerly view of west side of the shop building.  
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014



(28) Interior view of the shop building.  
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014

## PHOTOGRAPHS



(35) View of the subject's pool and deck patio.  
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014



(36) View of the subject's pool.  
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014



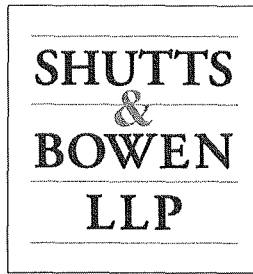
Parcel: 316/816  
Project: Wekiva Parkway 429-206  
County: Lake

Aerial Site Map of Subject with Camera Angles



# Tab C

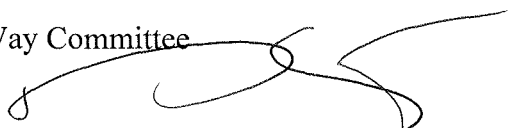




*Founded 1910*

## **M E M O R A N D U M**

TO: Central Florida Expressway Authority Right-of-Way Committee  
FROM: David A. Shontz, Esq., Right-of-Way Counsel  
DATE: October 14, 2015  
RE: State Road 429 Wekiva Parkway, Project 429-203; Parcel 177  
Settlement of Experts' Fees and Costs and Attorney's Costs



---

Shutts & Bowen LLP, Right-of-Way Counsel, seeks recommendation by the Right-of-Way Committee to the Board for the negotiated settlement of experts' fees and attorney's costs related to the settlement of Parcel 177.

### **DESCRIPTION AND BACKGROUND**

Settlement of Parcel 177 was accomplished via a Mediated Settlement Agreement by and between the Central Florida Expressway Authority ("CFX") and Felipe Villagomez-Arriaga ("Owner"). At its March 25, 2015 meeting, the Right-of-Way Committee recommended the Board accept the terms of the Mediated Settlement Agreement, and the Board approved the settlement at its April 9, 2015 meeting. The terms of the Mediated Settlement Agreement was reduced to a Stipulated Final Judgment, entered by the Honorable John Marshall Kest on April 22, 2015, providing \$61,200 for full payment for the property designated as Parcel 177 and statutory attorney's fees in the amount of \$6,468. At the time the Mediated Settlement Agreement was executed and the Stipulated Final Judgment was entered, the experts' fees and costs and attorney's costs were not available.

On April 30, 2015, J. Christy Wilson III, the attorney representing Mr. Villagomez-Arriaga, filed a Motion to Tax Experts' Fees and Attorney's Costs seeking a total of \$50,075.39. (A copy of the motion is attached.) Right-of-Way Counsel has reviewed the invoices attached to the motion and determined what is compensable under Florida law and provides the recommended settlement amount totaling \$44,639.22. A chart comparing the costs is attached.

A hearing on this motion is scheduled for Monday, November 16, 2015, at 1:30 p.m. before the Honorable John Marshall Kest. At that hearing, Judge Kest could enter an order requiring the CFX to pay the full amounts submitted by Mr. Wilson in his motion. In addition to

payment of the full amount of \$50,075.39, CFX would incur additional costs for its Right-of-Way Counsel to prepare for and attend this hearing and additional attorney's fees incurred by Mr. Wilson for supplemental proceedings. It would be in the best interest of CFX to pay the recommended fees and costs outlined on the attached chart as these fees are recoverable under Florida law and as to not incur additional fees and costs involved with the defense of the Motion to Tax Experts' Fees and Attorney's Costs.

### **RECOMMENDATION**

We respectfully request that the CFX Right-of-Way Committee recommend to the Board approval of the negotiated experts' fees and attorney's costs outlined in the attached chart totaling \$44,639.22 related to the acquisition of Parcel 177.

### **ATTACHMENTS**

Exhibit "A" – Motion to Tax Experts' Fees and Attorney's Costs

Exhibit "B" – Comparison of Parcel 177 Experts' Fees and Costs and Attorney's Costs

ORLDOCS 14304182 1

IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT, IN  
AND FOR ORANGE COUNTY,  
FLORIDA

**CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY,**  
a body politic and corporate, and an agency  
of the state under the laws of the State of Florida,

Case No. 2014-CA-3592-O

Parcels: 177

Petitioner,

Subdivision: 39

vs.

**KENNETH A. GRIMM and JANUARY D.  
GRIMM, et al., FELIPE VILLAGOMEZ-  
ARRIAGA,**

Respondents.

---

**MOTION TO TAX EXPERTS' FEES AND ATTORNEY'S COSTS**

Respondent, **FELIPE VILLAGOMEZ-ARRIAGA**, ("Respondent"), by and through his undersigned counsel, hereby files this Motion To Tax Experts' Fees and Attorney's Costs pursuant to Section 73.091, Fla. Stat. (2014), and states:

1. Respondent retained the law firm of Wilson & Garber, P.A. f/k/a Wilson & Garber & Small, P.A. to represent him as it related to the potential acquisition of his property by Petitioner, **CENTRAL FLORIDA EXPRESSWAY AUTHORITY** ("Petitioner"). Respondent entered into an Employment Agreement with the law firm of Wilson & Garber, P.A., on or about November 29, 2005. A true and correct copy of the Employment Agreement is attached hereto and incorporated herein by reference as Exhibit "A".

2. In order to adequately represent the claims of the Respondent, experts were engaged by the Respondent and said experts rendered professional services with respect to Parcel 177.

3. On April 22, 2015, a Stipulated Final Judgment was entered in favor of Respondent which reserved jurisdiction to determine payment of experts' fees and attorney's costs and supplemental proceedings, if any.

4. Richard C. Dreggors of Calhoun, Dreggors & Associates, Inc., provided expert services to the Respondent totaling \$16,856.00. The accounting for said charge is attached hereto as Composite Exhibit B.

5. Charles Madden of Moorhead & Glunt, Inc., provided expert services to the Respondent totaling \$1,080.62. The accounting for said charge is attached hereto as Composite Exhibit C.

6. Richard T. McCree, Sr. of McCree General Contractors & Architect, provided expert services to the Respondent totaling \$5,091.25. The accounting for said charge is attached hereto as Composite Exhibit D.

7. Paul V. Sherma, P.E. of Professional Engineering Resources, Inc., provided expert services to the Respondent totaling \$4,023.47. The accounting for said charges is attached hereto as Composite Exhibit E.

8. PGA Title, Inc. provided expert services to the Respondent for the sum of \$56.25<sup>1</sup>. The accounting for said charge is attached hereto as Composite Exhibit F.

9. Eric E. Rahenkamp, of Rahenkamp Design Group, Inc., provided expert services to the Respondent totaling \$15,616.40. The accounting for said charge is attached hereto as Composite Exhibit G.

10. Michael T. Rudd, Surveyor, provided expert services to the Respondent totaling \$4,928.53. The accounting for said charge is attached hereto as Composite Exhibit H.

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<sup>1</sup> This suit contains many parcels and the costs have been allocated to each parcel equally.

11. Orange Legal provided services to the Respondent totaling \$164.66. The accounting for said charge is attached hereto as Composite Exhibit I.

12. Phipps Reporting, Inc. provided services to the Respondent totaling \$571.47. The accounting for said charge is attached hereto as Composite Exhibit J.

13. Aerial Cartographs of America, Inc. provided services to the Respondent totaling \$97.85. The accounting for said charge is attached hereto as Composite Exhibit K.

14. The Respondent obtained documents from the Central Florida Expressway Authority by way of a public records request for which he was charged \$76. The accounting for said charge is attached hereto as Composite Exhibit L.

15. The Presentation Group provided services to the Respondent totaling \$12.70. The accounting for said charge is attached hereto as Composite Exhibit M.

16. Ricoh USA, Inc. provided services to the Respondent totaling \$275.50. The accounting for said charge is attached hereto as Composite Exhibit N.

17. Wilson & Garber, P.A. incurred miscellaneous charges on behalf of the Respondent totaling \$1,224.69. The accounting for said charges is attached hereto as Composite Exhibit O.

18. The total experts' fees and attorney's costs incurred in representing the claims of the Respondents is \$50,075.39.

19. As attorney for Respondent, it is the undersigned's opinion, and it is hereby certified, that said expenditures and services were reasonably necessary in the handling of this cause, of useful value in handling of this cause, and that the charges are proper in amount and commensurate with work done.

**WHEREFORE**, Respondent requests that this Court enter an order that awards attorneys' fees, experts' fees and attorneys' costs in the amount of \$50,075.39.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on April 30, 2015, a true and correct copy of the foregoing was electronically filed with the Florida Courts E-Filing Portal which will serve a copy to all counsel of record with an electronic mail account listed, and sent via U.S. Mail to all Respondents with mailing addresses listed on the attached Service List.

WILSON & GARBER, P.A.  
437 N. Magnolia Avenue  
Orlando, FL 32801  
Attorneys for Respondent,  
**FELIPE VILLAGOMEZ-ARRIAGA**  
Telephone: (407) 843-4321  
Facsimile: (407) 423-1505

s/J. Christy Wilson, III

J. Christy Wilson, III  
Florida Bar No. 036161  
Kurt H. Garber  
Florida Bar No. 0019496  
[jcwilson@wilsongarber.com](mailto:jcwilson@wilsongarber.com)  
[kgarber@wilsongarber.com](mailto:kgarber@wilsongarber.com)  
[dsmith@wilsongarber.com](mailto:dsmith@wilsongarber.com)

**Central Florida Expressway Authority v. Grimm, et al., 2014-CA-003592 - Parcel 177**

Central Florida Expressway Authority  
c/o David A. Shontz, Esq.  
Harold Eugene Morlan, III, Esq.  
Shutts & Bowen LLP  
[dshontz@shutts.com](mailto:dshontz@shutts.com)  
[hmorlan@shutts.com](mailto:hmorlan@shutts.com)

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200 East Broward Blvd., Suite 2100  
Fort Lauderdale, FL 33301  
[scalloway@shutts.com](mailto:scalloway@shutts.com)  
[jlawrence@shutts.com](mailto:jlawrence@shutts.com)  
[smcmenamy@shutts.com](mailto:smcmenamy@shutts.com)  
Attorney for Petitioner

Palisades Collection, LLC  
c/o CT Corporation System, Registered Agent  
1200 South Pine Island Road  
Plantation, FL 33324

Nicholas A. Shannin, Esq.  
Attorney for Clerk of the Circuit Court  
[Debbie.fafalios@myorangeclerk.com](mailto:Debbie.fafalios@myorangeclerk.com)  
[CTAdminDiv@myorangeclerk.com](mailto:CTAdminDiv@myorangeclerk.com)

# **Wilson & Garber, P.A.**

437 N. Magnolia Avenue

Orlando, Florida 32801

## **Statement of Costs**

**CFEA v. Kenneth A. Grimm & January D. Grimm, et al**

**Felipe Villagomez-Arriaga**

**IC#4782**

**Parcel 177**

**Costs incurred as of April 03, 2015**

### **A. Expert Charges**

Calhoun, Dreggors & Associates, Inc.

Statement dated 02/17/15

\$ 16,856.00

Madden, Moorehead & Glunt, Inc.

Statement dated 02/25/15

1,080.62

McCree General Contractors & Architects

Statement dated 03/18/15

5,091.25

Professional Engineering Resources, Inc.

Statement dated 02/17/15

4,023.47

PGA Title, Inc.

Statement dated 07/07/14

56.25

Rahenkamp Design Group, Inc.

Statement dated 02/17/15

15,616.40

Michael T. Rudd

Statement dated 07/23/14

\$ 4,300.00

Invoice No. 120a

133.42

Invoice dated 07/23/14

495.11

4,928.53

### **Total Expert Charges**

**\$ 47,652.52**



## **B. Court Reporter Charges**

Orange Legal, Inc.

Invoice No. 149135	43.70	
Invoice No. 149456	3.09	
Invoice No. 152378	117.87	164.66

Phipps Reporting, Inc.

Invoice No. 19496	136.38	
Invoice No. 19574	101.56	
Invoice No. 19589	136.78	
Invoice No. 24129	67.93	
Invoice No. 24324	25.75	
Invoice No. 24996	103.07	571.47

<b>Total Court Reporting Charges</b>		<b>736.13</b>
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## **C. Exhibit Preparation Charges**

Aerial Cartographics of America, Inc.

Invoice No. 190345		97.85
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Central Florida Expressway Authority

Invoice No. 0819	62.50	
Invoice No. 0114	13.50	76.00

The Presentation Group

Invoice No. 144335	2.74	
Invoice No. 144347	4.11	
Invoice No. 153893	3.19	
Invoice No. 172242	2.66	12.70

Ricoh USA, Inc.

Invoice No. L2414050225	24.16	
Invoice No. L2414060178	20.98	
Invoice No. L2414080058	23.00	
Invoice No. L2414110265	18.44	
Invoice No. L2415020303	188.92	275.50

<b>Total Exhibit Preparation Charges</b>		<b>462.05</b>
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#### **D. Miscellaneous Charges**

Copy Charges	1,083.75
Fax Charges	8.00
Federal Express Charges	2.76
Long Distance Charges	19.85
Meeting Charges	17.46
Mileage Charges	2.86
Postage Charges	78.34
Service Fee Charges	11.67

#### **Total Miscellaneous Charges**

1,224.69

#### **Total Costs Incurred**

\$50,075.39

WILSON, GARBER & SMALL, P.A.  
437 North Magnolia Avenue  
Orlando, Florida 32801  
(407) 843-4321

EMPLOYMENT AGREEMENT FOR REPRESENTATION OF OWNERS  
WHOSE PROPERTY IS BEING TAKEN BY PUBLIC AUTHORITY.

Gentlemen:

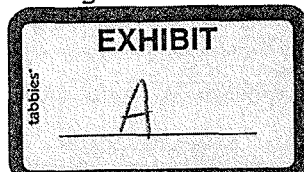
I, the undersigned, hereby employ you as my attorneys to represent me in the forthcoming condemnation proceedings involving the property described below. I hereby authorize you to take such steps and to employ on my behalf the services of such expert real estate appraisers, photographers and other experts as are necessary to secure for me the just and full compensation for the taking of my property as is guaranteed by the Constitution and Laws of the State of Florida.

In the event suit is filed, it is understood that your attorneys' fees for such representation will be paid by the condemning authority in such amount as is reasonable for the services performed in connection with the preparation, trial and/or settlement of the condemnation proceedings.

It is further understood that your firm will apply to the Court for an allowance from the condemning authority of all costs and expenses incurred in the preparation and defense of my claim in the condemnation proceedings and will use their best efforts to recover all costs and expenses from the condemning authority.

This agreement is for work in pre-suit negotiations and at the trial level in the Circuit Court only. Should appellate work be necessary, an arrangement for costs and fees would be mutually agreed to at that time.

In the event suit is filed pursuant to Chapter 74 of the Florida Statutes, at such time as monies become available to the owner in the condemnation proceedings, an advance deposit for costs and fees to the extent of ten (10%) percent thereof shall be made with you. The advance deposit shall be allocated as follows: one-half (1/2) shall be used as a retainer and one-half (1/2) shall be used to pay costs as they accrue. A strict accounting shall be rendered at the conclusion of the case and the advance deposit, without interest, shall be refunded upon reimbursement of the costs and attorneys' fees from the condemning authority.



All negotiations for settlement shall be conducted by Wilson, Garber & Small, P.A. and no settlement shall be made without my knowledge and consent.

This contract may be canceled by written notification to you at any time within three (3) business days of the date the contract was signed, as shown below, and if canceled, I shall not be obligated to pay any fees to you for the work performed during that time. If you have advanced funds to others in my representation, you are entitled to be reimbursed for such amounts as you have reasonably advanced on my behalf.

Very truly yours,

BY: Felipe Villagomez-Arriaga  
Felipe Villagomez-Arriaga

SS# 466-85-9369

DATE: \_\_\_\_\_

ACCEPTED:

WILSON, GARBER & SMALL, P.A.

BY: [Signature]  
J. CHRISTY WILSON, III  
Florida Bar Number 326161  
For the Firm

NAME, ADDRESS AND TELEPHONE  
NUMBER OF CLIENT(S)  
Felipe Villagomerz-Arriaga  
P. O. Box 1158  
Plymouth, Florida 32768

PROPERTY DESCRIPTION  
3350 Plymouth Sorrent Road

CONDEMNING AUTHORITY:

O/OCEA

# Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

February 17, 2015

J. Christy Wilson, III, Esq.  
c/o Wilson, Garber  
437 North Magnolia Avenue  
Orlando, Florida 32801

## Prepared For Mediation

RE: Owner: Villagomez-Arriga  
Parcel No.: 177  
Project: Wekiva Parkway  
County: Orange

### INVOICE

Meeting/conferences with experts, conferences with owner's representative, meeting with City of Apopka, review assemblage of land in area, inspect subject property, review land planning report, sales research/analysis, meeting with owners, review/write report.

Eaton:	16.50 Hrs. x \$125/Hr. =	\$ 2,062
Abrams:	67.00 Hrs. x \$150/Hr. =	10,050
Dreggors:	14.75 Hrs. x \$225/Hr. =	<u>3,319</u>
<b>Subtotal</b>		<b>\$15,431</b>

Meeting with owner's representative, review/discuss CFX appraisal and sales.

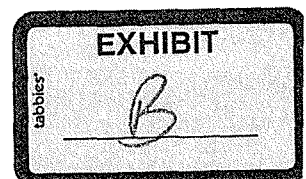
Abrams:	8.00 Hrs. x \$150/Hr. =	\$1,200
Dreggors:	1.00 Hrs. x \$225/Hr. =	<u>225</u>
<b>Subtotal</b>		<b>\$ 1,425</b>
<b>Total</b>		<b>\$16,856</b>

Thank you,

Richard C. Dreggors, GAA  
President

RCD/ddp

728 West Smith Street • Orlando, Florida 32804  
Tel (407) 835-3395 • Fax (407) 835-3393  
*affiliated with Calhoun, Collister & Parham, Inc. of Tampa*



<b>OWNER</b>	<b>VILLAGOMEZ-ARRIGA</b>	<b>KEVIN EATON</b>
<b>PROJECT</b>	<b>WEKIVA PARKWAY</b>	
<b>PARCEL(S)</b>	<b>177</b>	
<b>COUNTY</b>	<b>ORANGE</b>	

<b>DATE</b>	<b>TYPE OF SERVICE</b>	<b>HOURS</b>
05/28/14	PREPARED FOR MEETING WITH OWNER'S REPRESENTATIVE.	0.50
05/29/14	PREPARED FOR AND ATTENDED MEETING WITH OWNER'S REPRESENTATIVE; WORKED ON MAP OF O/OCEA VALUES; REVIEWED O/OCEA UPDATED APPRAISAL.	1.25
06/09/14	REVIEWED O/OCEA UPDATED APPRAISAL AND MAPPED VALUES ON PROJECT MAP.	0.75
07/29/14	MEETING WITH RICK TO PREPARE FOR MEETING.	0.50
07/30/14	PREPARED FOR AND ATTENDED CONFERENCE CALL WITH OWNER'S REPRESENTATIVE; UPDATED AERIAL OF SUBJECT, CFX VALUES AND REVIEWED SURVEY.	0.75
08/01/14	REVIEWED CFX UPDATED REPORTS, SURVEY AND CORRESPONDED WITH CONTRACTOR REGARDING SCOPE OF WORK.	0.25
09/18/14	PRO-RATA SHARE OF RESEARCH OF LAND SALES PURCHASED FOR SUBDIVISION DEVELOPMENT.	0.75
09/19/14	PRO-RATA SHARE OF LAND SALES RESEARCH AND CREATED A SUMMARY GRID OF SALES.	1.75
09/22/14	PRO-RATA SHARE OF LAND SALES RESEARCH AND CREATED A SUMMARY GRID OF SALES.	1.25
09/23/14	PRO-RATA SHARE OF WORK ON WRITE-UPS OF SALES.	0.25
09/24/14	PRO-RATA SHARE OF WORK ON WRITE-UPS OF LAND SALES.	0.75
09/25/14	PRO-RATA SHARE OF WORK ON RESEARCH OF LAND SALES, WRITE-UPS AND VERIFICATIONS.	1.00
09/26/14	PRO-RATA SHARE OF VERIFICATION OF SALES; CONTINUED WORK ON SALES RESEARCH AND WRITE-UP OF SALES.	1.50
09/28/14	PRO-RATA SHARE OF VERIFICATION OF SALES; CONTINUED WORK ON SALES RESEARCH AND WRITE-UP OF SALES.	0.75



OWNER	VILLAGOMEZ-ARRIGA	KEVIN EATON
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	177	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
09/29/14	PRO-RATA SHARE OF SALE VERIFICATIONS.	0.75
09/30/14	PRO-RATA SHARE OF VERIFICATION OF SALES AND WORKED ON SALE WRITE-UPS.	1.75
10/01/14	PRO-RATA SHARE OF ADDITIONAL SALES RESEARCH AND REVIEWED WITH RICK.	0.50
10/02/14	PRO-RATA SHARE OF LAND SALES RESEARCH AND RESEARCHED ADDITIONAL DOCUMENTS FOR SALES; MET WITH RICK TO REVIEW.	0.75
10/03/14	PRO-RATA SHARE OF LAND SALES RESEARCH AND RESEARCHED ADDITIONAL DOCUMENTS FOR SALES; MET WITH RICK TO REVIEW.	<u>0.75</u>
	<b>TOTAL HOURS</b>	<b>16.50</b>

<b>OWNER</b>	<b>VILLAGOMEZ-ARRIGA</b>	<b>COURTNEY ABRAMS</b>
<b>PROJECT</b>	<b>WEKIVA PARKWAY</b>	
<b>PARCEL(S)</b>	<b>177</b>	
<b>COUNTY</b>	<b>ORANGE</b>	

<b>DATE</b>	<b>TYPE OF SERVICE</b>	<b>HOURS</b>
08/18/14	RESEARCH SALES.	3.00
09/03/14	ANALYSIS OF RESIDENTIAL MARKET.	1.75
09/10/14	PREPARED FOR MEETING.	0.25
09/15/14	PREPARE FOR CONFERENCE CALL; CONFERENCE CALL WITH EXPERTS.	0.50
09/24/14	ANALYSIS OF SALES; MEETING WITH RICK TO REVIEW; CONFERENCE CALL WITH OWNER'S REPRESENTATIVE.	0.75
10/07/14	REVIEW OF LAND PLANNING REPORT; REVIEW OF CONDEMNOR'S APPRAISALS; ANALYSIS OF SUBJECT DATA.	4.00
10/09/14	PULL SUBJECT DOCUMENTS; RESEARCH IMPROVED SALES; ANALYSIS OF SALES; ANALYSIS OF HIGHEST AND BEST USE AFTER; ASSIST WITH APPRAISAL.	8.00
10/10/14	ANALYSIS OF AFTER SALES; ASSIST WITH APPRAISAL; REVIEW OF CONTRACTOR'S COST ESTIMATE; PREPARE CDA COST GRID.	5.00
10/13/14	ASSISTED WITH APPRAISAL; RESEARCH/ANALYSIS OF SALES.	4.00
10/14/14	ASSISTED WITH APPRAISAL; RESEARCH SALES; CONFERENCE WITH RICK TO DISCUSS HIGHEST AND BEST USE AFTER TAKING.	5.25
10/15/14	MEETING WITH RICK TO DISCUSS AFTER SALES; ANALYSIS OF SALES; ASSISTED WITH APPRAISAL.	6.50
10/16/14	ASSIST WITH APPRAISAL; ANALYSIS OF DAMAGES; MEETING WITH RICK TO REVIEW.	3.50
10/17/14	WORKED ON SALE WRITE-UPS AND EXHIBITS; ASSISTED WITH APPRAISAL.	4.75
10/30/14	ASSISTED WITH APPRAISAL.	2.00
11/10/14	PREPARE FOR SITE INSPECTION OF SUBJECT AND COMPARABLES.	1.25

<b>OWNER</b>	<b>VILLAGOMEZ-ARRIGA</b>	<b>COURTNEY ABRAMS</b>
<b>PROJECT</b>	<b>WEKIVA PARKWAY</b>	
<b>PARCEL(S)</b>	<b>177</b>	
<b>COUNTY</b>	<b>ORANGE</b>	

<b>DATE</b>	<b>TYPE OF SERVICE</b>	<b>HOURS</b>
11/11/14	INSPECTED SUBJECT PROPERTY; RESEARCH CONTACT INFORMATION FOR SALES VERIFICATIONS; VERIFIED SALES; REVIEW OF UPDATED ENGINEER REPORT.	3.25
11/12/14	VERIFIED SALES; WORKED ON SALE WRITE-UPS.	2.00
11/13/14	VERIFIED SALES; ASSISTED WITH APPRAISAL/EXHIBITS FOR REPORT.	3.00
11/19/14	INSPECTED SALES WITH RICK.	1.50
11/20/14	VERIFIED SALES.	2.00
11/21/14	ASSISTED WITH APPRAISAL REPORT; WORKED ON ADDENDA.	2.00
11/24/14	WORKED ON ADDENDA; ASSISTED WITH APPRAISAL REPORT.	1.75
11/25/14	ASSISTED WITH ADDENDA.	<u>1.00</u>
	<b>SUBTOTAL</b>	<b>67.00</b>
02/02/15	RESEARCH/ANALYSIS OF CONDEMNOR SALES.	3.75
02/03/15	ANALYSIS OF CONDEMNOR SALES; RESEARCH VERIFICATION INFORMATION.	3.00
02/11/15	MEETING WITH RICK TO DISCUSS ALTERNATIVE VALUE ANALYSIS.	<u>1.25</u>
	<b>SUBTOTAL</b>	<b>8.00</b>
	<b>TOTAL HOURS</b>	<b>75.00</b>

OWNER	VILLAGOMEZ-ARRIGA	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	177	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
05/05/14	PREPARE FOR MEETING; MEETING WITH OWNER'S REPRESENTATIVE AND EXPERTS; REVIEW TAKING ISSUES AND SCOPE OF WORK.	0.75
05/12/14	PREPARE FOR AND MEET AT SITE WITH EXPERTS; INSPECT AREA OF THE TAKING; REVIEW IMPACTS TO REMAINDER.	1.25
05/29/14	PREPARE FOR AND MEET WITH OWNER'S REPRESENTATIVE; REVIEW SCOPE OF WORK; CONFERENCE WITH SURVEYOR; CONFERENCE WITH PLANNER.	0.75
07/29/14	MEETING WITH ASSOCIATE TO PREPARE FOR MEETING WITH PLANNER; CONFERENCE WITH LAND PLANNER.	0.50
07/30/14	MEETING/CONFERENCE WITH EXPERTS TO DISCUSS HIGHEST AND BEST USE AND SCOPE OF WORK/CURES FOR REMAINDER WHERE NEEDED.	0.75
09/17/14	REVIEW ASSEMBLAGE OF LAND IN AREA; CONFERENCE WITH KURT GARBER REGARDING DEADLINES AND UTILITY COSTS NEEDED FROM ENGINEER.	0.75
10/02/14	MEETING WITH ASSOCIATE TO REVIEW SALES.	0.25
10/03/14	MEETING WITH ASSOCIATE TO REVIEW SALES.	0.25
10/14/14	REVIEW AFTER VALUE ANALYSIS; MEETING WITH ASSOCIATE.	1.50
10/15/14	REVIEW AFTER LAND SALES WITH ASSOCIATE; ANALYSIS OF AFTER VALUE.	1.25
10/16/14	REVIEW AFTER VALUE WITH ASSOCIATE.	0.50
10/29/14	REVIEW/WRITE REPORT.	3.25
11/11/14	INSPECT SUBJECT; MEETING WITH OWNERS; ANALYSIS OF DAMAGES.	1.00
11/12/14	CONFERENCE WITH OWNER'S REPRESENTATIVE REGARDING ENGINEERING REPORT.	0.25
11/19/14	INSPECT SALES.	<u>1.75</u>
	<b>SUBTOTAL</b>	<b>14.75</b>

<b>OWNER</b>	<b>VILLAGOMEZ-ARRIGA</b>	<b>RICHARD C. DREGGORS, GAA</b>
<b>PROJECT</b>	<b>WEKIVA PARKWAY</b>	
<b>PARCEL(S)</b>	<b>177</b>	
<b>COUNTY</b>	<b>ORANGE</b>	

<b>DATE</b>	<b>TYPE OF SERVICE</b>	<b>HOURS</b>
01/26/15	PREPARE FOR AND MEET WITH OWNER'S REPRESENTATIVE TO DISCUSS CFX REBUTTAL REPORTS.	0.25
02/11/15	MEETING WITH ASSOCIATE TO REVIEW AFTER VALUE ANALYSIS.	<u>0.75</u>
	<b>SUBTOTAL</b>	<b>1.00</b>
	<b>TOTAL HOURS</b>	<b>15.75</b>



# MADDEN

**MOORHEAD & GLUNT, INC.**  
CIVIL ENGINEERS

431 East Horatio Avenue  
Suite 260  
Maitland, FL 32751

February 25, 2015

Invoice No: 015014.000 - 1

Wilson, Garber & Small, PA  
Attn: Mr. J. Christy Wilson, III  
437 N. Magnolia Avenue  
Orlando, FL 32801-1524

Project 015014.000 Plymouth-Sorrento Road

Basis of Billing: Per Letter of Agreement dated 02/10/2015.

Status: Reviewed documents provided by client including DWI letter, RDG reports, appraisals, and JPA agreement; Reviewed other Apopka annexations to address enclave issue and corresponded with David Moon and Eric Raasch; Completed site inspection of parcels and the Plymouth Sorrento Road corridor; Drafted response letter to DWI for client review; Stopped work 2/25/2015 per client direction.

**Invoice Period: January 31, 2015 - February 25, 2015**

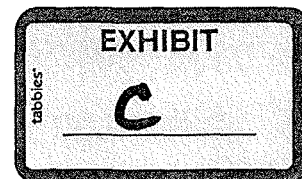
**Professional Services**

	Hours	Rate	Amount
President	31.25	200.00	6,250.00
Permitting Manager	2.75	85.00	233.75
Totals	34.00		6,483.75
Total Labor			6,483.75
Total this Phase			\$6,483.75
Total this Invoice			\$6,483.75

Authorized By: \_\_\_\_\_

CHARLES MADDEN

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# McCree

GENERAL CONTRACTORS & ARCHITECTS

McCree General Contractors and Architects  
500 E. Princeton St.  
Orlando, FL 32803

Invoice ID 4-671-60-001  
Invoice Date 3/18/2015  
Job Number 14-671-60

To:

J. Christy Wilson, III  
Wilson and Garber P.A.  
437 N. Magnolia Avenue  
Orlando FL 32801

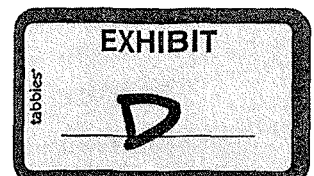
CFE vs. Felipe  
Job Location Villagomez-Arriago  
Parcel #177  
3350 Plymouth Sorrento  
Plymouth FL 32768

Consulting services to date - 3/18/2015

Date	Description	Professional	Position	Hours	Rate	Amount
7/31/2014	File set up	Patricia Theis	Executive Assistant	0.5	\$50.00	\$25.00
8/4/2014	Agreement letter	Patricia Theis	Executive Assistant	0.5	\$50.00	\$25.00
8/4/2014	Meet attorney discuss requirements	Richard McCree, Sr.	Principal	1	\$250.00	\$250.00
8/4/2014	Print plans	Victor Phan	CADD OPERATOR	0.5	\$65.00	\$32.50
8/6/2014	View properties & discuss	Richard McCree, Sr.	Principal	2	\$250.00	\$500.00
8/7/2014	View properties & discuss	Patricia Theis	Executive Assistant	0.5	\$50.00	\$25.00
8/8/2014	Process photos & label	Richard McCree, Sr.	Principal	0.25	\$250.00	\$62.50
8/13/2014	Set up estimate spreadsheet	Patricia Theis	Executive Assistant	0.5	\$50.00	\$25.00
8/13/2014	Work on estimate	Richard McCree, Sr.	Principal	1	\$250.00	\$250.00
8/15/2014	Work on estimate	Jeanne Erile	Estimator	2.75	\$135.00	\$371.25
8/16/2014	Set up estimate spreadsheet	Richard McCree, Sr.	Principal	1	\$250.00	\$250.00
8/17/2014	Estimating	Richard McCree, Sr.	Principal	2	\$250.00	\$500.00
8/18/2014	Estimating	Richard McCree, Sr.	Principal	1	\$250.00	\$250.00
8/19/2014	Review estimate	Richard McCree, Sr.	Principal	0.5	\$250.00	\$125.00
8/25/2014	Review & complete estimate	Richard McCree, Sr.	Principal	1	\$250.00	\$250.00
8/31/2014	Review estimate	Richard McCree, Sr.	Principal	2	\$250.00	\$500.00
9/11/2014	Revised cost to cure	Richard McCree, Sr.	Principal	0.5	\$250.00	\$125.00
9/16/2014	Finalize & print final estimate	Richard McCree, Sr.	Principal	0.5	\$250.00	\$125.00
9/26/2014	File maintenance	Patricia Theis	Executive Assistant	0.5	\$50.00	\$25.00
10/8/2014	Review estimate	Richard McCree, Sr.	Principal	1	\$250.00	\$250.00
11/14/2014	File maintenance	Patricia Theis	Executive Assistant	0.5	\$50.00	\$25.00
11/21/2014	Update estimate	Richard McCree, Sr.	Principal	1	\$250.00	\$250.00
11/21/2014	Update estimate	Patricia Theis	Executive Assistant	0.5	\$50.00	\$25.00
1/21/2015	File maintenance	Patricia Theis	Executive Assistant	0.5	\$50.00	\$25.00
2/16/2015	Update billing	Richard McCree, Sr.	Principal	1	\$250.00	\$250.00
2/16/2015	Update billing	Patricia Theis	Executive Assistant	1	\$50.00	\$50.00
Copies, Mileage, Misc						\$500.00
Cost to Date						<u>\$5,091.25</u>

Submitted By:

Richard T. McCree, Sr.





Professional Engineering Resources, Inc.

Engineering, Planning, Permitting

February 17, 2015

Mr. J. Christy Wilson, III Esquire  
Wilson, Garber, P.A.  
437 North Magnolia Avenue  
Orlando, FL 32801

RE: Arriaga - Villagomez adv. CFX  
Parcel No. 177  
Wekiva Parkway (SR 429)  
PEER Job No.: 14-1964

Mr. Wilson:

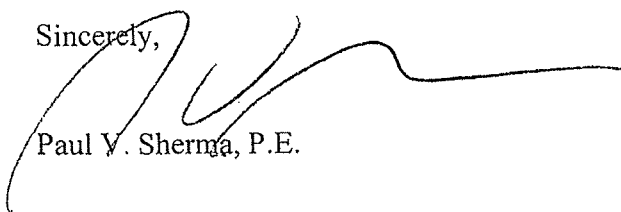
Please find attached an **PEER Invoice 14-1964.01** for Engineering services provided by **Professional Engineering Resources, Inc. (PEER, INC.)** for the above referenced case.

The fee charged by **Professional Engineering Resources, Inc.** for the services provided is expected to be paid by CFX.

I hope this invoice meets with your approval. If you have any questions, please do not hesitate to contact me.

Thank you for allowing **Professional Engineering Resources, Inc.** the opportunity to work with you on this case.

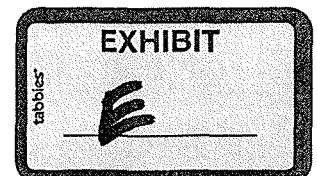
Sincerely,



Paul V. Sherma, P.E.

P:\WPDOCS\2014 JOBS\1964\christy.wpd

10225 Ulmerton Road, Suite 4-D • Largo, FL 33771  
(727) 408-5207 • Fax (727) 408-5223 • E-mail: peer@tampabay.rr.com





PEER INVOICE NUMBER 14 - 1964 .01

PROPERTY OWNER: Arriaga - Villagomez

CLIENT: Wilson, Garber, P.A.

DATE: February 17, 2015

**SECTION A - DESCRIPTION OF SERVICES :**

I. Paul V. Sherma, P. E. : Expert Witness

10.60 Hrs. X \$ 235.00 / hour = \$ 2,491.00

II. Staz Guntek, Engineering Technician II

9.80 X \$ 150.00 / hour = \$ 1,470.00

III. Out - of - Pocket Expenses :

Photocopies	\$ 7.00
Index Sets	\$ 00.00
Laser Paper ( 11" x 17" )	\$ 18.00
Postage	\$ 00.00
Mileage	\$ 26.47
Report Covers and Combs	\$ 00.00
Photographs	\$ 00.00
Color Copies	\$ 11.00

SUBTOTAL OUT-OF-POCKET EXPENSES \$ 62.47

**TOTAL AMOUNT DUE \$ 4,023.47**

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PEER INVOICE NUMBER 14 -1964 .01

NAME : Paul V. Sherma

POSITION : Expert Witness

<u>DATE</u>	<u>DESCRIPTION</u>	<u>NO. OF HOURS</u>
5 - 07 - 14	Meeting with Mr. J. Christy Wilson, Mr. Kurt Garber, Mr. Rick Dreggors and Mr. Mike Rudd	0.50
5 - 09 - 14	Review CFX Engineering Plans and Right of Way Map; Prepare information for site inspection	0.50
5 - 12 - 14	Site inspection with Mr. J. Christy Wilson, Mr. Kurt Garber, Mr. Rick Dreggors; Mr. Mike Rudd and Mr. Eric Rahenkamp	1.00
6 - 23 - 14	Review fill, Review survey, Prepare for deposition	0.50
6 - 25 - 14	Had deposition taken	0.50
7 - 01 - 14	Review deposition transcript	0.25
8 - 07 - 14	Review CFX Engineering Plans; Review CFX Appraisal; Prepare Exhibits; Coordinate with CADD Department; Review Survey; Prepare Report	1.75
8 - 08 - 14	Review CFX Engineering Plans; Review CFX Appraisal; Prepare Exhibits; Coordinate with CADD Department; Review Survey; Prepare Report	1.25
10 - 06 - 14	Review CFX Engineering Plans; Review CFX Appraisal; Prepare Exhibits; Coordinate with CADD Department; Review Survey; Prepare Report	1.00
11 - 10 - 14	Telephone conference with Mr. J. Christy Wilson; Prepare Exhibits; Coordinate with CADD Department; Prepare Report	1.00
11 - 11 - 14	Prepare Exhibits; Coordinate with CADD Department; Prepare Report	0.25
12 - 15 - 14	Coordinate with CADD Department on Engineering Plans received from Mr. J. Christy Wilson	0.10
2 - 17 - 15	Estimated time to prepare for deposition and have deposition taken	2.00
TOTAL NO. OF HOURS		10.60



PEER INVOICE NUMBER 14 - 1964.01

NAME : Staz Guntek

POSITION : Engineering Technician IV

<u>DATE</u>	<u>DESCRIPTION</u>	<u>NO. OF HOURS</u>
5 - 07 - 14	Prepare Exhibits for site meeting	0.50
5 - 14 - 14	Prepare Exhibits for site meeting	0.25
6 - 23 - 14	Plot survey	0.10
6 - 24 - 14	Print photographs	0.10
8 - 06 - 14	Prepare Exhibits	2.00
8 - 07 - 14	Prepare Exhibits	2.00
8 - 25 - 14	Prepare Exhibits	2.25
8 - 26 - 14	Prepare Exhibits	2.50
12 - 15 - 14	Check Engineering Plans	0.10
		<hr/>
TOTAL NO. OF HOURS		9.80

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RECEIVED  
ORLANDO, FL  
AUG 11 2014

WILSON & GARBER, P.A.

PGA TITLE, INC.  
CUSTOMER INVOICE  
115 TIMBERLACHEN CIRCLE, SUITE 2005  
LAKE MARY, FL 32746

PHONE (407) 302-6681

FAX (407) 302-6684

DATE: 07/07/2014

TO: Barbara Karlsson

FILE#: HARPER

Ownership & Encumbrance Report

FILE(S) COUNTY TOTAL

HARPER

Orange

\$ 450.00

CASE:	<i>Amato</i>
IC/SU #:	
APPROVED BY:	<i>[Signature]</i>
DATE:	
PAID DATE:	<i>8/14/14</i>
CHECK #:	<i>18404</i>
AMOUNT:	<i>450.00</i>

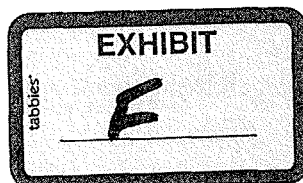
*4784* *4852*  
*4785* *4782*  
*4844*  
*4540*  
*4791*  
*4783*

*56.25 each*

TOTAL AMOUNT DUE: \$ 450.00

THANK YOU, PLEASE ORDER AGAIN!

NOTE: PLEASE INCLUDE ORDER NUMBER WITH PAYMENT.



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# Rahenkamp Design Group, Inc.

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Invoice submitted to:

Mr. Kurt Garber  
Wilson & Garber, P.A.  
437 N. Magnolia Avenue  
Orlando, FL 32801-1524

February 17, 2015

In Reference To: Job #14.093, OOCEA v. Felipe Villagomez-Arriaga  
Project: Wekiva Parkway  
Parcel No. 177

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**For Professional Services Rendered:**

	Hours	Fees
05/06/14 Meeting with Kurt Garber re: review of parent tract, access issues, collaboration with adjoining parcel owners, review of taking	0.80	180.00
05/12/14 Inspect subject property & surrounding neighborhood with Kurt Garber, Christy Wilson, Paul Sherma, Rick Dreggors & Mike Rudd	1.00	225.00
05/18/14 Review OOCEA appraisal report (Bullard, Hall & Adams)	1.20	270.00
06/20/14 Prepare base sheet per add title block information, surrounding parcels and aerials	0.80	76.00
06/23/14 Review survey plans prepared by Michael Rudd	0.20	8.40
Meeting with Kelsey Trujeque re: base sheet preparation	0.40	60.00
06/24/14 Prepare ownership exhibit of subject parcel and surrounding parcels	0.20	19.00
06/26/14 Prepare Existing Conditions plan per add existing buildings, fences, driveways, parent tract, Parcel 177 and associated labels	2.80	266.00
07/24/14 Meeting with Kelsey Trujeque re: survey prepared by Michael T. Rudd for subject property	0.20	30.00
Review construction plans to determine extent of project	0.20	19.00
Conversation with Steve Semonich re: absence of Limited Access Right of Way line in survey; conversation with Steve Semonich re: location of proposed roadway	0.20	8.40
07/25/14 Prepare Future Conditions plan per insert FDOT roadway plans to add proposed southbound State Road 429, northbound State Road 429 and pertinent off-site improvements	6.40	608.00

Development Services • Golf Course Architecture • Eminent Domain  
Landscape Architecture • Land Use Planning  
(LC0003343)

2816 S. MacDill Avenue  
Tampa, FL 33629

Ph: (813) 835-4022 • Ex: (813) 835-9226  
Eric@RDGroup.org • www.RDGroup.org





		<u>Hours</u>	<u>Fees</u>
07/25/14	Review FDOT construction plans to determine extent of project	0.40	38.00
07/28/14	Prepare Future Conditions plan per add Plymouth Sorrento Road, striping, Pond 203-2A, and labels on roads and pertinent off-site improvements	2.00	190.00
	Review Construction Plans and print applicable sheets for subject property	0.40	16.80
07/29/14	Meeting with Kelsey Trujeque re: Existing and Future Conditions plans	0.20	30.00
	Print Existing Conditions plan and Future Condition plan; convert Existing Conditions plan and Future Condition plan to PDFs	0.20	19.00
	Research Future Land Use and zoning district regulations applicable to subject property	0.40	60.00
	Review preliminary Existing & Future Conditions plans; review file in preparation for consultant meeting	0.40	90.00
07/30/14	Conference call with Rick Dreggors, Paul Sherma, Kurt Garber & Christy Wilson re: review of parent tract and taking(s), highest & best use issues, regulatory issues, potential annexation & density	0.40	90.00
	Meeting with Eric Rahenkamp and Steve Semonich re: Ownership Map Existing Conditions plan and Future Conditions plan	0.20	8.40
	Meeting with Eric Rahenkamp and Kelsey Trujeque re: Existing and Future Conditions plan preparation and theory of highest and best use	0.20	30.00
	Meeting with Kelsey Trujeque re: preparation of Existing and Future Conditions master parent tract plans	0.20	30.00
	Prepare Existing Conditions plan per add parent tract and existing improvements into Ownership Map	0.20	19.00
07/31/14	Prepare Existing Conditions plan per add hatch and text to highlight acquisition when overlaid on aerial	0.80	76.00
08/01/14	Prepare Existing Conditions plan per add labels on existing improvements on Ownership Map	1.00	95.00
	Prepare Future Conditions plan per add State Road 429, ponds, wetlands and Limited Access Right of Way to Ownership Map	0.80	76.00
08/04/14	Conversation with Edith Torres with City of Apopka re: schedule meeting to discuss development potential of subject property	0.20	30.00
	Contact Orange County to schedule meeting to discuss development potential of subject property	0.20	30.00
	Research approvals for Kelly Park Crossing DRI; research regulations applicable to Wekiva Study Area	0.40	60.00
	Prepare Ownership Map exhibit per add property boundary and parcel identification	0.40	48.00
08/05/14	Prepare E-mail to Edith Torres with City of Apopka re: schedule meeting to discuss annexation of subject property	0.20	30.00
	Research City of Apopka and Orange County regulations applicable to Wekiva Study Area and Wekiva Parkway Interchange Plan Area	0.40	60.00

	<u>Hours</u>	<u>Fees</u>
08/05/14 Prepare tax map, aerial map, Future Land Use map and Zoning map	1.00	120.00
Compose email to Bonnie Smith, City of Apopka Utilities Department re: utilities for subject property	0.20	8.40
Telephone conversation with Bonnie Smith, City of Apopka Utilities Department re: utilities for subject property	0.20	8.40
08/06/14 Prepare Existing Conditions plan per add easement note	0.60	72.00
Prepare Future Conditions plan per add labels to State Road 429 and future improvements in Ownership Map	0.60	72.00
Prepare location map, Tax Map enlargement, Zoning enlargement, Future Land Use enlargement exhibits	1.80	216.00
Research zoning of adjacent properties in City of Apopka	1.20	144.00
Meeting with Kelsey Trujeque re: Zoning In Progress properties within subject neighborhood	0.80	120.00
08/07/14 Prepare Zoning enlargement and Future Land Use enlargement exhibits to reflect zoning classifications provided by City in Zoning in Process classifications	2.60	312.00
Conversation with Kyle Wilkes from Apopka Planning and Zoning Department re: Mixed Use zoning classification and obtaining Zoning classifications for recently annexed properties adjacent to subject property; compose email to Kyle Wilkes from Apopka Planning and Zoning Department re: parcel numbers for Zoning In Progress classification; prepare Telephone Conversation Report	0.40	48.00
Meeting with Kelsey Trujeque re: exhibit preparation	0.20	24.00
Research City of Apopka Comprehensive Plan and Land Development Code regulations pertinent to highest and best use of subject property; prepare for meeting with Dave Moon with City of Apopka	0.60	90.00
08/08/14 Meeting with David Moon and Rogers Beckett with the City of Apopka re: highest and best use of subject property per annexation; review and obtain Kelly Park Crossing DRI documents and Wekiva Parkway Interchange Plan	1.00	150.00
Prepare memo for utilities pertaining to subject property	0.20	8.40
Dictate Telephone Conversation Report re: clarification of classification on Zoning Map from City of Apopka	0.40	48.00
Prepare Job Meeting Report re: meeting with David Moon with City of Apopka	0.20	30.00
08/11/14 Meeting with Kelsey Trujeque re: ponds and flood management areas	0.60	72.00
Prepare Existing Conditions plan per add 100 year flood line and associated labels	0.80	96.00
Review Kelly Park Crossing Development Order	0.20	45.00
Prepare Existing Conditions plan per add background masks to text	0.40	48.00

	<u>Hours</u>	<u>Fees</u>
08/11/14 Prepare Future Conditions plan per add 100 year flood line and associated labels	0.80	96.00
Conversation with Jennifer Dubois with Orange County re: development potential of subject property and JPA Agreement; coordinate meeting with pertinent staff to review development potential of subject property	0.60	90.00
Prepare E-mail to Jennifer Dubois with Orange County re: list of subject property parcels	0.20	30.00
Review Orange County/City of Apopka JPA Agreement per development entitlements of subject property and surrounding properties; review City of Apopka Interchange Plan per development regulations applicable to subject property	3.40	510.00
08/12/14 Print Existing Conditions plan, Existing Conditions plan with aerial, Future Conditions plan, Future Conditions plan with aerial and exhibits for review	0.80	76.00
Review City of Apopka/Orange County approved JPA Agreement and associated amendments; review Kelly Park Crossing DRI per annexation potential as proposed by David Moon with City of Apopka	0.40	60.00
08/13/14 Prepare Existing Conditions plan per adjust 100 Year Flood Line hatch to be more visible	3.00	360.00
Print and convert plans into PDF format	0.20	19.00
08/21/14 Print Existing Conditions Ownership Map and Future Conditions Ownership Map	0.40	48.00
Prepare Existing Conditions Ownership Map per add Parcel 187	0.60	72.00
08/27/14 Conversation with Diane Smith from Wilson & Garber, P.A. re: finalizing plans	0.20	24.00
Convert plans to PDF format; print Existing Conditions plan, Existing Conditions plan with aerial, Future Conditions plan and Future Conditions plan with aerial	0.80	76.00
Meeting with Kelsey Trujeque re: reducing PDF size to be sent via email	0.20	24.00
08/28/14 Prepare package of plans to Kurt Garber	1.20	114.00
09/11/14 Meeting with Eric Rahenkamp re: water/sewer utilities and annexation alternatives	0.20	30.00
Conference call with Kurt Garber and Eric Rahenkamp re: highest and best use	0.20	30.00
Conference call with Rick Dreggors, Paul Sherma, Kurt Garber & Christy Wilson re: regulatory issues, highest & best use issues; conversation with Kurt Garber re: annexation issues, permissible density	0.40	90.00
09/14/14 Review Interlocal Agreement, First Amendment & Second Amendment; review Wekiva Parkway Interchange Plan	0.40	90.00
09/15/14 Conference call with Paul Sherma, Rick Dreggors, Kurt Garber & Christy Wilson re: annexation issues, highest & best use	0.20	45.00

		Hours	Fees
09/15/14	Conference call with Paul Sherma, Rick Dreggors, Kurt Garber & Christy Wilson re: annexation issues, highest & best use	0.20	45.00
	Review Joint Planning Area Agreement and Interchange Plan for density regulations	0.60	90.00
	Research proposed utility information for subject neighborhood	0.60	90.00
	Prepare E-mail to Paul Sherma re: utility research	0.20	30.00
	Dictate land planning report	3.40	765.00
09/22/14	Prepare preliminary Existing Conditions plan for parent parcel	0.20	45.00
	Meeting with Eric Rahenkamp and Steve Semonich re: future conditions and area of subject property	2.00	240.00
	Prepare Existing Conditions plan per add proposed conditions and confirm area calculations of subject property and acquisition	5.40	648.00
	Meeting with Eric Rahenkamp and Kelsey Trujeque re: preparation of land planning report	0.20	30.00
	Meeting with Kelsey Trujeque re: area calculations of subject property	0.40	60.00
	Prepare Future Conditions plan per add proposed conditions and confirm area calculations of remaining property	2.20	264.00
	Dictate land planning report	3.40	510.00
	Meeting with Kelsey Trujeque re: reviewing construction plans per identify property elevation	0.20	24.00
	Print and convert plans and exhibits to PDF format; consolidate plans into single PDF; consolidate exhibits into single PDF	0.80	96.00
	Edit land planning report	0.80	180.00
	Review Orange County and City of Apopka regulations per preparation of land planning report	2.40	360.00
09/23/14	Prepare Northwest Small Area Plan and Northwest Small Area Plan (Enlargement) exhibits	3.40	408.00
	Telephone conversation with Kelsey Trujeque & Kurt Garber re: Phil's Lane easement width(s); entitlements for entire joint community	0.80	180.00
	Edit land planning report per additional parcel, access issues	1.80	405.00
	Telephone conversation with Paul Sherma re: utility connection points	0.20	45.00
	Meeting with Kelsey Trujeque re: exhibit preparation and enlargements	0.40	48.00
09/24/14	Prepare Existing Conditions Proposed plan per add Parcel 187	2.20	264.00
	Meeting with Kelsey Trujeque re: color palette selection, overlaying plans on aerial images and exhibit enlargements	1.20	144.00
	Research Harper Parcel to confirm area; research Orange County and City of Apopka Comprehensive Plans re: growth projections, proposed utilities along Plymouth Sorrento Road and city Planned Unit Development zoning; research comparable subdivisions within proximity to subject property	4.40	528.00
	Meeting with Steve Semonich re: area of Parcel 187, subdivision comparables and areas of combined parcels	1.00	120.00

		Hours	Fees
09/24/14	Convert plans and exhibits into PDF format; compress aerial plans document size for e mailing	1.00	120.00
	Convert plans and exhibits into PDF format	0.80	76.00
	Meeting with Kelsey Trujeque re: finalization of land planning report	0.40	60.00
	Research historic references of utility expansion with subject neighborhood; research Orange County and City of Apopka Comprehensive plan provisions related anticipated growth within subject neighborhood	1.60	240.00
	Conversation with Rogers Beckett with City of Apopka re: Comprehensive Plan Policy 3.5	0.20	30.00
	Dictate land planning report	0.60	90.00
09/25/14	Research comparable subdivisions within proximity to subject property	1.80	216.00
	Meeting with Steve Semonich re: comparable subdivision in proximity to subject property	1.00	120.00
	Meeting with Kelsey Trujeque re: subdivision locations in relationship to subject property; meeting with Kelsey Trujeque and Steve Semonich re: exhibit preparation and subdivision selection for comparable subdivision exhibits	0.60	72.00
	Convert plans into PDF format	0.20	19.00
	Edit land planning report	0.40	90.00
	Research Orange County and City of Apopka secondary road regulations; research historic references of necessity to widen Plymouth Sorrento Road	1.60	240.00
	Meeting with Kelsey Trujeque re: plans and exhibits for land planning report	1.00	150.00
09/26/14	Meeting with Kelsey Trujeque re: AutoCAD layers and color palette	0.60	72.00
	Print and convert plans and exhibits into PDF format; consolidate plans into single PDF; consolidate exhibits into single PDF; print and convert final plans and exhibits into PDF format	1.00	95.00
	Conversation with Steve Semonich and Rick Dreggors re: comparable subdivisions	0.20	24.00
	Dictate land planning report	3.00	450.00
	Prepare E-mail to Kurt Garber re: land planning report	0.20	30.00
	Conversation with Kurt Garber re: land planning report	0.20	30.00
	Meeting with Kelsey Trujeque re: preparation of land planning report exhibits	0.40	60.00
09/29/14	Print plans and exhibits for final land planning report	0.40	38.00
	Research comparable subdivisions within proximity to subject property	2.00	240.00
09/30/14	Conversation with Kurt Garber re: utility information	0.20	30.00
10/01/14	Dictate land planning report	0.80	120.00
	Research Orange County and City of Apopka school capacity data	0.40	60.00

	<u>Hours</u>	<u>Fees</u>
10/02/14 Research Orange County and City of Apopka school capacity data	0.20	30.00
12/07/14 Review PEER engineering report	0.60	135.00
12/23/14 Review Central Florida Expressway Authority appraisal (Bullard, Hall & Adams)	0.60	135.00
02/04/15 Review summation prepared by Donald W. McIntosh Associates, Inc.	0.20	30.00
02/05/15 Review City of Apopka and Florida Statutes per annexation	0.20	30.00
Conference call with Rick Dreggors, Courtney Abrams, Paul Sherma and Kurt Garber re: discuss report prepared by Donald McIntosh Associates, Inc.	0.20	30.00
Total Professional Services:	113.20	\$15,293.20

---

**For Expenses Incurred:**

B&W Xerox:	121.60
Binding:	2.75
Color Xerox:	184.45
Glossy Plots:	14.40
Total Expenses:	<u>\$323.20</u>
Total This Invoice:	<u>\$15,616.40</u>

---

**Balance Now Due:**\$15,616.40

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ORLANDO, FL  
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# INVOICE

July 23, 2014

WILSON & GARBER, P.A.

PARCEL 177  
Felipe Villagomez-Arriaga  
c/o. Kurt Garber, Wilson & Garber, P.A.  
attn: Diane Smith

CASE:	Villa-Gomez
IC/SU #:	0782
APPROVED BY:	[Signature]
DATE:	
PAID DATE:	8/14/14
CHECK #:	18402
AMOUNT:	4300.00 / 12730.00

\*Email\*

Project Name: PARCEL 177

For professional services in connection with the preparation of a boundary and topographic survey for the above referenced project. Including the research of the public records, review of survey by others, field surveying and mathematical breakdown of the NE ¼ and SE ¼ of Section 24-20-27, the detail location and confirmation of all fencing, all manmade improvements, gates, well and access rights. Location of the parole evidence of boundary line occupation and determination of Deed corners. Review S.R. 429 (Wekiva Parkway) Right of Way Maps and Taking documents verifying the acreage and delineate on final map of survey. The preparation of a final survey drawing depicting all the above mentioned improvements and access rights.

<u>Staff Person</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Professional Land Surveyor	6 hours	\$ 87.50/hr.	525.00
Field Survey Crew (Robotic/ATV)	16 hours	\$ 95.00/hr.	1520.00
CAD /Survey Technician	32 hours	\$ 65.00/hr.	2080.00
Administrative	3 hours	\$ 40.00/hr.	120.00
<u>Totals</u>			<u>\$4,245.00</u>

Out of pocket expenses (maps, plats, reproduction, etc.) est. \$ 55.00

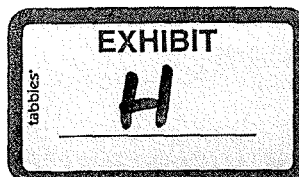
**TOTAL FEE** **\$4,300.00**

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MICHAEL T. RUDD  
1210 BAHAMA DRIVE  
ORLANDO, FLORIDA 32806

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Should you have any questions concerning this invoice please do not hesitate to contact me, my cell is 407-342-0676.





INVOICE – No. 120a

February 12, 2015

Wekiva Parkway-SR429

Wekiva Parkway-SR429  
Wilson & Garber, P.A.  
c/o Diane Smith

\*Via Email\*

133.41  
4789, 133.41  
4785, 133.41  
4844, 133.41  
478-  
133.41

CASE:	
IC/BU &	
APPROVED BY:	<i>[Signature]</i>
DATE:	
PAID DATE:	2/19/15
CHECK #	18215
AMOUNT	533.65

Project Name:

WEKIVA PARKWAY-SR429

Preparation of Survey report booklets and associated documents for court which includes the administrative, blueprints, and supplies.

Administrative:	9hrs @ \$40 per	\$ 360.00
Blueprints:		\$ 13.21
Supplies (paper, toner, binders)		\$ 160.44
<b>Total amount due this Invoice</b>		<b>\$ 533.65</b>

PLEASE MAKE CHECKS PAYABLE TO:

MICHAEL RUDD & ASSOCIATES, LLC.  
1210 BAHAMA DRIVE  
ORLANDO, FLORIDA 32806

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Thank you for this opportunity to have served you.

MICHAEL RUDD & ASSOCIATES, LLC – 1210 BAHAMA DRIVE – ORLANDO, FLORIDA 32806  
WEB: [WWW.michaeltrudd.com](http://WWW.michaeltrudd.com) – email: [Michael@michaeltrudd.com](mailto:Michael@michaeltrudd.com) – phone 342-0676



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JUL 23 2014

July 23, 2014 WILSON & GARBER, P.A.

Wekiva Parkway – SR 429  
PARCELS 177, 180, 185, 186, 188 & HARPER  
Expert Witness Services  
c/o. Kurt Garber, Wilson & Garber, P.A.  
attn: Diane Smith

**HOLD**

CASE:	<i>Wekiva case</i>
IC/SU #:	
APPROVED BY:	<i>[Signature]</i>
DATE:	
PAID DATE:	
CHECK #:	
AMOUNT:	

\*Email\*

Project Name: Expert Witness

*4784, 4785, 4844, 4540,  
4791, 4783, 4852,  
4786*

For professional services in connection with the preparation of Expert Witness efforts for the above referenced Project. Including but not limited to preparation for Deposition, attending Deposition, preparing for Trial and attending trial.

<u>Staff Person</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Professional Land Surveyor	20 hours	@ \$ 87.50/hr.	1,750.00
Administrative	28 hours	@ \$ 40.00/hr.	1,120.00
<u>Totals</u>			<u>\$2,870.00</u>

Out of Pocket Expenses (reproduction etc. etc.) \$100.64

**TOTAL FEE \$ 2,970.64**

PLEASE MAKE CHECKS PAYABLE TO:

MICHAEL T. RUDD  
1210 BAHAMA DRIVE  
ORLANDO, FLORIDA 32806

*495.11*  
*[Signature]*

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Wilson, Garber & Small, PA  
437 N. Magnolia Avenue  
Orlando, FL 32801

WILSON & GARBER, P.A.

# INVOICE

Invoice No.	Invoice Date	Job No.
149135	6/27/2014	167723
Job Date	Case No.	
6/25/2014	2014CA0036980	
Case Name		
Orlando-Orange County Expressway Authority vs. Darrell and Katie Reid, et al.		
Payment Terms		
Net 30		

## 1 CERTIFIED COPY OF TRANSCRIPT OF:

Michael T. Rudd

ASCII, Condensed

Delivery, Shipping and Handling

## 1 CERTIFIED COPY OF TRANSCRIPT OF:

Paul Sherma

ASCII, Condensed

CASE: <u>Wetmore Pkwy Cases</u>	16.00	Pages	135.70
IC/SU #:			35.00
APPROVED BY: <u>2/2/10</u>			20.00
DATE: <u>12/1/14</u>			
PAID DATE: <u>7/3/14</u>			
CHECK #: <u>18360</u>	42.00	Pages	123.90
AMOUNT: <u>349.60 / 374.35</u>			35.00
TOTAL DUE >>>			\$349.60

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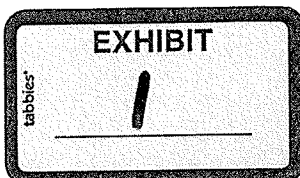
Tax ID: 59-2754282

Please detach bottom portion and return with payment.

Kurt H. Garber, Esquire  
Wilson, Garber & Small, PA  
437 N. Magnolia Avenue  
Orlando, FL 32801

Job No. : 167723 BU ID : Central FL  
Case No. : 2014CA0036980  
Case Name : Orlando-Orange County Expressway Authority  
vs. Darrell and Katie Reid, et al.  
Invoice No. : 149135 Invoice Date : 6/27/2014  
Total Due : \$ 349.60

Remit To: **Orange Legal, Inc.**  
633 East Colonial Drive  
Orlando, FL 32803



## PAYMENT WITH CREDIT CARD



Cardholder's Name: \_\_\_\_\_  
Card Number: \_\_\_\_\_  
Exp. Date: \_\_\_\_\_ Phone#: \_\_\_\_\_  
Billing Address: \_\_\_\_\_  
Zip: \_\_\_\_\_ Card Security Code: \_\_\_\_\_  
Amount to Charge: \_\_\_\_\_  
Cardholder's Signature: \_\_\_\_\_

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Kurt H. Garber, Esquire  
Wilson, Garber & Small, PA  
437 N. Magnolia Avenue  
Orlando, FL 32801

WILSON & GARBEN, P.A.

Invoice No.	Invoice Date	Job No.
149456	6/30/2014	167723
Job Date	Case No.	
6/25/2014	2014CA0036980	
Case Name		
Orlando-Orange County Expressway Authority vs. Darrell and Katie Reid, et al.		
Payment Terms		
Net 30		

Michael T. Rudd- w/ exhibits

Exhibit Charge - Scan Only

19.00 Pages

4.75

Exhibit Charge

20.00

**TOTAL DUE >>>**

**\$24.75**

Reference No. : 165658

Scanned and emailed Exhibits only. Exh Pet.B was an over sized scan.

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IC 4782 46.79  
83 46.79  
84 46.79  
85 46.79  
91 46.79  
4844 46.80  
4852 46.80  
4540 46.80

CASE: 165658  
IC/SU #:  
APPROVED BY: [Signature]  
DATE: 7/2/14  
PAID DATE: 7/3/14  
CHECK #: 18360  
AMOUNT: 24.75 / 374.35

Tax ID: 59-2754282

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Kurt H. Garber, Esquire  
Wilson, Garber & Small, PA  
437 N. Magnolia Avenue  
Orlando, FL 32801

Job No. : 167723 BU ID : Central FL  
Case No. : 2014CA0036980  
Case Name : Orlando-Orange County Expressway Authority vs. Darrell and Katie Reid, et al.  
Invoice No. : 149456 Invoice Date : 6/30/2014  
**Total Due : \$ 24.75**

Remit To: **Orange Legal, Inc.**  
633 East Colonial Drive  
Orlando, FL 32803

## PAYMENT WITH CREDIT CARD



Cardholder's Name: \_\_\_\_\_  
Card Number: \_\_\_\_\_  
Exp. Date: \_\_\_\_\_ Phone#: \_\_\_\_\_  
Billing Address: \_\_\_\_\_  
Zip: \_\_\_\_\_ Card Security Code: \_\_\_\_\_  
Amount to Charge: \_\_\_\_\_  
Cardholder's Signature: \_\_\_\_\_

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J. Christy Wilson, III, Esquire  
Wilson, Garber & Small, PA  
437 N. Magnolia Avenue  
Orlando, FL 32801

WILSON & GARBER, P.A.

Invoice No.	Invoice Date	Job No.
152378	7/24/2014	171596
Job Date	Case No.	
7/18/2014	2014CA0036410	
Case Name		
Central Florida Expressway Authority vs. Robert Strier & Adis Strier		
Payment Terms		
Net 30		

## 1 CERTIFIED COPY OF TRANSCRIPT OF:

Hearing before the Honorable John Marshall Kest, Volume I & II

301.00 Pages

887.95

ASCII, Condensed

35.00

E-mail transcript

0.00

Delivery

20.00

11987.25

**TOTAL DUE >>>**

**\$942.95**

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4784, 4785, 4844,  
4540, 4791, 4783,  
4852, 4782

CASE:	Wetmore Cases
IC/SU #:	
APPROVED BY:	[Signature]
DATE:	
PAID DATE:	7/30/14
CHECK #:	18385
AMOUNT:	942.95

**Tax ID:** 59-2754282

Please detach bottom portion and return with payment.

J. Christy Wilson, III, Esquire  
Wilson, Garber & Small, PA  
437 N. Magnolia Avenue  
Orlando, FL 32801

Job No. : 171596 BU ID : Central FL  
Case No. : 2014CA0036410  
Case Name : Central Florida Expressway Authority vs. Robert Strier & Adis Strier  
Invoice No. : 152378 Invoice Date : 7/24/2014  
**Total Due : \$ 942.95**

Remit To: **Orange Legal, Inc.**  
633 East Colonial Drive  
Orlando, FL 32803

### PAYMENT WITH CREDIT CARD



Cardholder's Name:	
Card Number:	
Exp. Date:	Phone#:
Billing Address:	
Zip:	Card Security Code:
Amount to Charge:	
Cardholder's Signature:	

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Invoice No.	Invoice Date	Job No.
19496	7/9/2014	11981
Job Date	Case No.	
6/24/2014	2014-CA-3592-0	
Case Name		
Orlando-Orange County Expressway vs. Kenneth Grimm		
Payment Terms		
Due upon receipt		

J. Christy Wilson  
 Wilson & Garber, P.A.  
 437 N. Magnolia Avenue  
 Orlando, FL 32801

CASE:	
IC/SU #:	
APPROVED BY:	
DATE:	
PAID DATE:	
CHECK #:	
AMOUNT:	

**DEPOSITION TRANSCRIPT OF:**

Deborah Keeter  
 E-Litigation Package

32.00 Pages	@	4.25	136.00
		35.00	35.00

**DEPOSITION TRANSCRIPT OF:**

Chad Durrance  
 E-Litigation Package

86.00 Pages	@	4.25	365.50
		35.00	35.00

**DEPOSITION TRANSCRIPT OF:**

Harry Collison  
 Deposition: First Hour  
 Deposition: Additional Hour(s)  
 E-Litigation Package  
 Shipping and Handling

34.00 Pages	@	4.25	144.50
		75.00	75.00
5.00 Hours	@	50.00	250.00
		35.00	35.00
		15.00	15.00

4791 4784  
 4782 4785  
 4852 4844  
 4780 4540  
 4783 4540

2014-CA-3641-O  
 201-CA-3658-O  
 201-CA-3636-O

CASE:	
IC/SU #:	
APPROVED BY:	
DATE:	
PAID DATE:	7/28/14
CHECK #:	18381
AMOUNT:	1091.00/2997.75

**TOTAL DUE >>> \$1,091.00**

Tax ID: 90-0628164

Phone: 407-843-4321 Fax: 407-423-1505

Please detach bottom portion and return with payment.

J. Christy Wilson  
 Wilson & Garber, P.A.  
 437 N. Magnolia Avenue  
 Orlando, FL 32801

Invoice No. : 19496  
 Invoice Date : 7/9/2014  
 Total Due : \$ 1,091.00

Remit To: **Phipps Reporting, Inc.**  
 100 S.E. Third Avenue  
 Suite 2200  
 Fort Lauderdale, FL 33394

Job No. : 11981  
 BU ID : 2-Central  
 Case No. : 2014-CA-3592-0  
 Case Name : Orlando-Orange County Expressway vs. Kenneth Grimm



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WILSON & GARBER, P.A.

Invoice No.	Invoice Date	Job No.
19574	7/1/2014	11979
Job Date	Case No.	
6/18/2014	2014-CA-3592-0	
Case Name		
Orlando-Orange County Expressway vs. Kenneth Grimm		
Payment Terms		
Due upon receipt		

## DEPOSITION TRANSCRIPT OF:

David Hall

74.00 Pages @ 4.25 314.50  
 35.00 35.00

E-Litigation Package

## DEPOSITION TRANSCRIPT OF:

Glenn Pressimone

4784, 4785,

4844, 4540,

4783

56.00 Pages @ 4.25 238.00

Deposition: First Hour

75.00 75.00

Deposition: Additional Hour(s)

4791, 4782, 4852

2.00 Hours @ 50.00 100.00

E-Litigation Package

35.00 35.00

Shipping and Handling

15.00 15.00

CASE:	
IC/SU #:	
APPROVED BY:	<i>[Signature]</i>
DATE:	
PAID DATE:	7/25/14
CHECK #:	18381
AMOUNT:	812.50/2997.75

TOTAL DUE >>> \$812.50

201-CA-3658-O  
 201-CA-3636-O  
 2014-CA-3641-O

Tax ID: 90-0628164

Phone: 407-843-4321 Fax: 407-423-1505

Please detach bottom portion and return with payment.

J. Christy Wilson  
 Wilson & Garber, P.A.  
 437 N. Magnolia Avenue  
 Orlando, FL 32801

Invoice No. : 19574  
 Invoice Date : 7/1/2014  
 Total Due : \$ 812.50

Remit To: Phipps Reporting, Inc.  
 100 S.E. Third Avenue  
 Suite 2200  
 Fort Lauderdale, FL 33394

Job No. : 11979  
 BU ID : 2-Central  
 Case No. : 2014-CA-3592-0  
 Case Name : Orlando-Orange County Expressway vs. Kenneth Grimm

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JUL 18 2014

J. Christy Wilson  
 Wilson & Garber, P.A.  
 437 N. Magnolia Avenue  
 Orlando, FL 32801

WILSON & GARBER, P.A.

<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Job No.</b>
19589	6/30/2014	11980
<b>Job Date</b>	<b>Case No.</b>	
6/23/2014	2014-CA-3592-0	
<b>Case Name</b>		
Orlando-Orange County Expressway vs. Kenneth Grimm		
<b>Payment Terms</b>		
Due upon receipt		

DEPOSITION TRANSCRIPT OF:

Scott Bear

35.00 Pages @ 4.25 148.75  
 35.00 35.00

E-Litigation Package

DEPOSITION TRANSCRIPT OF:

Debra Reddick

52.00 Pages @ 4.25 221.00  
 35.00 35.00

E-Litigation Package

DEPOSITION TRANSCRIPT OF:

Deborah Poindexter

54.00 Pages @ 4.25 229.50

Deposition: First Hour

Deposition: Additional Hour(s)

6.00 Hours @ 50.00 300.00

E-Litigation Package

Shipping and Handling

35.00 35.00  
 15.00 15.00

4784, 4785,  
 4844, 4540,  
 4791, 4782, 4852, 4783

CASE: Wilson & Garber  
 IC/SU #:                       
 APPROVED BY: [Signature]  
 DATE: 7/20/14  
 PAID DATE: 7/20/14  
 CHECK #: 1838  
 AMOUNT: 1094.25/2997.75

TOTAL DUE >>> \$1,094.25

2014-CA-3641-O  
 201-CA-3658-O  
 201-CA-3636-O

Tax ID: 90-0628164

Phone: 407-843-4321 Fax: 407-423-1505

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J. Christy Wilson  
 Wilson & Garber, P.A.  
 437 N. Magnolia Avenue  
 Orlando, FL 32801

Invoice No. : 19589  
 Invoice Date : 6/30/2014  
 Total Due : \$ 1,094.25

Remit To: Phipps Reporting, Inc.  
 100 S.E. Third Avenue  
 Suite 2200  
 Fort Lauderdale, FL 33394

Job No. : 11980  
 BU ID : 2-Central  
 Case No. : 2014-CA-3592-0  
 Case Name : Orlando-Orange County Expressway vs. Kenneth Grimm

# INVOICE

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JAN 23 2015

J. Christy Wilson  
Wilson & Garber, P.A.  
437 North Magnolia Avenue  
Orlando, FL 32801

WILSON & GARBER, P.A.

Invoice No.	Invoice Date	Job No.
24129	1/15/2015	16265
Job Date	Case No.	
1/6/2015	2014-CA-3641-O	
Case Name		
Orlando-Orange County Expressway Authority vs. Robert Strier		
Payment Terms		
Due upon receipt		

## HEARING TRANSCRIPT BEFORE:

Judge John Marshall Kest  
Hearing: Appearance First Hour  
E-Litigation Package  
Shipping and Handling

4784, 4785, 4844, 4782

CASE:	
IC/BU #	
APPROVED BY:	<i>[Signature]</i>
DATE:	2/5/15
PAID DATE:	2/5/15
CHECK #:	18607
AMOUNT	271.75

126.75  
95.00 95.00  
35.00 35.00  
15.00 15.00

**TOTAL DUE >>> \$271.75**  
AFTER 3/1/2015 PAY \$298.93

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Payment is not contingent upon client reimbursement. Accounts not paid in full within 30 days accrue interest at the rate of 1.5% per month. If an attorney is engaged to collect any unpaid amount you are responsible for the attorney's fees and all costs of collection. Any litigation to collect past due accounts shall be in Palm Beach County, Florida.

(-) Payments/Credits: 0.00  
(+) Finance Charges/Debits: 0.00  
(=) New Balance: \$271.75

Tax ID: 90-0628164

Phone: 407-843-4321 Fax: 407-423-1505

Please detach bottom portion and return with payment.

J. Christy Wilson  
Wilson & Garber, P.A.  
437 North Magnolia Avenue  
Orlando, FL 32801

Invoice No. : 24129  
Invoice Date : 1/15/2015  
Total Due : \$ 271.75

Remit To: **Phipps Reporting, Inc.**  
100 S.E. Third Avenue  
Suite 2200  
Fort Lauderdale, FL 33394

Job No. : 16265  
BU ID : 2-Central  
Case No. : 2014-CA-3641-O  
Case Name : Orlando-Orange County Expressway  
Authority vs. Robert Strier



# INVOICE

*Phipps Reporting*

100 SE 3rd Avenue, Suite 2200, Ft. Lauderdale, FL 33394

TEL: 888-811-3408 FAX: 561-290-1595

billing@phipp reporting.com • www.phipp reporting.com

RECEIVED

ORLANDO, FL

FEB 04 2015

WILSON & GARBER, P.A.

J. Christy Wilson  
Wilson & Garber, P.A.  
437 North Magnolia Avenue  
Orlando, FL 32801

Invoice No.	Invoice Date	Job No.
24324	1/30/2015	16662
Job Date	Case No.	
1/21/2015	2014-CA-3658-O	
Case Name		
Central Florida Expressway Authority vs. John Humason		
Payment Terms		
Due upon receipt		

## HEARING TRANSCRIPT BEFORE:

Judge John Marshall Kest

Hearing: Appearance First Hour

8.00

95.00

95.00

**TOTAL DUE >>>**

**\$103.00**

AFTER 3/16/2015 PAY

\$113.30

Thanks for choosing Phipps Reporting!

Payment is not contingent upon client reimbursement. Accounts not paid in full within 30 days accrue interest at the rate of 1.5% per month. If an attorney is engaged to collect any unpaid amount you are responsible for the attorney's fees and all costs of collection. Any litigation to collect past due accounts shall be in Palm Beach County, Florida.

CASE	4784, 4785, 4844, 4782
IC/SU #	
APPROVED BY:	[Signature]
DATE:	
PAID DATE:	2/12/15
CHECK #:	18612
AMOUNT:	103.00

(-) Payments/Credits: 0.00

(+) Finance Charges/Debits: 0.00

(=) New Balance: **\$103.00**

25.75 each

Tax ID: 90-0628164

Phone: 407-843-4321 Fax: 407-423-1505

Please detach bottom portion and return with payment.

J. Christy Wilson  
Wilson & Garber, P.A.  
437 North Magnolia Avenue  
Orlando, FL 32801

Invoice No. : 24324  
Invoice Date : 1/30/2015  
Total Due : \$ 103.00

Remit To: **Phipps Reporting, Inc.**  
**100 S.E. Third Avenue**  
**Suite 2200**  
**Fort Lauderdale, FL 33394**

Job No. : 16662  
BU ID : 2-Central  
Case No. : 2014-CA-3658-O  
Case Name : Central Florida Expressway Authority vs. John Humason

# STATEMENT

*Phipps Reporting*

100 SE 3rd Avenue, Suite 2200, Ft. Lauderdale, FL 33394

TEL: 888-811-3408 FAX: 561-290-1595  
 billing@phipp reporting.com • www.phipp reporting.com

APR 06 2015

Accounts Payable  
 Wilson & Garber, P.A.  
 437 North Magnolia Avenue  
 Orlando, FL 32801

WILSON & GARBER, P.A.

PAST DUE

Account No.	Date
F2619	4/2/2015

Current	30 Days	60 Days
\$0.00	\$515.35	\$0.00
90 Days	120 Days & Over	Total Due
\$0.00	\$0.00	\$515.35

Page 1 of 1

Invoice Date	Invoice No.	Balance	Job Date	Witness	Case Name
2/28/2015	24996	515.35	2/19/2015	Jeffrey J. Newton	Orlando-Orange County Expressway Authority vs. John Humason
<p><i>Small equity</i></p> <p><i>Villagomez 4782</i></p> <p><i>Croney 4784</i></p> <p><i>Croney 4785</i></p> <p><i>Croney 4844</i></p> <p><i>King 4540</i></p> <p><i>103.07 each</i></p> <div>                     CASE: _____                      IC/SU #: _____                      APPROVED BY: _____                      DATE: _____                      PAID DATE: <u>4/9/15</u>                      CHECK #: _____                      AMOUNT: <u>515.35</u> </div>					

Tax ID: 90-0628164

Phone: 407-843-4321 Fax: 407-423-1505

Please detach bottom portion and return with payment.

Accounts Payable  
 Wilson & Garber, P.A.  
 437 North Magnolia Avenue  
 Orlando, FL 32801

Account No. : F2619  
 Date : 4/2/2015  
 Total Due : \$ 515.35

Remit To: Phipps Reporting, Inc.  
 100 S.E. Third Avenue  
 Suite 2200  
 Fort Lauderdale, FL 33394



# Aerial Cartographics of America, Inc.

Digital Mapping - Lamp - Helicopter LiDAR - Mobile LiDAR - Digital Orthophotography - HD Video

CASE: \_\_\_\_\_  
 IC/SU #: \_\_\_\_\_  
 APPROVED BY: [Signature]  
 DATE: \_\_\_\_\_  
 PAID DATE: all wk via 10/23/14  
 CHECK #: 18489  
 AMOUNT: 782.78

## INVOICE

Ship Date: 10/20/2014  
 Ref Job #: 2012605.68  
 Ship By: Client Pickup

<b>Sold To:</b> Wilson & Garber, P.A. 437 North Magnolia Avenue  Orlando, FL 32801 Christy Wilson P: 407-843-4321	<b>Ship To:</b> Wilson & Garber, P.A. 437 North Magnolia Avenue  Orlando, FL 32801 Christy Wilson P: 407-843-4321
---	---

Order Date	Customer Order	Name	SP	Inv Date	Inv #
10/20/201		2013 Aerials	KG	10/21/201	190345

Qty Ordered	Description	Unit Price	Amount	
1	Color	\$475.00	\$475.00	1st
	Special	\$0.00	\$0.00	Add
	30" x 54" Mounted Print	\$0.00	\$0.00	Oth
	Color Balance	\$0.00	\$0.00	
<b>Sub Total:</b>			<b>\$475.00</b>	

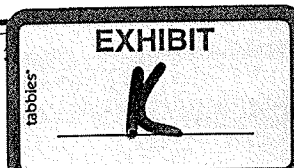
Qty Ordered	Description	Unit Price	Amount	
1	Color	\$175.00	\$175.00	1st
	Special	\$0.00	\$0.00	Add
	15" x 35" Mounted Print	\$0.00	\$0.00	Oth
	Color Balance	\$0.00	\$0.00	
<b>Sub Total:</b>			<b>\$175.00</b>	

Qty Ordered	Description	Unit Price	Amount	
1	Color	\$85.00	\$85.00	1st
	Special	\$0.00	\$0.00	Add
	8" x 13" Mounted Print	\$0.00	\$0.00	Oth
	Color Balance	\$0.00	\$0.00	
<b>Sub Total:</b>			<b>\$85.00</b>	

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Check Invoice: 190345 1 of 2

423 South Keller Road, Suite 300, Orlando, Florida



80

Fax: 407-855-8250

www.aca-net.com



# Aerial Cartographics of America, Inc.

Digital Mapping - Lamp - Helicopter LiDAR - Mobile LiDAR - Digital Orthophotography - HD Video

## INVOICE

Ship Date

10/20/2014

Ref Job #

2012605.68

Ship By

Client Pickup

Sold To:

Wilson & Garber, P.A.  
437 North Magnolia Avenue

Orlando, FL 32801

Christy Wilson

P: 407-843-4321

F:

Ship To:

Wilson & Garber, P.A.  
437 North Magnolia Avenue

Orlando, FL 32801

Christy Wilson

P: 407-843-4321

F:

Order Date	Customer Order	Name	SP	Inv Date	Inv #
10/20/201		2013 Aerials	KG	10/21/201	190345

Item Total: \$735.00

Discount: \$0.00

Sales Tax: \$47.78

Shipping: \$0.00

Grand Total: \$782.78

IC 4782	97.85	IC4791	97.85
IC 4783	97.85	IC 4852	97.85
IC 4784	97.84	IC4540	97.85
IC4785	97.84	IC4844	97.85

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Check Invoice: 190345 2 of 2



CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
4974 ORL Tower Rd  
ORLANDO, FL 32807  
(407)690-5000

INVOICE 0819

Page 1 of 1

WILSON & GARBER, P.A.  
437 N. MAGNOLIA AVE.  
ORLANDO, FL 32801

DATE	8/19/2014
ACCOUNT	0819
AMT DUE	500.00

Attn: Chrisy Wilson

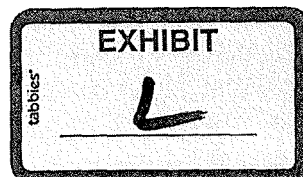
Amount Paid \_\_\_\_\_

MAKE CHECKS PAYABLE TO THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY

DESCRIPTION	AMOUNT
Public Record Request - Appraisals	
Breakdown of cost: 20 hrs @ \$25.00	
<div>RECEIVED ORLANDO, FL AUG 20 2014</div> <div>WILSON &amp; GARBER, P.A.</div> <div>paid 8/21/14 ✓ #18418 \$500<sup>00</sup></div>	500.00
Total Amount Due:	500.00
<div>CASE: <u>Weekia Cases</u></div> <div>IC/EL # _____</div> <div>APPROVED BY: _____</div> <div>DATE: _____</div> <div>PAID DATE: _____</div> <div>CHECK # _____</div> <div>AMOUNT: _____</div> <div><u>divide equally</u></div>	
	<u>62.50 each</u>
PAYABLE UPON RECEIPT	500.00

Please Remit to: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
4974 ORL Tower Rd  
ORLANDO, FL 32807  
(407)690-5000



**CENTRAL  
FLORIDA  
EXPRESSWAY  
AUTHORITY**

**CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY**

4974 ORL Tower Rd  
ORLANDO, FL 32807  
(407)690-5000

INVOICE 0114

Page 1 of 1

RECEIVED  
ORLANDO, FL

JAN 20 2015

DATE	1/14/2015
ACCOUNT	114
AMT DUE	81.00

WILSON & GARBER  
437 NORTH MAGNOLIA AVENUE  
ORLANDO, FL 32801-1524

WILSON & GARBER, P.A.

Attn: B. Diane Smith, FRP

Amount Paid

MAKE CHECKS PAYABLE TO THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY**

DESCRIPTION	AMOUNT
For Public Record Request dated December 17, 2014 Project 429-2030  4.5 hrs @ \$18.00	81.00
<div>CASE: _____ IC/SU #: _____ APPROVED BY: <u>[Signature]</u> DATE: _____ PAID DATE: <u>1/20/15</u> CHECK #: <u>18583</u> AMOUNT: <u>81.00</u></div>	
Total Amount Due:	81.00
PAYABLE UPON RECEIPT	81.00

Please Remit to: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
4974 ORL Tower Rd  
ORLANDO, FL 32807  
(407)690-5000



# THE PRESENTATION GROUP

## LITIGATION SUPPORT

Federal Tax ID 59-3249956

2702 E. Robinson Street  
Orlando, FL 32803  
(407) 894-4760 phone  
(407) 895-4810 fax  
www.presentationgroup.com

DATE

6/21/2006

INVOICE NO.

144335

## Invoice

### BILL TO

Wilson, Garber & Small, P.A.  
437 N. Magnolia Avenue  
Orlando, FL 32801-1524  
Attn: Diane Smith

RECEIVED  
ORLANDO, FL  
JUN 23 2006  
WILSON, GARBER  
& SMALL, P.A.

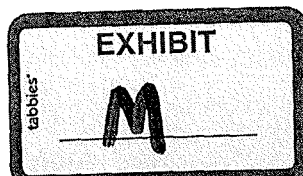
Same

P.O. NO.	TERMS	REP	SHIP DATE	SHIP VIA	JOB NO
Diane Smith	Due On Receipt	FL3	6/19/2006	Our Driver	6-374
ITEM	DESCRIPTION	QTY	RATE	AMOUNT	
CS	Case Name/ #: Crovey/4785		0.00	0.00	
COPCL1	Color Copies 11 x 17-Quantity 1-50 Orange County, FL Sales Tax	9	2.00 6.50%	18.00 1.17	
	Villagomez- Arriaga IC4782				
	Jack & Joyce Cravey IC4784				
	James Cravey IC4785				
	Dr. Diaz IC 4540				
	Ellis Hall IC4791				
	Thomas Harper IC4783				
	Adam Dionna IC4778 2.13				
	\$ 2.74 each				
	<div><div><div>1994</div><div>THE PRESERVATION GROUP</div><div>10<sup>th</sup></div><div>ANNIVERSARY</div><div>2004</div><div>LITIGATION SUPPORT</div></div><div><div>MAITLAND 54 PROJ.</div><div>CLAIM REASON FOR CHARGES</div><div>APPROVED BY [Signature]</div><div>6/30/06</div><div>13850</div><div>19.17/171.98</div></div></div>				

Graphs, bubbles, charts and more - We can supply the tools to effectively present your case.

Terms are due upon receipt. Past due amounts will be charged 1.5% per month finance charge. Where collection is required, debtors will pay all collection costs, attorney fees and court costs. Debtor consents to jurisdiction of the courts of Orange County, Florida.

Total	\$19.17
Payments/Credits	\$0.00
Balance Due	\$19.17



# THE PRESENTATION GROUP

2702 E. Robinson Street  
Orlando, FL 32803  
(407) 894-4760 phone  
(407) 895-4810 fax  
www.presentationgroup.com

DATE

6/21/2006

INVOICE NO.

144347

Federal Tax ID 59-3249956

## Invoice

RECEIVED  
ORLANDO, FL

JUN 23 2006

WILSON, GARBER  
& SMALL, P.A.

<b>BILL TO</b>	<b>SHIP TO</b>
Wilson, Garber & Small, P.A. 437 N. Magnolia Avenue Orlando, FL 32801-1524 Attn: Alexa Colombo	Same

P.O. NO.	TERMS	REP	SHIP DATE	SHIP VIA	JOB NO
Alexa Colombo	Due On Receipt	FL3	6/20/2006	Our Driver	6-392
ITEM	DESCRIPTION	QTY	RATE	AMOUNT	
C5	Case Name/#: Jack Cravey		0.00	0.00	
COPC1	Color Copies 8.5 x 11-Quantity 1-50	18	1.00	18.00	
COPCC1	Color Copies 8.5 x 14-Quantity 1-50	9	1.00	9.00	
	Subtotal			27.00	
	Orange County, FL Sales Tax		6.50%	1.76	
	Villagomez- Arriaga IC4782				
	Jack & Joyce Cravey IC4784				
	James Cravey IC4785				
	Dr. Diaz IC 4540				
	Ellis Hall IC4791				
	Thomas Harper IC4783				
	Adam Dionna IC4778 410				
	<i>\$4.11 each</i>				
	<i>mail hand Est. Project</i>				
	<i>CLERK REASON - SE CHARGES</i>				
	<i>APPROVED BY [Signature]</i>				
	<i>BOY/LEP/LL/LL/LL</i>				
	<i>POSTED TO ACC 14</i>				
	<i>6/30/06</i>				
	<i>13850</i>				
	<i>28.76/171.98</i>				



	<b>Total</b>	\$28.76
Terms are due upon receipt. Past due amounts will be charged 1.5% per month finance charge. Where collection is required, debtors will pay all collection costs, attorney fees and court costs. Debtor consents to jurisdiction of the courts of Orange County, Florida.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$28.76

*\$4.11*

# THE PRESENTATION GROUP

LITIGATION SUPPORT

Federal Tax ID 59-3249956

2707 E. Jefferson Street  
Orlando, FL 32803  
(407) 859-3099 phone  
(407) 895-4810 fax

www.presentationgroup.com

DATE

1/29/2007

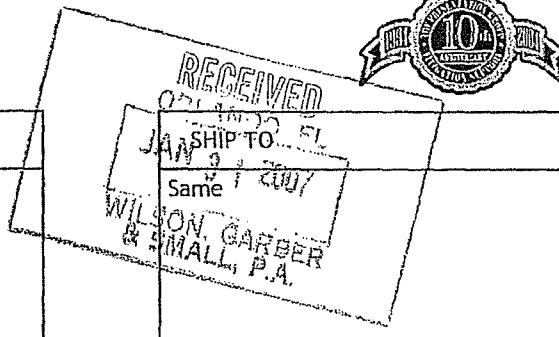
INVOICE NO.

153893

## Invoice

### BILL TO

Wilson, Garber & Small, P.A.  
437 N. Magnolia Avenue  
Orlando, FL 32801-1524  
Attn: Alexa Colombo



P.O. NO	TERMS	REP	SHIP DATE	SHIP VIA	JOB NO
Alexa Colombo	Due On Receipt	FL3	1/23/2007	Our Driver	1-459
ITEM	DESCRIPTION	QTY	RATE	AMOUNT	
CS	Case Name/#: Maitland Ext./Multiple		0.00	0.00	
COPCL1	Color Copies 11 x 17-Quantity 1-50 Orange County, FL Sales Tax	12	2.00 6.50%	24.00 1.56	
<div>Cravey IC4784 ← Maitland Ext.</div> <div>Cravey IC4785</div> <div>Diaz IC4540</div> <div>Hall IC 4791</div> <div>Harper IC4783</div> <div>Paros IC4847</div> <div>Thompson Hills IC4778 2/15/07 14257 AM 25.56/287.34</div> <div>Villegomez IC4782</div> <div>maps of new proposed alignment</div> <div>DATE</div> <div>DATE</div>					
Ask about all of our complete line of trial exhibits and illustrations!				Total	\$25.56
Terms are due upon receipt. Past due amounts will be charged 1.5% per month finance charge. Where collection is required, debtors will pay all collection costs, attorney fees and court costs. Debtor consents to jurisdiction of the courts of Orange County, Florida.				Payments/Credits	\$0.00
				Balance Due	\$25.56

*[Handwritten signature]*

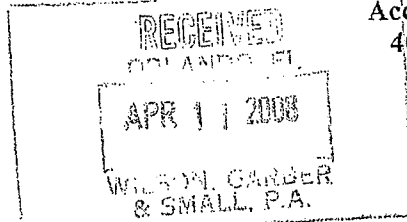
The Presentation Group, Inc.  
P.O. Box 536934  
Orlando, FL 32853-6934

Ph# 407-859-3099  
Accounting Fax#  
407-895-4810

DATE
4/7/2008

INVOICE NO.
172242

Federal Tax ID#  
59-3249956



# Invoice

<b>BILL TO</b>
Wilson, Garber & Small, P.A. 437 N. Magnolia Avenue Orlando, FL 32801-1524 Attn: Alexa Colombo

<b>SHIP TO</b>
Same

P.O. NO.	TERMS	REP	SHIP DATE	SHIP VIA	JOB NO
Alexa Colombo	Due On Receipt	FL3	4/1/2008	Our Driver	4-013

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
CS	Case Name/#: Maitland Ext.		0.00	0.00
COPCL1	Color Copies 11 x 17-Quantity 1-50 Orange County, FL Sales Tax	10	2.00 6.50%	20.00 1.30
<p><i>Chavez, Cravey, Hall, Harper</i> <i>Chavez, Diaz, Posos, Villagomez</i> <i>Shulman</i></p>				
① 4782	2.66 Villagomez			
② 4784	2.66 Cravey			
③ 4785	2.66 Cravey			
④ 4540	2.66 Diaz			
⑤ 4791	2.67 Hall 149.66			21.30/46.86
⑥ 4783	2.67 Harper			
⑦ 4847	2.64 Posos			

Ask about our Color Highlighted Document Enlargements!

**Total** \$21.30

Terms are due upon receipt. Past due amounts will be charged 1.5% per month finance charge. Where collection is required, debtors will pay all collection costs, attorney fees and court costs. Debtor consents to jurisdiction of the courts of Orange County, Florida.

**Payments/Credits** \$0.00

**Balance Due** \$21.30

⑧ 4852 2.66 Shulman

# RICOH

## INVOICE

Ricoh USA, Inc. - Orlando, FL  
Phone: (407) 843-3600 Fax:  
Federal ID: 230334400

RECEIVED  
ORLANDO, FL

MAY 28 2014

SHIP TO:

WILSON, GARBER & SMALL  
437 N. MAGNOLIA AVE  
ORLANDO, FL 32801

Invoice #	L2414050225
Invoice Date:	05/22/2014
Due Date:	06/21/2014
Terms:	Net 30 Days
Customer Code:	L24-WGSM
Natl ID:	4069

BILL TO:

WILSON, GARBER & SMALL  
437 N. MAGNOLIA AVE  
ORLANDO, FL 32801

WILSON & GARBER, ORLANDO, FL 32801

Attn: Barbara Karlsson

Price using: STANDARD Price

Reference / Case #	Reference 2	Reference 3	Account Manager
4782			ERNEST MOYER

Sales Order	Order Date	Ordered By	Quantity	Unit Price	Discount	Extension
-------------	------------	------------	----------	------------	----------	-----------

SO-1405-0173 05/21/2014 Barbara Karlsson - WILSON & GARBER

568	B&W Copies D - Heavy Litigation	69.00	0.1200			8.28
589	Color 8.5x11 (Letter) Copies	18.00	0.8000			14.40
011	Minimum Order Handling Fee	1.00	127.3200		-127.32	0.00

CASE: ARRI6A - VILLAGOMEZ
IC/SU #: 4782
APPROVED BY: [Signature]
DATE: 5/28/14
PAID DATE: 5/29/14
CHECK #: 18319
AMOUNT: 24.16 / 7916.80

Valued Customer:

Due to increases in service costs, effective January 1, 2014 Ricoh reserves the right to charge a minimum fee of \$150 for all document outsourcing orders. This policy will allow us to continue to provide the quality and service you have come to expect from Ricoh. We thank you for your business and appreciate your understanding the necessity of this policy.

### Please Pay From This Invoice

Customer's duly authorized signature below is an agreement that the above-described work, project or deliverable has been received and accepted by Customer and Customer hereby agrees that such work, project or deliverable is complete and satisfactory for all purposes. Customer assures payment of this invoice when due. Interest at the rate of the lesser of 1.5% per month or the maximum rate permitted by law, will be charged on invoices not paid timely. Customer agrees to pay reasonable legal fees incurred in connection of past due accounts.

Taxable Sales:	22.68
Sales Tax:	1.48
Non-Taxable:	0.00
Postage:	0.00
Delivery:	0.00

PAY THIS AMOUNT \$ 24.16

THE PERSON SIGNING THIS INVOICE ON BEHALF OF CUSTOMER REPRESENTS THAT HE/SHE HAS THE AUTHORITY TO DO SO

Received/Accepted by: {Print} S. Ward {Signature} [Signature] Date: 5/28/14

Please pay from this copy. The party named on this bill is held responsible for payment.

Payment From:  
WILSON, GARBER & SMALL  
437 N. MAGNOLIA AVE  
ORLANDO, FL 32801

Amount Enclosed

\$

Invoice: L2414050225

Invoice Date: 05/22/2014

Due Date: 06/21/2014

Customer Code: L24-WGSM

natl id: 4069

Please Remit To:

Ricoh USA, Inc.

Legal Document Services Southeast District - L24

P O Box 532545

Atlanta, GA 30353-2545

EXHIBIT

N

PAY THIS AMOUNT \$ 24.16



Ricoh USA, Inc. - Orlando, FL  
Phone: (407) 843-3600 Fax:  
Federal ID: 230334400

**INVOICE**  
**RECEIVED**  
**ORLANDO, FL**  
**JUN 19 2014**

Invoice #	L2414060178
Invoice Date:	06/19/2014
Due Date:	07/19/2014
Terms:	Net 30 Days
Customer Code:	L24-WGSM
Natl ID:	4069

**BILL TO:**

**WILSON, GARBER & SMALL**  
437 N. MAGNOLIA AVE  
ORLANDO, FL 32801

**WILSON & GARBER, P.A.**  
437 N. MAGNOLIA AVE  
ORLANDO, FL 32801

**SHIP TO:**

**WILSON, GARBER & SMALL**  
437 N. MAGNOLIA AVE  
ORLANDO, FL 32801

Attn: Diane Smith

*Villagomez-Arriaga*

Price using: STANDARD Price

Reference / Case #		Reference 2	Reference 3		Account Manager	
4782					House Account	
Sales Order	Order Date	Ordered By	Quantity	Unit Price		Extension
SO-1406-0160    06/18/2014    Diane Smith - WILSON & GARBER						
729	Prints w/o Assembly		776.00	0.1000		77.60
736	DVD - Duplication(s)		4.00	20.0000		80.00

CASE:	
IC/SU #:	
APPROVED BY:	<i>[Signature]</i>
DATE:	
PAID DATE:	
CHECK #:	
AMOUNT:	

*4782*  
*4784*  
*4785*  
*4844*  
*4540*  
*4791*  
*4783*  
*4852*  
*divide costs*

**Valued Customer:**

Due to increases in service costs, effective January 1, 2014 Ricoh reserves the right to charge a minimum fee of \$150 for all document outsourcing orders. This policy will allow us to continue to provide the quality and service you have come to expect from Ricoh. We thank you for your business and appreciate your understanding of this policy.

**Please Pay From This Invoice**

Customer's duly authorized signature below is an agreement that the above-described work, project or deliverable has been received and accepted by Customer and Customer hereby agrees that such work, project or deliverable is complete and satisfactory for all purposes. Customer assures payment of this invoice when due. Interest at the rate of the lesser of 1.5% per month or the maximum rate permitted by law, will be charged on invoices not paid timely. Customer agrees to pay reasonable legal fees incurred in connection of past due accounts.

Taxable Sales:	157.60
Sales Tax:	10.24
Non-Taxable:	0.00
Postage:	0.00
Delivery:	0.00
<b>PAY THIS AMOUNT \$</b>	<b>167.84</b>

THE PERSON SIGNING THIS INVOICE ON BEHALF OF CUSTOMER REPRESENTS THAT HE/SHE HAS THE AUTHORITY TO DO SO

Received/Accepted by: {Print} *S. Ward* {Signature} *[Signature]* Date: *20.98 each*

Please pay from this copy. The party named on this bill is held responsible for payment.

**Payment From:**

**WILSON, GARBER & SMALL**  
437 N. MAGNOLIA AVE  
ORLANDO, FL 32801

**Amount Enclosed**

\$

**Invoice: L2414060178**

Invoice Date: 06/19/2014

Due Date: 07/19/2014

Customer Code: L24-WGSM

natl id: 4069

**Please Remit To:****Ricoh USA, Inc.**

Legal Document Services Southeast District - L24

P O Box 532545

Atlanta, GA 30353-2545

**PAY THIS AMOUNT \$ 167.84**





# INVOICE

Ricoh USA, Inc. - Orlando, FL  
Phone: (407) 843-3600 Fax:  
Federal ID: 230334400

RECEIVED  
ORLANDO, FL

AUG 11 2014

**BILL TO:**

WILSON, GARBER & SMALL

437 N. MAGNOLIA AVE

ORLANDO, FL 32801

WILSON & GARBER, P.A.

**SHIP TO:**

WILSON, GARBER & SMALL

437 N. MAGNOLIA AVE

ORLANDO, FL 32801

Attn: Diane Smith

Invoice #	L2414080058
Invoice Date:	08/08/2014
Due Date:	09/07/2014
Terms:	Net 30 Days
Customer Code:	L24-WGSM
Natl ID:	4069

Price using: STANDARD Price

Reference / Case #	Reference 2	Reference 3	Account Manager
4782			House Account

Sales Order	Order Date	Ordered By	Quantity	Unit Price	Discount	Extension
-------------	------------	------------	----------	------------	----------	-----------

SO-1408-0051 08/07/2014 Diane Smith - WILSON & GARBER

642	Oversize B&W (sq/ft)	24.00	0.9000			21.60
011	Minimum Order Handling Fee	1.00	128.4000	-128.40		0.00

CASE: Vella Gomez  
IC/SU #: 97820  
APPROVED BY: [Signature]  
DATE: 8/14/14  
PAID DATE: 8/14/14  
CHECK #: 18405  
AMOUNT: 23.00/34.50

**Valued Customer:**

Due to increases in service costs, effective January 1, 2014 Ricoh reserves the right to charge a minimum fee of \$150 for all document outsourcing orders. This policy will allow us to continue to provide the quality and service you have come to expect from Ricoh. We thank you for your business and appreciate your understanding the necessity of this policy.

**Please Pay From This Invoice**

Customer's duly authorized signature below is an agreement that the above-described work, project or deliverable has been received and accepted by Customer and Customer hereby agrees that such work, project or deliverable is complete and satisfactory for all purposes. Customer assures payment of this invoice when due. Interest at the rate of the lesser of 1.5% per month or the maximum rate permitted by law, will be charged on invoices not paid timely. Customer agrees to pay reasonable legal fees incurred in connection of past due accounts.

Taxable Sales:	21.60
Sales Tax:	1.40
Non-Taxable:	0.00
Postage:	0.00
Delivery:	0.00

**PAY THIS AMOUNT \$ 23.00**

THE PERSON SIGNING THIS INVOICE ON BEHALF OF CUSTOMER REPRESENTS THAT HE/SHE HAS THE AUTHORITY TO DO SO

Received/Accepted by: (Print) S. Ward {Signature} [Signature] Date: 8/11/14

Please pay from this copy. The party named on this bill is held responsible for payment.

**Payment From:**

WILSON, GARBER & SMALL

437 N. MAGNOLIA AVE

ORLANDO, FL 32801

**Amount Enclosed**

\$

Invoice: L2414080058

Invoice Date: 08/08/2014

Due Date: 09/07/2014

Customer Code: L24-WGSM

natl id: 4069

**Please Remit To:**

Ricoh USA, Inc.

Legal Document Services Southeast District - L24

P O Box 532545

Atlanta, GA 30353-2545

**PAY THIS AMOUNT \$ 23.00**



RECEIVED  
INVOICE  
ORLANDO, FL  
NOV 25 2014

Ricoh USA, Inc. - Orlando, FL  
Phone: (407) 843-3600 Fax:  
Federal ID: 230334400

Invoice #	L2414110265
Invoice Date:	11/25/2014
Due Date:	12/25/2014
Terms:	Net 30 Days
Customer Code:	L24-WGSM
Natl ID:	4069

**BILL TO:**

WILSON, GARBER & SMALL  
437 N. MAGNOLIA AVE  
ORLANDO, FL 32801

**SHIP TO:**

WILSON, GARBER & SMALL  
437 N. MAGNOLIA AVE  
ORLANDO, FL 32801

Attn: Diane Smith

Price using: STANDARD Price

Reference / Case #	Reference 2	Reference 3	Account Manager
4782			LEAH OBLINGER

Sales Order	Order Date	Ordered By	Quantity	Unit Price	Discount	Extension
-------------	------------	------------	----------	------------	----------	-----------

SO-1411-0166 11/24/2014 Diane Smith - WILSON & GARBER

641	B&W Copies 11x17	16.00	0.2600			4.16
602	Binds - GBC	4.00	2.5000			10.00
568	B&W Copies D - Heavy Litigation	424.00	0.1300			55.12
011	Minimum Order Handling Fee	1.00	80.7200		-80.72	0.00

*divide equally*

4784, 4785, 4844, 4782

CASE:	
IC/SU #:	
APPROVED BY:	<i>[Signature]</i>
DATE:	
PAID DATE:	12/3/14
CHECK #:	18518
AMOUNT:	73.78/160.05

**Valued Customer:**

Due to increases in service costs, effective January 1, 2014 Ricoh reserves the right to charge a minimum fee of \$150 for all document outsourcing orders. This policy will allow us to continue to provide the quality and service you have come to expect from Ricoh. We thank you for your business and appreciate your understanding the necessity of this policy.

**Please Pay From This Invoice**

Customer's duly authorized signature below is an agreement that the above-described work, project or deliverable has been received and accepted by Customer and Customer hereby agrees that such work, project or deliverable is complete and satisfactory for all purposes. Customer assures payment of this invoice when due. Interest at the rate of the lesser of 1.5% per month or the maximum rate permitted by law, will be charged on invoices not paid timely. Customer agrees to pay reasonable legal fees incurred in connection of past due accounts.

Taxable Sales:	69.28
Sales Tax:	4.50
Non-Taxable:	0.00
Postage:	0.00
Delivery:	0.00

**PAY THIS AMOUNT \$ 73.78**

THE PERSON SIGNING THIS INVOICE ON BEHALF OF CUSTOMER REPRESENTS THAT HE/SHE HAS THE AUTHORITY TO DO SO

Received/Accepted by: {Print} *S. Ward* {Signature} *[Signature]* Date: *11/25/14*

Please pay from this copy. The party named on this bill is held responsible for payment.

**Payment From:**

WILSON, GARBER & SMALL  
437 N. MAGNOLIA AVE  
ORLANDO, FL 32801

Amount Enclosed

\$

Invoice: L2414110265

Invoice Date: 11/25/2014

Due Date: 12/25/2014

Customer Code: L24-WGSM

natl id: 4069

**Please Remit To:**

Ricoh USA, Inc.

Legal Document Services Southeast District - L24

P O Box 532545

Atlanta, GA 30353-2545

**PAY THIS AMOUNT \$ 73.78**



# INVOICE

Ricoh USA, Inc. - Orlando, FL  
Phone: (407) 843-3600 Fax:  
Federal ID: 230334400

Invoice #	L2415020303
Invoice Date:	02/20/2015
Due Date:	03/22/2015
Terms:	Net 30 Days
Customer Code:	L24-WGSM
Natl ID:	4069

**BILL TO / SHIP TO:**  
**WILSON, GARBER & SMALL**  
Attn: Accounts Payable  
437 N. MAGNOLIA AVE  
ORLANDO, FL 32801

Price using: STANDARD Price

Reference / Case #	Reference 2	Reference 3	Account Manager
4782	VILLA-GOMEZ		LEAH OBLINGER

Sales Order	Order Date	Ordered By	Quantity	Unit Price	Extension
-------------	------------	------------	----------	------------	-----------

SO-1502-0173 02/19/2015 Diane Smith - WILSON & GARBER

602	Binds - GBC	2.00	2.5000	5.00
636	Folders: Manila Folders - LGL	10.00	0.7500	7.50
641	B&W Copies 11x17	52.00	0.2500	13.00
1960	Color Oversize (sq ft)	12.00	5.0000	60.00
736	DVD - Duplication(s)	6.00	15.0000	90.00
642	Oversize B&W (sq/ft)	12.00	0.7500	9.00
568	B&W Copies D - Heavy Litigation	798.00	0.1300	103.74
588	Color 11x17 Copies	164.00	1.1000	180.40
589	Color 8.5x11 (Letter) Copies	438.00	0.5500	240.90

RECEIVED  
ORLANDO, FL

FEB 26 2015

WILSON & GARBER, P.A.

*Sherma file*

*revised equally*

4784, 4785, 4894, 4782

CASE:	
IC/SU #:	
APPROVED BY:	<i>[Signature]</i>
DATE:	
PAID DATE:	3/5/15
CHECK #:	18625
AMOUNT:	755.68

18892 each

## Invoice Number

2-760-30039

## Invoice Date

Aug 26, 2014

## Account Number

1655-6050-7

Page

4 of 5

## FedEx Express Shipment Detail By Payor Type (Original)

Dropped off: Aug 04, 2014

Cust. Ref.: IC 5124

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 9.50% to this shipment.
- Distance Based Pricing, Zone 8

Automation USAB  
Tracking ID 870909893981  
Service Type FedEx Standard Overnight  
Package Type FedEx Envelope  
Zone 08  
Packages 1  
Rated Weight N/A  
Delivered Aug 05, 2014 09:02  
Svc Area A1  
Signed by B.WATKINS  
FedEx Use 021657458/0000266/\_

**Sender**  
KURT H GARBER  
WILSON GARBER & SMALL PA  
437 N MAGNOLIA AVE  
ORLANDO FL 32801-1524 US

**Recipient**  
VICKY CORSBY  
CHASE HOME LINDY  
201 N CENTARL AVE 31ST FLR  
PHOENIX AZ 85004 US

Transportation Charge	33.20
Discount	-6.97
Account Number Correction	12.00
Fuel Surcharge	2.49
<b>Total Charge</b>	<b>USD \$40.72</b>

Dropped off: Aug 14, 2014

Cust. Ref.: Dr. Carr - IC#5124

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 9.50% to this shipment.
- Distance Based Pricing, Zone 8

Automation INET  
Tracking ID 770833178606  
Service Type FedEx Priority Overnight  
Package Type FedEx Envelope  
Zone 08  
Packages 1  
Rated Weight N/A  
Delivered Aug 15, 2014 09:05  
Svc Area A1  
Signed by D.SIRAK  
FedEx Use 000000000/0000252/\_

**Sender**  
Barbara Karlsson  
Wilson & Garber, PA  
437 N. MAGNOLIA AVENUE  
ORLANDO FL 32801 US

**Recipient**  
Vicky Crosby  
Chase Home Lending  
201 N. Central Avenue, 31st Fl  
PHOENIX AZ 85004 US

Transportation Charge	34.60
Discount	-7.27
Automation Bonus Discount	-1.73
Fuel Surcharge	2.43
<b>Total Charge</b>	<b>USD \$28.03</b>

Dropped off: Aug 21, 2014

Cust. Ref.: Galbreath, IC 5127

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 9.50% to this shipment.
- Distance Based Pricing, Zone 2

Automation INET  
Tracking ID 770899016252  
Service Type FedEx Priority Overnight  
Package Type FedEx Envelope  
Zone 02  
Packages 1  
Rated Weight N/A  
Delivered Aug 22, 2014 10:23  
Svc Area A5  
Signed by B.SHFAR  
FedEx Use 000000000/0000186/\_

**Sender**  
Barbara Karlsson  
Wilson & Garber, PA  
437 N. MAGNOLIA AVENUE  
ORLANDO FL 32801 US

**Recipient**  
Ms. Michelle Wilkinson  
County Attorneys Office, Lake  
315 W. Main Street  
TAVARES FL 32778 US

Transportation Charge	20.50
Fuel Surcharge	1.44
Automation Bonus Discount	-1.03
Discount	-4.31
<b>Total Charge</b>	<b>USD \$16.60</b>

Shipper Subtotal

USD

\$85.35

Picked up: Aug 20, 2014

Cust. Ref.: RESOLUTIONS

Ref.#2:

Payor: Recipient

Ref.#3:

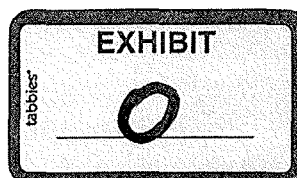
- Fuel Surcharge - FedEx has applied a fuel surcharge of 9.50% to this shipment.
- Distance Based Pricing, Zone 2

Automation USAB  
Tracking ID 803571073849  
Service Type FedEx Priority Overnight  
Package Type FedEx Envelope  
Zone 02  
Packages 1

**Sender**  
VICKI MCELROY  
CENTRAL FLORIDA EXPRESS WAY  
4974 ORL TOWER RD  
ORLANDO FL 32807-1684 US

**Recipient**  
DIANE SMITH  
WILSON GARBER  
437 N MAGNOLIA AVE  
ORLANDO FL 32801 US

Continued on next page



2.76 lack

**Invoice Number**

2-760-30039

**Invoice Date**

Aug 26, 2014

**Account Number**

1655-6050-7

Page

5 of 5

Tracking ID: 803571073849 continued

Rated Weight	N/A	Transportation Charge	20.50
Delivered	Aug 21, 2014 09:41	Discount	-4.31
Svc Area	A1	Courier Pickup Charge	4.00
Signed by	.SMITH	Fuel Surcharge	1.92
FedEx Use	023289303/0000186/_	<b>Total Charge</b>	<b>USD \$22.11</b>
		<b>Recipient Subtotal</b>	<b>USD \$22.11</b>
		<b>Total FedEx Express</b>	<b>USD \$107.46</b>





1025 Eldorado Blvd  
Broomfield, CO 80021

6210 0010 LV RP 24 09252014 NNNNNY 01 004068 0014  
WILSON GARBER & SMALL PA  
SANDRA HESTER  
437 N MAGNOLIA AVENUE  
ORLANDO FL 32801-1524



### Invoice

Page 1 of 4

Billing Account Number	0204896466
Invoice Number	9034794990
Payment due on or before	October 24, 2014
Invoice Date	September 24, 2014

How to reach Customer Care: Call 1-877-253-8353  
Billing@Level3.com

Global Crossing Telecommunications Inc. is a Level3 company

ORLANDO, FL

SEP 29 2014

WILSON & GARBER, P.A.

APPROVED BY:	
DATE	
DATE	10/2/14
CHECK #	18467
AMOUNT	53.69

### Bill-At-A-Glance

Previous Balance	241.33
Payments Received - Thank You!	(241.33) CR
Prior Period Adjustments	0.00
Balance	0.00

Total Current Charges	53.69
<b>Total Amount Due</b>	<b>USD 53.69</b>

$36.48 / 8 = 4.56 \text{ each}$

### News You Can Use

Please include the Invoice Number with your payment for prompt application to your account. Does your invoice contain more paper than you need? Request a one-page invoice by calling Customer Service at the number above. Customers outside of North America can reach Customer Service by dialing 1-877-253-8353 option 3.





RECEIVED  
ORLANDO, FL

MAR 02 2015

6210 0010 LV RP 24 02252015 NNNNNY 01 004231 0016  
WILSON GABER & SMALL PA  
SANDRA HESTER  
437 N MAGNOLIA AVENUE  
ORLANDO FL 32801-1524

WILSON & GABER, P.A.



# Invoice

Page 1 of 4

Billing Account Number	0204896466
Invoice Number	9034962822
Payment due on or before	March 26, 2015
Invoice Date	February 24, 2015

How to reach Customer Care: Call 1-877-253-8353  
Billing@Level3.com

Global Crossing Telecommunications Inc. is a Level 3 company

CASE:	
IC/SU #:	
APPROVED BY:	
DATE:	
PAID DATE:	3/5/15
CHECK #:	18624
AMOUNT:	77.99

## Bill-At-A-Glance

Previous Balance	0.00
Payments	0.00
Prior Period Adjustments	0.00
Balance	0.00

Total Current Charges	77.99
-----------------------	-------

Total Amount Due	USD	77.99
------------------	-----	-------

4782 15.20  
4784 15.20  
4785 15.19  
4844 15.19

## News You Can Use

Please include the Invoice Number with your payment for prompt application to your account. Does your invoice contain more paper than you need? Request a one-page invoice by calling Customer Service at the number above. Customers outside of North America can reach Customer Service by dialing 1-877-253-8353 option 3. Level 3 Communications is enhancing its billing platform to more accurately reflect usage charges. Please see the Customer Information Section of this invoice for details.

be applied directly to the call at the time of rating where possible. This will allow for easier validation and reporting for voice usage charges. As a result of the direct contract rate application, the discount shown on the invoice will no longer be applicable and will be removed. The changes will take place on your March 2015 invoice. If you have any additional questions, please be sure to contact the Billing Inquiry Department at 1-877-2-LEVEL3.

FC 4180  
FC 4785  
FC 4791

FC4852  
FC4784

\*\*\*\*\*  
\*\* DELIVERY \*\*  
\*\*\*\*\*  
--ONLINE--

Jimmy Johns  
2 South Orange  
407-423-180

07-18-2014 Chk# 106 Open 12:06 PM  
Online Order # 106279394

2	#1 Pepe (Box)	22.27
2	Jimmy Chips	
2	Oatmeal Cookie	
2	#3 Totally Tuna(Box)	22.27
2	Jimmy Chips	
2	Oatmeal Cookie	
3	#4 Turkey Tom (Box)	33.41
3	Jimmy Chips	
3	Choc Chunk Cookie	
	#4 Turkey Tom (Box)	11.14
	..UNWICH	
	Jimmy Chips	
	Oatmeal Cookie	
2	#10 Hunter's (Box)	24.38
2	Jimmy Chips	
2	Choc Chunk Cookie	

=====  
Total \$ 113.51

Credit Tendered 112.78

Balance Due: \$0.73

Suzanne Ward

Wilson & Garber  
437 North Magnolia Avenue  
Orlando 407-843-4321

Total  
122.20

\*\*\*\*\*  
\*\* DELIVERY \*\*  
\*\*\*\*\*

Chk# 106

Check No: 106 Reg# 33 Web Delivery  
Trans Time: 7/18/2014 12:06 PM  
Auth. Code: Online Order # 106279394  
Acct No: Visa(XX.5582)

Pre Auth: \$ 112.78

Gratuity: 10.00

Total Charge: 122.78

Signature: \_\_\_\_\_

I agree to pay above total  
according to cardholder agreement

FC4782

CHECK REQUEST

From: Diane Smith

Date: 11/8/10

Case: O/OCEA cases for Maitland extension

Client: *Villagomez - Arriaga*  
Split equally

4782, 4784, 4785, 4844, 4540, 4791, 4847

File No.: *2.80 2.80 2.80 2.80 2.80 2.85 2.85*

Need by: 11/10

Payable to: Diane Smith

*\$20<sup>00</sup>*

Amount:

For: Travel to Apopka for public meeting - 40 miles

*10/26/10*

Check No.

*16501*

Date:

*11/10/10*

ATTORNEYS LEGAL SERVICES, INC.  
112 East Concord Street  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

## INVOICE

Invoice #ALS-2014006378  
7/11/2014

J. Christy Wilson, III  
Wilson & Garber, P.A.  
437 N. Magnolia Ave.  
Orlando, FL 32801

RECEIVED  
ORLANDO, FL  
JUL 15 2014  
WILSON & GARBBER, P.A.

Your Contact: Diane Smith  
Case Number: Orange 14-CA-3658

Plaintiff:  
Central Florida Expressway Authority,

Defendant:  
John E. Humason, et al.,

Received: 7/8/2014 Served: 7/10/2014 10:38 am .SUBSTITUTE - BUSINESS  
To be served on: GLEN PRESSIMONE

### ITEMIZED LISTING

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
TOTAL CHARGED:			\$35.00

BALANCE DUE:

\$35.00

CASE:	
IC/SU #	
APPROVED BY:	<i>[Signature]</i>
DATE:	
PAID DATE:	7/28/14
CHECK #:	18302
AMOUNT:	35.00/70.00

*divide*  
4784  
4785  
4844  
4791  
4782  
4852  
~~4778~~

Please let ALS handle your investigative needs. License #A9300074  
Effective May 28, 2013, all Affidavits of Service for every Florida county, including Seminole County, must be e-filed by attorney's office.

ATTORNEYS LEGAL SERVICES, INC.  
112 East Concord Street  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

## INVOICE

Invoice #ALS-2014006379  
7/11/2014

RECEIVED  
ORLANDO, FL

JUL 15 2014

WILSON & GARBER, P.A.

J. Christy Wilson, III  
Wilson & Garber, P.A.  
437 N. Magnolia Ave.  
Orlando, FL 32801

Your Contact: Diane Smith  
Case Number: Orange 14-CA-3658

Plaintiff:  
Central Florida Expressway Authority,

Defendant:  
John E. Humason, et al.,

Received: 7/8/2014 Served: 7/9/2014 4:00 pm .SUBSTITUTE - BUSINESS  
To be served on: DEBRA K. REDDICK

### ITEMIZED LISTING

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
TOTAL CHARGED:			\$35.00
BALANCE DUE:			\$35.00

*Amile*

CASE:	
IC/EL:	
APPROVED BY:	<i>[Signature]</i>
DATE:	
PAID DATE:	7/28/14
CHECK #:	18382
AMOUNT:	35.00/10.00

4784  
4785  
4844  
4791  
4782  
4852

Please let ALS handle your investigative needs. License #A9300074  
Effective May 28, 2013, all Affidavits of Service for every Florida county, including Seminole County, must be e-filed by attorney's office.

**Comparison of Parcel 177**  
**Experts' Fees and Costs and Attorney's Costs**

<u><b>Experts</b></u>	<u><b>Invoices</b></u>	<u><b>Recommended Settlement</b></u>	<u><b>CFX Experts Fees</b></u>
Calhoun Dreggors & Associates, Inc.	\$16,856.00	\$15,300.00	\$8,693.75 (Hall) \$6,667.00 (Consortium) <b>\$15,360.75</b>
Madden, Moorehead & Glunt, Inc.	\$1,080.62	\$994.00	
McCree General Contractors	\$5,091.25	\$4,496.25	
Professional Engineering Resources, Inc.	\$4,023.47	\$3,773.47	\$9,988.12 (McIntosh)
PGA Title, Inc.	\$56.25	\$56.25	\$250.00 (Fidelity)
Rahenkamp Design Group, Inc.	\$15,616.40	\$14,480.40	
Michael T. Rudd	\$4,928.53	\$4,416.67	
<u><b>Attorneys Costs</b></u>			
Orange Legal, Inc.	\$164.66	\$164.66	\$1,051.23 (Shutts & Bowen Costs)
Phipps Reporting, Inc.	\$571.47	\$571.47	
Aerial Cartographics of America, Inc.	\$97.85	\$97.85	
Central Florida Expressway Authority	\$76.00	0.00	
The Presentation Group	\$12.70	\$12.70	
Ricoh USA, Inc.	\$275.50	\$275.50	
Wilson & Garber, P.A. miscellaneous expenses	\$1,224.69	0.00	
<b>TOTAL</b>	<b>\$50,075.39</b>	<b>\$44,639.22</b>	

ORLDOCS 14304033 1


# Tab D



**WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A.**  
**329 Park Avenue North**  
**Second Floor**  
**Post Office Box 880**  
**Winter Park, Florida 32790-0880**  
**Telephone (407) 423-4246**  
**Facsimile (407) 645-3728**

**MEMORANDUM**

**TO: Central Florida Expressway Authority Right of Way Committee**

**FROM: James Edward Cheek, III, Right of Way Counsel**  
**Winderweedle, Haines, Ward & Woodman, P.A.** 

**DATE: October 12, 2015**

**RE: S.R. 429 Wekiva Parkway, Project 429-202; Parcel 130 Part A and B**  
**Recommendation for Board Approval of Offer of Judgment**

---

Winderweedle, Haines, Ward & Woodman, P.A., right of way counsel, seeks the Right of Way Committee's recommendation of Board approval to serve an Offer of Judgment for Parcel 130. CFX filed its eminent domain action on June 16, 2014. The Court entered an Order of Taking on August 12, 2014.

**DESCRIPTION and BACKGROUND:**

Parcel 130 involves a relatively small strip take for the purpose of improving Yothers Road. The subject property is located along the north side of Yothers Road, approximately 1,000 feet west of its intersection with Plymouth Sorrento Road, in unincorporated Orange County, Florida. The parent tract contains 4.4548 acres of land area. The Parcel 130 acquisition is a rectangular shaped taking of approximately .1928 acres of land. The taking is located in the southwest portions of the subject property and is comprised of approximately .0773 acres of unencumbered land area and approximately .1155 acres of land area located within the Yothers Road right-of-way.

CFX retained the services of Mr. Stephen J. Matonis, MAI, MRICS with Integra Realty Resources to appraise the property. The subject property is improved with a 1,626 square foot single family residence that was built in 1976, two manufactured homes containing 720 and 672 square feet of heated area, a warehouse, and other supporting site improvements. Mr. Matonis notes that the subject property is zoned ZIP (Zoning-In-Progress) by the City of Apopka. Mr. Matonis concludes that the highest and best use, as improved, is for interim rental of the improvements until the demand for residential development of the site is warranted.

The comparable land sales reflect a range of value of \$28,800 to \$39,849 per acre of land area. Mr. Matonis concluded to a fee simple market value estimate of \$32,000 per acre, or \$135,225 for the total parent tract land value. The contributory value of the improvements was estimated to be \$51,800. This resulted in an estimated market value conclusion for the parent

tract of \$193,025. The value of the land taken was estimated to be \$2,659, and the contributory value of the improvements in the taking were estimated to be \$6,000. Minor site improvements in the taking included an access drive to the subject residences and chain link fencing with three-strand barbed wire. Mr. Matonis developed a minor net cost to cure at \$4,900.

The subject taking does not directly impact any of the building improvements. However, due to the remainder's adjacency to the limited access right of way line in the after condition, Mr. Matonis opined that the land and improvements were damaged by 10%, or \$27,301. These valuation conclusions are summarized as follows:

Value of Part Taken (land and improvements)	\$ 8,659
Damages to Remainder (10%)	\$27,301
Cost to Cure	\$ 4,900
<b>Total Compensation</b>	<b>\$40,860</b>

### **OFFER OF JUDGMENT**

It is requested that this ROW Committee recommend Board approval to authorize service of an Offer of Judgment. Offers of Judgment are authorized in eminent domain actions under §73.032, Florida Statutes, which provides that if a defendant rejects an Offer of Judgment and the verdict or judgment is less than the amount of that offer, the court shall not award any costs incurred by the defendant after the date the Offer was rejected. A defendant has up to 30 days after an Offer of Judgment is served to reject the offer. A defendant is also entitled to serve an Offer of Judgment on the Petitioner for an amount that is under \$100,000.00. If the judgment or verdict is equal to or more than the amount of the Offer, landowner's counsel can recover attorneys fees based on the factors set forth in §73.092(2) and (3) (which considers attorney time and labor, difficulty of the case, etc.), rather than on statutory betterment.

The undersigned counsel seeks the ROW Committee's recommendation of Board approval to serve an Offer of Judgment in the amount of **\$49,032.00**. This amount is derived by applying a 20% incentive over-and-above the appraised value in order to induce an early settlement of this case. CFX has already deposited \$40,860 as its good faith estimate of value. Therefore, if the offer of judgment is accepted, CFX will have to pay an additional \$8,172.00 to resolve this case. As it does not appear that the landowner has yet retained counsel, resolution at this stage would minimize or eliminate landowner attorneys fees and expert fees.

### **RECOMMENDATION:**

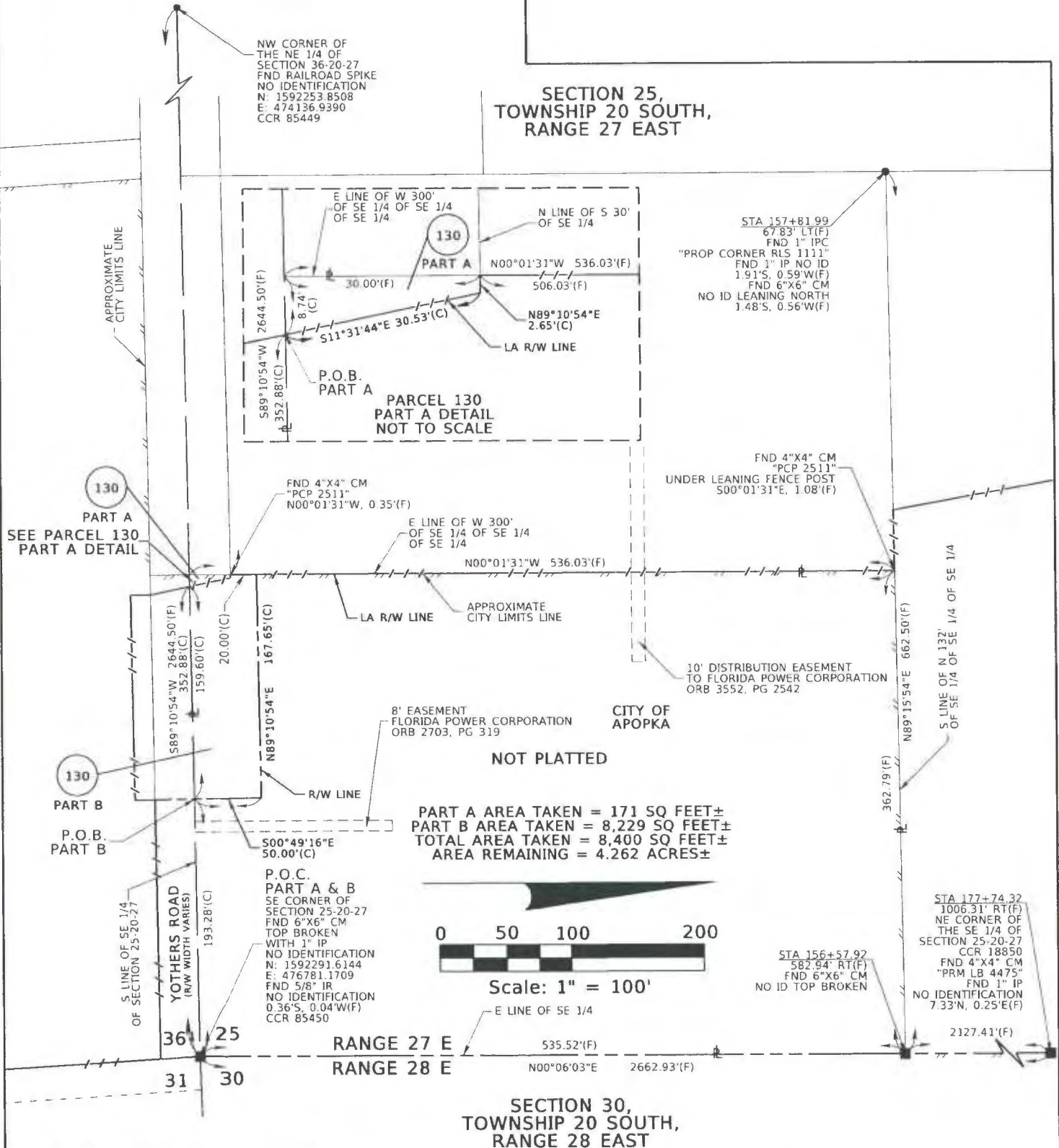
The undersigned counsel respectfully requests that the Right of Way Committee recommend CFX Board approval for service of an Offer of Judgment in the amount of \$49,032.00 to fully resolve the landowner's interest in this case.

### **ATTACHMENTS:**

Sketch of Subject Property  
Map Depicting Location of Property

# SKETCH OF DESCRIPTION

SECTION 25,  
TOWNSHIP 20 SOUTH,  
RANGE 27 EAST



SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: ORLANDO-ORANGE COUNTY  
EXPRESSWAY AUTHORITY

DATE: MAY 23, 2013

PROJECT NO.: H20-01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429  
OOCEA PROJECT NO. 429-202  
PARCEL NO. 130



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

2700 WESTHALL LANE

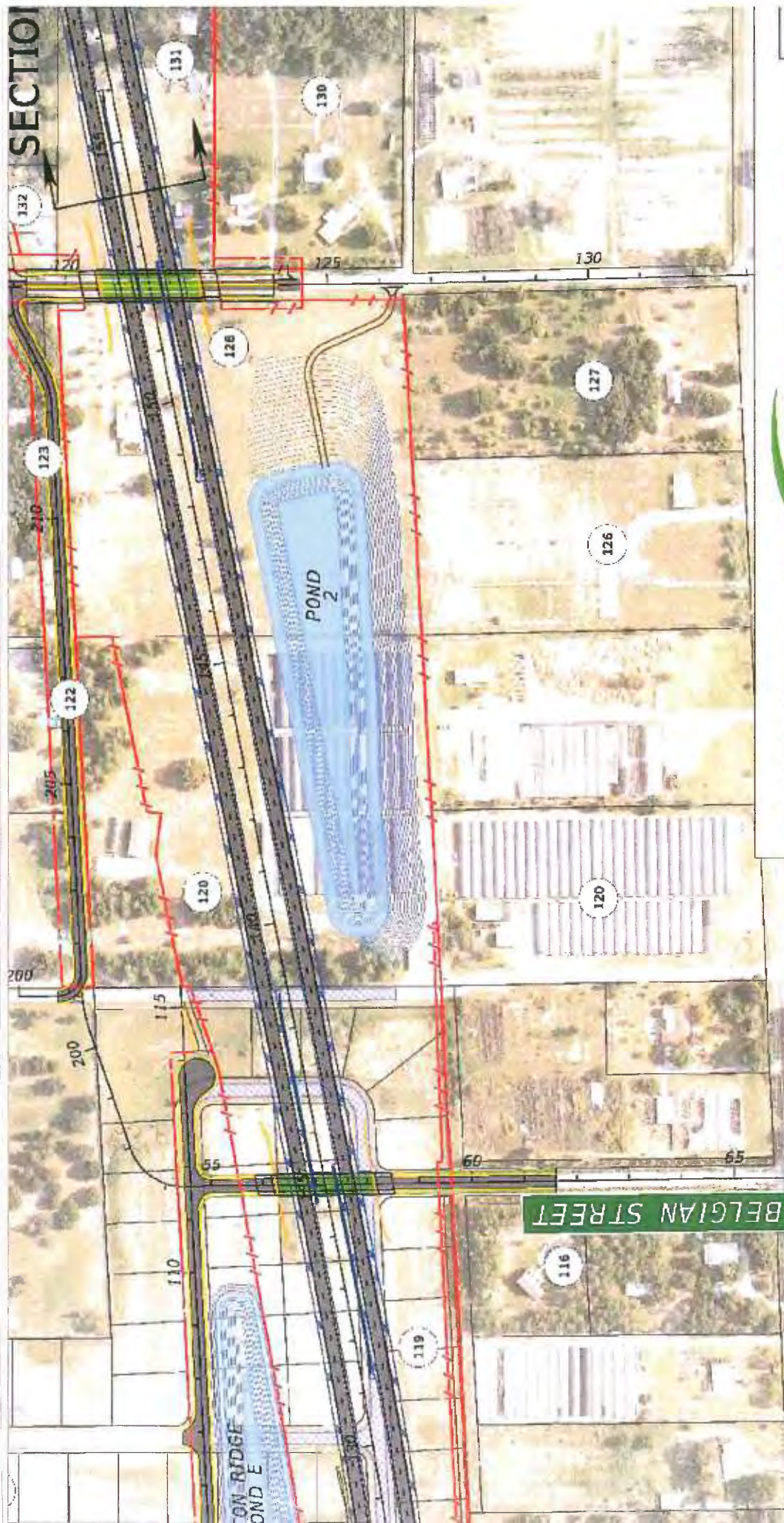
SUITE 137

MAITLAND, FLORIDA 32751

VOICE: (407) 660-2322 FAX: 660-8223

LAND SURVEYOR BUSINESS LICENSE NO. 6556





# WEKIVA PARKWAY

Orange, Lake & Seminole Counties

CE  
FL  
AUT

Public Meeting September 2014





# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Right of Way Committee Meeting  
October 28, 2015

S.R. 429 Wekiva Parkway  
Project 429-202  
Parcel 130



# Right of Way Committee

## October 28, 2015

### Recommendation for Approval of Service of Offer of Judgment

S.R. 429 Wekiva Parkway

Project 429-202

Parcel 130



# Subject Property





## Recommendation

We respectfully request that the Right of Way Committee recommend CFX Board approval of service of an Offer of Judgment in the amount of \$49,032.00 for Parcel 130.




# Tab E

**WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A.**  
**329 Park Avenue North**  
**Second Floor**  
**Post Office Box 880**  
**Winter Park, Florida 32790-0880**  
**Telephone (407) 423-4246**  
**Facsimile (407) 645-3728**

**MEMORANDUM**

**TO: Central Florida Expressway Authority Right of Way Committee**

**FROM: James Edward Cheek, III, Right of Way Counsel**   
**Winderweedle, Haines, Ward & Woodman, P.A.**

**DATE: October 12, 2015**

**RE: S.R. 429 Wekiva Parkway, Project 429-202: Parcel 143 (Parts A, B & C)**  
**Recommendation for Board Approval of Settlement**

---

Winderweedle, Haines, Ward & Woodman, P.A., right of way counsel, seeks the Right of Way Committee's recommendation for Board approval of a settlement for Parcel 143 from the Wekiva Parkway Project 429-202. CFX filed its petition in eminent domain on April 14, 2014, and the Court entered an Order of Take for the parcel on June 17, 2014.

**DESCRIPTION and BACKGROUND:**

Parcel 143 is considered a "hiatus parcel" and contains an area of 0.322 acres or 14,016 square feet of property. The subject is located within the southern half of Yothers Road, west of Plymouth Sorrento Road within an unincorporated area of Orange County, Florida. The owner of record is Paul Hampton, though as a hiatus parcel it was likely intended to be purchased as part of a larger parcel through a Quit Claim transaction from Hang Ju & Yuon Sup Chon on November 21, 1997 for a price of \$200,000.

CFX retained the services of Steve Matonis of Integra Realty to appraise this property. Parcel 143 is contiguous to property zoned R-1AA, which provides for residential uses. The future land use designation is Residential Low Suburban. Since the adjoining property is improved with a single-family residence, the reasonable use of the subject property would be similar. Mr. Matonis therefore concluded that the appropriate methodology for estimating the value of the subject hiatus parcel would be by using the "Across the Fence" valuation technique. The "Across the Fence" methodology assumes that the subject property is typical, in all respects, to the adjoining property use. Based on this assumption, the appraiser develops a unit of value for the adjoining property, and then applies this unit of value in developing an estimate of value for the subject property. The only improvements within the area of the Parcel 143 taking were the roadway improvements of Yothers Road, which were not valued.

After applying adjustments, the comparable land sales reflect a range of value of \$28,800 to \$37,505 per acre of land area. Mr. Matonis concluded to a fee simple market value estimate of

\$30,000 per acre, or \$9,660. Mr. Matonis opined that the existing use of the subject as a public right of way for Yothers Road encumbers approximately 95% of the fee owners "bundle of rights". Applying the fee owner's remaining rights of 5% to the fee value estimate of \$9,660, resulted in an indicated market value estimate for Parcel 143 of \$483, rounded to \$500.

CFX filed a Notice of deposit on June 27, 2014, in the amount of \$1,000.00. Negotiations with the landowner have resulted in a proposed settlement of \$1,000.00. This Committee's acceptance of the proposed settlement amount will resolve this case at CFX's deposit amount. The landowner is not submitting a claim for attorney fees or expert fees in this case.

**RECOMMENDATION:**

The undersigned counsel respectfully requests that the Right of Way Committee recommend CFX Board approval of the proposed settlement in the amount of \$1,000.00 to resolve the fee taking of Parcel 143.

**ATTACHMENTS:**

Parcel Sketches

# SKETCH OF DESCRIPTION

SECTION 36,  
TOWNSHIP 20 SOUTH,  
RANGE 27 EAST

SECTION 25,  
TOWNSHIP 20 SOUTH,  
RANGE 27 EAST

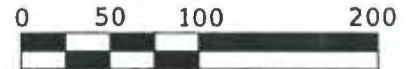
NW CORNER OF  
THE NE 1/4 OF  
SECTION 36-20-27  
FND RAILROAD SPIKE  
NO IDENTIFICATION  
N: 1592253.8508  
E: 474136.9390  
CCR 85449

FND 4"x4" CM  
"LS 2494 PRM"  
0.49'S, 0.01'W(F)  
FND 3 1/2"x3 1/2" CM  
W/ CAP "PLS 2511"  
0.79'N, 0.36'W(F)

N03°21'13"W  
30.03'(F)

N89°10'54"E  
47.18'(C)

P.O.B.  
PART B  
LA R/W LINE  
N11°31'44"W  
30.53'(C)



Scale: 1" = 100'

PART A AREA TAKEN = 7,832 SQ FEET±  
PART B AREA TAKEN = 1,481 SQ FEET±  
PART C AREA TAKEN = 4,703 SQ FEET±

143

PART B

S89°10'54"W  
51.53'(C)

APPROXIMATE  
CITY LIMITS LINE

YOTHERS ROAD  
(R/W WIDTH VARIES)

LA R/W LINE

FND 4"x4" CM  
"PCP 2511"  
N00°01'31"W, 0.35'(F)

E LINE OF W 300'  
OF SE 1/4 OF SE 1/4  
OF SE 1/4

APPROXIMATE  
CITY LIMITS LINE

143

PART A

S11°31'44"E  
30.53'(C)

143

PART C

S89°10'54"W  
153.92'(C)

S LINE OF  
N 30' OF NE 1/4

50' EASEMENT (BLANKET)  
TO FLORIDA PUBLIC SERVICE  
MISCELLANEOUS BOOK 41, PG 331  
(NE 1/4 OF NE 1/4 OF SECTION 36-20-27,  
APPLIES TO PARTS A, B & C)

P.O.B.  
PART A

NOT PLATTED

CITY OF  
APOPKA

500°49'06"E  
30.00'(C)

P.O.B.  
PART C

R/W LINE  
P.O.C.  
PART A, B & C  
NE CORNER OF  
SECTION 36-20-27  
FND 6"x6" CM  
TOP BROKEN  
WITH 1" IP  
NO IDENTIFICATION  
N: 1592291.6144  
E: 476781.1709  
FND 5/8" IR  
NO IDENTIFICATION  
0.36'S, 0.04'W(F)  
CCR 85450

N LINE OF NE 1/4  
OF SECTION 36-20-27

E LINE OF SE 1/4

SECTION 31,  
TOWNSHIP 20 SOUTH,  
RANGE 28 EAST

SECTION 30,  
TOWNSHIP 20 SOUTH,  
RANGE 28 EAST

RANGE 27 E  
RANGE 28 E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: ORLANDO-ORANGE COUNTY  
EXPRESSWAY AUTHORITY

DATE: MAY 16, 2013

PROJECT NO.: H20-01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429  
OOCEA PROJECT NO. 429-202  
PARCEL NO. 143



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING  
2700 WESTHALL LANE  
SUITE 137  
MAITLAND, FLORIDA 32751

VOICE: (407) 660-2322 FAX: 660-8223  
LAND SURVEYOR BUSINESS LICENSE NO. 6556





# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Right of Way Committee Meeting  
October 28, 2015

S.R. 429 Wekiva Parkway  
Project 429-202  
Parcel 143



Central Florida Expressway Authority  
Right of Way Committee  
October 28, 2015

**Recommendation for Approval of  
Settlement in the Amount of \$1,000.00**

**S.R. 429 Wekiva Parkway  
Project 429-202  
Parcel 143**



# Aerial View





## Recommendation

We respectfully request that the Right of Way Committee recommend CFX Board approval of settlement in the amount of \$1,000.00 for Parcel 143.




# Tab F

**WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A.**  
**329 Park Avenue North**  
**Second Floor**  
**Post Office Box 880**  
**Winter Park, Florida 32790-0880**  
**Telephone (407) 423-4246**  
**Facsimile (407) 645-3728**

**MEMORANDUM**

**TO: Central Florida Expressway Authority Right of Way Committee**

**FROM: James Edward Cheek, III, Right of Way Counsel**  
**Winderweedle, Haines, Ward & Woodman, P.A.** 

**DATE: October 12, 2015**

**RE: S.R. 429 Wekiva Parkway, Project 429-204: Parcel 275**  
**Authorization for Partial Settlement of Residential Portion of Property**

---

Winderweedle, Haines, Ward & Woodman, P.A., right of way counsel, seeks the Right of Way Committee's recommendation for Board approval of a partial settlement involving the residential portion of Parcel 275 of the Wekiva Parkway Project 429-204. A Petition in Eminent Domain was filed on October 14, 2014, and the Court entered an Order of Taking on January 13, 2015.

**DESCRIPTION and BACKGROUND:**

This case involves the taking of 17.888 acres through the middle of Parcel 275, which originally contained 52.737 acres, leaving in a bisected northern remainder of 6.92 acres and southern remainder of 27.93 acres. This parcel is owned by Thomas J. Holder, Sr., as Trustee of the Sally R. Holder Credit Shelter Trust and the Thomas J. Holder, Sr. Family Trust.

The property has joint residential and business uses. Improvements within the area of taking include a 105 year old two-story single family residence, which contains 3,124 square feet of living area with five bedrooms and two baths. Thomas J. Holder, Sr., age 80, and his daughter, Beth Ann Arnold, reside in the dwelling. The remainder of the property is used primarily for farming operations, and contains numerous agricultural improvements.

CFX retained the services of Richard MacMillan, who estimated the value of the parent tract to be \$1,633,500.00, and the value of the taking to be \$1,163,600.00. This value has been determined as follows:

Land Value	\$1,318,500
Single Family Residence Value	\$ 161,000
Site Improvement Value	\$ 154,000
<b>Total Value of Parent Tract</b>	<b>\$1,633,500</b>

Land Taken (17.888 acres x \$25,000)	\$ 447,200
Improvements Taken	\$ 228,700
Damages / Cost to Cure	\$ 487,700
<b>Total Compensation</b>	<b>\$1,163,600</b>

The landowners have not yet submitted an appraisal report for their real estate claims, and are not required to submit these reports under the Case Management Order until November 18, 2015.

For the purpose of determining relocation benefits, the property has been analyzed separately with regards to its residential and non-residential components. CFX's relocation agents determined that the residential component of the property is 2.88 acres in size, and contains the home as well as several other residential improvements. The value of the residential component of the property is as follows:

Land (2.88 acres)	\$ 72,000
Residential Improvements	\$177,964
<b>Total Residential Component</b>	<b>\$249,964</b>

#### **PROPOSAL FOR SETTLEMENT OF THE RESIDENTIAL PROPERTY:**

Negotiations with landowners' counsel have resulted in a proposal for a partial resolution of this case. Under the Uniform Relocation Act (URA) guidelines, the Holders would qualify for a purchase additive of \$209,036.00 related to this residence, based on available comparable sales. The Holders are willing to accept CFX's appraised value for the residential land and improvements, and accept the purchase additive amount. Landowners' counsel, Raymer Maguire, has also agreed that since there is no "betterment" for the residential component of the real estate, he would not recover attorney fees for this portion of the settlement. In exchange, CFX would agree that it would not attempt to adjust or recoup the amount of the purchase additive, regardless of the outcome of the litigation for the other portions of this case.

Resolution of the residential component is beneficial to CFX in that (1) the landowner is agreeing to accept CFX's appraised value for approximately 20% of the taking, (2) the landowner is agreeing to accept CFX's appraised value of the residential improvements, including a 105-year old house that could potentially be very difficult to appraise, (3) expert fees would be reduced considerably by eliminating the residential component of the case, (4) landowner attorney fees would be reduced because there is no betterment for this portion of the case, and (5) a potentially complex trial will be greatly simplified by reducing the number of issues presented. Furthermore, it is questionable how much, if any, of the purchase additive would qualify for adjustment or recoupment. This settlement proposal creates certainty for the landowners so that they can move forward with acquiring replacement housing, and certainty for CFX by resolving a portion of this case at its own value.

**RECOMMENDATION:**

We respectfully request that the Right of Way Committee recommend CFX Board approval of the proposed partial settlement in the amount of \$249,964.00 to resolve the residential component of Parcel 275.

**ATTACHMENT:**

Parcel Sketch



# SKETCH OF DESCRIPTION

PARCEL: 275

PURPOSE: LIMITED ACCESS RIGHT OF WAY

ESTATE: FEE SIMPLE



## GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°21'11" WEST.
2. THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
3. ATTENTION IS DIRECTED TO THE FACT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALE DATA.
4. A CERTIFICATE OF TITLE INFORMATION PREPARED BY "FIRST AMERICAN TITLE INSURANCE COMPANY" DATED NOVEMBER 29, 2012, FILE NO. 2037-2864232 WAS REVIEWED BY THE SURVEYOR AND EXCEPTIONS (IF ANY) NOTED ON SAID CERTIFICATE ARE SHOWN HEREON.

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY

STATE ROAD 429

DESIGNED BY: RJM

DATE: 3/18/14

DRAWN BY: DJK

JOB NO:

APPROVED BY: RJM

OCEA PROJECT NO: 429-204

**URS**

URS CORPORATION  
315 E. ROBINSON STREET  
SUITE 245  
ORLANDO, FL 32801-1949  
PH (407) 422-0353  
LICENSED BUSINESS NO. 6839

REVISIONS:

SHEET: 2 OF 2



# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Right of Way Committee Meeting  
October 28, 2015

S.R. 429 Wekiva Parkway  
Project 429-204  
Parcel 275

Offer



Central Florida Expressway Authority  
Right of Way Committee  
October 28, 2015

**Recommendation for Approval of Partial  
Settlement in the Amount of \$249,964.00**

**S.R. 429 Wekiva Parkway  
Project 429-204  
Parcel 275**





# Sketch with Taking



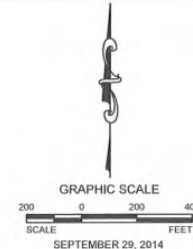
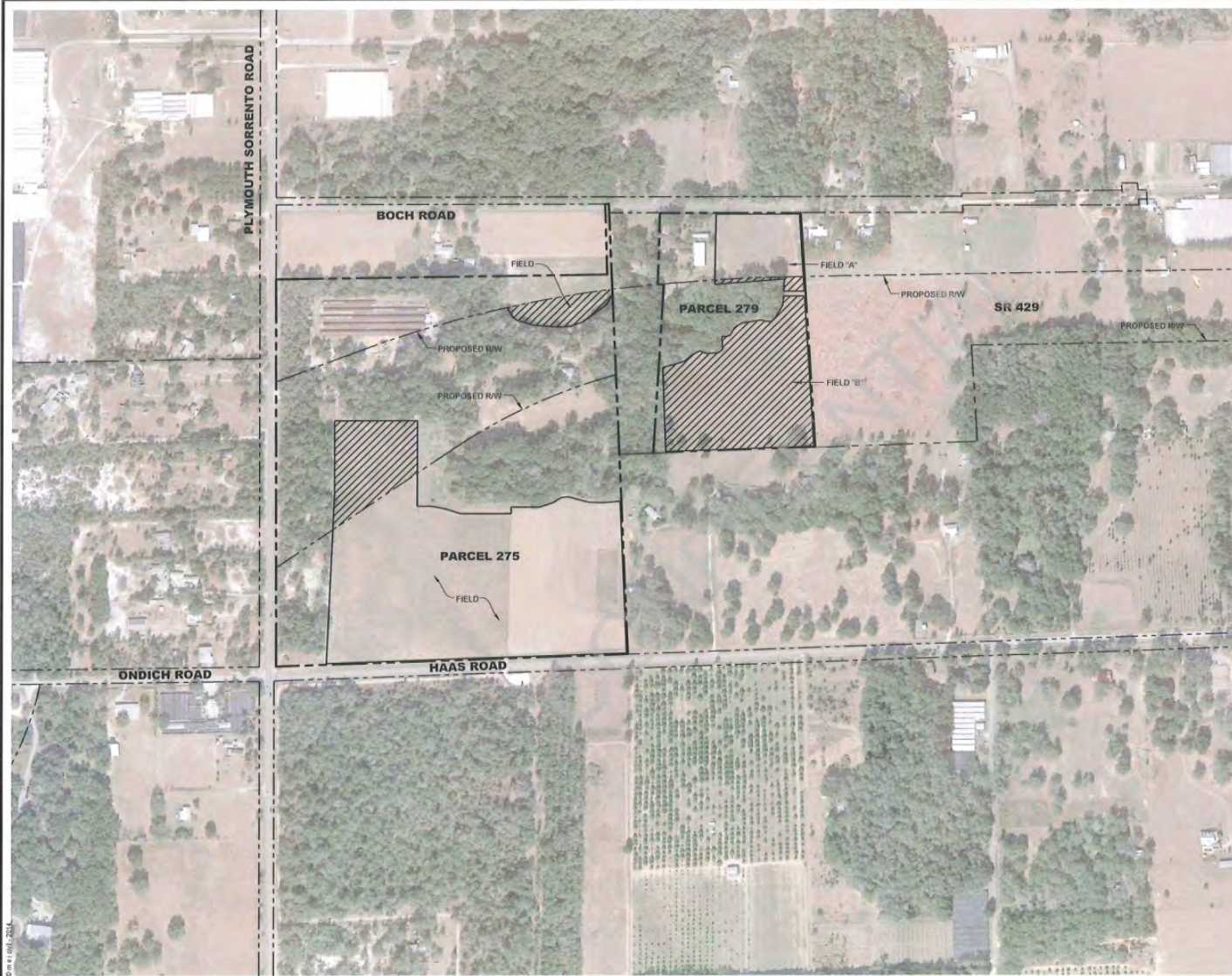




# The Residence



Z:\Users\NVA\1910101\_SIN429\_P275\_Holder\GADD\NVA\1910101\_Prelim.dwg  
DATE: 09/11/2014



ALL EXISTING AND PROPOSED INFORMATION SHOWN ON THIS DRAWING IS BASED ON SKETCH OF DESCRIPTION (LIMITED ACCESS RIGHT-OF-WAY) FOR STATE ROAD 429 PREPARED BY URS CORPORATION DATED MARCH 18, 2014 AND 90% CONSTRUCTION PLANS PREPARED BY ATKINS NORTH AMERICA, INC. FEBRUARY 2014.

**LEGEND**

 AREA OF TAKE (FIELDS)

**PRELIMINARY**

**HOLDER & HOWELL  
SR 429  
PARCELS 275 & 279  
BEFORE & AREA OF TAKE  
(FIELDS)**

**PARCEL 279 - HOWELL**

**BEFORE**

**FIELD "A": 111,949-SF = 2.57-AC**  
**FIELD "B": 289,674-SF = 6.65-AC**  
**TOTAL: 401,623-SF = 9.22-AC**

**AOT**

**FIELD "A": 9,562-SF = 0.22-AC**  
**FIELD "B": 289,674-SF = 6.65-AC**  
**TOTAL: 299,236-SF = 6.87-AC**

**REMAINDER: 102,387-SF = 2.35-AC**

**PARCEL 275 - HOLDER**

**BEFORE: 897,336-SF = 20.60-AC**  
**AOT: 157,036-SF = 3.61-AC**  
**REMAINDER: 740,300-SF = 16.99-AC**

**TOTAL REMAINDER: 842,687-SF = 19.34-AC**

**m e i c i v i l**  
984 Lake Baldwin Lane, Suite 200  
Orlando, FL 32814 CA 00006505  
P: 407.893.6894 | F: 407.893.6851  
Web Site: meicivil.com

JOB NO. 191010H







# Recommendation

We respectfully request that the Right of Way Committee recommend CFX Board approval of the partial settlement in the amount of \$249,964.00 for Parcel 275.



# Tab G

October \_\_\_\_\_ 2015

Joseph A. Berenis, P.E.  
Chief of Infrastructure  
Central Florida Expressway Authority  
4974 ORL Tower Road  
Orlando, FL 32807

Re: Central Florida Expressway Authority  
Disposition of Property  
SR 528,  
Project \_\_\_\_\_  
Parcels \_\_\_\_\_

Dear Mr. Berenis:

We have reviewed the limits of the above designated parcel, as depicted on the attached. In our opinion this property is surplus and is not needed for the operation of the system.

Furthermore, in our opinion, the Authority is in full compliance with the requirements of Section 5.4 of the Master Bond Resolution and will continue to be in compliance after the proposed sale.

This letter is based on a review of All Aboard Florida's Section C02 100% plans dated October 16, 2015.

Please note, that this letter pertains only to the parcel designated above and is not to be construed as acceptance of the All Aboard Florida plans for the entire project.

Sincerely,

Nathan P. Silva  
GEC Program Manager

Attachment

October \_\_\_\_\_ 2015

Joseph A. Berenis, P.E.  
Chief of Infrastructure  
Central Florida Expressway Authority  
4974 ORL Tower Road  
Orlando, FL 32807

Re: Central Florida Expressway Authority  
Disposition of Property  
SR 528,  
Project \_\_\_\_\_  
Parcels \_\_\_\_\_

Dear Mr. Berenis:

We have reviewed the limits of the above designated easement parcels, as depicted on the attached. In our opinion the easements are surplus and are not needed for the operation of the system.

Furthermore, in our opinion, the Authority is in full compliance with the requirements of Section 5.4 of the Master Bond Resolution and will continue to be in compliance after the proposed sale.

This letter is based on a review of All Aboard Florida's Section C02 100% plans dated October 16, 2015.

Please note, that this letter pertains only to the parcels/interest designated above and is not to be construed as acceptance of the All Aboard Florida plans for the entire project.

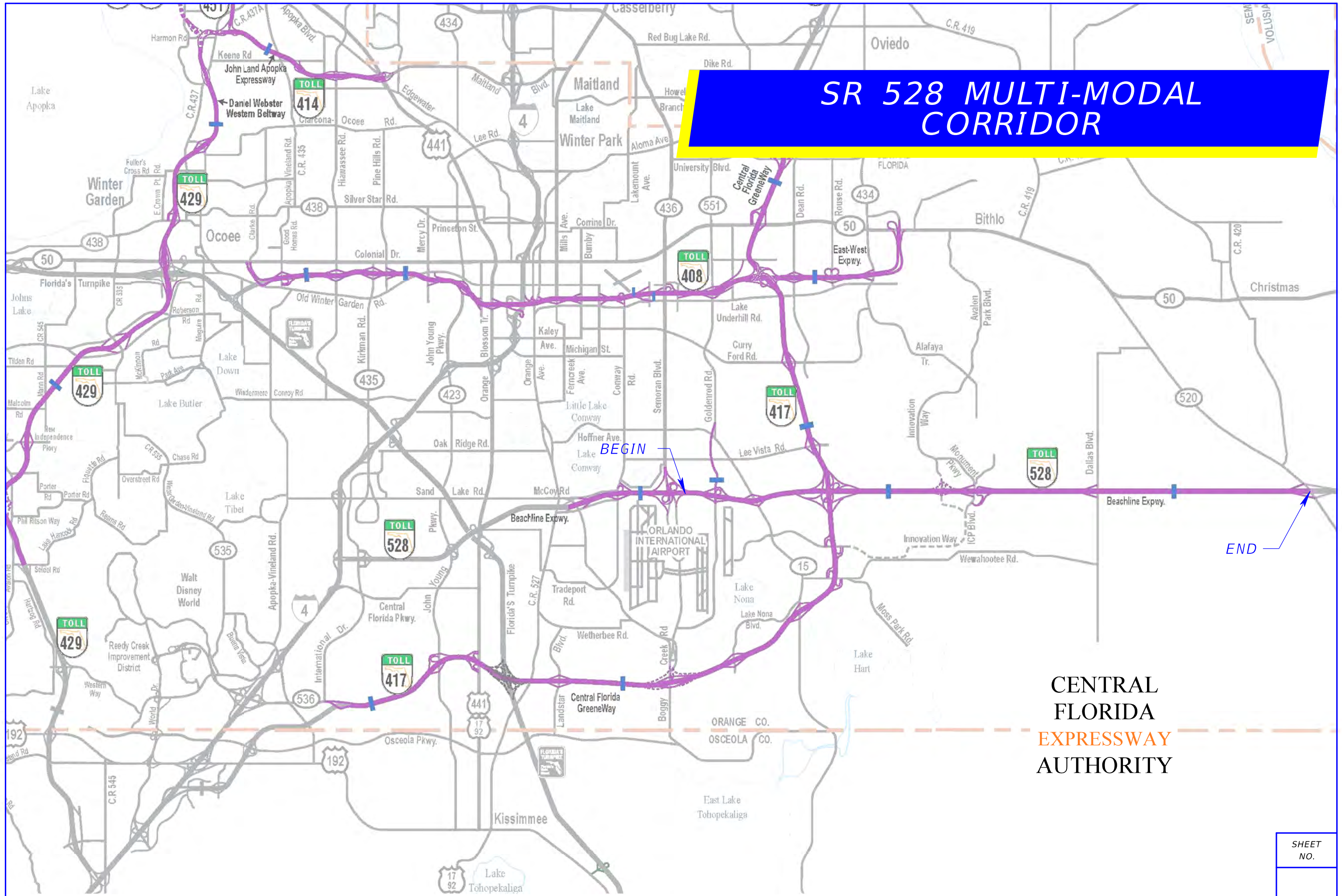
Sincerely,

Nathan P. Silva  
GEC Program Manager

Attachment



# SR 528 MULTI-MODAL CORRIDOR



CENTRAL  
FLORIDA  
EXPRESSWAY  
AUTHORITY

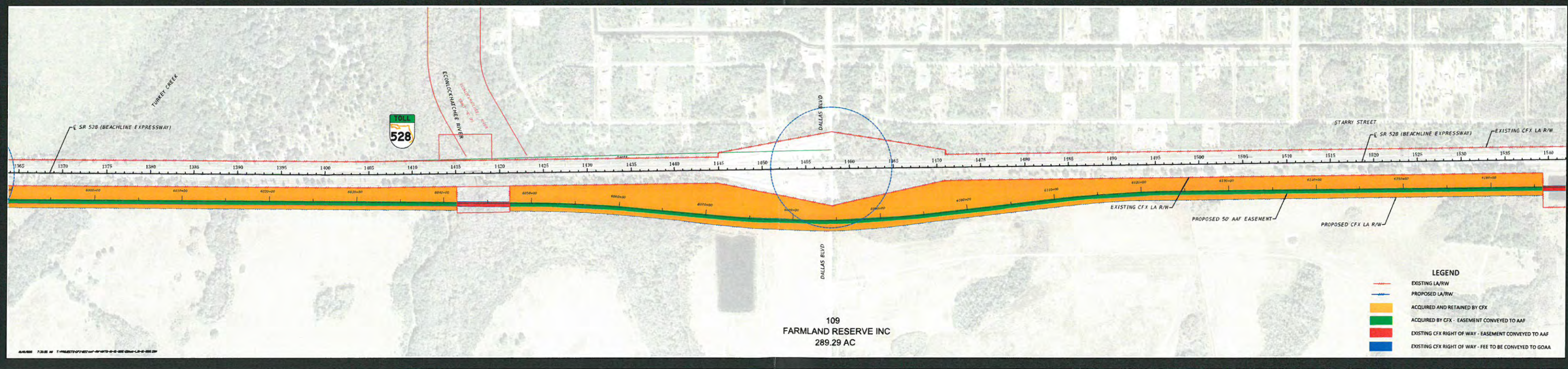
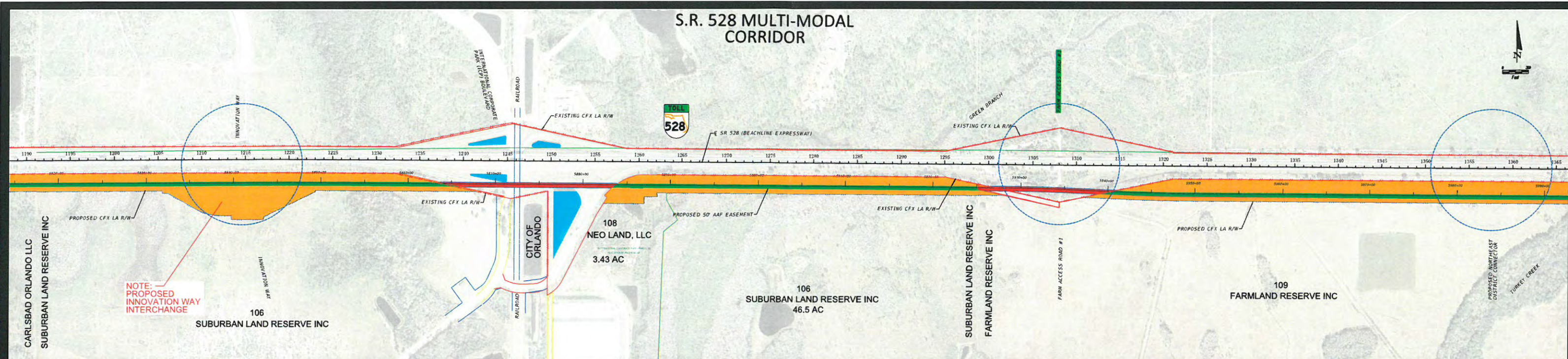
SHEET  
NO.





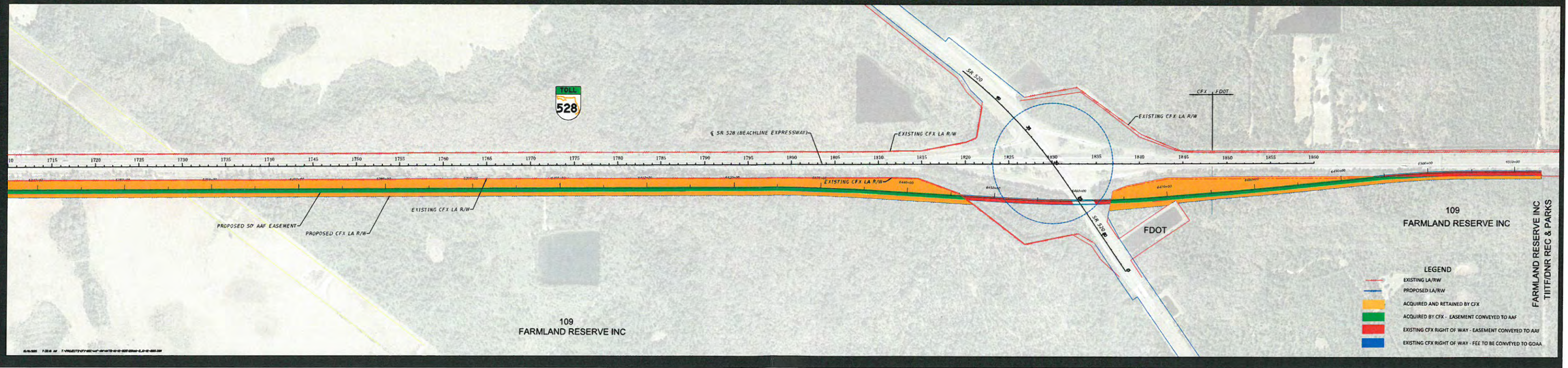
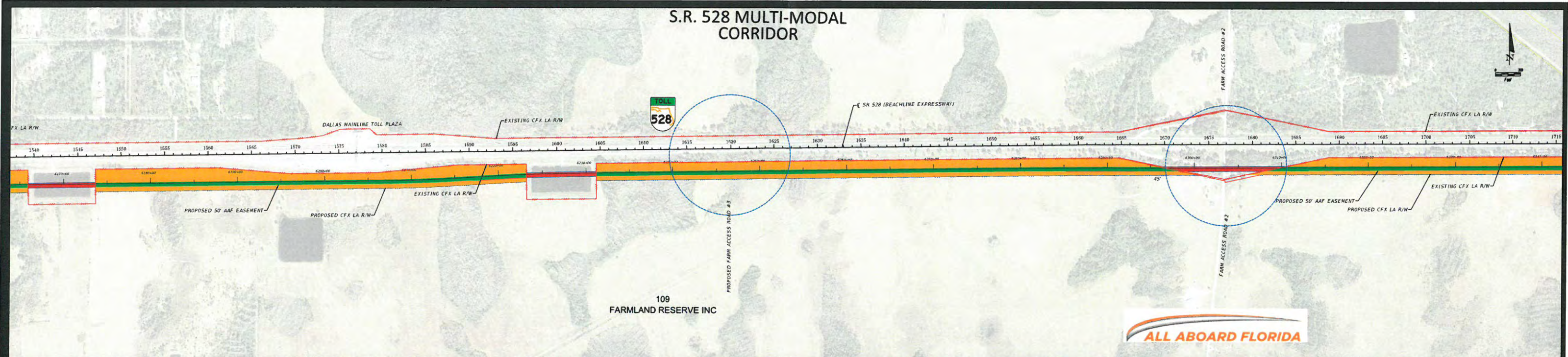


S.R. 528 MULTI-MODAL CORRIDOR





S.R. 528 MULTI-MODAL CORRIDOR






# Tab H

# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

## MEMORANDUM

TO: Right of Way Committee Members

FROM: Linda S. Brehmer Lanosa, Deputy General Counsel 

DATE: October 14, 2015

RE: *Central Florida Expressway Authority v. William and Dessie Calhoun*  
Case No. 2014-CA-003590-O, Project: 429-203, Parcel 217  
Owners: William and Dessie Calhoun  
Location: 3509 West Kelly Park Road, Apopka, Florida 32712  
Size of Land: Before: 7.379± gross/net acres  
Taken: 7.379± gross/net acres

---

## INTRODUCTION

William and Dessie Calhoun were the owners of Parcel 217, a parcel that was taken in its entirety. The parties agreed to resolve full compensation in the amount of \$612,000, or \$102,000 above the appraised value of the property and a Stipulated Final Judgment was entered in August 2015.

Recently, Respondents filed a Motion to Tax Attorney's Fees, Expert Fees and Costs and Attorney's Fees and Costs for Supplemental Proceedings seeking attorney's fees in the amount of \$33,660 and expert fees for the appraisal services of Calhoun, Dreggors and Associates, Inc., in the amount of \$13,162. A copy of the Motion is attached.

## ANALYSIS

Respondents' request for attorney's fees is based upon the formula set forth in Section 73.091 of the Florida Statutes, which provides for an attorney's fee based upon 33% of the monetary benefit for monetary benefits less than \$250,000. Thus, the statutory attorney fee is 33% of the benefit of \$102,000, or \$33,660.

Regarding Respondents' request for \$13,162 for the appraisal services of Calhoun, Dreggors and Associates, Mr. Dreggors provided an invoice with a description of the services rendered by person, date, and time. Although CFX did not receive an appraisal report from Mr. Dreggors, it is apparent from the invoice and backup material that appraisal services were rendered.

To resolve this matter, Mr. Dreggors agreed to reduce his invoice by over \$3100 and accept an amount that is equivalent to the amount that CFX paid to its own experts. Based upon information from Finance, CFX paid \$10,046.11 to its own experts on this parcel. The reduction

Project: 429-203, Parcel 217  
Owners: William and Dessie Calhoun

would address CFX's concerns pertaining to the duplication of services rendered by multiple researchers and other issues.

### **REQUEST**

We request the Committee's recommendation for Board approval of a settlement consisting of the payment of the statutory attorney's fee of **\$33,660** and expert fees and costs in the amount of **\$10,046.11**.

### **ATTACHMENTS**

- 1- PowerPoint Presentation
- 2- Motion to Tax Attorney's Fees, Experts' Fees and Costs and Attorney's Fees and Costs for Supplemental Proceedings



# **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**

**RIGHT OF WAY MEETING  
October 28, 2015**

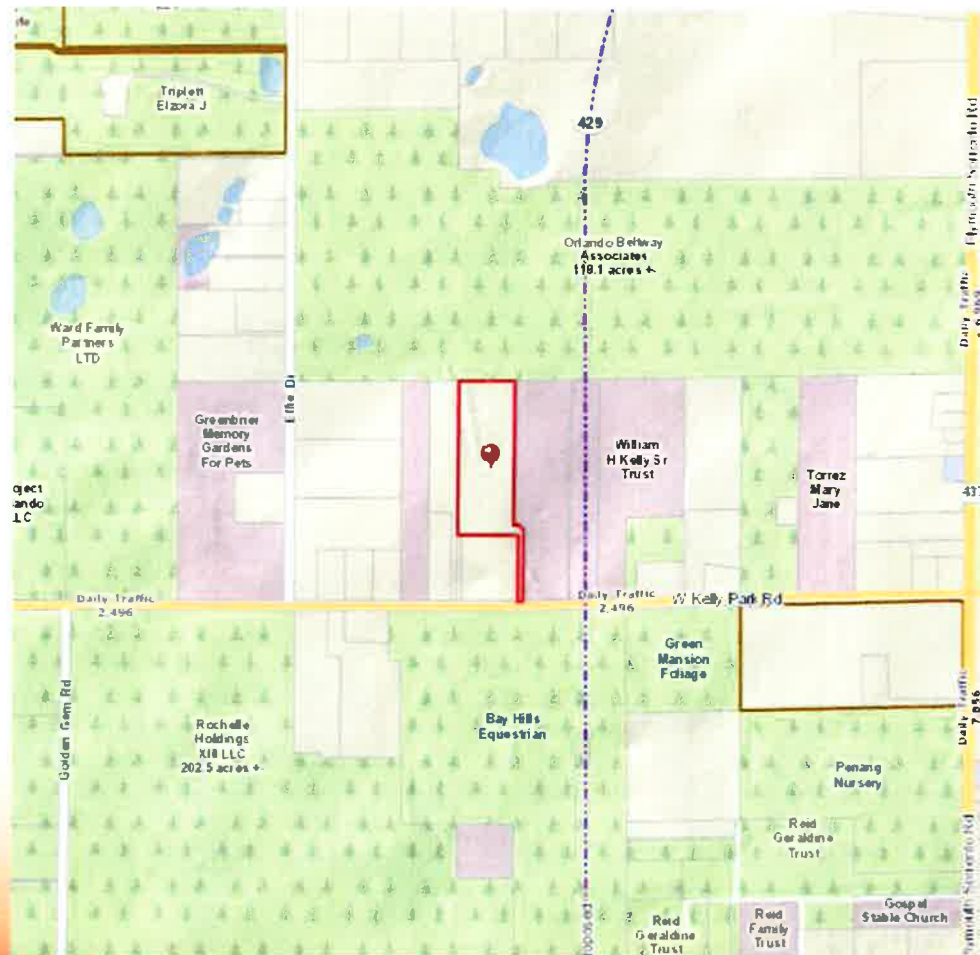
**Parcel 217 - William and Dessie Calhoun  
Resolution of Fees and Costs**



## Parcel History

- Initial Appraised Value: \$510,000 for 7.379± acres
- May 2015: Served \$612,000 Offer of Judgment
- August 2015: Accepted and Stipulated Final Judgment was entered
- Remaining Issues: Fees & Costs

# CENTRAL FLORIDA EXPRESSWAY AUTHORITY





# Aerial Depicting Parcel 217

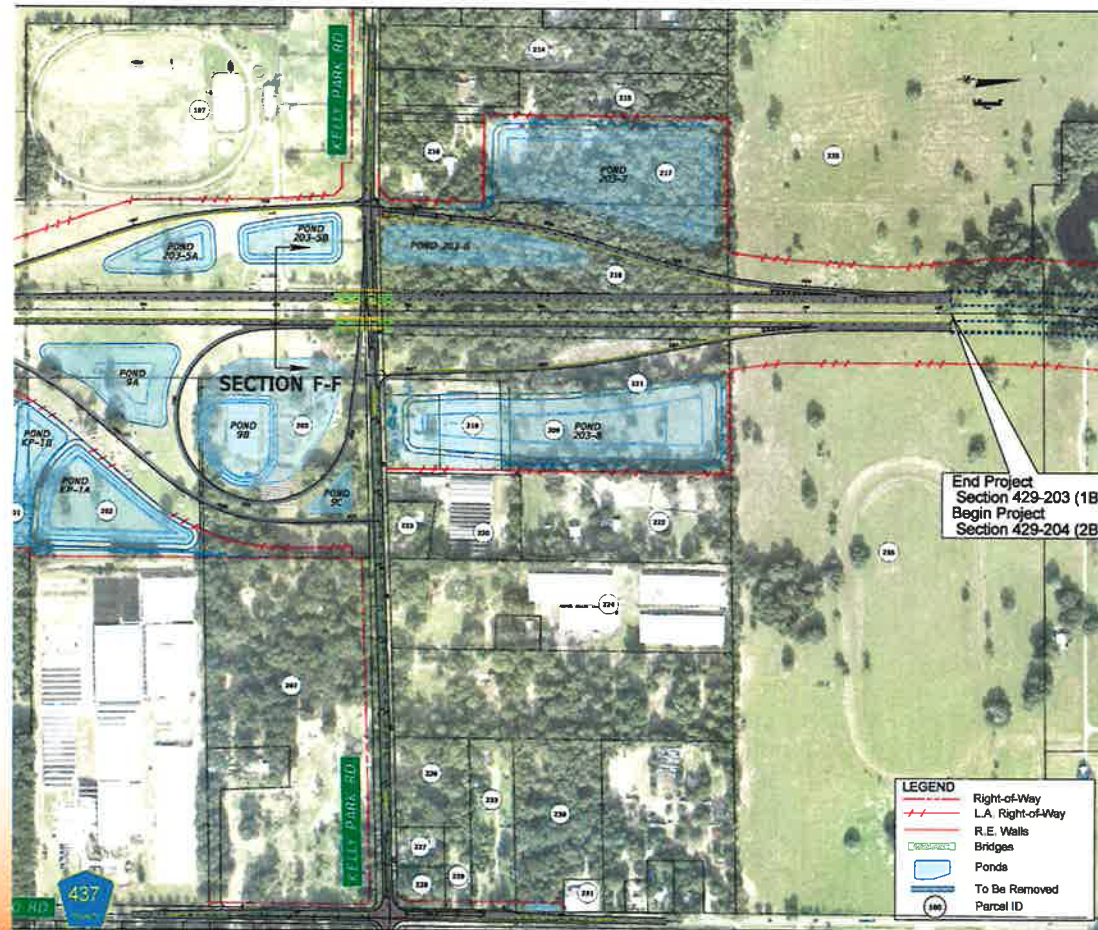


CENTRAL FLORIDA EXPRESSWAY AUTHORITY





# S.R. 429



CENTRAL FLORIDA EXPRESSWAY AUTHORITY



# Overview of Fees and Costs

Description	Owner's Request	Staff's Recommendation
Statutory Attorney's Fees based upon Benefit	\$110,000 @ 33% = \$33,660.00	Acceptable
Expert Fees and Costs for Calhoun, Dreggors and Associates	\$13,162.00	\$10,046.11

## Request

Request the Committee's recommendation for Board approval of:

- Statutory Attorney's Fees: \$33,660
- Experts Fees and Costs: \$10,046.11

IN THE CIRCUIT COURT OF THE NINTH  
JUDICIAL CIRCUIT IN AND FOR ORANGE  
COUNTY, FLORIDA

CIVIL ACTION NO: 2014-CA-003591-O  
Subdivision: 39  
Parcel No.: 217

CENTRAL FLORIDA EXPRESSWAY  
AUTHORITY, a body politic and corporate,  
and an agency of the state under the laws  
of the State of Florida

Petitioner,

v.

WILLIAM L. CALHOUN and DESSIE E.  
CALHOUN; et al.,

Respondents.

---

**MOTION TO TAX ATTORNEY'S FEES, EXPERTS' FEES AND COSTS AND  
ATTORNEY'S FEES AND COSTS FOR SUPPLEMENTAL PROCEEDINGS**

Respondents, WILLIAM L. CALHOUN and DESSIE E. CALHOUN, husband and wife ("Respondents"), hereby move for entry of an Order of this Court taxing attorney's fees, experts' fees and costs against the Petitioner, CENTRAL FLORIDA EXPRESSWAY AUTHORITY ("CFX"), in the above-styled eminent domain action. Pursuant to Article X, Section Six of the Florida Constitution, Sections 73.091 and 73.092 (1) and (2), Florida Statutes, and other applicable law, Respondents are entitled to awards of attorney's fees, expert fees and costs and an award of attorney's fees for supplemental proceedings. In support thereof, Respondents state:

1. Pursuant to Section 73.091, Florida Statutes, CFX, as condemning authority, is required to pay "all reasonable costs incurred in the defense of the



proceedings in the circuit court, including, but not limited to, reasonable appraisal fees . . . to be assessed by that court." *Id.*

2. Florida's Supreme Court has also made clear that reasonable experts' fees are part of the compensation owed to property owners under the Florida Constitution. *Dade County v. Brigham*, 47 So. 2d 602, 604 (Fla. 1950). This is particularly true "[s]ince the owner of private property sought to be condemned is forced into court by one to whom he owes no obligation, it cannot be said that he has received 'just compensation' for his property if he is compelled to pay out of his own pocket the expenses of establishing the fair value of the property, which expenses in some cases could conceivably exceed such value." *Id.* at 604-605.

3. The Parties have reached an Agreed Settlement. In order to reach the agreement it was reasonable and necessary to hire Appraiser Richard Dreggors, of the appraisal firm of Calhoun, Dreggors and Associates, Inc. to assist with the valuation of the parcel. A copy of the detailed invoice of Calhoun, Dreggors and Associates, Inc. is attached hereto as Composite Exhibit "A". The total amount of the invoice is \$13,162.

4. All of the costs incurred by the Owners were reasonably necessary to meet CFX on an equal footing to establish the value of the Respondents' property.

5. The settlement reached was in the amount of \$612,000.00. The first written offer dated January 29, 2014 was in the amount of \$510,000.00. The difference equals the monetary betterment of \$102,000 multiplied by the Statutory percentage of 33% results in a total attorney's fee based on monetary benefit of \$33,660 pursuant to Section 73.092(1), Florida Statutes..

6. Section 73.092(2), Florida Statutes, provides the Court with the ability to make awards of attorney's fees to counsel for property owners in Florida eminent domain cases for supplemental proceedings. The pursuit of the property owners' experts' fees, including hearings before the Court, are supplemental proceedings. See *State, Dept. of Transp. v. Lockhart*, 909 So. 2d 590, 592 (Fla. 5th DCA 2005).

**WHEREFORE**, the Respondents, WILLIAM L. CALHOUN and DESSIE E. CALHOUN, respectfully move for an Order of this Court taxing attorney's fees, experts' fees and costs, and attorney's fees for supplemental proceedings, against the Petitioner, CENTRAL FLORIDA EXPRESSWAY AUTHORITY, in the above-styled eminent domain case.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that I electronically filed the foregoing with the Clerk of the Court by using the eFiling Portal, and further certify that the foregoing has been furnished by U.S. Mail and/or e-service this 8<sup>th</sup> day of September, 2015 to all parties on the attached Service List.

Respectfully submitted,



**KENT L. HIPPI, ESQUIRE**

Florida Bar No. 0879630

[Kent.Hipp@gray-robinson.com](mailto:Kent.Hipp@gray-robinson.com)

**ASHLEY E. HOFFMAN, ESQUIRE**

Florida Bar No. 0106391

[Ashley.hoffman@gray-robinson.com](mailto:Ashley.hoffman@gray-robinson.com)

GRAYROBINSON, P.A.

Post Office Box 3068

Orlando, Florida 32802

(407) 843-8880

(407) 244-5690 fax

*Attorneys for William L. and Dessie E. Calhoun*

**O/OCEA v. William L. and Dessie E. Calhoun, et al.  
(Case No.: 2014-CA-003591-O)**

**SERVICE LIST**

Linda S. Brehmer Lanosa  
Deputy General Counsel  
Central Florida Expressway Authority  
4974 ORL Tower Road  
Orlando, FL 32807  
[Linda.lanosa@CFXWay.com](mailto:Linda.lanosa@CFXWay.com)  
*Attorney for Petitioner,  
Central Florida Expressway  
Authority*

# Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

July 22, 2015

Kent L. Hipp, Esq.  
c/o GrayRobinson, P.A.  
301 East Pine Street, Suite 1400  
Orlando, FL 32801

RE: Owner: Calhoun  
Parcel No.: N/A  
Project: Wekiva Parkway  
County: Orange

## INVOICE

Prepare for and meet with owner at site; meetings with engineer and owner's representative; review taking and impacts to remainder; conferences with owner's representative; review O/OCEA report; sales research/analysis; inspect sales; review valuation issues; conference with surveyor; conference with land planner; conference with owner.

Researcher:	9.25 Hrs. x \$ 75/Hr. =	\$ 694
Eaton:	26.25 Hrs. x \$125/Hr. =	3,281
Abrams:	20.75 Hrs. x \$150/Hr. =	3,112
Dreggors:	27.00 Hrs. x \$225/Hr.=	<u>6,075</u>
<b>Total</b>		<b>\$13,162</b>

Thank you,

Richard C. Dreggors, GAA  
President

RCD/ddp

728 West Smith Street • Orlando, Florida 32804  
Tel (407) 835-3395 • Fax (407) 835-3393  
*affiliated with Calhoun, Collister & Parham, Inc. of Tampa*

Composite Exhibit A

<b>OWNER</b>	<b>CALHOUN</b>	<b>RESEARCHER</b>
<b>PROJECT</b>	<b>WEKIVA PARKWAY</b>	
<b>PARCEL(S)</b>		
<b>COUNTY</b>	<b>ORANGE</b>	

<b>DATE</b>	<b>TYPE OF SERVICE</b>	<b>HOURS</b>
09/20/13	ASSIST WITH RESEARCH COMPARABLE SALES.	3.75
09/23/13	CONTINUE TO ASSIST WITH RESEARCH OF COMPARABLE SALES.	3.00
09/24/13	CONTINUE TO ASSIST WITH RESEARCH OF COMPARABLE SALES.	<u>2.50</u>
	<b>TOTAL HOURS</b>	<b>9.25</b>



<b>OWNER</b>	<b>CALHOUN</b>	<b>KEVIN EATON</b>
<b>PROJECT</b>	<b>WEKIVA PARKWAY</b>	
<b>PARCEL(S)</b>		
<b>COUNTY</b>	<b>ORANGE</b>	

<b>DATE</b>	<b>TYPE OF SERVICE</b>	<b>HOURS</b>
04/10/13	CONDUCT SALES RESEARCH.	2.75
04/17/13	PREPARED FOR AND ATTENDED MEETING WITH OWNER AND OWNER'S REPRESENTATIVE.	3.25
01/30/14	LAND SALES RESEARCH AND ANALYSIS.	7.25
02/04/14	RESEARCHED PRE-ENGINEERED/MANUFACTURED HOME SALES AND ANALYZED THOSE SALES WITH THE ALLOCATION METHOD; REVIEWED WITH RICK LAND SALES; CONTINUED WORK ON CHARTS OF SALES FOR OWNER'S REPRESENTATIVE.	4.75
03/04/14	PREPARED FOR AND ATTENDED MEETING WITH OWNER'S REPRESENTATIVE; WORKED ON MAP OF VALUES AND SPREADSHEET; ANALYZED ISSUES OF HIGHEST AND BEST USE.	1.50
03/06/14	REVIEWED O/OCEA UPDATED APPRAISAL.	0.75
05/05/14	SALES RESEARCH.	3.25
05/30/14	PREPARED FOR AND ATTENDED MEETING WITH OWNER'S REPRESENTATIVE.	<u>2.75</u>
	<b>TOTAL HOURS</b>	<b>26.25</b>

<b>OWNER</b>	<b>CALHOUN</b>	<b>COURTNEY ABRAMS</b>
<b>PROJECT</b>	<b>WEKIVA PARKWAY</b>	
<b>PARCEL(S)</b>		
<b>COUNTY</b>	<b>ORANGE</b>	

<b>DATE</b>	<b>TYPE OF SERVICE</b>	<b>HOURS</b>
07/30/14	REVIEW OF FILE AND CONDEMNOR'S UPDATED APPRAISAL; ANALYSIS OF CARPENTER'S SALES.	5.75
08/01/14	UPDATE SALES RESEARCH; ANALYSIS OF SALES.	6.50
08/14/15	RESEARCH/ANALYSIS OF SALES.	5.25
10/22/14	ANALYSIS OF COMPENSATION.	2.50
07/20/15	PREPARE FOR AND CONFERENCE CALL WITH OWNER AND OWNER'S REPRESENTATIVE.	<u>0.75</u>
	<b>TOTAL HOURS</b>	<b>20.75</b>

<b>OWNER</b>	<b>CALHOUN</b>	<b>RICHARD C. DREGGORS, GAA</b>
<b>PROJECT</b>	<b>WEKIVA PARKWAY</b>	
<b>PARCEL(S)</b>		
<b>COUNTY</b>	<b>ORANGE</b>	

<b>DATE</b>	<b>TYPE OF SERVICE</b>	<b>HOURS</b>
11/29/10	REVIEW MATERIAL AND PREPARE FOR MEETING WITH OWNER.	0.50
11/30/10	MEETING WITH OWNER AT THE PROPERTY; REVIEW ISSUES.	1.50
01/17/11	PREPARE FOR AND MEET WITH ENGINEER AND OWNER'S REPRESENTATIVE REGARDING ACCESS TO REMAINDER.	1.25
02/10/12	PREPARE FOR AND MEET WITH OWNER; REVIEW TAKING AND POTENTIAL IMPACTS TO REMAINDER.	0.50
02/22/13	CONFERENCE WITH OWNER'S REPRESENTATIVE; REVIEW GEOTECHNICAL ISSUE FOR LAND IN THE AREA.	0.50
04/12/13	REVIEW O/OCEA REPORT; MEETING WITH OWNER'S REPRESENTATIVE TO DISCUSS SCOPE OF ASSIGNMENT.	2.25
04/15/13	ASSIST WITH SALES RESEARCH.	2.00
09/18/13	INSPECT SALES; CONFERENCE WITH OWNER'S REPRESENTATIVE.	4.75
10/03/13	ASSIST WITH SALES RESEARCH OF VACANT PARCELS IN WEST ORANGE COUNTY.	1.25
02/04/14	REVIEW O/OCEA REPORT; CONFERENCE WITH OWNER'S REPRESENTATIVE, REVIEW SALES WITH ASSOCIATE.	2.50
03/03/14	REVIEW O/OCEA REPORTS.	1.25
03/04/14	MEETING WITH OWNER'S REPRESENTATIVE; REVIEW VALUATION ISSUES.	1.25
04/22/14	REVIEW DOCUMENTS TO PREPARE FOR MEETING WITH ENGINEER AND OWNER'S REPRESENTATIVE.	0.50
04/23/14	ANALYSIS OF SCOPE OF WORK; MEETING WITH EXPERTS/OWNER'S REPRESENTATIVE; REVIEW IMPACTS OF THE TAKING.	0.75

<b>OWNER</b>	<b>CALHOUN</b>	<b>RICHARD C. DREGGORS, GAA</b>
<b>PROJECT</b>	<b>WEKIVA PARKWAY</b>	
<b>PARCEL(S)</b>		
<b>COUNTY</b>	<b>ORANGE</b>	


<b>DATE</b>	<b>TYPE OF SERVICE</b>	<b>HOURS</b>
05/05/14	CONFERENCE WITH OWNER'S REPRESENTATIVE TO REVIEW PRELIMINARY ANALYSIS.	0.50
05/13/14	CONFERENCE WITH OWNER'S REPRESENTATIVE REGARDING RELOCATION INCENTIVE.	0.50
05/29/14	PREPARE FOR AND MEET WITH OWNER'S REPRESENTATIVE; REVIEW SCOPE OF WORK; CONFERENCE WITH SURVEYOR; CONFERENCE WITH PLANNER.	0.50
05/30/14	MEETING WITH OWNER'S REPRESENTATIVE TO REVIEW OUR ANALYSIS; CONFERENCE WITH THE OWNER.	0.50
08/04/14	CONFERENCE WITH OWNER'S REPRESENTATIVE TO REVIEW CFX OFFER.	0.25
08/08/14	MEETING WITH OWNER'S REPRESENTATIVE TO REVIEW VALUES OF NEARBY PARCELS.	0.25
08/15/14	PREPARE FOR MEETING; MEETING WITH OWNER'S REPRESENTATIVE TO REVIEW VALUATION ISSUES; UPDATE LAND SALES RESEARCH.	0.50
10/22/14	MEETING WITH OWNER'S REPRESENTATIVE TO REVIEW VALUATION ISSUES.	0.75
06/27/15	MEETING WITH OWNER'S REPRESENTATIVE; REVIEW VALUATIONS OF SUBJECT AND OTHER PARCELS; DISCUSS OFFER OF JUDGMENT.	1.75
07/20/15	PREPARE FOR AND CONFERENCE WITH OWNER REGARDING OFFER OF JUDGMENT AND VALUES OF LAND IN THE AREA.	<u>0.75</u>
	<b>TOTAL HOURS</b>	<b>27.00</b>

# Tab I



## MEMORANDUM

**TO:** Central Florida Expressway Authority Right of Way Committee

**FROM:**  Joseph L. Passiatore, General Counsel

**DATE:** October 15, 2015

**SUBJECT:** Approval of Increase in Contract Amount  
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
Acquisition of Wekiva Parkway Parcels 197, 230, 257 and 267  
Project No. 429-203; Contract No. 000929

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Lowndes, Drosdick, Doster, Kantor & Reed, P.A. ("LDDKR") is providing legal services to the Authority regarding the condemnation acquisition of the above referenced parcels owned by Project Orlando, LLC. See attached maps for depiction of the parcels which are proximate to the future Kelly Park Road interchange.

These four parcels have been acquired through orders of taking; however the case is now set for a one week trial during the March 28, 2016 docket. CFX's appraiser Walter Carpenter has appraised the total value of these parcels at \$12,234,500 and Project Orlando's appraiser Cantrell Real Estate, Inc. submitted an appraisal on October 15<sup>th</sup> for \$32,493,219.

In order to cover the costs of trial, it is necessary to increase the amount of the referenced contract with LDDKR by \$333,000 and to extend the term to December 31, 2016. The total updated contract amount would be \$792,000. Attached for your review is the estimated trial budget for attorneys' fees. Funding for CFX's expert witness costs will be addressed separately, if necessary.

General Counsel and the Director of Engineering have been satisfied with the legal services provided by the firm to date and recommend the contract increase and extension.

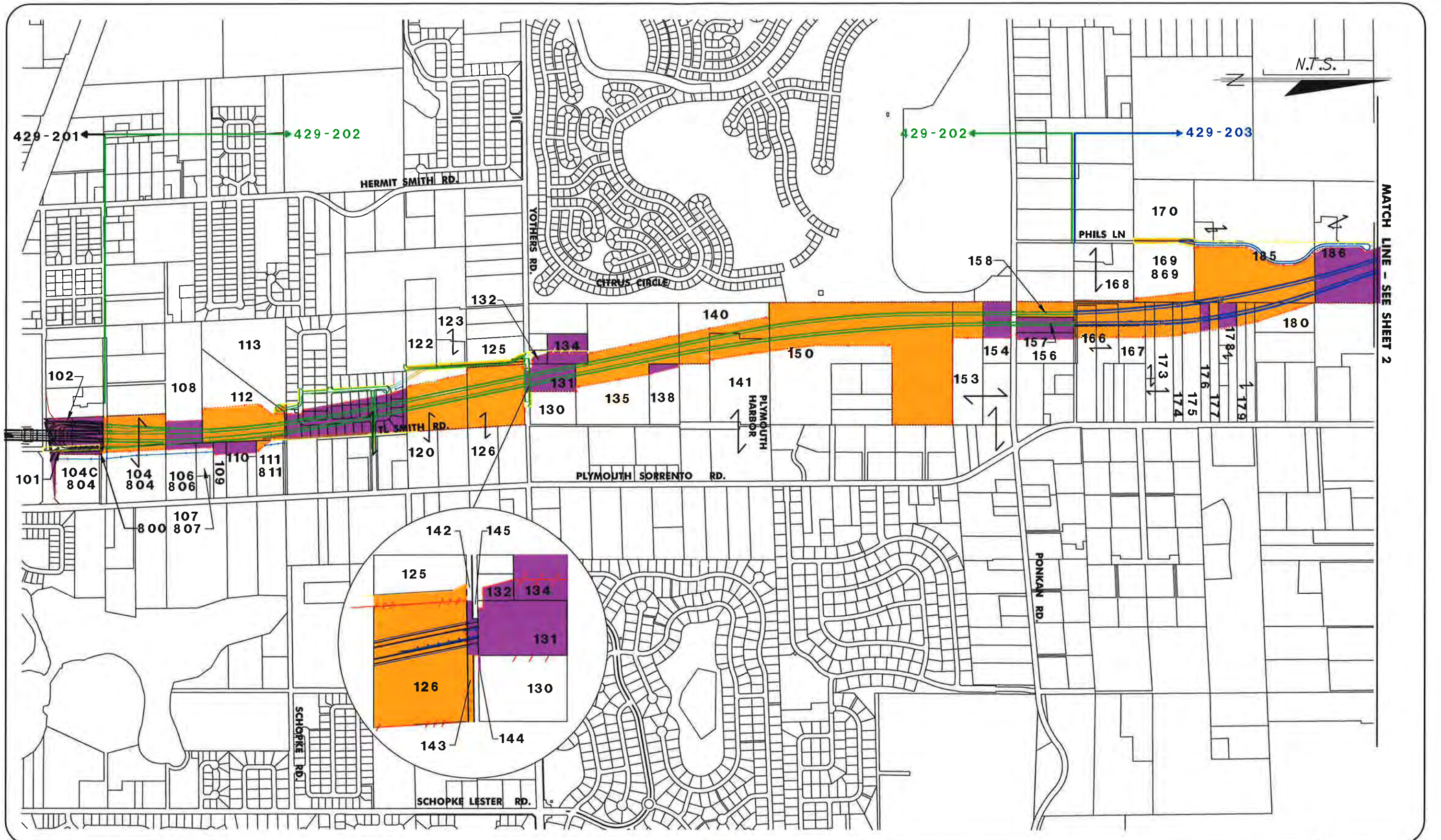
JLP/ml  
Attachment: Trial Budget  
Parcel Map

<b>Estimated Budget for CFX v. Project Orlando through trial</b>		
Action	Low end	High end
Time already incurred in Sept. 2015		\$16,000.
Conferences with CFX and experts re case strategy during Oct – Dec.	\$4,000.	\$10,000.
Response to motions in limine and other evidentiary motions filed by Project Orlando	\$4,000.	\$10,000.
Preparation for and attending hearing(s) on motions in limine, etc.	\$4,000.	\$8,000.
Review of Cantrell appraisal and Project Orlando's engineering and planning reports (due 10/15), conferring with our experts re same and preparation of rebuttal reports by appraisers, engineers and planner.	\$6,000.	\$10,000.
Preparation for and attending team meeting on 10/21	\$3,000.	\$5,000.
Prepare recommendation to RoW and Board re Offer of Judgment; attend Exec. Director's briefing; attend RoW and Board meetings; prepare Offer of Judgment	\$6,000.	\$8,000.
Prepare and file disclosure of our witnesses (due 10/22); review Project Orlando's witness list; file supplemental witness list if necessary (due 11/6)	\$1,000.	\$3,000.
Prepare disclosure of our expert witnesses (due 10/22); review Project Orlando's expert witness list; file supplemental expert list if necessary (due 11/6)	\$1,000.	\$3,000.
Work with Carpenter, Collison, McIntosh/Newton, and Hardgrove re rebuttal reports re Project Orlando's expert reports (due 11/20) and exhibits related to challenge of Cantrell's comps	\$7,000.	\$12,000.
Preparation for and deposition of Cantrell, Palmer, their engineer and planner	\$24,000.	\$30,000.
Preparing our appraisers (Carpenter & Collison), engineers (Newton or McIntosh) and planner (Hardgrove), as well as Glenn Pressimone and possibly Joe Passiatore for deposition and attending their	\$22,000.	\$29,000.

depositions		
Prepare for depositions of surprise/stray witnesses listed by Bauerle; taking depositions of those additional witnesses	\$3,000.	\$4,000.
Prepare written discovery requests (interrogatories, admissions and production requests)	\$1,500.	\$2,500.
Gathering documents and answers and preparing responses to Project Orlando written discover requests	\$2,000.	\$3,500.
Review previous and new production responses by Project Orlando and other discovery responses	\$5,000.	\$7,000.
Prepare and file exhibit list (due 1/14); review Project Orlando's exhibit list; prepare supplemental exhibit lists (due 1/24)	\$5,000.	\$8,000.
Further evaluation of whether to separate trial of parcels 230/257/267 to second trial date; conferences with CFX and Bauerle; motion and hearing re same	\$4,000.	\$6,000.
Preparing mediation and trial exhibits with experts	\$4,000.	\$8,000.
Preparing mediation statement for Will Smith; preparing mediation booklets and attending mediation conferences on 1/19 and 1/20/16	\$9,000.	\$13,000.
2/5/16: Deadline for motions in limine, etc. Court requires meeting of counsel re all such motions; filing of required stipulations.	\$4,000.	\$7,000.
Additional hearings on motions set by court including research and preparation	\$5,000.	\$8,000.
Meeting of counsel to mark exhibits and exhibit lists, identify witnesses to actually be used at trial, draft statement of case to be read to jury, joint pre-trial stip	\$5,000.	\$9,000.
Finalize joint pre-trial stip and file with court	\$3,000.	\$5,000.
Prepare for and attend pre-trial conference on 3/14/16	\$2,000.	\$3,000.
Prepare jury instructions and verdict forms; confer with opposing counsel re same	\$2,000.	\$3,000.

Research, prepare and submit trial brief to judge (due 3/23/16); review Project Orlando's trial brief and cases	\$7,000.	\$11,000.
Arrange transportation for jury view at end of trial	\$500.	\$1,000.
Final preparations for trial; attend jury trial (3/28 – 4/1/16); pick jury and present case; jury view; opening and closing arguments	\$60,000.	\$90,000.
Totals:	\$204,000.	\$333,000.
<b>Note: These estimates do not include:</b>  <b>(a) Post-trial motions and hearings</b>  <b>(b) Post-trial motions on expert or legal fees</b>  <b>(c) Apportionment and fees related to apportionment</b>  <b>(d) Post-trial appeals, briefs and oral arguments</b>  <b>(e) Separate trial on parcels 230/257/267 (if that happens)</b>  <b>(f) Our expert fees (appraisers, engineers and planner)</b>		





CENTRAL  
FLORIDA  
EXPRESSWAY  
AUTHORITY

WEKIVA PARKWAY

Legend  
ACQUIRED/COMPLETE  
ACQUIRED/PENDING  
LITIGATION  
TO BE ACQUIRED

RIGHT-OF-WAY EXHIBIT  
August 26, 2015  
SUBJECT TO CHANGE

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FLORIDA  
EXPRESSWAY  
AUTHORITY

WEKIVA PARKWAY

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TO BE ACQUIRED

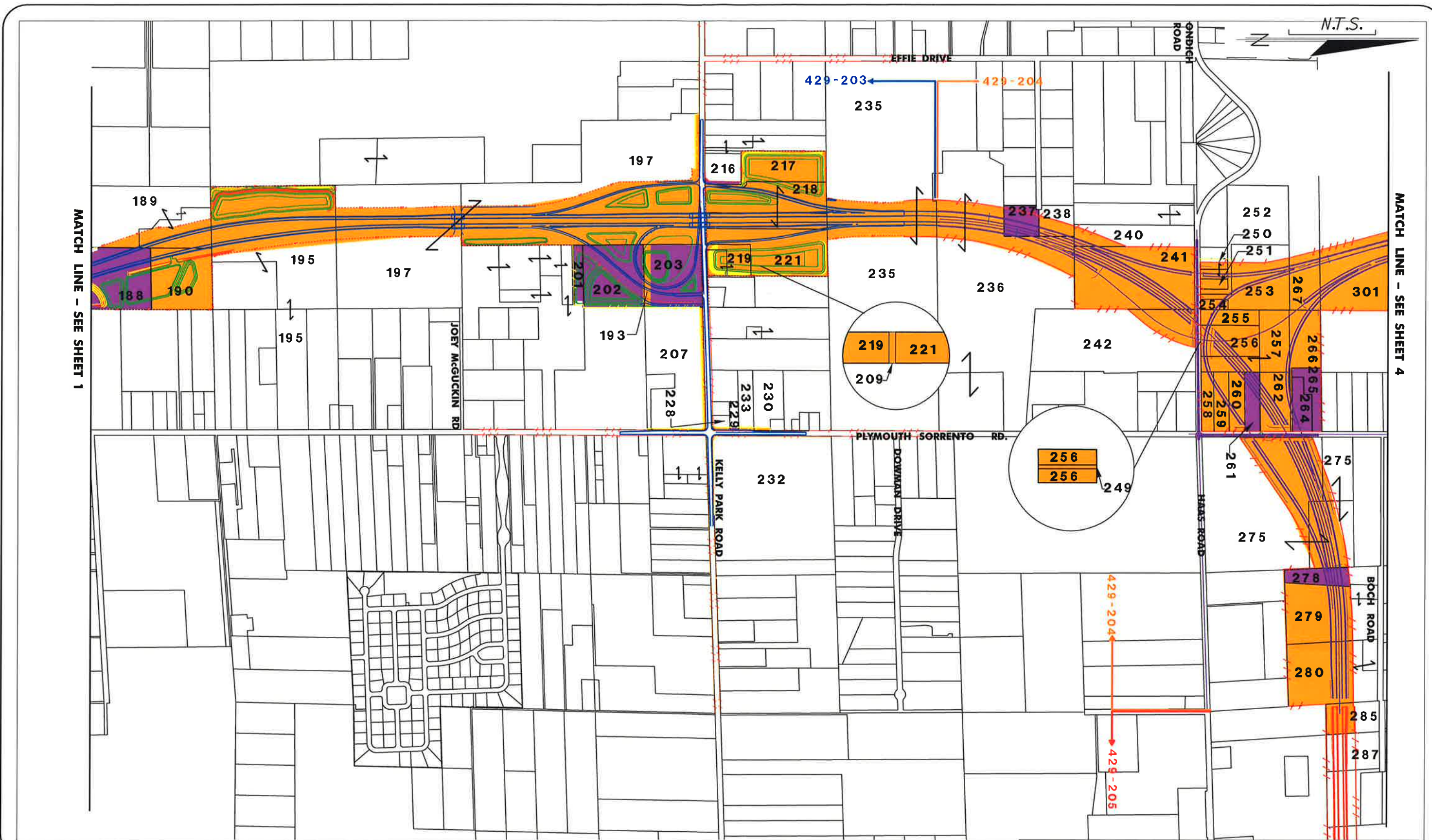
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August 26, 2015  
SUBJECT TO CHANGE

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FOR CONTINUATION - SEE SHEET 3





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FOR CONTINUATION  
SEE SHEET 2

CENTRAL  
FLORIDA  
EXPRESSWAY  
AUTHORITY

WEKIVA PARKWAY

Legend  
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RIGHT-OF-WAY EXHIBIT  
August 26, 2015  
SUBJECT TO CHANGE

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WEKIVA PARKWAY

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RIGHT-OF-WAY EXHIBIT

August 26, 2015  
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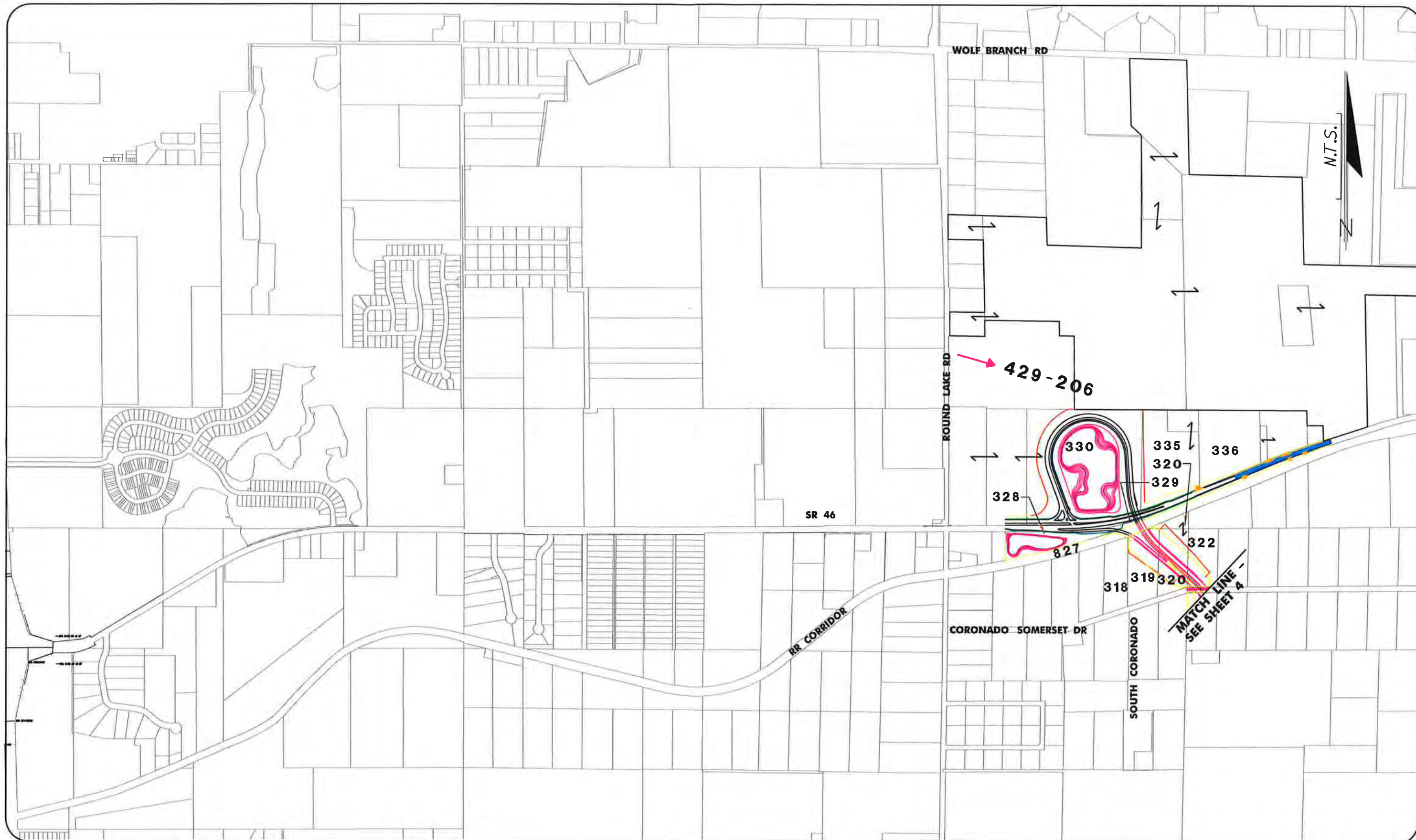
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WEKIVA PARKWAY

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RIGHT-OF-WAY EXHIBIT  
August 26, 2015  
SUBJECT TO CHANGE

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OF  
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# Tab J



## MEMORANDUM

**TO:** Central Florida Expressway Authority Right of Way Committee

**FROM:**  Joseph L. Passiatore, General Counsel

**DATE:**  October 19, 2015

**SUBJECT:** Winderweedle, Haines, Ward & Woodman, P.A. Contract Renewal  
Contract No. 000427

---

The contract for legal services with Winderweedle, Haines will expire November 11, 2015. The firm was originally retained in August of 2007 and has served one five year term and three one year renewals. The firm is currently handling 26 Wekiva parcels in litigation, a fees and costs hearing on the business damage portion of the Korus Orchids case and the closing for the sale of the Mattamy easement with All Aboard Florida.

At last month's meeting the CFX Board deferred a decision on whether to expand in-house legal services in order to take on more Wekiva parcels in litigation.

Based upon the fact that the Board is still considering whether to transition this function, our recommendation would be to extend the current contract until February 27, 2016. That date is also when the Shutts & Bowen contract is currently set to expire. Based upon the outcome of the Board's decision a decision would then be made in February on whether to extend one or both of these contracts.

There is currently funding left from the 2014 renewal which should be sufficient to cover the firm's billings through February 2016. Accordingly, we are recommending a contract extension until February 27, 2016 with no additional funding at this time.

JLP/ml

cc: Claude Miller, Procurement