

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Agenda
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
RIGHT-OF-WAY COMMITTEE
March 23, 2016
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 – February 24, 2016 TAB A
Requesting approval of the 02/24/16 minutes. **Action Item.**

4. S.R. 429 (KORUS) WEKIVA PARKWAY PROJECT (PROJECT 429-202)
PARCEL 120 (PARTS A & B) - Trippe Cheek, Winderweedle, Haines, et. al. TAB B
Requesting the Committee's recommendation for Board approval of the proposed settlement of expert and attorney's fees and costs. **Action Item.**

5. S.R. 429 (BALLINGS) WEKIVA PARKWAY PROJECT (PROJECT 429-205)
PARCEL 285 – David Shontz, Shutts & Bowen TAB C
Requesting the Committee's recommendation for Board approval of the proposed mediated settlement agreement including fees and costs. **Action Item.**

6. S.R. 429 (SMITH) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCEL
280 - David Shontz, Shutts & Bowen TAB D
Requesting the Committee's recommendation for Board approval of the proposed mediated settlement agreement including fees and costs. **Action Item.**

7. OTHER BUSINESS

8. ADJOURNMENT

This meeting is open to the public.

Section 286.0105, 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 or she will need a record of the proceedings, and that, for such purpose, he or she 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.

Persons who require translation services, which are provided at no cost, should contact CFX at (407) 690-5000 x5317 or by email at Iranetta.dennis@CFXway.com at least three business days prior to the event.

Tab A

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MINUTES
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
Right of Way Committee Meeting
February 24, 2016
Location: CFX Boardroom

Committee Members Present:

Melanie Marsh, Lake County Representative Alternate
Frank Raymond, Osceola County Representative
Ann Caswell, 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

Committee Members Absent:

Sandy Minkoff, Lake County Representative, Chairman

Item 1: CALL TO ORDER

The meeting was called to order at 2:00 p.m. by Melanie Marsh, in Mr. Minkoff's absence.

Item 2: PUBLIC COMMENT

There was no public comment.

Item 3: APPROVAL OF MINUTES

Action: A motion was made by Mr. Raymond and seconded by Ms. Botts to approve the January 27, 2016 Right of Way Committee minutes as presented.

Vote: The motion carried unanimously with five members present and voting AYE by voice vote.

Item 4: S.R. 429 (HOLDER) WEKIVA PARKWAY (PROJECT 429-204) PARCEL 275

Mr. Cheek has two parcels on the agenda today for which he is requesting recommendations for approval of settlements. These parcels are not next to each other, as they have a parcel between them, however the two parcels have connections between the owners.

Mr. Cheek provided the Committee with a description and background of the property. This case involves the taking of 17.888 acres through the middle of Parcel 275, which originally contained 52.737 acres, leaving 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.

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 Committee has previously approved a "residential carve-out" agreement in which the landowners agreed to accept CFX's appraised value of \$249,964 for the residential improvements and 2.88 acres of the property in order to facilitate the processing of the landowner's relocation claims under the Uniform Relocation Act.

Subtracting the residential carve-out settlement results in a remaining compensation estimate of \$913,636.

The landowner retained the appraisal services of Gary Pendergast, who appraised the property subject to the residential carve-out agreement (and therefore no adjustments are required). Mr. Pendergast's valuation totals \$2,813,400.

Negotiations with landowners' counsel have resulted in a settlement proposal in the amount of \$1,410,000. The total settlement proposal, inclusive of fees and costs, is summarized as follows:

Compensation to the Owner	\$1,410,000
Expert Fees and Costs	\$ 114,603
Attorneys' fees (based on betterment)	\$ 153,591
Total	\$1,678,194

In response to the Committee's questions, Mr. Cheek explained that the business damages claim has been approved and paid as well as the residential part of the claim. This settlement will be in full settlement.

Action: A motion was made by Ms. Botts and seconded by Mr. Blackadar to recommend to the Board approval of the proposed settlement in the amount of \$1,678,194 in full settlement of all compensation claims, attorneys' fees, and expert fees and costs for Parcel 275.

Vote: The motion carried unanimously with five members present and voting AYE by voice vote.

Item 5: S.R. 429 (HOWELL) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCEL 279

Mr. Cheek explained the description and background of the parcel. This case involves the partial taking of property owned by Adelpha Howell. CFX is acquiring 10.311 acres from a 14.14 acre parent tract, leaving a 3.829 acre remainder with frontage along Boch Road.

CFX retained the services of appraiser Walter Carpenter, who estimated the value of the parent tract to be \$542,900 and the value of the taking to be \$382,000. CFX is acquiring about 10 acres, or approximately 73% of the land area, leaving a remainder that is just less than four acres.

The landowner retained the appraisal services of Gary Pendergast. Mr. Pendergast's valuation conclusions total \$867,200.

At a Mediation Conference held on January 26, 2016, the parties reached a settlement in the amount of \$570,000, plus attorneys' fees and costs, subject to CFX Right of Way and Board approval.

The total settlement proposal, inclusive of fees and costs, is summarized as follows:

Compensation to the Owner	\$570,000
Expert Fees and Costs	\$ 50,320
<u>Attorneys' fees (based on betterment)</u>	<u>\$ 76,560</u>
Total	\$696,880

There were no relocation claims on this matter.

Action: A motion was made by Ms. Caswell and seconded by Ms. Botts to recommend to the Board approval of the proposed settlement in the amount of \$696,880 in full settlement of all compensation claims, attorneys' fees, and expert fees and costs for Parcel 279.

Vote: The motion carried unanimously with five members present and voting AYE by voice vote.

Item 6: S.R. 417 AND S.R. 528 (MOCKINGBIRD ORLANDO, LLC) INTERCHANGE IMPROVEMENTS (PROJECT 599-126) PARCEL 100, PART A & B

Ms. Brehmer Lanosa provided the Committee with a description and background on this matter. This project is for the improvements at the interchange of State Roads 417 and 528 and along S.R. 528. The improvements are for two reasons. First, the improvements will allow for the reconstruction of the southbound S.R. 417 ramp connecting to the westbound S.R. 528 to accommodate an increased design speed from 40 m.p.h. to 60 m.p.h. Second, the auxiliary lane on S.R. 528 will be extended from the S.R. 417 ramp to the S.R. 15 exit.

Ms. Brehmer explained that in the 1940s the property was used by the military as a bombing range. The property may be contaminated with leftover buried munitions. Prior to commencing any development, the property will need to be investigated and if necessary remediated.

CFX retained Paul M. Roper, MAI, SRA, to appraise the subject property. Mr. Roper appraised the property as if clean at \$55,400 per gross acre for a total of \$351,000 for the 6.326 acres of property needed. The Owner has agreed to accept CFX's appraised value and agreed to remediate CFX's portion of the subject property as a priority. In return, the property owner would like to obtain a right of entry along the northern boundary of S.R. 528 for access purposes for a period of twenty-four (24) months.

Discussion ensued regarding the anticipated completion dates of May 2016 to complete the requirements of the Integrated Corrective Action Plan and June 2016 as an anticipated deadline to receive a no further action notice from the Florida Department of Environmental Protection and Owner's obligation to the remediation.

Mr. Raymond expressed his concern about the delay to the project due to the cleanup.

Action: A motion was made by Ms. Botts and seconded by Mr. Blackadar to recommend to the Board approval of the proposed Real Estate Purchase Agreement in the amount of \$351,000 for Parcel 100, Part A and B.

Vote: The motion carried unanimously with five members present and voting AYE by voice vote.

Item 7: S.R. 429 (PINEL & CARPENTER AND DONALD W. MCINTOSH ASSOCIATES, INC.) WEKIVA PARKWAY PROJECT (PROJECT 429-203 AND 204) PARCELS 197/897, 230, 257 AND 267

Mr. Passiatore provided the Committee with the background and the description of the agreements before the Committee for approval. These services are required for the current litigation proceedings with Project Orlando for the Wekiva Parkway Project Parcels 197, 897, 230, 257 and 267.

The Donald W. McIntosh Associates, Inc. Addendum No. 4 will add \$100,000 to the contract for engineering consulting services and litigation support services. The Pinel & Carpenter, Inc. Addendum No. 4 will add \$80,000 to the contract for appraisal services and litigation support services.

Action: A motion was made by Ms. Caswell and seconded by Mr. Raymond to recommend to the Board approval of the proposed Amendment No. 4 to the Donald W. McIntosh Associates, Inc., Contract No. 000916 for Engineering Expert Witness Consulting Services with an upset amount of \$100,000; and Amendment No. 4 to the Pinel & Carpenter, Inc., Contract No. 000986 for Appraisal and Expert Witness Consulting Services in the upset amount of \$80,000.

Vote: The motion carried unanimously with five members present and voting AYE by voice vote.

Item 8: OTHER BUSINESS

Ms. Kelley announced that this will be Mr. Blackadar's last meeting. She thanked him for his service to the CFX Right of Way Committee. Mr. Blackadar expressed his appreciation for the Committee and CFX support staff.

Item 9: ADJOURNMENT

Ms. Marsh adjourned the meeting at approximately 2:38 p.m.

Minutes approved on _____, 2016.

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 or 4974 ORL Tower Road, Orlando, FL 32807.

Tab B

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 *HAO*
Winderweeidle, Haines, Ward & Woodman, P.A.

DATE: March 8, 2016

RE: S.R. 429 Wekiva Parkway, Project 429-202; Parcel 120 (Parts A & B) -
Recommendation for Board Approval for Settlement for Fees and Costs

Winderweeidle, Haines, Ward & Woodman, P.A., right of way counsel, seeks the Right of Way Committee's recommendation for Board approval of a settlement of expert and attorney's fees and costs with Korus Orchid Corporation ("Korus" or "Owners"), arising from the acquisition of Parcel 120 Parts A & B (the "Taking" or "Property") for the construction of the S.R. 429 Wekiva Parkway, Project 429-202. The date of value for the property is August 6, 2014.

DESCRIPTION and BACKGROUND:

Korus's property consists of approximately 14.836 acres, on which it operated an orchid nursery business since early 2001. CFX acquired 8.216 acres through the middle of Korus's property, leaving a 4.793 acre remainder on the east side of the expressway, and a 1.827 acre remainder on the west side. The property was improved with 214,449 square feet of commercial plant nursery / greenhouse space, two manufactured homes, and various related site improvements. Approximately half of the greenhouse space was located within the area of taking.

Korus qualified for, and the parties resolved, business damages for this case. Pursuant to Florida Statute §73.015(2), Korus submitted a business damage claim for \$5,850,000.00, and CFX filed a statutory counter-offer in the amount of \$3,611,000.00. Korus accepted CFX's counter-offer, and the Court entered a Stipulated Partial Final Judgment as to Business Damages in the amount of \$3,611,000.00 on March 19, 2015, thereby resolving the business damage claims. However, this judgment did not resolve the issue of expert or attorney's fees, as expert fees and costs are not a required component of a statutory business damage counter-offer. The Partial Final Judgment therefore reserved jurisdiction to determine attorney's fees and expert fees and costs for the business damage claim.

Regarding the real estate claim, Korus submitted two appraisals for this parcel in excess of \$6 million each. CFX appraised the real estate claims for \$2,240,015.00. CFX's board members approved a resolution of this case for \$3,963,125.00 on September 10, 2015. A Stipulated Final

Judgment was entered on September 29, 2015 for the agreed settlement amount, plus statutory attorney's fees based on betterment. The Stipulated Final Judgment reserved jurisdiction to determine expert fees and costs.

PROPOSED SETTLEMENT OF FEES AND COSTS

The undersigned counsel seeks this Committee's approval of a settlement of attorney's fees for the business damage claim and expert fees and costs for both the business damage and real estate claims. Korus submitted a claim of \$360,427 for expert fees and costs (for both the real estate claim and business damage claim), plus a claim of \$243,026 for attorneys fees (for the business damage claim, as the real estate attorneys fees were based on betterment and already resolved), for a total fee request of just over **\$603,000.00**. After negotiations, opposing counsel is willing to accept **\$450,000.00** in total fees and costs, which equates to reduction of approximately **25%**. A hearing on fees and costs was scheduled for the February 1, 2016 trial docket, but was removed pending Committee and Board approval of the proposed settlement.

Korus was represented by Tom Callan, Esquire. Because Korus accepted CFX's business damage counter-offer, attorney's fees are controlled by §73.015(4)(b), which states that, "if business damages are recovered by...the business owner accepting the condemning authority's initial counteroffer, attorney's fees must be calculated in accordance with s. 73.092(2), (3), (4), and (5) for the attorney's time incurred in presentation of the business owner's good faith offer." The referenced fee statute considers factors such as (1) the novelty, difficulty and importance of the questions involved, (2) the skill employed by the attorney, (3) the amount of money involved, (4) the responsibility incurred and fulfilled by the attorney, and (5) the attorney's time and labor. Mr. Callan initially submitted a fee request in the amount of \$243,026.00. After negotiations, Mr. Callan reduced this request to \$229,000. This reduced fee was then subjected to further negotiations and reduced by approximately 18%. Mr. Callan has submitted his invoices detailing his time and that of his staff, and the undersigned believes that the ultimate result of these negotiations represents a settlement that is in the best interest of CFX.

Korus also submitted expert fees in the amount of \$360,427. After an initial review by the undersigned, these fees were reduced to approximately \$310,000, and further negotiations reduced the fees by another 18%. These fees represent invoices from 14 different experts, including Richard Dreggors and Dan DeRango for appraisal services, and Lloyd Morgenstern and Duke Parrish as business damage experts. The exact break-down provided by Mr. Callan for each expert and the fees requested are attached to this memorandum. The undersigned has reviewed the invoices provided by each expert and has disputed some fees entirely and negotiated reductions on the remainder of the fees. Litigating the fees further will necessitate (1) depositions of the landowner's 14 experts, (2) analyzing the case files of the landowner's experts, (3) depositions and case file analysis of CFX's experts, (4) hiring additional experts to testify regarding the reasonableness of fees, and (5) a (likely) two-day hearing. Considering the attorney's fees and expert fees CFX may incur in this process, the undersigned counsel believes that the settlement proposal contained herein is in the best interest of CFX.

FEES AND COSTS SUBMITTED BY KORUS

REAL ESTATE CLAIM:

Robert Carr	\$ 11,270.00
Mike Grandley/Tom Shepherd	\$ 2,850.00
Joshua A. Harris, Ph.D., CRE, CAIA (Lakemont Group)	\$ 16,350.00
Jim Hall, AICP, ASLA (VHB)	\$ 12,614.00
Richard C. Dreggors, GAA (Calhoun, Dreggors & Associates, Inc.)	\$ 63,927.00
Dan DeRango	\$ 25,319.00

BUSINESS CLAIM:

MEI Civil, LLC	\$ 10,222.00
Lloyd Morgenstern (Morgenstein Phifer & Messina, P.A.)	\$ 40,671.00
J. Duke Parrish, CPA (Parrish & Parrish CPA's, P.A.)	\$ 21,050.00
Rod W. Hollingsworth (Sun Bulb Company)	\$ 4,700.00
Paul Linder	\$ 2,975.00
Robert Scott (Juris Corp.)	\$ 24,210.00
Juris Corporation	\$ 1,573.00
Sang N. Harris, CPA	\$ 22,500.00
Chun K. Choi(Interpreter)	\$ 5,250.00
Charles E. Cawthra III, ASA (Cawthra Consulting & Appraisals, Inc.)	\$ 16,800.00
Callan Law Firm Costs Business	\$ 6,573.00
Callan Law Firm Real Estate	\$ 838.71
Callan Law Firm Attorneys Fees	\$243,026.00
Callan Total Expert Fees	\$360,427.00

EXPERT FEES SUBMITTED BY CFX

Les Eiserman, CliftonLarsonAllen, LLP	\$ 18,884.00
Walter Carpenter, Jr., MAI	\$ 51,501.51
John Speer, Speer Construction, LLC	\$ 6,121.25
John Pixley	\$ 425.00
Fred B. Ladue & Associates	<u>\$ 18,296.25</u>

TOTAL:	\$ 95,228.01
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The reports prepared for the Landowner by the above-listed experts have been provided for this Committee's review. However, portions of the business damage reports were redacted to protect information deemed confidential pursuant to Section 73.0155, Florida Statutes.

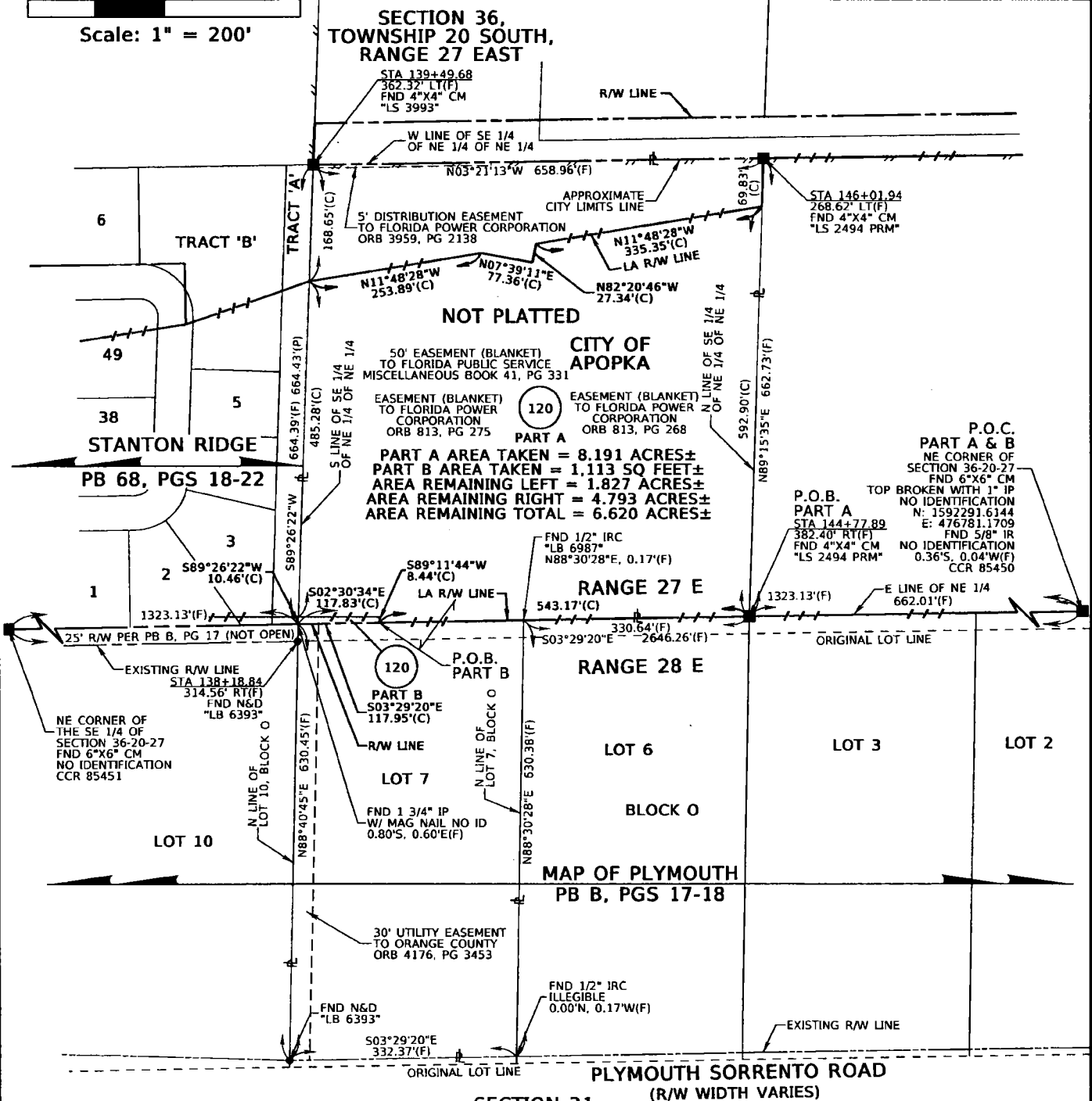
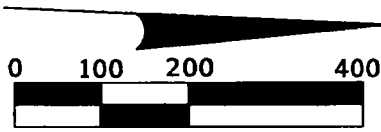
RECOMMENDATION:

We respectfully request that the Right of Way Committee recommend CFX Board approval of the proposed settlement in the amount of **\$450,000.00** in full settlement of all claims for expert and attorney's fees and costs for Korus Orchid on Parcel 120 Part A and B.

ATTACHMENTS:

Sketch of Subject Property
Spreadsheet of Fees and Costs submitted by Korus

SKETCH OF DESCRIPTION



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

SHEET 2 OF 3

FOR: ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY

DATE: MARCH 14, 2013

PROJECT NO.: H20-01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-202
PARCEL NO. 120



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965

LAND SURVEYOR BUSINESS LICENSE NO. 6556

Client:					
Korus Orchid					
Case:					
2014-CA-4729-O Parcel 120					
Initial Date:					
March 19, 2015					
Prepared Date:					
January 12-2016					

Total Amount Due

Robert Carr	\$11,270	Invoice Dated 2-2-15	
Mike Grandey / Tom Sheperd	\$2,850	Invoice Dated 3-16-15	
Joshua Harris	\$16,350	Invoice Dated 3-16-15	
Jim Hall	\$12,614	Invoice Dated 3-17-15	
Richard Dreggors	\$40,968	Invoice Dated 3-18-15	
Richard Dreggors	\$22,959	Invoice Dated 8-7-15	
Dan DeRango	\$25,319	estimated	
Callan Law Firm Costs	\$3,430	\$6,573.12	
MEI Real Estate	\$21,296	193008H-2	8/10/15

MEI Business	\$10,222	193008B-1	2/10/15
Lloyd Morgenstern	\$40,671		1/27/15
Duke Parrish	\$21,050	8781	9/15/14
Rod W. Hollingsworth	\$4,700	INV15-1114	8/10/15
Paul Linder	\$2,975		
Robert Scott	\$24,210		
(Juris Corporation)	\$1,573	9667	2/3/14
	\$833	9675	3/4/14
	\$833	9680	3/27/14
	\$833	9682	4/24/14
	\$6,383	9694	7/31/14
	\$1,480	9703	9/19/14
	\$2,313	9705	10/16/14
	\$2,035	9711	12/2/14
	\$3,793	9718	2/3/15
	\$740	9725	3/10/15
	\$1,480	9729	3/19/15
	\$1,918	9745	7/31/15
	\$24,210	Subtotal	
Sang N. Harris	\$22,500	113	
Chun K. Choi	\$5,250		3/3/15
Charles Cawthra	\$16,800		1/15/15
Callan Law Firm Costs Business	\$6,573		
Callan Law Firm Attorneys fees	\$229,000		

Total	\$589,427
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CENTRAL FLORIDA EXPRESSWAY AUTHORITY





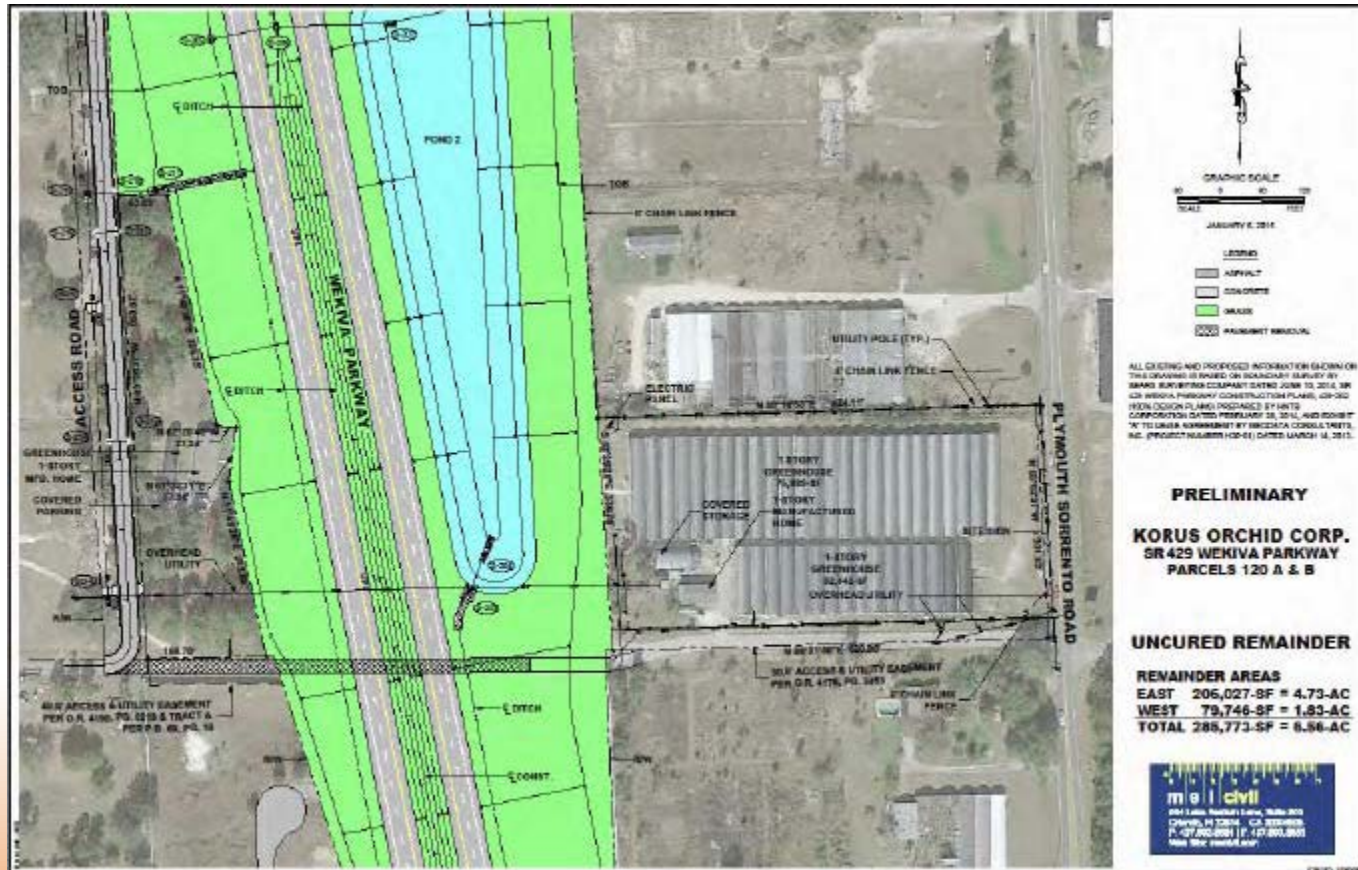
Central Florida Expressway Authority
Right of Way Committee
March 23, 2016

**Recommendation for Approval of
Settlement of Expert and Attorneys'
Fees and Costs**

**S.R. 429 Wekiva Parkway
Project 429-202
Parcel 120 (Parts A & B)**



Acquisition Overview





Subject Property





Aerial View





Settlement Proposal

PARCEL 120	REQUESTED BY OWNER	SETTLEMENT PROPOSAL (ESTIMATED BREAKDOWN)
Expert Fees – real estate claim	\$157,056	~\$116,000
Expert Fees – business damage claim	\$203,026	~\$152,000
Attorneys' fees – business damage claim	\$243,026	~\$182,000
Total Fees and Cost Claim	\$603,108	\$450,000



RECOMMENDATION

We respectfully request that the Right of Way Committee recommend CFX Board approval of the proposed settlement in the amount of \$450,000.00 in full settlement of all claims for expert and attorneys' fees and costs.

Tab C



MEMORANDUM


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

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

DATE: March 9, 2016

RE: State Road 429 Wekiva Parkway, Project 429-205; Parcel 285
Proposed Mediated Settlement Including Fees and Costs

CLIENT-MATTER NO.: 19125.0146

A handwritten signature in blue ink, appearing to be "David A. Shontz", is written over the "FROM:" line and extends into the right margin.

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right-of-Way Committee of a proposed mediated settlement between Mary Michelle Ashburn Ballings, (the "Owner") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 285 (the "Taking" or "Property") for the construction of State Road 429 Wekiva Parkway, Project 429-205.

DESCRIPTION AND BACKGROUND

Parcel 285 is a fee simple acquisition of 2.288 acres, more or less, from property located between Boch Road to the north and Haas Road to the south, east of Plymouth Sorrento Road in Orange County, Florida. The remainder property consists of approximately 2.341 acres with frontage on Boch Road. A 2-bedroom, 2-bath manufactured home, consisting of 840± square feet, is located on the property. The home was built in 1977 and is utilized as a rental unit, vacant at the time of inspection by the appraiser.

The Property is zoned A-2, Farmland Rural District which provides for residential and agricultural uses. The future land use designation is AG, Agricultural, by Orange County. The highest and best use of the property as vacant was determined to be to hold for future development as agricultural/residential use. The highest and best use as improved is a single-family rental on an interim basis.

The CFX's appraisal of the property was prepared by Christopher D. Starkey, MAI, of Integra Realty Resources - Orlando. Mr. Starkey used a sale comparison approach to estimate the land value and an income capitalization approach to estimate the contributory value for the interim use of the improvements. Mr. Starkey used comparable sales with an adjusted range of

\$26,607 to \$31,372 per acre, with a concluded value of \$29,400 per acre.

Mr. Starkey also utilized the income capitalization approach to estimate the contributory value of the improvements. Asking rents in the area ranged from \$525 to \$1,100, with the average being \$885. Based upon discussion with the property owner and a review of comparable rentals, Mr. Starkey opined the rental value at \$700 per month. With a projected 7-year holding period for the interim improvements, the present value of the improvements is considered to be \$30,223, rounded to \$30,225.

After the taking, the remainder property will not be as compatible to agricultural/residential development and the proximity to the limited access right-of-way results in an additional diminution of 30% for the remainder land for which Mr. Starkey opines the resulting land value of \$20,580 per acre.

A minor cost to cure to replace fencing to maintain the functionality of the remainder is valued at \$541. Thus, Mr. Starkey opines the value of the taking is \$99,641, rounded to \$99,650, consisting of \$71,650 for the part taken, \$27,450 for damages to the remainder, and \$541 for the cost to cure.

Gary Pendergast, MAI, of Florida Real Estate Analysts, Inc., prepared the appraisal report for the Respondent. Based upon information from land planners Ed Williams and Jim Hall, Mr. Pendergast opined the future land use would designate the subject property as Agricultural, but would allow a more intense potential. Based upon similar developments, a density of near 3 units per acre is most likely, and the property most likely would be assembled with other tracts to encompass a larger development area.

Mr. Pendergast utilized seven (7) comparable land sales ranging in value from \$45,732 to \$95,420 per acre, arriving at a valuation of \$59,300 per acre for the subject property or \$135,700 for the land taken. Mr. Pendergast opined the remainder property was damaged 69% by the proximity of the Wekiva Parkway. Thus, Mr. Pendergast estimates the compensation due the Respondent at \$216,000, consisting of \$137,500 for land taken and \$80,300 damages to the remainder.

This matter was scheduled for trial in May 2016 and the parties were about to begin all depositions in this case post mediation, if necessary. During mediation, the parties were able to reach a settlement in the amount of \$147,500 as full settlement of all claims for compensation by the property owner, plus statutory attorney's fees totaling \$17,160, plus reduced expert fees and costs totaling \$31,105.86.

For the above-cited reasons, Right-of-Way counsel requests a recommendation for approval of the mediated settlement in the amount of \$147,500, plus attorney's fees and costs and experts fees and costs totaling \$48,265.86, which is in the CFX's best interest. Settlement of the underlying claim and all fees and costs will eliminate further risk and unnecessary expenses that the CFX will ultimately incur with further litigation of the condemnation action to acquire Parcel 285.

RECOMMENDATION

We respectfully request that the Right-of-Way Committee recommend to the CFX Board the approval of the proposed settlement agreement with a total settlement of \$195,765.86 in full settlement of all claims for compensation in the acquisition of Parcel 285, including all attorney's fees and all experts fees and costs.

ATTACHMENTS

Exhibit "A" – Sketch of the Subject Property

Exhibit "B" – Photographs of the Subject Property and Area

Exhibit "C"- Sketch of Area of Take and Sketch of After condition of property

Exhibit "D" – Invoices for services rendered by MEI Civil, Inc., Florida Real Estate Analysts, Inc., Williams Development Services, Inc., and VHB MillerSellen

Exhibit "E" – Mediated Settlement Agreement – Parcel 280

ORLDOCS 14565825 2

ORLANDO ORANGE COUNTY
EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-205

PARCEL NO. 285
PURPOSE: LIMITED ACCESS RIGHT-OF-WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT WITH A 2" BRASS DISK STAMPED "ORANGE COUNTY ENGR. DEPT. SEC. CONTROL 1/4 5/6/5/7 T20 S R28E"; THENCE NORTH 03°43'34" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 1279.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 03°43'34" WEST ALONG SAID WEST LINE, A DISTANCE OF 300.72 FEET TO A POINT; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°04'36" EAST, A DISTANCE OF 331.91 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE SOUTH 03°42'12" EAST ALONG SAID EAST LINE, A DISTANCE OF 300.77 FEET TO A POINT ON THE AFORESAID SOUTH LINE; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°05'11" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 331.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 2.288 ACRES, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY

DATE: APRIL 11, 2013

PROJECT NO.: P04-04

DRAWN: DPW CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-205
PARCEL NO. 285



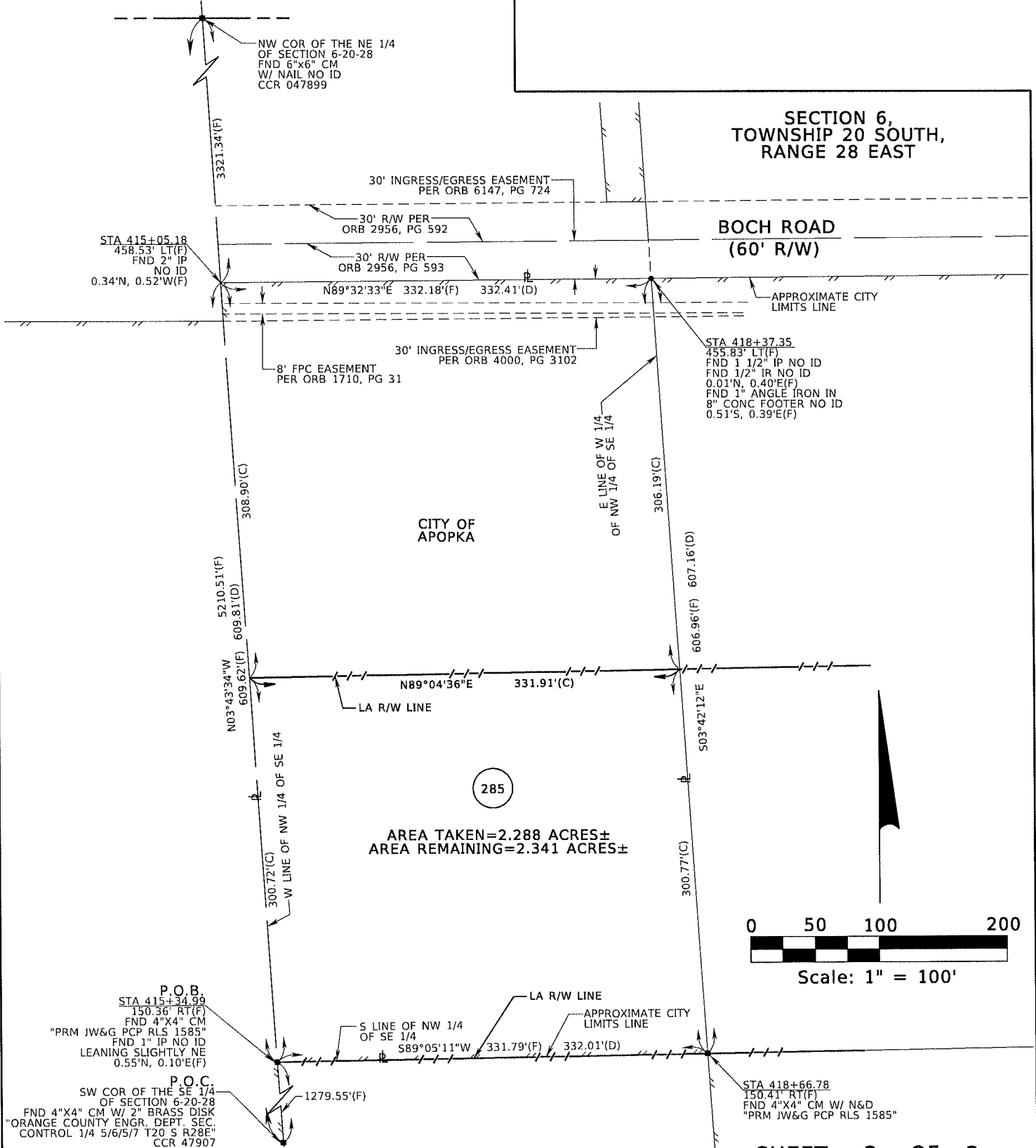
GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
2700 WESTHALL LANE
SUITE 137

MAITLAND, FLORIDA 32751
VOICE: (407) 660-2322 FAX: 660-8223
LAND SURVEYOR BUSINESS LICENSE NO. 6556

EXHIBIT "A"

SKETCH OF DESCRIPTION



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: APRIL 11, 2013

PROJECT NO.: P04-04

DRAWN: DPW CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-205
PARCEL NO. 285



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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N&D	= NAIL AND DISK
CCR	= CERTIFIED CORNER RECORD	N:	= NOTHING
CM	= CONCRETE MONUMENT	NO.	= NUMBER
COR	= CORNER	ORB	= OFFICIAL RECORDS BOOK
DB	= DEED BOOK	PL	= PROPERTY LINE
E:	= EASTING	PG	= PAGE
FND	= FOUND	P.O.B.	= POINT OF BEGINNING
FPC	= FLORIDA POWER CORPORATION	P.O.C.	= POINT OF COMMENCEMENT
ID	= IDENTIFICATION	RT	= RIGHT
IP	= IRON PIPE	R/W	= RIGHT OF WAY
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP	W/	= WITH

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 03°43'34" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED OCTOBER 18, 2012, FILE NO. 2037-2840317, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
7. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
8. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

				I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.	
				11-21-13	
REVISED PER COMMENTS		DPW	05/23/2013	H. Paul deVivero, Professional Land Surveyor No. 4990	
REVISION		BY	DATE	DATE	
FOR: ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429		GEODATA CONSULTANTS, INC.	
DATE: APRIL 11, 2013		OOCEA PROJECT NO. 429-205		SURVEYING & MAPPING	
PROJECT NO.: P04-04		PARCEL NO. 285		2700 WESTHALL LANE	
DRAWN: DPW CHECKED: JMS				SUITE 137	
				MAITLAND, FLORIDA 32751	
				VOICE: (407) 660-2322 FAX: 660-8223	
				LAND SURVEYOR BUSINESS LICENSE NO. 6556	



Wekiva Parkway Project 429-205 Parcel 285
2486 Boch Road
Apopka, Florida



EXHIBIT "C"

please make checks payable to:

m e i civil

964 Lake Baldwin Lane., Suite 200
Orlando, FL 32814
407-893-6894
fax 407-893-6851

bill to:

Harold A. Lassman, Esquire
Maguire Lassman, P.A.
605 E. Robinson Street, Suite 140
Orlando, Florida 32801

Invoice Date: 2/24/2016

Invoice Number: 191023H-1

Invoice Amount Due: **\$9,925.13**

JOB: SR 429, Parcel 285

Ballings

Engineering Analysis

Description	Hours	Rate	Fee	Total
Principal (GSM)	2.5	\$250.00	\$625.00	\$625.00
Senior Project Manager (KSH)	30.5	\$195.00	\$5,947.50	\$5,947.50
Senior Designer (JRR)	24.0	\$120.00	\$2,880.00	\$2,880.00
Subtotal				\$9,452.50
Expense (5%)				\$472.63
Total Fee Due				\$9,925.13

See attachment for detail.

Payment is due upon settlement of compensation for subject parcel.

EXHIBIT "D"

Work Descriptions for Glenna S. Morris, P.E.

191023H

Job Name *SR 429, Wekiva Parkway,P285, Ballings*

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
10/27/2015	1.0	review case w/KSH
10/29/2015	1.5	provide input on development potential, utilities
<i>Total Hours:</i>	2.5	

Work Descriptions for Kevin S. Hebert, PE

191023H

Job Name *SR 429, Par 285, Ballings*

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
10/27/2015	1.0	Prep and attend conf call
10/28/2015	2.0	Appraisal, plans, analysis
10/29/2015	1.5	Appraisal, plans, analysis, prep PER, maps, exhibits, etc.
10/30/2015	1.0	Appraisal, plans, analysis, PER, maps, exhibits cont.
11/2/2015	4.0	Prep and attend conf call, appraisal, plans, analysis, PER, maps, exhibits cont.
11/3/2015	0.5	Appraisal, plans, analysis, PER, maps, exhibits cont.
11/4/2015	2.0	Appraisal, plans, analysis, PER, maps, exhibits cont.
11/5/2015	2.5	Prep and attend conf call, appraisal, plans, analysis, PER, maps, exhibits cont.
11/9/2015	2.0	Prep and attend conf call, cost analysis, exhibits cont.
11/11/2015	1.0	Analysis, exhibits coord.
11/12/2015	1.0	Cost pro-rata analysis
11/13/2015	0.5	Cost pro-rata analysis cont.
11/14/2015	1.0	PER updates, exhibits, cont.
11/16/2015	2.0	PER updates, exhibits, cost, cont.
11/18/2015	0.5	PER updates, exhibits, cost, cont.
11/20/2015	0.5	PER updates, exhibits, cost, cont.
11/23/2015	0.5	Deliverables updates
2/4/2016	1.0	Interrogatories material review
2/18/2016	1.0	Material review in advance of upcoming legal dates
2/24/2016	3.0	Analysis and review of Development Potential Analysis report, density analysis
2/26/2016	2.0	Mediation prep and availability

Total Hours: *30.5*

Work Descriptions for John R. Russell

191023H

Job Name *Wekiva Parkway P285 Ballings*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
10/27/2015	1.5		Draft Roadway Plans - Shading & Hatching
10/28/2015	3.0		Draft Roadway Plans
10/28/2015	0.5		Draft Boundary & R/W
10/28/2015	1.0		Download & Review Appraisal
10/29/2015	1.5		Area of Take Layout & Calculations
10/29/2015	2.0		Before Conditions Layout & Calculations
10/29/2015	2.5		UnCured Remainder Layout & Calculations
10/30/2015	1.0		Review Updated FDOT Roadway Plans
10/30/2015	0.5		Check Plot & Review
10/30/2015	1.0		Compile Exhibits into Master & Plot Files
10/31/2015	1.0		USGS, FEMA, Aerial & Location Map Exhibits
11/3/2015	1.5		Review Parent Tract Boundary & Easements from FDOT Survey
11/11/2015	3.5		Retaining Wall Profile
11/12/2015	1.5		Retaining Wall Profile - Shading & Sheet Setup
11/12/2015	1.0		Engineer Comments
11/14/2015	0.5		Plot Progress Wall Profile Exhibits
11/16/2015	0.5		Revisions Per Engineer Comments
<i>Total Hours:</i>		<i>24.0</i>	



FLORIDA REAL ESTATE ANALYSTS, INC.

Appraisal & Consultation

February 25, 2016

Mr. Raymer F. Maguire, III
Attorney at Law
Maguire Lassman, P.A.
605 E. Robinson Street, Suite 140
Orlando, FL 32801

RE: Project : Wekiva Parkway
County : Orange
Parcel : 285
Owner : Ballings

INVOICE

Inspection of subject property and surrounding neighborhood. Research for and analysis of data. Research and analysis concerning condemnation blight. Research for sales data and analysis of damages due to the acquisition. Consultation with owner's attorney, and other experts regarding the ROW acquisition. Preparation of appraisal report. Update of research and analysis for mediation and trial.

Pendergast:	71.50 Hrs @ \$180.00/Hr . =	<u>\$12,870</u>
Total Invoice Amount		\$12,870

Thank you,

Gary M. Pendergast, MAI, President

SUMMARY OF SERVICES
(GARY M. PENDERGAST)

Parcel : 285
Project: Wekiva Parkway
Owner: Ballings

<u>Date</u>	<u>Procedure</u>	<u>Time</u>
04/23/12	Consultation with owner's attorney. Analysis of data provided by owner's attorney.	.25
08/08/12	Review data provided by owner's attorney. Review preliminary design aerials and retention pond data. Consultation with owner's attorney.	.25
08/15/12	Research subject property data. Consultation with owner's attorney.	.25
08/17/12	Inspection of subject property and surrounding area. Review maps, plans, And aerials. Consultation with property owner and owner's attorney.	1.50
08/20/12	Research ownership details for the manufactured home. Consultation with property owner. Analysis of data.	.50
10/09/12	Research and review history of Wekiva Parkway. Research neighborhood data.	1.00
11/06/12	Research and consultation regarding history of the subject property, improvements, annexations in the area, and other data.	.50
01/09/13	Consultation with other experts and property owners regarding condemnation valuation issues.	.25
03/21/13	Research and review project details and parcel information. Review preliminary design details provided by the Expressway. Consultation with property owner and owner's attorney regarding the taking and damage issues.	.75
05/02/13	Consultation and analysis with other experts.	.25
04/30/13	Review project data.	.25
01/13/14	Research and review status of nearby developments in the neighborhood and area.	1.00
02/27/14	Research and review current design plans for the project and parcel.	.50
03/20/14	Review expressway authority damage studies for small and large residential Properties. Analysis of sales data, OCPA data, aerials, maps, and plans.	1.25
07/21/14	Research and review of data provided by owner's attorney.	.50

SUMMARY OF SERVICES (Continued)
(GARY M. PENDERGAST)

Parcel : 285
Project: Wekiva Parkway
Owner: Ballings

07/28/14	Inspection of subject property and neighborhood. Research and analysis of Property details and improvements. Analysis of area taken. Research OCPA Property details and search of history of property.	1.50
08/05/14	Review construction plans and aerial data. Consultation with engineer regarding utilities.	.50
08/20/14	Consultation with land planner regarding improvement data and highest and best use issues. Research regarding zoning and comprehensive plan.	.50
08/21/14	Consultation and research with land planner and engineer. Consultation with owner's attorney regarding valuation issues.	.50
08/22/14	Consultation with land planner regarding highest and best use issues. Research and analysis of data.	.25
08/27/14	Research and consultation regarding project influence and condemnation blight.	.50
09/04/14	Conference and consultation with land planner, engineer, and property owner.	.25
09/22/14	Consultation with other experts and owners regarding interim use issues.	1.00
09/29/14	Consultation regarding parent tract issues.	.25
10/10/14	Conference and research/analysis with engineer and planner regarding their preliminary findings concerning project history, land use issues, project influence, and blight issues.	.25
02/20/15	Analysis and consultation with Williams and Morris regarding damage issues.	.25
02/25/15	Analysis and consultation with other experts regarding the project and planning issues. Research for vacant land sales. Analysis of data.	1.50
02/26/15	Research for vacant land sales. Consultation with land planner.	1.25
03/16/15	Research for before and after land sales.	1.50
03/17/15	Review/Analysis of vacant land sales data.	2.00
04/13/15	Review data and reports provided by owner's attorney. Analysis of data.	1.00

SUMMARY OF SERVICES (Continued)
(GARY M. PENDERGAST)

Parcel : 285
Project: Wekiva Parkway
Owner: Ballings

05/05/15	Consultation with land planner and owner's representative. Analysis of parent tract issues and highest and best use. Study of project influence. Consult with planner regarding land use issues.	1.00
06/11/15	Consultation with Katie Shannon and Jim Hall regarding planning data, interchange study, and future land use issues. Review interchange study, vision plan, and other data provided by land planner.	1.00
06/15/15	Analysis and consultation with other experts regarding condemnation blight, and project influence in area. Review project maps and plans. Review aerials and alternate route history. Research and review Wekiva Parkway Protection Act. Analysis of data provided in production request.	2.00
06/19/15	Review and analysis with planners Hall and Williams. Research aerials, maps, and plans. Consultation with experts.	.50
06/25/15	Research concerning the Wekiva Study Area and Wekiva Protection Act. Consultation with owner's Attorney. Analysis of data, maps, and aerials. Consultation with land planner concerning utility issues and locations.	.75
06/26/15	Consultation with Morris, Hall, and Williams, and owners attorney regarding condemnation blight issues. Review recent case law provided by owner's attorney.	.75
07/22/15	Research and consultation regarding planning documents from Hall's office. Highest and best use study. Review annexation ordinances, FLU element from 2002, property owner letters regarding Wekiva Study area, and other data.	1.00
08/10/10	Review data provided by owner's attorney.	.25
09/01/15	Analysis and review of preliminary data from planner Hall's office. Highest and best use study.	.50
09/17/15	Consultation and analysis with planner Williams.	.25
09/25/15	Analysis and review of data provided by planner Hall's office.	.25
10/01/15	Research for comparable sales data for the before and after valuation.	1.50
10/05/15	Research and analysis with other experts concerning the before and after conditions. Research for land sales data. Review aerials.	1.50

SUMMARY OF SERVICES (Continued)
(GARY M. PENDERGAST)

Parcel : 285

Project: Wekiva Parkway

Owner: Ballings

10/29/15	Analysis and consultation with Hall, Shannon, and Williams regarding their findings and analyses. Review data provided. Research for sales data. Analysis and verification.	1.25
10/30/15	Research for before and after land sales data.	1.50
11/02/15	Research Microbase, MLS, Costar, public records and other sources. Analyses and verification. Inspection of sales data.	1.00
11/03/15	Damage study and analysis.	1.50
11/04/15	Damage study and analysis. Research for after condition sales.	1.00
11/05/15	Consultation with expert engineer and planner regarding utility locations and costs/issues. Review data provided by engineer Morris's office. Review preliminary data with Williams. Research for damage study.	1.00
11/06/15	Review, analysis, and verification of appraisal data.	1.00
11/09/15	Research, review and analysis of cost data for utilities, items in the take, and partial cure. Consultation with Williams and Hall regarding pro rata share utility costs. Verify with Morris. Analysis of data for report.	1.00
11/10/15	Consultation with attorney's office regarding exhibits and sales data. Verification of data. Study and analysis of appraisal issues and data.	.50
11/11/15	Consultation with engineer regarding ROW maps, and construction plans/details. Review dedication agreement and development agreement between owners in area. Research and analysis of appraisal data.	1.00
11/12/15	Verification of data. Consultation with planner Williams. Analysis of data. Consultation with engineer from Morris's office regarding items in the take. Review Williams data, Morris data, and Hall data. Research and analysis of sales data.	3.50
11/13/15	Research and analysis of damages. Inspection of data. Verification of data.	1.50
11/16/15	Review updated data from Morris. Appraisal analysis.	.50
11/17/15	Research and analysis of sales and cost data. Appraisal analysis. Consultation with engineer.	3.75

SUMMARY OF SERVICES (Continued)
(GARY M. PENDERGAST)

Parcel : 285
Project: Wekiva Parkway
Owner: Ballings

11/18/15	Consultation with engineer from Morris's office regarding changes to engineering reports.	.25
12/03/15	Consultation regarding Expressway Authority reports.	.25
01/15/16	Research and consultation with other experts for rebuttal analysis. Review and analysis of data.	1.75
01/18/16	Research and analysis of documents in support of project influence and condemnation blight.	1.50
01/20/16	Review documents in preparation for mediation.	1.25
01/22/16	Research and consultation for rebuttal report.	.25
01/25/16	Review condemning authority appraisal report and data. Preparation of rebuttal report and analysis.	4.00
01/26/16	Review maps and data provided by land planner, in preparation for mediation and trial.	.50
01/27/16	Review rebuttal reports from condemning authority in preparation for mediation and trial.	1.00
02/05/16	Trial preparation. Outline and study of condemnation blight issues for owner's Attorney.	1.00
02/08/16	Research and study of condemnation blight for trial preparation.	1.50
02/10/16	Consultation with owner's attorney regarding project influence and valuation issues.	.25
02/12/16	Research and consultation with other experts regarding project influence and Condemnation blight.	.50
02/15/16	Research, analysis and review data. Update of research. Inspection and Verification of data. Appraisal analysis for final appraisal report.	<u>4.25</u>
Total		71.50

WILLIAMS DEVELOPMENT SERVICES INC.

February 22, 2016

Mr. Raymer F Maguire III
Maguire Lassman PA
605 e. Robinson Street Suite 140
Orlando FL 32801

Subject: CFX v. Mary M. Balling
Parcel 285, Wekiva Parkway, Orange County
Land Planning and Development Permitting Analysis

Dear Mr. Maguire

The following invoice is for professional land planning services in the above described case. Your assistance in processing this invoice would be greatly appreciated. Entries makes with an (A) Indicate times allocated on the same day between two or more cases.

DATE	SERVICES	HOURS
5-14-14	Meeting with attorney, retained in case, received initial work assignments	1.0
7-31-14	Site and neighborhood inspections	1.0
10-1-15		1.5 (A)
8-6-14	Review right of way and construction plans for impact to property	1.0
9-9-14	Collect and analyze background data on County Comprehensive Plan and Land	2.0
9-10-14	Development Code, City of Apopka Comprehensive Plan and Land Development Code, probability of annexation, reasonable probability of amending Development Regulations, utility availability, physical characteristics of site	2.0
9-11-14	Orange County Comprehensive Plan, FLUM and FLU Element	0.5(A)
9-16-14	City of Apopka Comprehensive Plan, FLUM and FLU Element (2020, 2030)	0.5(A)
10-22-14	Review and comment on Expressway appraisal by Integra from a land planning and development permitting standpoint	3.2
8-20-14	Preparation for and attendance at team meeting of experts to report findings,	1.0(A)
10-5-15	Exchange information and coordinate work assignments	0.5(A)
11-5-15		0.5(A)
11-12-15		0.5(A)
2-26-15	Highest and best use analysis, damage analysis	2.0
10-26-15		2.0
10-29-15		1.0

920 S DELANEY AVE ORLANDO FL 32806 407 376 4792 EDW5654@BELLSOUTH.NET

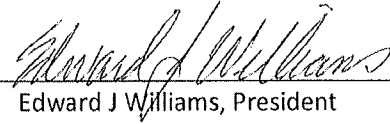
WILLIAMS DEVELOPMENT SERVICES INC.

11-5-15	Review and comment on Morris Engineering reports, analysis and exhibits	1.5
11-9-15	Utility extension costs	0.5(A)
1-15-16	Prepare rebuttal report and review Expressway experts' rebuttal reports	1.0

Subtotal: 23.2 Hours at \$250.00 per Hour

Total Due: \$5,800.00

Submitted By:



Edward J Williams, President
Williams Development Services Inc.



Invoice

Please remit to:
Vanasse Hangen Brustlin, Inc.
101 Walnut Street, PO Box 9151 | Watertown, MA 02471
617.924.1770 F 617.924.2286

Raymer Maguire, Esq.
Fixel Maguire & Willis
1010 Executive Center Drive
Suite 121
Orlando, FL 32803

Invoice No: **<Draft>**
February 29, 2016
VHB Project No: 61561.00

Invoice Total	\$9,168.07
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Ballings and Smith / Expressway Authority / SR 429 Extension

Professional Services Thru February 29, 2016

Professional Personnel

	Hours	Rate	Amount	
Principal 1	14.50	250.00	3,625.00	
Technical/Professional 07	4.50	125.00	562.50	
Technical/Professional 06	1.50	125.00	187.50	
Technical/Professional 05	28.50	125.00	3,562.50	
Technical/Professional 04	9.00	95.00	855.00	
Technical/Support 5	1.50	95.00	142.50	
Totals	59.50		8,935.00	
Total Labor				8,935.00

Reimbursable Expenses

Printing	233.07	
Total Reimbursables	233.07	233.07

Total this Invoice	\$9,168.07
---------------------------	-------------------

Billings to Date

	Current	Prior	Total
Labor	8,935.00	0.00	8,935.00
Expense	233.07	0.00	233.07
Totals	9,168.07	0.00	9,168.07

ServicePoint Reprographics - VHB Billing Backup Report

Project Number: 87102.10

Period: 201012

Date	Location	Job Type	User	Total
11/4/2010	Orlando FL	OSS LASER PRINTING	CJackows	\$1.56
			Total	\$1.56

ServicePoint Reprographics - VHB Billing Backup Report

Project Number: 61561.00

Period: 201211

Date	Location	Job Type	User	Total
10/9/2012	Orlando FL	OSS LASER PRINTING	CJackows	\$1.28
			Total	\$1.28

ServicePoint Reprographics - VHB Billing Backup Report

Project Number: 61561.00

Period: 201304

Date	Location	Job Type	User	Total
3/18/2013	Orlando FL	OSS LASER PRINTING	CJackows	\$0.26
			Total	\$0.26



Archimedia Solutions Group - VHB Billing Backup Report
125 Liberty Street #301
Danvers, MA 01923

Project Number: 61561.00

Period: 201512

Date	Location	Job Type	User	Total
11/2/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$71.37
11/3/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$103.31
11/4/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$31.95
11/13/2015	Orlando FL	Sm Fmt Color Printing	KDavis	\$2.14
			Total	\$208.77

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: 2015-CA-001150-O

Subdivision 39

Petitioner,

Parcel 285

vs.

DARYL A. ALDERMAN,

....

MARY MICHELLE ASHBURN a/k/a
MARY MICHELLE BALLINGS, et al,

Respondents.

_____ /

MEDIATED SETTLEMENT AGREEMENT

At the Mediation Conference held on February 26, 2016, the parties reached the following Settlement Agreement:

1. Petitioner will pay to Respondent, **MARY MICHELLE ASHBURN a/k/a MARY MICHELLE BALLINGS, et al**, ("Respondent") the sum of One Hundred Forty-Seven Thousand Five Hundred Dollars (\$147,500), in full settlement of all claims for compensation from Petitioner resulting from the taking of Parcel 285, subject to apportionment.

2. Petitioner is entitled to a credit in the amount of Ninety-Nine Thousand Six Hundred Fifty Dollars (\$99,650), which sum was previously deposited in the Registry of the Court in this case by Petitioner.

3. Petitioner will pay Respondent the balance due of Forty-Seven Thousand Eight Hundred Fifty Dollars (\$47,850), within twenty (20) days of the actual date of receipt by Petitioner's counsel of a conformed copy of the aforesaid Stipulated Final Judgment from the Court.

4. In addition to the settlement amount referenced in Paragraph 1 of this Settlement Agreement, Petitioner will pay to the Registry of the Court the sum of Seventeen Thousand One Hundred Sixty Dollars (\$17,160) in full settlement and satisfaction of all attorney's fees, including all fees related to monetary benefits, non-monetary benefits, and all law firm litigation costs in this case, but excluding supplemental proceedings related to apportionment, if any.



5. In addition to the above-referenced settlement sum and the above-referenced attorney's fees and law firm litigation costs, Petitioner will pay the sum of Thirty-One Thousand, One Hundred Five and 86/100 Dollars (\$31,105.86), in full settlement and satisfaction of all expert witness fees and expert witness costs incurred by Respondent in this case, subject to review and confirmation that each invoice submitted by Respondent's experts was necessary and reasonable, as follows:

MEI Civil, Inc.	\$ 8,436.36
Florida Real Estate Analysts, Inc.	\$10,939.50
Williams Development Services, Inc.	\$ 4,930.00
VHB MillerSellen	\$ 6,800.00

Counsel for Respondent shall provide the experts' invoices and any additional backup within five (5) days. The above-referenced settlement with VHB MillerSellen is contingent upon receiving its invoice within five (5) days of the date hereof in an amount no less than \$8,000.00.


6. This Agreement is contingent upon the approval of the Central Florida Expressway Authority ("CFX") Right of Way ("ROW") Committee and the CFX Board of Directors.


7. The parties agree to continue the trial of this matter pending review by the CFX ROW Committee and CFX Board.

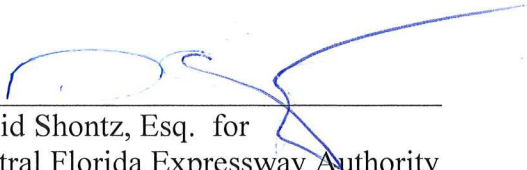
8. Counsel for Petitioner and Respondent will jointly submit to the Court for signature a mutually approved Stipulated Final Judgment in this matter as soon as practical after the approval of this mediated settlement agreement by the CFX Board. The Stipulated Final Judgment will include a sentence that states that the portion of the Wekiva Parkway as to Parcel 285 will be built in substantial conformance with the construction plans filed in this case. Respondent will have the same rights as set forth in the *Wye River* case

9. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcel 285, such as severance damages, business damages, tort damages, interest, attorney's fees, expert fees, costs, and any other claim.

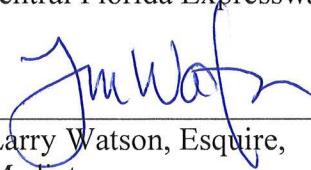
10. The parties agree to waive any confidentiality provisions set forth in Chapter 44 of Florida Statutes, the Florida Rules of Civil Procedure, and the Florida Rules of Evidence, if applicable, for the limited purpose of consideration of this proposed Settlement Agreement by the ROW Committee and the CFX Board. This Settlement Agreement, executed by the parties and their counsel on February 26, 2016, contains all of the agreements of the parties.


Linda Brehmer Lanosa, Esq. for
Central Florida Expressway Authority



Mary Ashburn Ballings, Owner



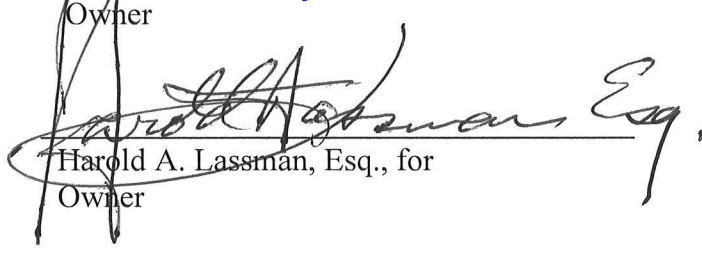
David Shontz, Esq. for
Central Florida Expressway Authority



Larry Watson, Esquire,
Mediator



Raymer F. Maguire, III, Esq., for
Owner



Harold A. Lassman, Esq., for
Owner

Tab D



MEMORANDUM

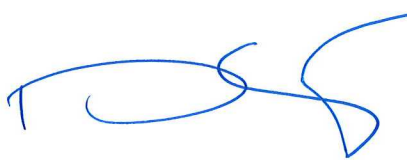
TO: Central Florida Expressway Authority
Right-of-Way Committee

CLIENT-MATTER NO.: 19125.0146

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

DATE: March 9, 2016

RE: State Road 429 Wekiva Parkway, Project 429-204; Parcel 280
Proposed Mediated Settlement Including Fees and Costs



Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right-of-Way Committee of a proposed mediated settlement between Vernice L. Smith, Trustee, The Smith Family Revocable Living Trust, (the "Owner") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 280 (the "Taking" or "Property") for the construction of State Road 429 Wekiva Parkway, Project 429-204.

DESCRIPTION AND BACKGROUND

Parcel 280 is a fee simple acquisition of 10.975 acres, more or less, from property located between Boch Road and Haas Road and east of Plymouth Sorrento Road in Orange County, Florida. The remainder is approximately 4.067 acres, which is improved with two manufactured homes. One of the homes is a 2-bedroom, 2-bath consisting of approximately 1,546 square feet and the second home is a 3-bedroom, 2-bath consisting of approximately 1,600 square feet. Both homes were built in 2005, and one is the homestead of Mrs. Smith. Additionally, 2,800 lf of field fencing and two gates are located within the area of taking.

The Property is zoned A-2, Farmland Rural District which provides for residential and agricultural uses. The future land use designation is Rural Settlement by Orange County. The highest and best use of the property as vacant was determined to be future residential development. The continued use as a single-family residence is the highest and best use of the property as improved.

The CFX's appraisal of the property was prepared by Christopher D. Starkey, MAI, of Integra Realty Resources - Orlando. Mr. Starkey used comparable sales ranging from \$27,938 to \$31,079 per acre, with a concluded value of \$29,400 per acre. Thus the value of the land

acquired is estimated to be \$322,665 ($\$29,400 \times 10.975$), rounded to \$322,700. The site improvements consisting of the field fencing and gates are valued at \$13,566, rounded to \$13,600.

After the taking, the remainder property is approximately 73% smaller than the original property, and the residences will be approximately 150 feet from the newly constructed Wekiva Parkway. Mr. Starkey opines this close location creates a negative impact on the remainder property, resulting in a diminution of 25% for the remainder, or incurable damages of \$103,600. Thus, Mr. Starkey opines the total value of the part taken is \$441,621, rounded to \$442,000, consisting of \$336,300 for land and improvements taken, \$103,600 for damages and \$1,721 as a cost to cure the replacement of fencing to secure the pasture areas.

Gary Pendergast, MAI, of Florida Real Estate Analysts, Inc., prepared the appraisal report for the Property Owner. Based upon information from land planners Ed Williams and Jim Hall, Mr. Pendergast opined it would be very probable for the property to receive the zoning and land use approvals needed to allow development of the property at a greater density and thus increase the per acre valuation. Mr. Pendergast utilized seven (7) comparable land sales ranging in value from \$45,752 to \$95,420 per acre, arriving at a valuation of \$64,200 per acre for the subject property or \$704,600 for the land taken. Mr. Pendergast opined the remainder property was damaged by the proximity of the Wekiva Parkway, resulting in a 61% damage or a value of \$25,000 per acre after the taking. This reduction in value creates damages in the amount of \$304,500. Thus, Mr. Pendergast values the taking at \$1,009,100.

This matter was scheduled for trial in May 2016 and the parties were about to begin all depositions in this case post mediation, if necessary. During mediation, the parties were able to reach a settlement in the amount of \$657,000, as full settlement of all claims for compensation by the property owner, plus statutory attorney's fees totaling \$76,197, plus reduced expert fees and costs totaling \$38,696.79.

For the above-cited reasons, Right-of-Way counsel requests a recommendation for approval of the mediated settlement in the amount of \$657,000, plus attorney's fees and costs and experts fees and costs totaling \$114,893.79, which is in the CFX's best interest. Settlement of the underlying claim and all fees and costs will eliminate further risk and unnecessary expenses that the CFX will ultimately incur with further litigation of the condemnation action to acquire Parcel 280.

RECOMMENDATION

We respectfully request that the Right-of-Way Committee recommend to the CFX Board the approval of the proposed settlement agreement with a total settlement of \$771,893.70 in full settlement of all claims for compensation in the acquisition of Parcel 280, including all attorney's fees and all experts' fees and costs.

ATTACHMENTS

Exhibit “A” – Sketch of the Subject Property

Exhibit “B” – Photographs of the Subject Property and Area

Exhibit “C” - Sketch of the Area of Take and Sketch of After Condition of Property

Exhibit “D” – Invoices for services rendered by MEI Civil, Inc., Florida Real Estate Analysts, Inc., Williams Development Services, Inc., and VHB MillerSellen

Exhibit “E” – Mediated Settlement Agreement – Parcel 280

ORLDOCS 14565742 2

LEGAL DESCRIPTION

PARCEL 280

PURPOSE: LIMITED ACCESS RIGHT OF WAY

ESTATE: FEE SIMPLE

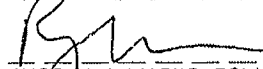
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3830, PAGE 3115 AND OFFICIAL RECORDS BOOK 6147, PAGE 723, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST; THENCE, SOUTH 03°43'34" EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 6, A DISTANCE OF 719.76 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY OF BOCH ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 893, PAGE 25, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID EXISTING SOUTH LINE, CONTINUE SOUTH 03°43'34" EAST ALONG SAID EAST LINE, A DISTANCE OF 258.85 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 03°43'34" EAST ALONG SAID EAST LINE, A DISTANCE OF 705.81 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 87°57'23" WEST A DISTANCE OF 671.78 FEET; THENCE, NORTH 03°39'34" WEST A DISTANCE OF 718.92 FEET; THENCE, NORTH 89°04'36" EAST A DISTANCE OF 671.46 FEET AND THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 10.975 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.



RUSSELL J. MARKS, PSM NO. 5623

3/25/14
DATE

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY

STATE ROAD 429

DESIGNED BY: RJM

DATE: 3/18/14

DRAWN BY: DJK

JOB NO:

APPROVED BY: RJM

OOCEA 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: 1 OF 2

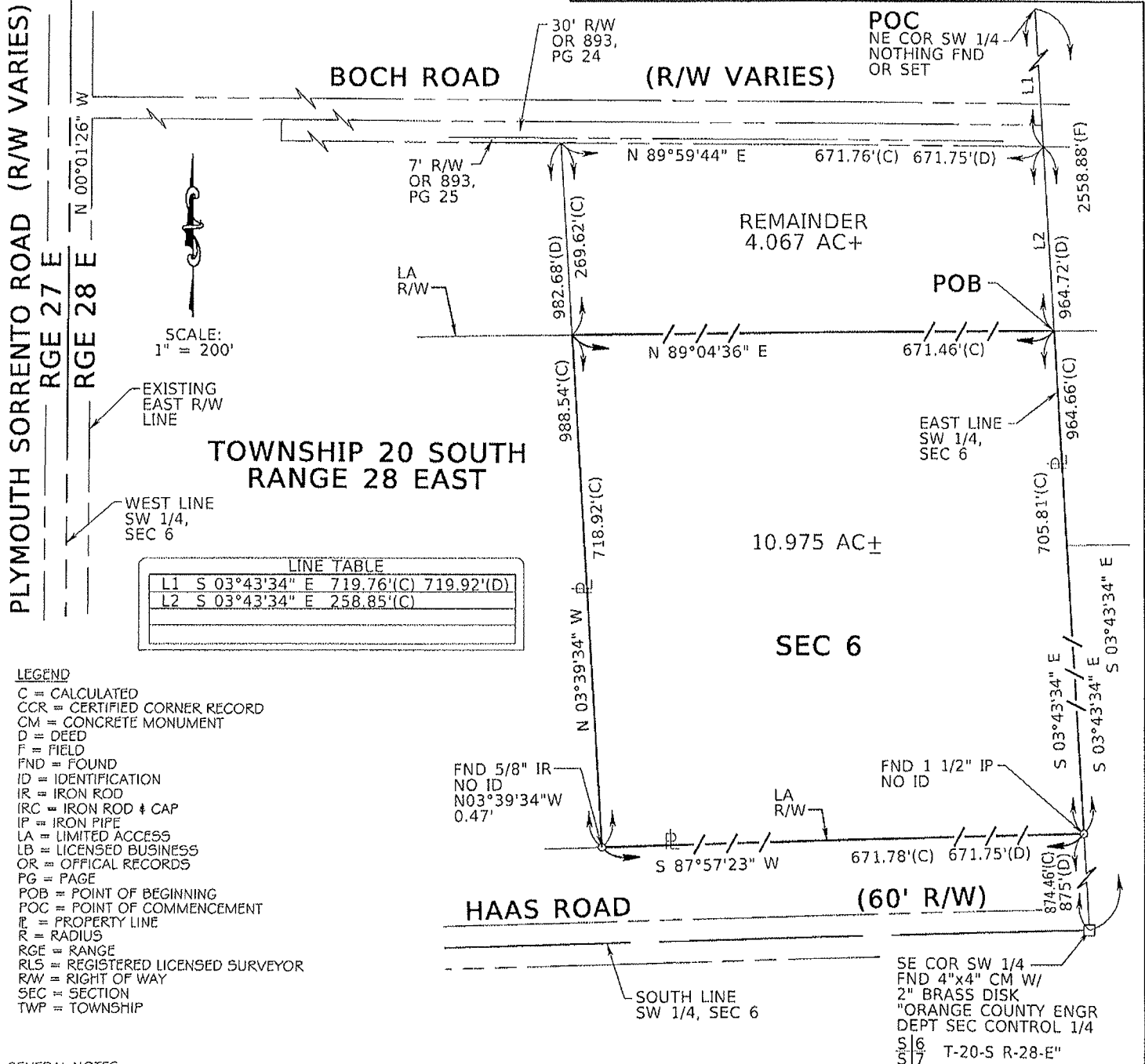
EXHIBIT "A"

SKETCH OF DESCRIPTION

PARCEL 280

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 WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 00°01'26" 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 OCTOBER 18, 2012, FILE NO. 2037-2840309 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

OOCEA PROJECT NO: 429-204

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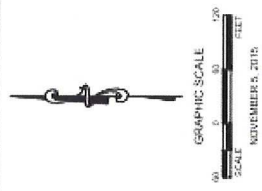
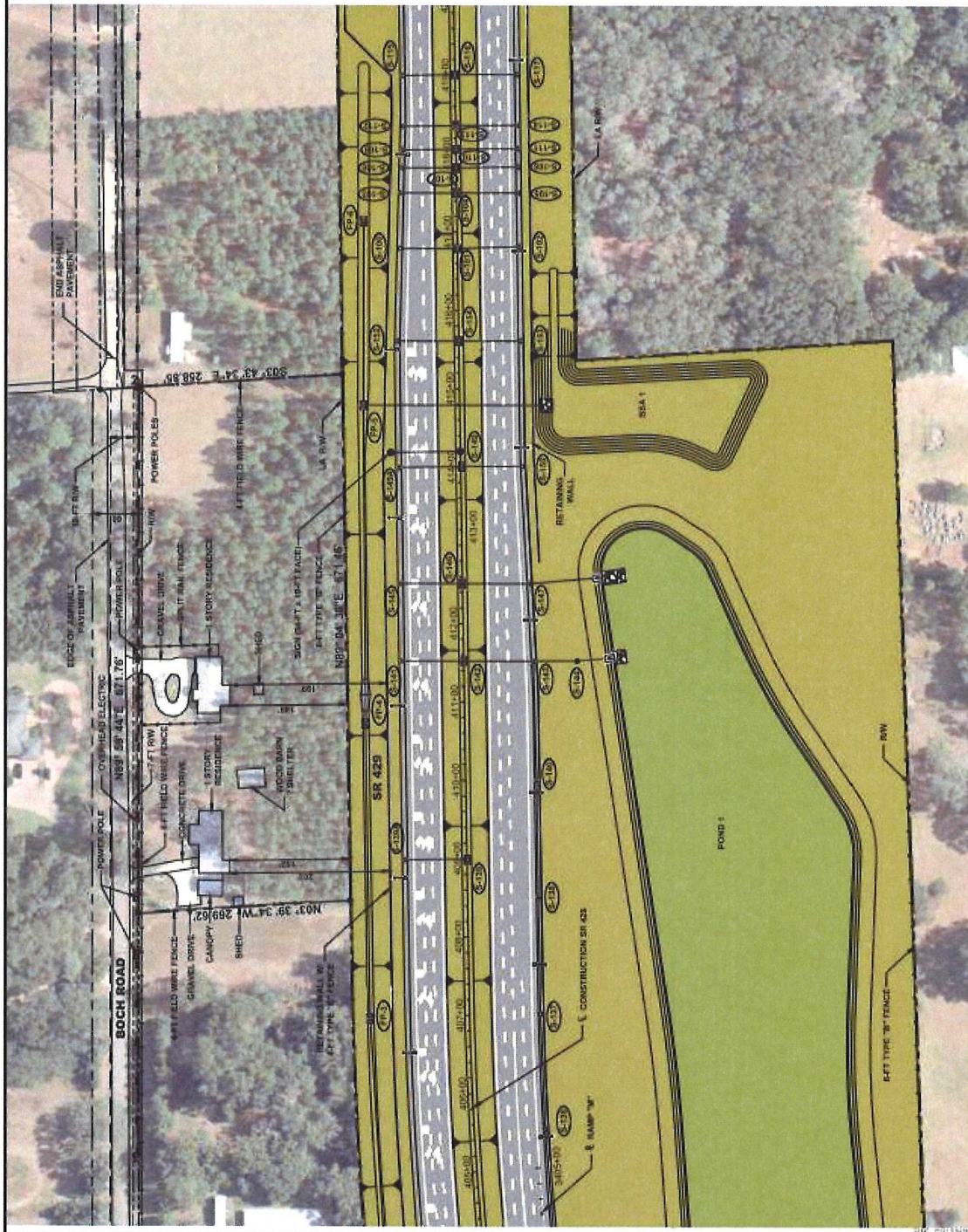
REVISIONS:

SHEET: 2 OF 2



Wekiva Parkway Project 429-204 Parcel 280
2604 Boch Road
Apopka, Florida





ALL SURVEYING AND MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT, CHAPTER 119, FLORIDA STATUTES. THIS DRAWING IS BASED ON THE SURVEY OF THE PARCEL 280, PREPARED BY LBS CORPORATION DATED MARCH 18, 2014. SR 429 (VERMILION PARKWAY) CONSTRUCTION PLANS, 429-204, 100% SUBMITTAL, PREPARED BY AUBURN NORTH FLORIDA CONSULTING ENGINEERS, INC., 1000 N. VERMILION PARKWAY, CORPUS TRAIL, SUITE 200, AUSTIN, TEXAS 78701. SUBMITTAL PREPARED BY PARSONS CORPORATION DATED JUNE 8, 2014.

- LEGEND
- ASPHALT
 - CONCRETE
 - GRASS
 - STORMWATER MANAGEMENT

PRELIMINARY

**RALPH A. AND
VERNICE L. SMITH**
SR 429 (VERMILION PARKWAY)
PARCEL 280
UNCURED REMAINDER
177,174-SF = 4.07-AC

me i civil
3941 Lake Forest Lane, Suite 200
Orlando, FL 32814
P: 407.803.6944 F: 407.591.1881
www.mecivil.com

ME PLAN 15-2015-004

please make checks payable to:

m e i civil

964 Lake Baldwin Lane,, Suite 200

Orlando, FL 32814

407-893-6894

fax 407-893-6851

bill to:

Harold A. Lassman, Esquire

Maguire Lassman, P.A.

605 E. Robinson Street, Suite 140

Orlando, Florida 32801

Invoice Date: 2/24/2016

Invoice Number: 191016H-1

Invoice Amount Due: **\$14,135.63**

**JOB: SR 429, Parcel 280
Ralph & Vernice Smith
Engineering Analysis**

Description	Hours	Rate	Fee	Total
Principal (GSM)	6.0	\$250.00	\$1,500.00	\$1,500.00
Senior Project Manager (KSH)	47.5	\$195.00	\$9,262.50	\$9,262.50
Senior Designer (JRR)	22.5	\$120.00	\$2,700.00	\$2,700.00
Subtotal				\$13,462.50
Expense (5%)				\$673.13
Total Fee Due				\$14,135.63

See attachment for detail.

Payment is due upon settlement of compensation for subject parcel.

EXHIBIT "D"

Work Descriptions for Glenna S. Morris, P.E.

191016H

Job Name *SR 429, Wekiva Parkway, P280, Smith*

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
2/4/2015	0.5	provide assistance with legal docs.
5/5/2015	1.5	mtg w/Owners, Experts for overview of case docs. Discussion of case
5/21/2015	2.0	review of plans, research
10/28/2015	1.0	review case info w/KSH, answer questions
11/4/2015	1.0	review PER
<i>Total Hours:</i>	<i>6.0</i>	

Work Descriptions for Kevin S. Hebert, PE

191016H

Job Name SR 429, P280, Ralph & Vernice Smith

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
10/27/2015	1.0	Prep and attend conf call
10/28/2015	2.0	Appraisal, plans, analysis
10/29/2015	7.5	Appraisal, plans, analysis, prep PER, maps, exhibits, etc.
10/30/2015	3.0	Appraisal, plans, analysis, PER, maps, exhibits cont.
11/2/2015	3.0	Prep and attend conf call
11/3/2015	1.0	Appraisal, plans, analysis, PER, maps, exhibits cont.
11/4/2015	9.0	Appraisal, plans, analysis, PER, maps, exhibits cont.
11/5/2015	4.0	Prep and attend conf call, appraisal, plans, analysis, PER, maps, exhibits cont.
11/9/2015	2.0	Prep and attend conf call, cost analysis, exhibits cont.
11/11/2015	1.0	Analysis, exhibits coord.
11/12/2015	1.0	Cost pro-rata analysis
11/13/2015	0.5	Cost pro-rata analysis cont.
11/14/2015	1.0	PER updates, exhibits, cont.
11/16/2015	2.0	PER updates, exhibits, cost, cont.
11/18/2015	0.5	PER updates, exhibits, cost, cont.
11/19/2015	1.0	PER updates
11/20/2015	0.5	PER updates, exhibits, cost, cont.
11/23/2015	0.5	Deliverables updates
2/4/2016	1.0	Interrogatories material review
2/18/2016	1.0	Material review in advance of upcoming legal dates
2/24/2016	3.0	Analysis and review of Development Potential Analysis report, density analysis
2/26/2016	2.0	Mediation prep and availability
<i>Total Hours:</i>		47.5

Work Descriptions for John R. Russell

191016H

Job Name *Wekiwa Parkway P280 Smith*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
10/27/2015	1.5		Draft Roadway Plans - Shading & Hatching
10/28/2015	3.0		Draft Roadway Plans
10/28/2015	0.5		Draft Boundary & R/W
10/28/2015	1.0		Download & Review Appraisal
10/29/2015	2.5		UnCured Remainder Layout & Calculations
10/29/2015	1.5		Area of Take Layout & Calculations
10/29/2015	2.0		Before Conditions Layout & Calculations
10/30/2015	0.5		Check Plot & Review
10/30/2015	1.0		Review Updated FDOT Roadway Plans
10/30/2015	1.0		Compile Exhibits into Master & Plot Files
10/31/2015	1.0		USGS, FEMA, Aerial & Location Map Exhibits
11/11/2015	3.5		Retaining Wall Profile
11/12/2015	1.5		Retaining Wall Profile - Shading & Sheet Setup
11/12/2015	1.0		Engineer Comments
11/14/2015	0.5		Plot Progress Wall Profile Exhibits
11/16/2015	0.5		Revisions Per Engineer Comments
<i>Total Hours:</i>		22.5	



FLORIDA REAL ESTATE ANALYSTS, INC.

Appraisal & Consultation

February 25, 2016

Mr. Raymer F. Maguire, III
Attorney at Law
Maguire Lassman, P.A.
605 E. Robinson Street, Suite 140
Orlando, FL 32801

RE: Project : Wekiva Parkway
County : Orange
Parcel : 280
Owner : Smith

INVOICE

Inspection of subject property and surrounding neighborhood. Research for and analysis of data. Research and analysis concerning condemnation blight. Research for sales data and analysis of damages due to the acquisition. Consultation with owner's attorney, and other experts regarding the ROW acquisition. Preparation of appraisal report. Update of research and analysis for mediation and trial.

Pendergast:	73.00 Hrs @ \$180.00/Hr . =	<u>\$13,140</u>
Total Invoice Amount		\$13,140

Thank you,

Gary M. Pendergast, MAI, President

SUMMARY OF SERVICES
(GARY M. PENDERGAST)

Parcel : 280
Project: Wekiva Parkway
Owner: Smith

<u>Date</u>	<u>Procedure</u>	<u>Time</u>
04/23/12	Consultation with owner's attorney. Analysis of data provided by owner's attorney.	.25
08/08/12	Review data provided by owner's attorney. Review preliminary design aerials and retention pond data. Consultation with owner's attorney.	.25
08/15/12	Research subject property data. Consultation with owner's attorney.	.25
08/17/12	Inspection of subject property and surrounding area. Review maps, plans, And aerials. Consultation with property owner and owner's attorney.	1.50
08/20/12	Research ownership details for the manufactured homes. Consultation with Property owner. Analysis of data.	1.00
10/09/12	Research and review history of Wekiva Parkway. Research neighborhood data.	1.00
11/06/12	Research and consultation regarding history of the subject property, improvements, annexations in the area, and other data.	.50
01/09/13	Consultation with other experts and property owners regarding condemnation valuation issues.	.25
03/21/13	Research and review project details and parcel information. Review preliminary design details provided by the Expressway. Consultation with property owner and owner's attorney regarding the taking and damage issues.	.75
05/02/13	Consultation and analysis with other experts.	.25
04/30/13	Review project data.	.25
01/13/14	Research and review status of nearby developments in the neighborhood and area.	1.00
02/27/14	Research and review current design plans for the project and parcel.	.50
03/20/14	Review expressway authority damage studies for small and large residential Properties. Analysis of sales data, OCPA data, aerials, maps, and plans.	1.25
07/21/14	Research and review of data provided by owner's attorney.	.50

SUMMARY OF SERVICES (Continued)
(GARY M. PENDERGAST)

Parcel : 280
Project: Wekiva Parkway
Owner: Smith

07/28/14	Inspection of subject property and neighborhood. Research and analysis of Property details and improvements. Analysis of area taken. Research OCPA Property details and search of history of property.	2.50
08/05/14	Review construction plans and aerial data. Consultation with engineer regarding utilities.	.50
08/20/14	Consultation with land planner regarding improvement data and highest and best use issues. Research regarding zoning and comprehensive plan.	.50
08/21/14	Consultation and research with land planner and engineer. Consultation with owner's attorney regarding valuation issues.	.50
08/22/14	Consultation with land planner regarding highest and best use issues. Research and analysis of data.	.25
08/27/14	Research and consultation regarding project influence and condemnation blight.	.50
09/04/14	Conference and consultation with land planner, engineer, and property owner.	.25
09/22/14	Consultation with other experts and owners regarding interim use issues.	1.00
09/29/14	Consultation regarding parent tract issues.	.25
10/10/14	Conference and research/analysis with engineer and planner regarding their preliminary findings concerning project history, land use issues, project influence, and blight issues.	.25
02/20/15	Analysis and consultation with Williams and Morris regarding damage issues.	.25
02/25/15	Analysis and consultation with other experts regarding the project and planning issues. Research for vacant land sales. Analysis of data.	1.50
02/26/15	Research for vacant land sales. Consultation with land planner.	1.25
03/16/15	Research for before and after land sales.	1.50
03/17/15	Review/Analysis of vacant land sales data.	2.00
04/13/15	Review data and reports provided by owner's attorney. Analysis of data.	1.00

SUMMARY OF SERVICES (Continued)
(GARY M. PENDERGAST)

Parcel : 280
Project: Wekiva Parkway
Owner: Smith

05/05/15	Consultation with land planner and owner's representative. Analysis of parent tract issues and highest and best use. Study of project influence. Consult with planner regarding land use issues.	1.00
06/11/15	Consultation with Katie Shannon and Jim Hall regarding planning data, interchange study, and future land use issues. Review interchange study, vision plan, and other data provided by land planner.	1.00
06/15/15	Analysis and consultation with other experts regarding condemnation blight, and project influence in area. Review project maps and plans. Review aerials and alternate route history. Research and review Wekiva Parkway Protection Act. Analysis of data provided in production request.	2.00
06/19/15	Review and analysis with planners Hall and Williams. Research aerials, maps, and plans. Consultation with experts.	.50
06/25/15	Research concerning the Wekiva Study Area and Wekiva Protection Act. Consultation with owner's Attorney. Analysis of data, maps, and aerials. Consultation with land planner concerning utility issues and locations.	.75
06/26/15	Consultation with Morris, Hall, and Williams, and owners attorney regarding condemnation blight issues. Review recent case law provided by owner's attorney.	.75
07/22/15	Research and consultation regarding planning documents from Hall's office. Highest and best use study. Review annexation ordinances, FLU element from 2002, property owner letters regarding Wekiva Study area, and other data.	1.00
08/10/10	Review data provided by owner's attorney.	.25
09/01/15	Analysis and review of preliminary data from planner Hall's office. Highest and best use study.	.50
09/17/15	Consultation and analysis with planner Williams.	.25
09/25/15	Analysis and review of data provided by planner Hall's office.	.25
10/01/15	Research for comparable sales data for the before and after valuation.	1.50
10/05/15	Research and analysis with other experts concerning the before and after conditions. Research for land sales data. Review aerials.	1.50

SUMMARY OF SERVICES (Continued)
(GARY M. PENDERGAST)

Parcel : 280
Project: Wekiva Parkway
Owner: Smith

10/29/15	Analysis and consultation with Hall, Shannon, and Williams regarding their findings and analyses. Review data provided. Research for sales data. Analysis and verification.	1.25
10/30/15	Research for before and after land sales data.	1.50
11/02/15	Research Microbase, MLS, Costar, public records and other sources. Analyses and verification. Inspection of sales data.	1.00
11/03/15	Damage study and analysis.	1.50
11/04/15	Damage study and analysis. Research for after condition sales.	1.00
11/05/15	Consultation with expert engineer and planner regarding utility locations and costs/issues. Review data provided by engineer Morris's office. Review preliminary data with Williams. Research for damage study.	1.00
11/06/15	Review, analysis, and verification of appraisal data.	1.00
11/09/15	Research, review and analysis of cost data for utilities, items in the take, and partial cure. Consultation with Williams and Hall regarding pro rata share utility costs. Verify with Morris. Analysis of data for report.	1.00
11/10/15	Consultation with attorney's office regarding exhibits and sales data. Verification of data. Study and analysis of appraisal issues and data.	.50
11/11/15	Consultation with engineer regarding ROW maps, and construction plans/details. Review dedication agreement and development agreement between owners in area. Research and analysis of appraisal data.	1.00
11/12/15	Verification of data. Consultation with planner Williams. Analysis of data. Consultation with engineer from Morris's office regarding items in the take. Review Williams data, Morris data, and Hall data. Research and analysis of sales data.	3.50
11/13/15	Research and analysis of damages. Inspection of data. Verification of data.	1.50
11/16/15	Review updated data from Morris. Appraisal analysis.	.50
11/17/15	Research and analysis of sales and cost data. Appraisal analysis. Consultation with engineer.	3.75

SUMMARY OF SERVICES (Continued)
(GARY M. PENDERGAST)

Parcel : 280
Project: Wekiva Parkway
Owner: Smith

11/18/15	Consultation with engineer from Morris's office regarding changes to engineering reports.	.25
12/03/15	Consultation regarding Expressway Authority reports.	.25
01/15/16	Research and consultation with other experts for rebuttal analysis. Review and analysis of data.	1.75
01/18/16	Research and analysis of documents in support of project influence and condemnation blight.	1.50
01/20/16	Review documents in preparation for mediation.	1.25
01/22/16	Research and consultation for rebuttal report.	.25
01/25/16	Review condemning authority appraisal report and data. Preparation of rebuttal report and analysis.	4.00
01/26/16	Review maps and data provided by land planner, in preparation for mediation and trial.	.50
01/27/16	Review rebuttal reports from condemning authority in preparation for mediation and trial.	1.00
02/05/16	Trial preparation. Outline and study of condemnation blight issues for owner's Attorney.	1.00
02/08/16	Research and study of condemnation blight for trial preparation.	1.50
02/10/16	Consultation with owner's attorney regarding project influence and valuation issues.	.25
02/12/16	Research and consultation with other experts regarding project influence and Condemnation blight.	.50
02/15/16	Research, analysis and review data. Update of research. Inspection and Verification of data. Appraisal analysis for final appraisal report.	<u>4.25</u>
	Total	73.00

WILLIAMS DEVELOPMENT SERVICES INC.

February 22, 2016

Mr. Raymer F Maguire III
Maguire Lassman PA
605 e. Robinson Street Suite 140
Orlando FL 32801

Subject: CFX v. Ralph and Vernice Smith
Parcel 280, Wekiva Parkway, Orange County
Land Planning and Development Permitting Analysis

Dear Mr. Maguire

The following invoice is for professional land planning services in the above described case. Your assistance in processing this invoice would be greatly appreciated. Entries makes with an (A) Indicate times allocated on the same day between two or more cases.

DATE	SERVICES	HOURS
3-15-12	Meeting with attorney, retained in case, received initial work assignments	1.0
5-7-13	Site and neighborhood inspections	1.0 (A)
10-1-15		1.5 (A)
11-7-13	Attend Expressway Design Update meeting to determine impact to property	0.5 (A)
12-3-13	Review right of way and construction plans for impact to property	1.0
12-19-13	Collect and analyze background data on County Comprehensive Plan and Land	3.0
2-4-14	Development Code, City of Apopka Comprehensive Plan and Land Development	2.0
	Code, probability of annexation, reasonable probability of amending	
	Development Regulations, utility availability, physical characteristics of site	
1-14-14	Orange County Comprehensive Plan, FLUM and FLU Element	0.5(A)
1-28-14	City of Apopka Comprehensive Plan, FLUM and FLU Element (2020, 2030)	0.5(A)
11-2-14	Review and comment on Expressway appraisal by Integra and update from a	3.0
8-17-15	land planning and development permitting standpoint	1.5
9-4-14	Preparation for and attendance at team meeting of experts to report findings,	1.0(A)
10-5-15	Exchange information and coordinate work assignments	0.5(A)
11-5-15		0.5(A)
11-12-15		0.5(A)
8-20-15	Highest and best use analysis, damage analysis	1.5
10-20-15		2.5
10-22-15		2.0

920 S DELANEY AVE ORLANDO FL 32806 407 376 4792 EDW5654@BELLSOUTH.NET

WILLIAMS DEVELOPMENT SERVICES INC.

11-5-15	Review and comment on Morris Engineering reports, analysis and exhibits	1.5
11-9-15	Utility extension costs	0.5(A)

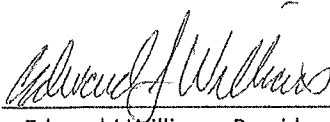
11-17-15	Review and comment on owner's appraisal by Prendergast from a land planning 2.0 And development permitting standpoint.	
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1-15-16	Prepare rebuttal report and review Expressway experts' rebuttal reports	1.0
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Subtotal: 29.0 Hours at \$250.00 per Hour

Total Due: \$7250.00

Submitted By:



Edward J Williams, President
Williams Development Services Inc.



Invoice

Please remit to:

Vanasse Hangen Brustlin, Inc.

101 Walnut Street, PO Box 9151 | Watertown, MA 02471

617.924.1770 F 617.924.2286

Raymer Maguire, Esq.
Fixel Maguire & Willis
1010 Executive Center Drive
Suite 121
Orlando, FL 32803

Invoice No: **<Draft>**
February 29, 2016
VHB Project No: 61795.00

Invoice Total \$12,697.78

Professional Planning Services for Ralph A. & Vernice L. Smith

Professional Services Thru February 29, 2016

Professional Personnel

	Hours	Rate	Amount	
Principal 1	14.00	250.00	3,500.00	
Technical/Professional 11	.50	135.00	67.50	
Technical/Professional 05	66.50	125.00	8,312.50	
Technical/Professional 04	1.00	95.00	95.00	
Technical/Support 5	1.50	95.00	142.50	
Totals	83.50		12,117.50	
Total Labor				12,117.50

Reimbursable Expenses

Printing	580.28	
Total Reimbursables	580.28	580.28

Total this Invoice \$12,697.78

Billings to Date

	Current	Prior	Total
Labor	12,117.50	0.00	12,117.50
Expense	580.28	0.00	580.28
Totals	12,697.78	0.00	12,697.78

ServicePoint Reprographics - VHB Billing Backup Report

Project Number: 61795.00

Period: 201304

Date	Location	Job Type	User	Total
3/18/2013	Orlando FL	OSS LASER PRINTING	CJackows	\$0.13
			Total	\$0.13



Archimedia Solutions Group - VHB Billing Backup Report
125 Liberty Street #301
Danvers, MA 01923

Project Number: 61795.00

Period: 201506

Date	Location	Job Type	User	Total
5/29/2015	Orlando FL	B/W Laser Printing	cpugh	\$0.13
5/5/2015	Orlando FL	B/W Laser Printing	katieshannon	\$0.13
5/22/2015	Orlando FL	B/W Laser Printing	katieshannon	\$0.26
5/5/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$41.54
5/22/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$8.53
5/27/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$42.60
Total				\$93.19



Archimedia Solutions Group - VHB Billing Backup Report
125 Liberty Street #301
Danvers, MA 01923

Project Number: 61795.00

Period: 201507

Date	Location	Job Type	User	Total
6/19/2015	Orlando FL	B/W Laser Printing	katieshannon	\$1.67
6/5/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$18.12
6/8/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$1.07
Total				\$20.86



Archimedia Solutions Group - VHB Billing Backup Report
125 Liberty Street #301
Danvers, MA 01923

Project Number: 61795.00

Period: 201508

Date	Location	Job Type	User	Total
7/13/2015	Orlando FL	B/W Laser Printing	katieshannon	\$0.65
7/13/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$214.07
		Total		\$214.72



Archimedia Solutions Group - VHB Billing Backup Report
125 Liberty Street #301
Danvers, MA 01923

Project Number: 61795.00

Period: 201510

Date	Location	Job Type	User	Total
8/31/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$101.18
			Total	\$101.18



Archimedia Solutions Group - VHB Billing Backup Report
125 Liberty Street #301
Danvers, MA 01923

Project Number: 61795.00

Period: 201512

Date	Location	Job Type	User	Total
11/4/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$63.90
11/5/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$1.07
			Total	\$64.97



Archimedia Solutions Group - VHB Billing Backup Report
125 Liberty Street #301
Danvers, MA 01923

Project Number: 61795.00

Period: 201513

Date	Location	Job Type	User	Total
11/20/2015	Orlando FL	B/W Laser Printing	katieshannon	\$0.52
11/20/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$31.95
		Total		\$32.47

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: 2015-CA-001150-O

Subdivision 39

Petitioner,

vs.

HAFEEZ R. ALI,

....

RALPH A. SMITH AND VERNICE L. SMITH,
TRUSTEES UNDER THAT UNRECORDED
REVOCABLE TRUST AGREEMENT
ENTITLED THE SMITH FAMILY REVOCABLE
LIVING TRUST DATED NOVEMBER 28, 2000,
et al,

Parcel 280

Respondents.

_____ /

MEDIATED SETTLEMENT AGREEMENT

At the Mediation Conference held on February 26, 2016, the parties reached the following Settlement Agreement:

1. Petitioner will pay to Respondents, **RALPH A. SMITH AND VERNICE L. SMITH, TRUSTEES UNDER THAT UNRECORDED REVOCABLE TRUST AGREEMENT ENTITLED THE SMITH FAMILY REVOCABLE LIVING TRUST DATED NOVEMBER 28, 2000**, ("Respondent") the sum of Six Hundred Fifty-Seven Thousand Dollars (\$657,000), in full settlement of all claims for compensation from Petitioner resulting from the taking of Parcel 280, subject to apportionment.

2. Petitioner is entitled to a credit in the amount of Four Hundred Forty-Two Thousand Dollars (\$442,000), which sum was previously deposited in the Registry of the Court in this case by Petitioner.

3. Petitioner will pay Respondent the balance due of Two Hundred Fifteen Thousand Dollars (\$215,000), within twenty (20) days of the actual date of receipt by Petitioner's counsel of a conformed copy of the aforesaid Stipulated Final Judgment from the Court.

4. In addition to the settlement amount referenced in Paragraph 1 of this Settlement Agreement, Petitioner will pay to the Registry of the Court the sum of Seventy-Six Thousand One Hundred Ninety-Seven Dollars (\$76,197) in full settlement and satisfaction of all attorney's fees, including all fees related to monetary benefits, non-monetary benefits, and all law firm litigation costs in this case, but excluding supplemental proceedings related to apportionment, if any.

5. In addition to the above-referenced settlement sum and the above-referenced attorney's fees and law firm litigation costs, Petitioner will pay the sum of Thirty-Eight Thousand, Six Hundred Ninety-Six and 79/100 Dollars (\$38,696.70), in full settlement and satisfaction of all expert witness fees and expert witness costs incurred by Respondent in this case, subject to review and confirmation that each invoice submitted by Respondent's experts was necessary and reasonable, as follows:

MEI Civil, Inc.	\$12,015.29
Florida Real Estate Analysts, Inc.	\$11,169.00
Williams Development Services, Inc.	\$ 6,162.50
VHB MillerSellen	\$ 9,350.00

Counsel for Respondent shall provide the experts' invoices and any additional backup within five (5) days. The above-referenced settlement with VHB MillerSellen is contingent upon receiving its invoice within five (5) days of the date hereof in an amount no less than \$11,000.00.

6. This Agreement is contingent upon the approval of the Central Florida Expressway Authority ("CFX") Right of Way ("ROW") Committee and the CFX Board of Directors.

7. The parties agree to continue the trial of this matter pending review by the CFX ROW Committee and CFX Board.

8. Counsel for Petitioner and Respondent will jointly submit to the Court for signature a mutually approved Stipulated Final Judgment in this matter as soon as practical after the approval of this mediated settlement agreement by the CFX Board. The Stipulated Final Judgment will include a sentence that states that the portion of the Wekiva Parkway as to Parcel 280 will be built in substantial conformance with the construction plans filed in this case. Respondent will have the same rights as set forth in the *Wye River* case

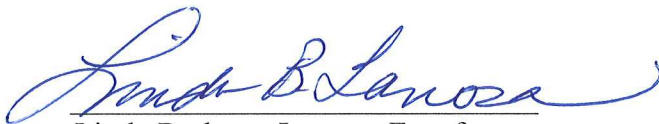
9. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcel 280, such as severance damages, business damages, tort damages, interest, attorney's fees, expert fees, costs, and any other claim.

10. The parties agree to waive any confidentiality provisions set forth in Chapter 44 of Florida Statutes, the Florida Rules of Civil Procedure, and the Florida Rules of Evidence, if

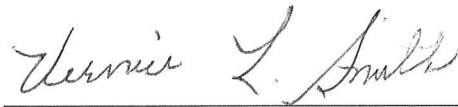
applicable, for the limited purpose of consideration of this proposed Settlement Agreement by the ROW Committee and the CFX Board. This Settlement Agreement, executed by the parties and their counsel on February 26, 2016, contains all of the agreements of the parties.

11. Respondent represents and warrants that she has the power to act on behalf of the Unrecorded Revocable Trust Agreement Entitled The Smith Family Revocable Living Trust dated November 28, 2000.

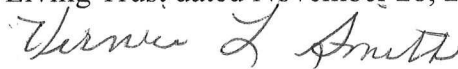
12. Respondent reserves the right to pursue claims related to possible future damage to her dishes or curios caused by the construction of the Wekiva Parkway.



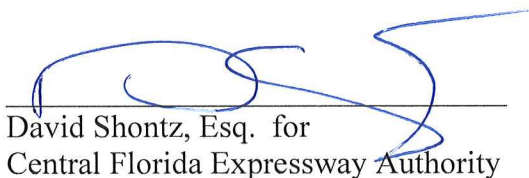
Linda Brehmer Lanosa, Esq. for
Central Florida Expressway Authority



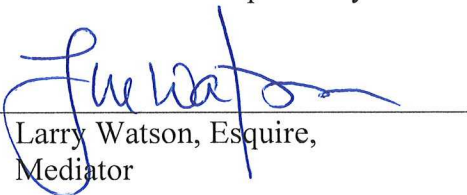
Vernice L. Smith, As Trustee, Under That
Unrecorded Revocable Trust Agreement
Entitled The Smith Family Revocable
Living Trust dated November 28, 2000



Vernice L. Smith, Power of Attorney or
Successor Trustee, on behalf of
Ralph A. Smith, As Trustee, Under That
Unrecorded Revocable Trust Agreement
Entitled The Smith Family Revocable
Living Trust dated November 28, 2000,



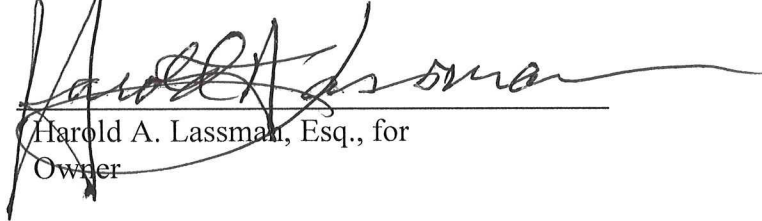
David Shontz, Esq. for
Central Florida Expressway Authority



Larry Watson, Esquire,
Mediator

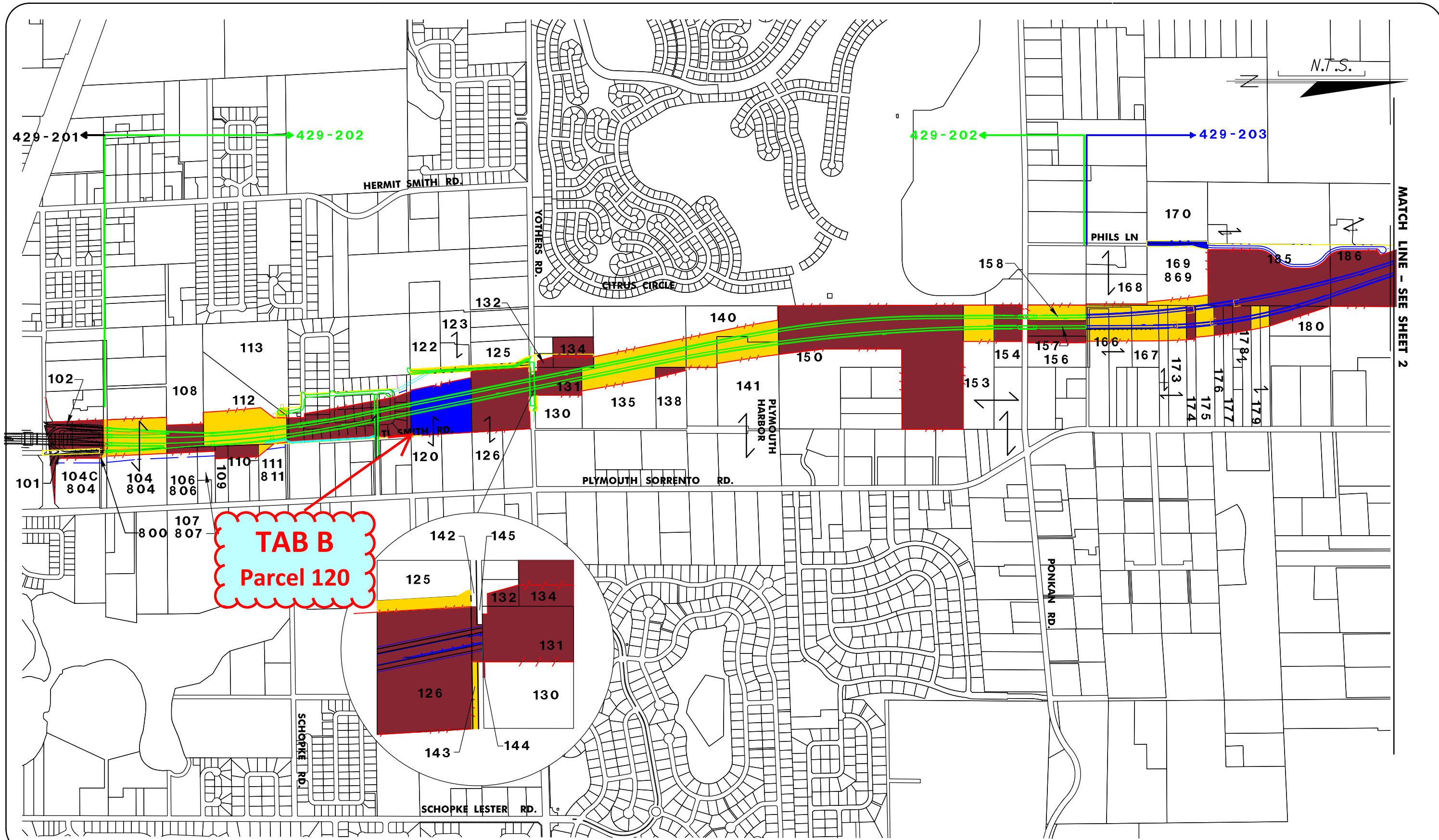


Raymer F. Maguire, III, Esq., for
Owner



Harold A. Lassman, Esq., for
Owner

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CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY

WEKIVA PARKWAY

Legend

- ACQUIRED/COMPLETE
- ACQUIRED/PENDING LITIGATION
- ACQUIRED/PENDING FEES & COSTS

RIGHT-OF-WAY EXHIBIT
March 14, 2016
SUBJECT TO CHANGE

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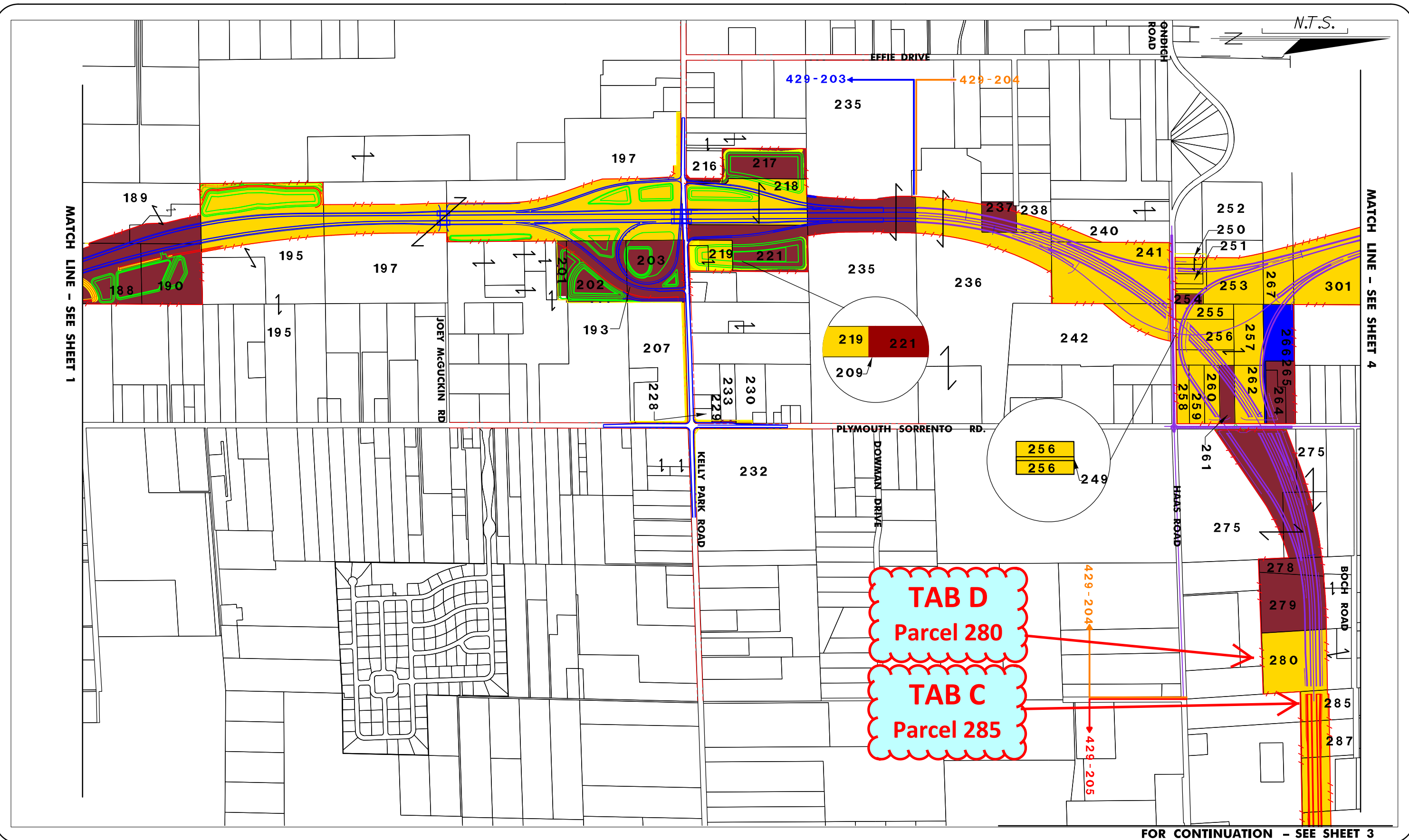
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AUTHORITY

WEKIVA PARKWAY

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 - ACQUIRED/PENDING FEES & COSTS

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March 14, 2016
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FOR CONTINUATION
SEE SHEET 2

LAKE COUNTY
ORANGE COUNTY

CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY

WEKIVA PARKWAY

Legend

- ACQUIRED/COMPLETE
- ACQUIRED/PENDING LITIGATION
- ACQUIRED/PENDING FEES & COSTS




RIGHT-OF-WAY EXHIBIT
March 14, 2016
SUBJECT TO CHANGE

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CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY

WEKIVA PARKWAY

Legend

 ACQUIRED/COMPLETE
 ACQUIRED/PENDING LITIGATION
 ACQUIRED/PENDING FEES & COSTS

RIGHT-OF-WAY EXHIBIT
March 14, 2016
SUBJECT TO CHANGE

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