




MEMORANDUM

TO: Central Florida Expressway Authority Board Members CLIENT-MATTER NO.: 19125.0127

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

DATE: April 25, 2016

RE: State Road 429 Wekiva Parkway, Project 429-203; Parcel 207
Proposed Settlement Including Fees and Costs

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the approval of the Board of a negotiated settlement between Ernest L. Horne and Karen H. Morris, as Successor Co-Trustees of the J.D. and Kathleen L. Horne Trust, dated June 11, 2002, (the "Owners") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 207 (the "Taking" or "Property") for the construction of State Road 429 Wekiva Parkway, Project 429-203.

DESCRIPTION AND BACKGROUND

Parcel 207 is a fee simple acquisition of 1.001 acres, more or less, from a parent tract of 19.131 acres, more or less, located on the southwest corner of Plymouth Sorrento Road and West Kelly Park Road, within the city of Apopka, Orange County, Florida. The property is improved with a 2,216 square feet, concrete-block single family residence built in 1979, a mobile home, two barns, numerous sheds and accessory buildings, perimeter fencing and gates, and a masonry wall and iron entrance gate.

The Property is zoned ZIP, Zoning in Progress by the City of Apopka, with the future land use not yet established by the City of Apopka. The highest and best use of the property as vacant was determined to be commercial or mixed use development as dictated by future demand and approval by the City of Apopka.

The CFX's appraisal of the property was prepared by Walter N. Carpenter, Jr., MAI/CRE, of Pinel & Carpenter, Inc. Mr. Carpenter used four (4) comparable land sales ranging in size from 1.665 acres to 26.00 acres, and with prices ranging from \$72,464 to \$282,282 per acre (and \$1.66 to \$6.48 per square foot), to estimate the land value of the Subject Property. Due to the location of the property at the intersection of Plymouth Sorrento and West Kelly Park Roads, the overall topography of the property, but lacking zoning/future land use

designations, utilities, and entitlements included in most of the comparable sales, Mr. Carpenter opined the value of the parent tract to be \$3.75 per square foot. Thus, the value of the 43,604 square feet, more or less, being taken is estimated at \$163,515, rounded to \$163,500.

Mr. Carpenter used Marshall Valuation Services to estimate the contributory value of the subject's improvements located within the area of taking, including 1,875 lf of chain link fencing, 2 chain link gates, a metal gate, 350 square feet of masonry wall, and an iron gate. Those improvements totaled \$30,731, which was depreciated by 50% for a valuation of \$15,370. A cost to cure the property to maintain continued use and security by replacement of these items totals \$35,247, less the \$15,370 for items paid for in the taking, results in a cost to cure amount of \$19,880. Thus Mr. Carpenter opined the total compensation due for the taking of Parcel 207 is \$198,750.

Although the Respondents have not completed their appraisal report, Kent Hipp counsel for the property owner argued that based upon an executed sales contract for the remainder property with Publix in the amount of \$6.50 s.f. and other comparable sales the total value of the taking should be \$329,926 (\$283,426 land, improvements \$21,500, and cost to cure \$25,000). Mr. Hipp further argued that the sales contract was previously admitted into evidence in a trial of another parcel and therefore is dispositive of the value.

To date, the property owners expert fees total \$10,820.75. Accordingly, the parties were able to reach a negotiated settlement in the amount of \$270,189 in full settlement of all claims for compensation by the property owners, plus reduced expert fees of \$8,000, plus statutory attorney's fees of \$23,574.87.

For the above-cited reasons, Right-of-Way counsel requests the CFX Board approve the negotiated settlement in the amount of \$270,189, plus attorney's fees and costs and experts' fees and costs totaling \$31,574.87, 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 207.

The Right-of-Way Committee recommended approval of the settlement at its April 27, 2016, meeting.

RECOMMENDATION

We respectfully request that the CFX Board approve the proposed settlement agreement with a total settlement of \$301,763.87 in full settlement of all claims for compensation in the acquisition of Parcel 207, including all statutory attorney's fees and costs 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" – Experts Invoices

Reviewed by: Joseph Hassistore

ORLDOCS 14647937 1

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
WEKIVA PARKWAY - PROJECT NO. 429-203
RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" IRON ROD WITH NO IDENTIFICATION LOCATED IN A WELL BOX MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 88°20'47" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1357.89 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°14'36" EAST ALONG SAID WEST LINE, A DISTANCE OF 30.01 FEET TO ITS INTERSECTION WITH THE EXISTING SOUTH RIGHT OF WAY LINE OF KELLY PARK ROAD AS DESCRIBED IN DEED BOOK 398, PAGE 188 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN NORTH 88°20'47" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1302.18 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.91 FEET AND A CHORD BEARING OF SOUTH 45°45'01" EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°48'24", A DISTANCE OF 40.06 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH-SORRENTO ROAD) AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NO. 62; THENCE SOUTH 00°09'11" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 605.84 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN SOUTH 88°34'31" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 16.51 FEET TO A POINT ON A LINE PARALLEL WITH AND 46.50 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°09'11" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 581.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.91 FEET AND A CHORD BEARING OF NORTH 45°44'45" WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°47'53", A DISTANCE OF 40.05 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°21'18" WEST, A DISTANCE OF 724.60 FEET; THENCE SOUTH 87°44'58" WEST, A DISTANCE OF 561.08 FEET TO ITS INTERSECTION WITH AFORESAID WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°14'36" WEST ALONG SAID WEST LINE, A DISTANCE OF 29.88 FEET TO THE POINT OF BEGINNING.


CONTAINING 1.001 ACRES, MORE OR LESS

NOTE:

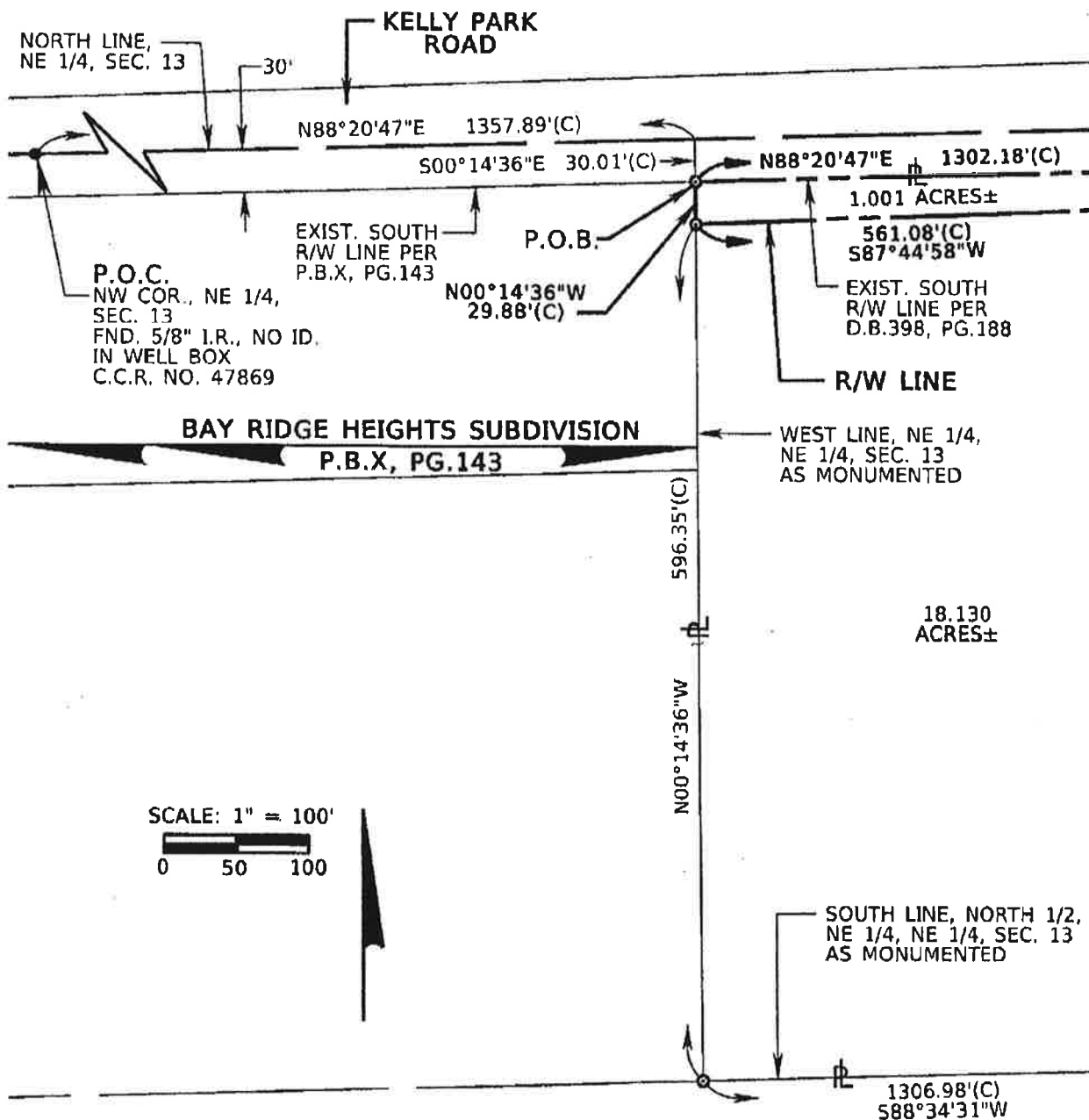
THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-2891327 DATED 01/18/2013

LEGEND & ABBREVIATIONS

CB	= CHORD BEARING	ID.	= IDENTIFICATION	P.I.	= POINT OF INTERSECTION	(R)	= RADIAL
C.C.R.	= CERTIFIED CORNER RECORD	I.R.	= IRON ROD	P.O.B.	= POINT OF BEGINNING	SEC.	= SECTION
CH	= CHORD LENGTH	L.	= ARC LENGTH	P.O.C.	= POINT OF COMMENCEMENT	TITF	= TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
COR.	= CORNER	L.A.	= LIMITED ACCESS	PROJ.	= PROJECT	W/	= WITH
(C)	= CALCULATED DISTANCE	LB	= LICENSED SURVEY BUSINESS	P.T.	= POINT OF TANGENCY	Δ	= PROPERTY LINE
D.B.	= DEED BOOK	LT	= LEFT	(P)	= PLAT	Δ	= SAME PROPERTY OWNER
ESMT	= EASEMENT	NO.	= NUMBER	R	= RADIUS	Δ	= DELTA (CENTRAL ANGLE)
EXIST.	= EXISTING	O.R.B.	= OFFICIAL RECORDS BOOK	R.B.M.	= ROAD BOND MAP	Δ	= CHANGE IN DIRECTION
FND.	= FOUND	P.C.	= POINT OF CURVATURE	RT	= RIGHT	Δ	= LIMITED ACCESS R/W LINE
FGC	= FLORIDA POWER CORPORATION	PG./PGS.	= PAGE / PAGES	R/W	= RIGHT OF WAY	---	= R/W LINE
(F)	= FIELD DISTANCE						


DATE	NOVEMBER 18, 2013	CERTIFICATION OF AUTHORIZATION No. 13 1223	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 207
DRAWN BY	M.ROLLINS	 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-643-0664		
CHECKED BY	S.WARE		SCALE: N/A	
BSA PROJECT NO.	EA33-J1		SHEET 1 OF 4	
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SEC. 13-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.

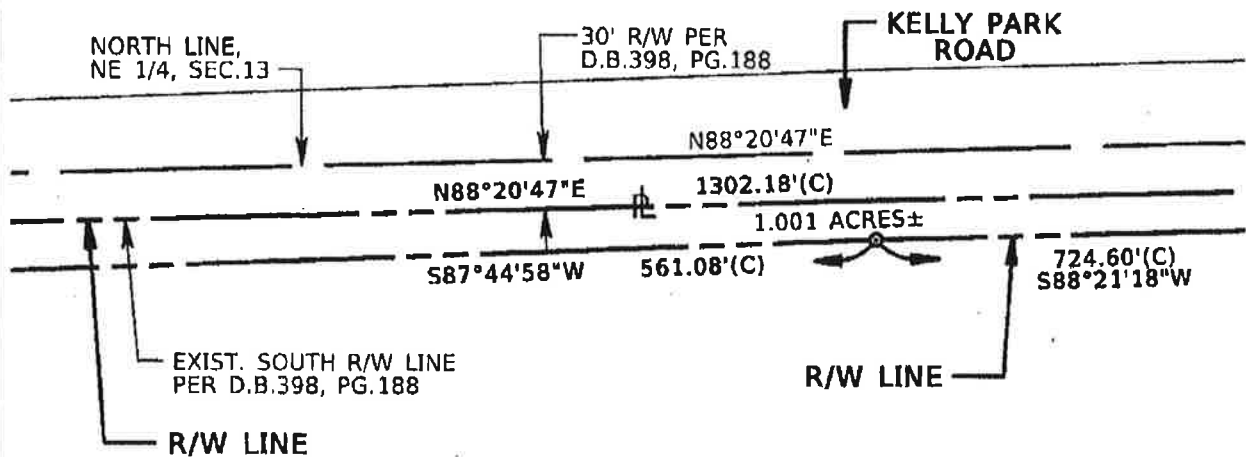


SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST

PROJECT NO. 429-203

DATE	NOVEMBER 18, 2013	 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-1350 FAX 407-842-8864	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 207
DRAWN BY	M.ROLLINS			SCALE: 1"=100'
CHECKED BY	S.WARE		S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SHEET 2 OF 4
BSA PROJECT NO.	EA11-11			
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SEC. 13-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SCALE: 1" = 100'

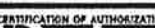
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**SECTION 13,
TOWNSHIP 20 SOUTH,
RANGE 27 EAST**

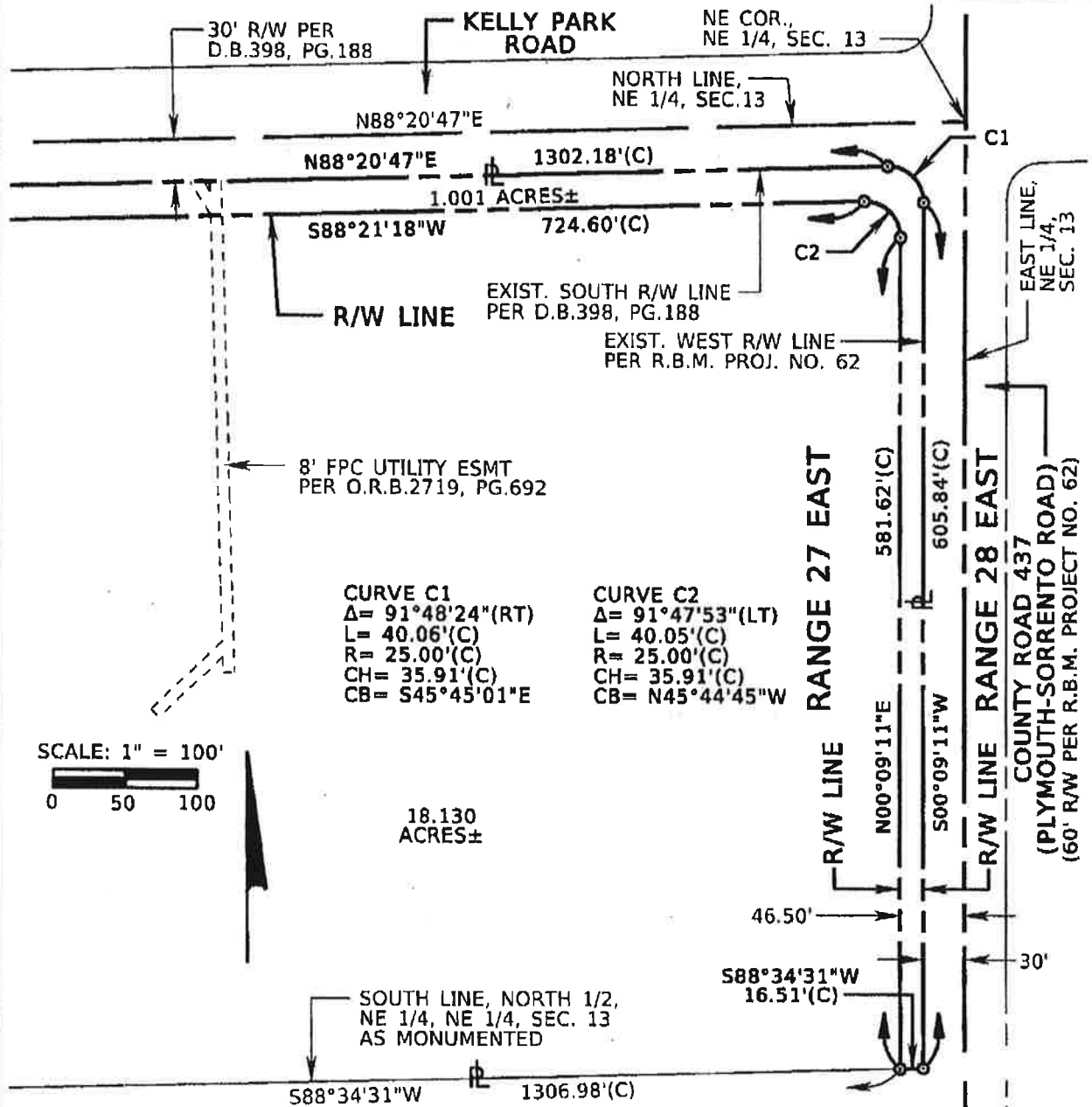
SOUTH LINE, NORTH 1/2,
NE 1/4, NE 1/4, SEC. 13
AS MONUMENTED

S88°34'31"W 1306.98'(C)

PROJECT NO. 429-203

DATE	NOVEMBER 18, 2013	 <p>CERTIFICATION OF AUTHORIZATION No. 18 1221</p> <p>520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-649-8664</p>	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 207
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE			
DSA PROJECT NO.	EA11-11			
				</

BEARING STRUCTURE BASED ON THE NORTH LINE
OF THE NORTHEAST 1/4 OF SEC. 13-20-27, BEING
N88°20'47"E, FLORIDA STATE PLANE COORDINATE
SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Byrd 11/14/13 DATE

WILLIAM E. BYRD, P.S.M.
LICENSE NUMBER 5442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. 13 1221

BS BOWYER SINGLETON

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120
FAX 407-649-8664

SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

PARCEL
207

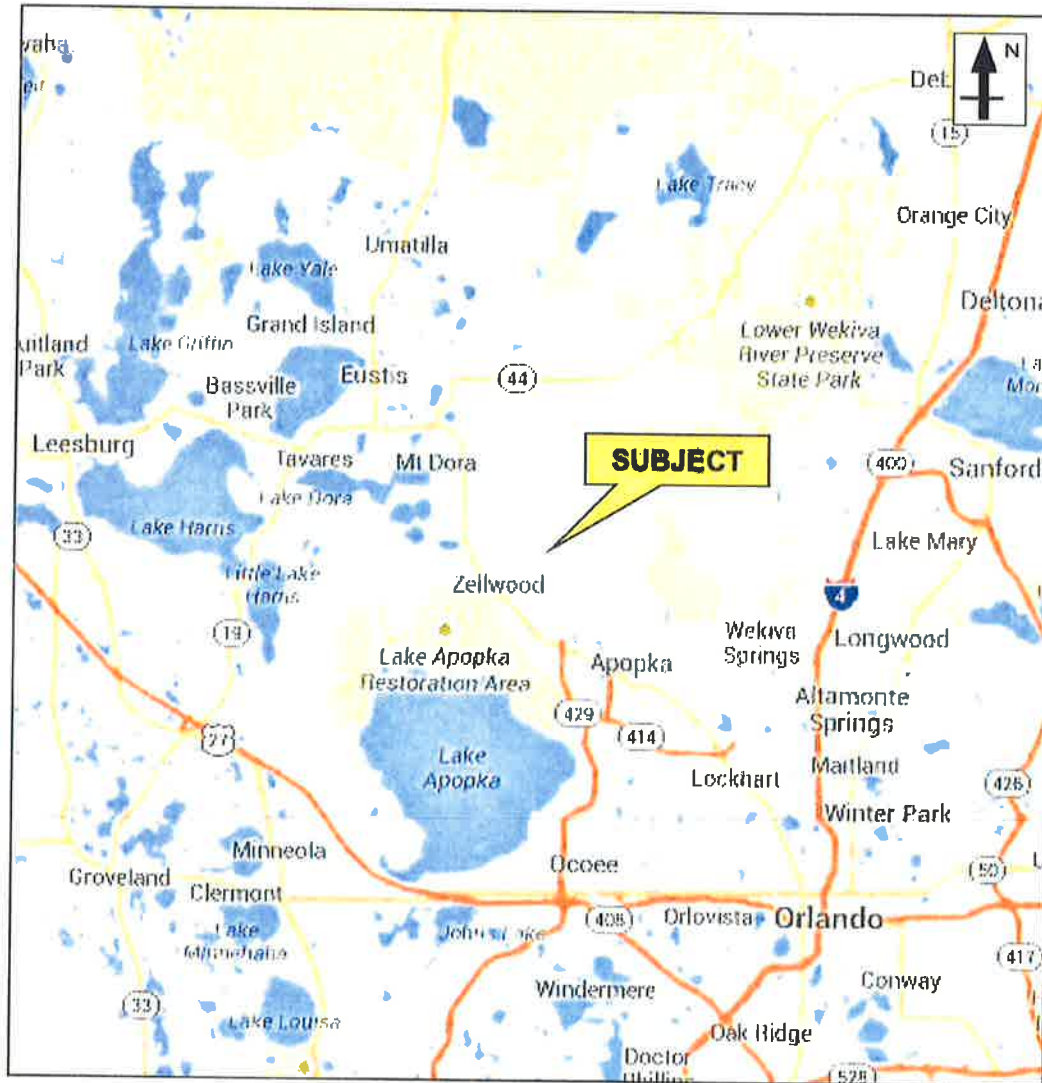
SCALE: 1"=100'

SHEET 4 OF 4

PARCEL NO.: 207
OWNER: ERNEST L. AND SHERMAN L. HORNE, SUCCESSOR CO-TRUSTEES
PROJECT: SR 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-203
CITY/COUNTY: APOPKA/ORANGE

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AREA MAP



*Approximate Representation
Source: Google Maps*

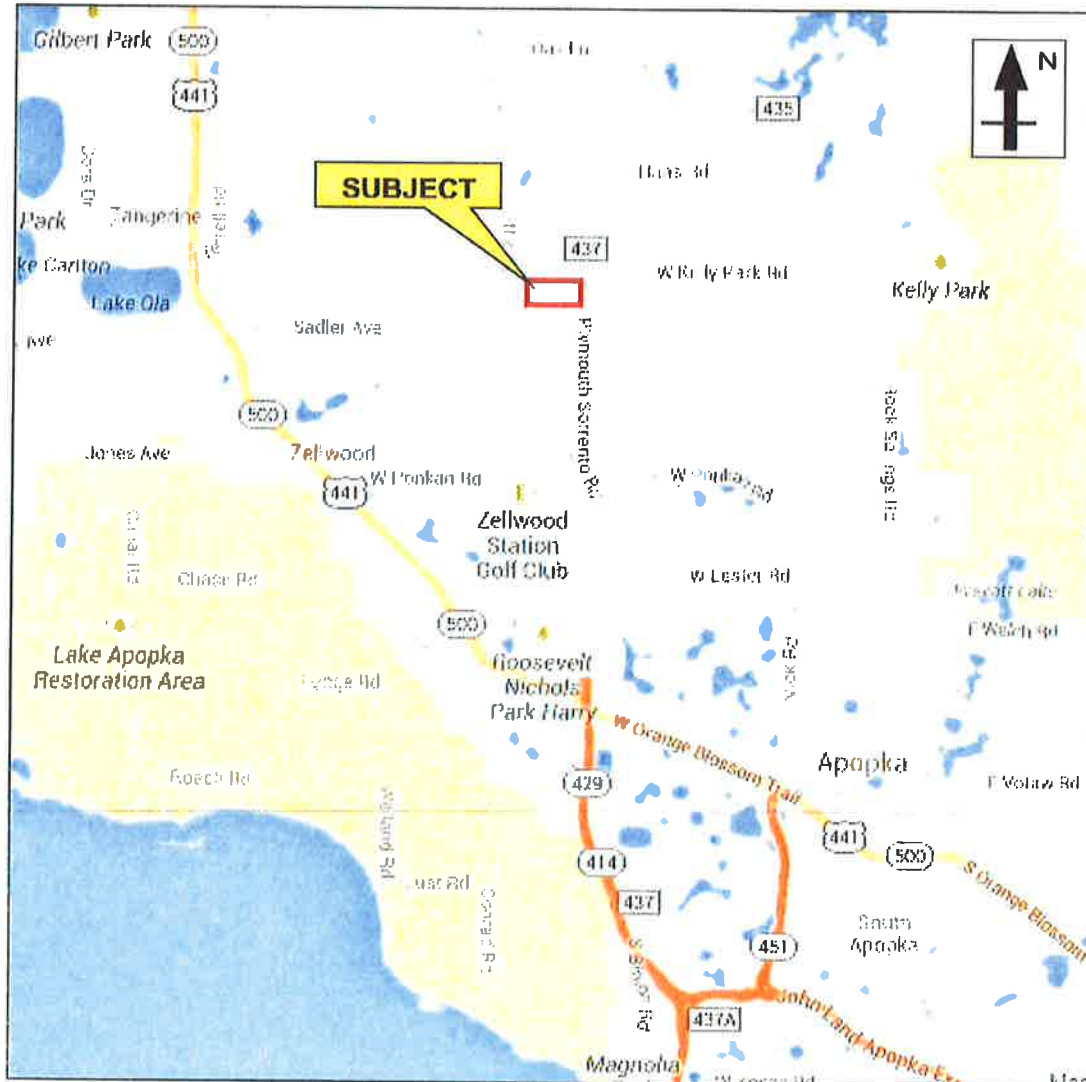
13-090
COPYRIGHT 2013, PINEL & CARPENTER, INC.

EXHIBIT "B"

PARCEL NO.: 207
OWNER: ERNEST L. AND SHERMAN L. HORNE, SUCCESSOR CO-TRUSTEES
PROJECT: SR 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-203
CITY/COUNTY: APOPKA/ORANGE

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LOCATION MAP

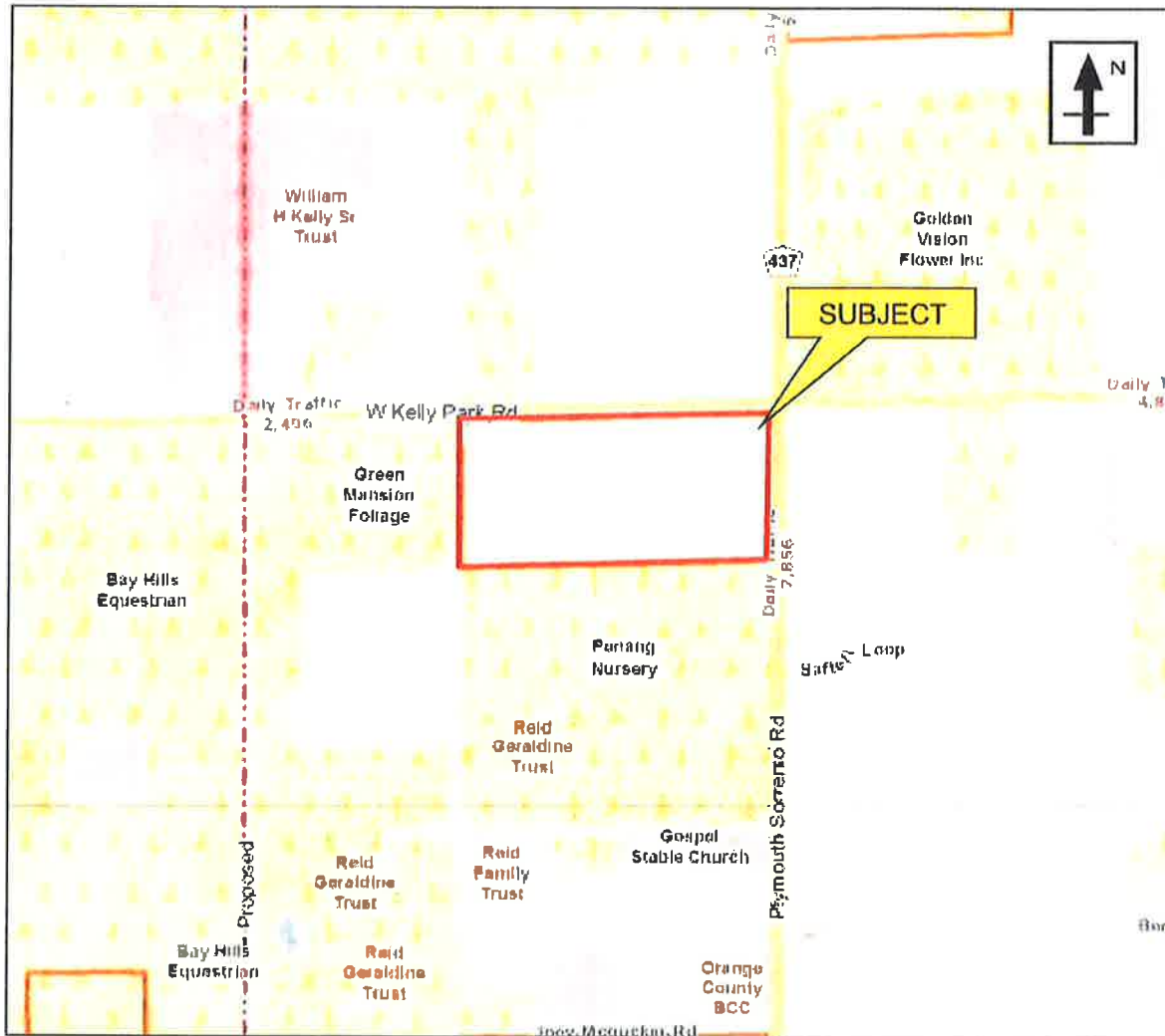


*Approximate Representation
Source: Google Maps*

PARCEL NO.: 207
OWNER: ERNEST L. AND SHERMAN L. HORNE, SUCCESSOR CO-TRUSTEES
PROJECT: SR 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-203
CITY/COUNTY: APOPKA/ORANGE

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TAX MAP

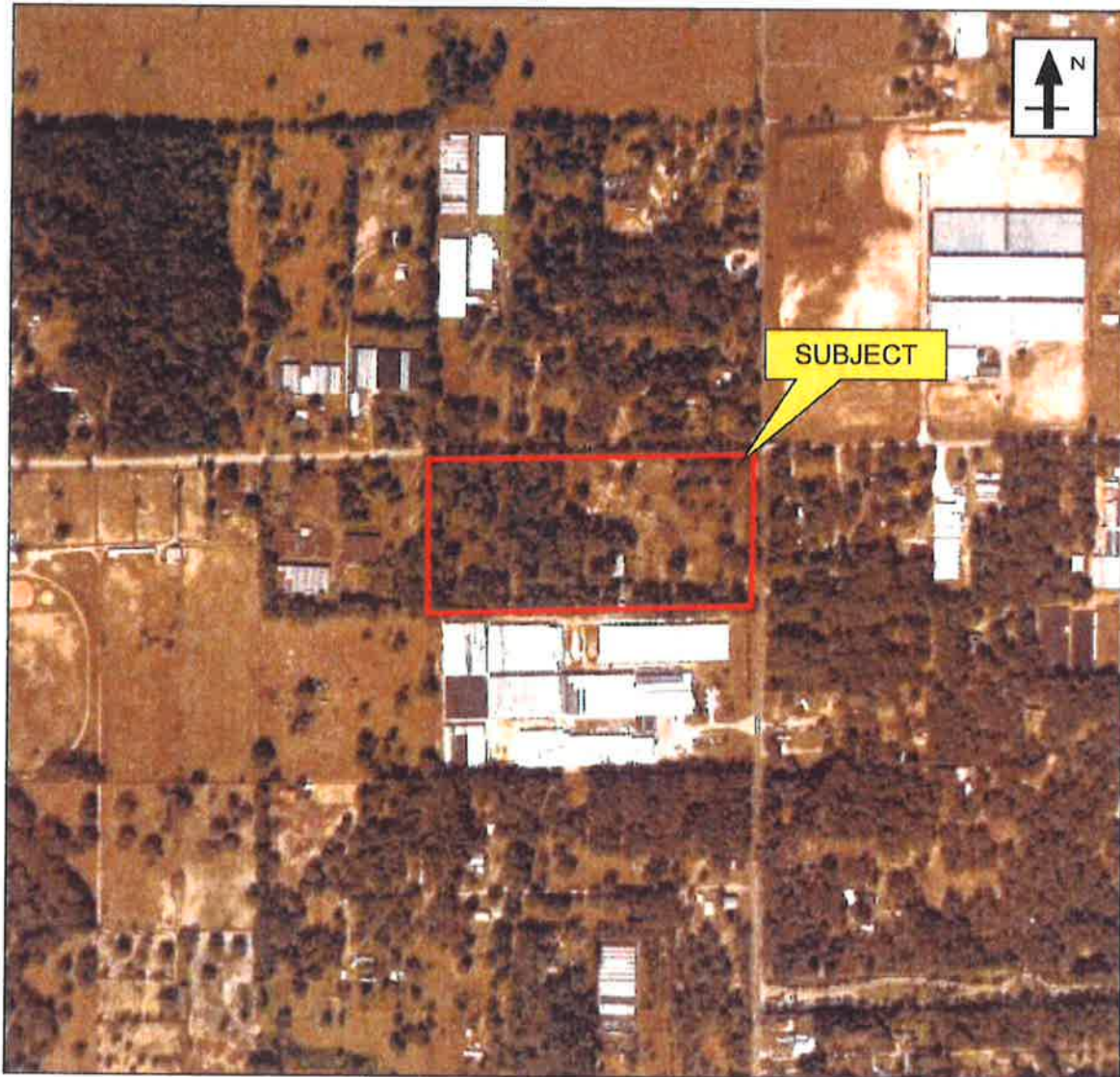


Approximate Representation
Source: Orange County Property
Appraiser

PARCEL NO.: 207
OWNER: ERNEST L. AND SHERMAN L. HORNE, SUCCESSOR CO-TRUSTEES
PROJECT: SR 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-203
CITY/COUNTY: APOPKA/ORANGE

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AERIAL PHOTOGRAPH

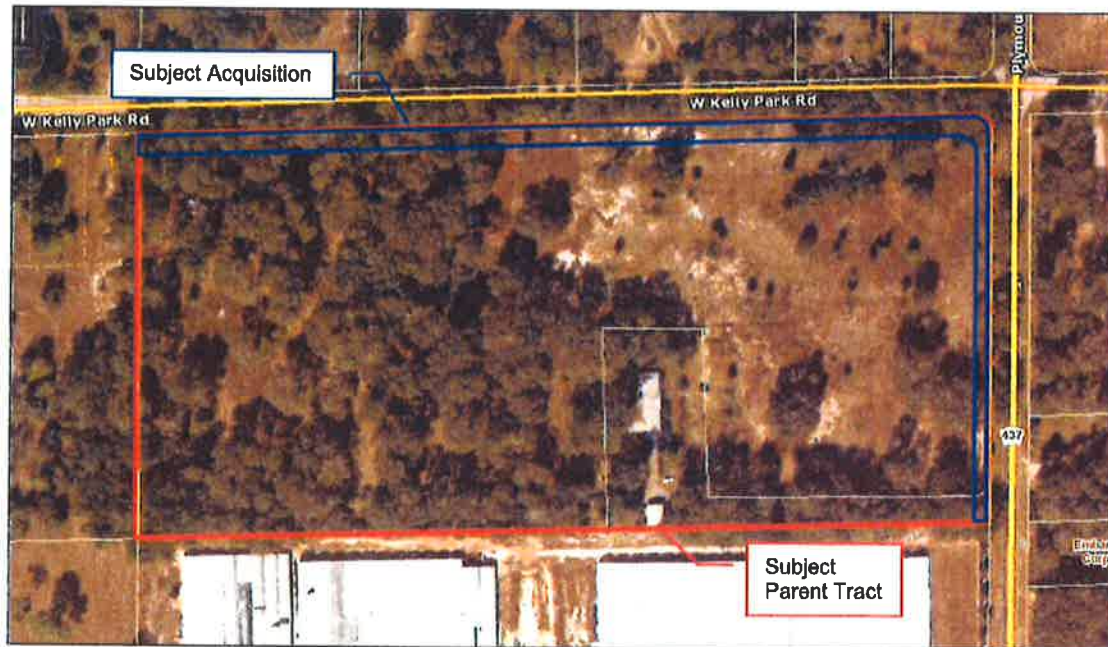


Approximate Representation
Source: Orange County Property
Appraiser

PARCEL NO.: 207
OWNER: ERNEST L. AND SHERMAN L. HORNE, SUCCESSOR CO-TRUSTEES
PROJECT: SR 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-203
CITY/COUNTY: AOPKA/ORANGE

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AERIAL PHOTO (ACQUISITION)

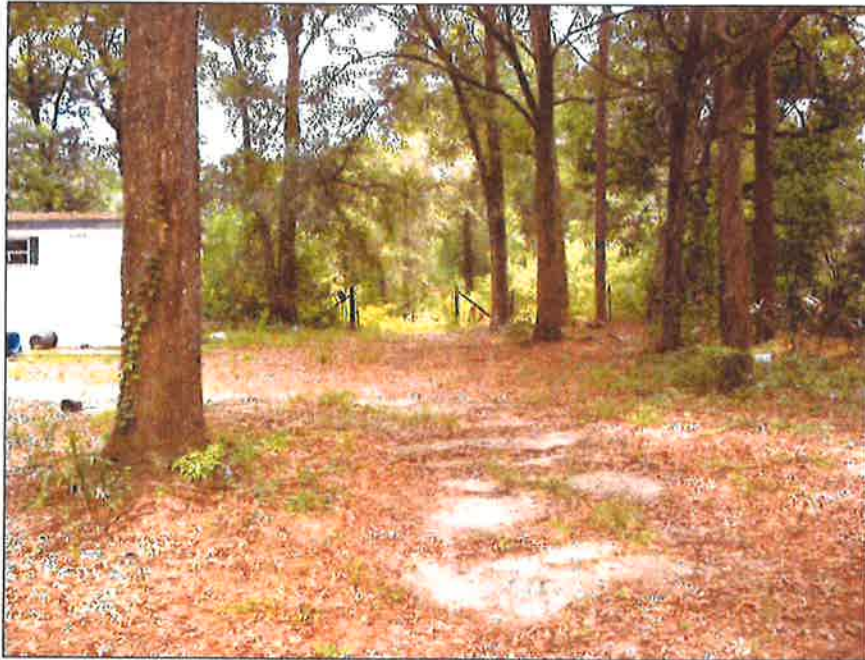


PARCEL NO.:
OWNER:
PROJECT:
CITY/COUNTY:

207
ERNEST L. AND SHERMAN L. HORNE, SUCCESSOR CO-TRUSTEES
SR 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-203
APOPKA/ORANGE

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SUBJECT PHOTOGRAPHS



View of the north area of the parent tract facing south from West Kelly Park Rd



View of the north area of the parent tract, facing south

PARCEL NO.:
OWNER:
PROJECT:
CITY/COUNTY:

207
ERNEST L. AND SHERMAN L. HORNE, SUCCESSOR CO-TRUSTEES
SR 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-203
APOPKA/ORANGE

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SUBJECT PHOTOGRAPHS (CONT.)



View of the north area of the parent tract facing southwest



View of the mobile home in the north area of the parent tract

**J D Horne Trust
Experts' Fees and Costs
Parcel 207 – Big Horne**

Rahenkamp Design Group, Inc.	\$ 495.75
Ed Williams	\$ 1,000.00
Calhoun, Dreggors & Associates, Inc.	<u>\$ 9,325.00</u>
Totals	\$10,820.75



Rahenkamp Design Group, Inc.



Invoice submitted to:

Mr. Kent Hipp
Gray, Robinson, P.A.
301 East Pine Street
Suite 1400
Orlando, FL 32801

December 18, 2015

In Reference To: Job # 14.050, OOCEA v. J.D. and Kathleen L. Horne Trust
Project: State Road 429 (Wekiva Parkway)
Parcel No. 207

For Professional Services Rendered:

	<u>Hours</u>	<u>Fees</u>
02/28/14 Review OOCEA appraisal (Walter Carpenter) & land planning report (Ellen Hardgrove)	0.60	135.00
04/02/14 Research Orange County Property Appraiser website for property information and Deed	0.40	16.80
06/24/14 Review OOCEA review appraisal (Consortium Appraisal, Inc.)	0.20	45.00
Review OOCEA Site Evaluation report (Donald W. McIntosh Associates)	0.20	45.00
Review OOCEA land planning report	0.20	45.00
07/16/14 Review Construction Plans and print applicable sheets for subject property	0.60	25.20
10/22/14 Conference call with Rick Dreggors, Kent Hipp, Nick Dancaescu and Harold Lassman re: impacts to subject property; discuss necessity of acquisition per current roadway project	0.80	120.00
Total Professional Services:	3.00	\$432.00

For Expenses Incurred:

B&W Xerox:	40.80
Color Xerox:	22.95
Total Expenses:	\$63.75

Development Services • Golf Course Architecture • Eminent Domain
Landscape Architecture • Land Use Planning
(LC6600343)

2816 S. MacDill Avenue
Tampa, FL 33629

Ph: (813) 835-4022 • Fs: (813) 835-9226

Eric@RDGroup.org • www.RDGroup.org

Mr. Kent Hipp

Page 2

Fees

Total This Invoice:

\$495.75

Balance Now Due:

\$495.75

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

January 07, 2016

Kent L. Hipp Esq.
c/o GrayRobinson, P.A.
301 E. Pine Street
Suite 1400
Orlando, FL 32803

RE: Owner: Horne
Project: Wekiva Parkway
Parcel No.: 207
County: Orange

INVOICE

Inspect subject property, review original and updated O/OCEA appraisal reports, research/analysis of land sales, analysis of highest and best use, review and discuss pending contract for the subject property, conference with other experts, conference and meetings with owner's representative, review impacts of the taking, analysis of the value of the taking.

Abrams:	16.75 Hrs. x \$175/Hr.=	\$2,931
Dreggors:	23.25 Hrs. x \$275/Hr.=	<u>6,394</u>
Total		\$9,325

Thank you,

Richard C. Dreggors, GAA
President

RCD/smo

728 West Smith Street • Orlando, Florida 32804
Tel (407) 835-3395 • Fax (407) 835-3393

OWNER	HORNE	COURTNEY ABRAMS
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	207	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
03/14/14	REVIEW OF SUBJECT MATERIAL; REVIEW/ANALYSIS OF O/OCEA APPRAISAL.	2.75
04/21/14	PREPARE FOR MEETING; ANALYSIS OF SUBJECT DOCUMENTS.	1.25
04/22/14	ANALYSIS OF O/OCEA SALES; PRELIMINARY RESEARCH/ANALYSIS OF SALES.	3.00
08/14/14	RESEARCH OF IMPACTS TO THE REMAINDER AS A RESULT OF THE TAKING; REVIEW SCOPE OF WORK.	4.00
08/15/14	ANALYSIS OF VALUATION ISSUES; SALES ANALYSIS.	2.00
08/16/14	UPDATE RESEARCH/ANALYSIS OF LAND SALES.	1.75
11/03/14	CONFERENCE CALL WITH OWNER'S REPRESENTATIVE; WORKED ON PREPARING EXHIBITS OF SUBJECT PROPERTY AND SURROUNDING CFX VALUES.	<u>2.00</u>
	TOTAL HOURS	16.75

OWNER	HORNE	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	207	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
02/06/12	REVIEW INFORMATION FROM OWNER'S REPRESENTATIVE.	1.50
02/10/12	PREPARE FOR AND MEET WITH OWNER; REVIEW TAKING AND POTENTIAL IMPACTS TO REMAINDER.	1.75
02/15/12	MEETING WITH OWNER'S REPRESENTATIVE; REVIEW PARKWAY PLANS.	0.50
05/02/12	CONFERENCE WITH OWNER'S REPRESENTATIVE; REVIEW SALS.	0.25
02/26/14	REVIEW DOCUMENTS AND REPORTS FROM O/OCEA ON THE SUBJECT PARCEL; CONFERENCE WITH OWNER'S REPRESENTATIVE AND DISCUSS.	4.25
03/03/14	REVIEW O/OCEA REPORTS.	0.75
03/04/14	MEETING WITH OWNER'S REPRESENTATIVE; REVIEW VALUATION ISSUES.	0.50
03/24/14	REVIEW UPDATED APPRAISAL OF THE SUBJECT AND NEARBY PARCELS.	2.50
04/22/14	REVIEW DOCUMENTS TO PREPARE FOR MEETING WITH ENGINEER AND OWNER'S REPRESENTATIVE.	0.50
04/23/14	ANALYSIS OF SCOPE OF WORK; MEETING WITH EXPERTS/OWNER'S REPRESENTATIVE; REVIEW IMPACTS OF THE TAKING.	0.75
05/13/14	CONFERENCE WITH OWNER'S REPRESENTATIVE.	0.25
06/13/14	REVIEW UPDATED CFX APPRAISAL.	2.00
08/15/14	PREPARE FOR MEETING; MEETING WITH OWNER'S REPRESENTATIVE TO REVIEW VALUATION ISSUES; UPDATE LAND SALES RESEARCH.	2.75
10/21/14	REVIEW FILE; CONFERENCE WITH OWNER'S REPRESENTATIVE; PREPARE FOR MEETING.	1.50
10/22/14	MEETING WITH OWNER'S REPRESENTATIVE TO REVIEW VALUATION ISSUES.	1.75

OWNER	HORNE	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	207	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
06/04/15	REVIEW CONTRACT ON THE SUBJECT PARCEL; CONFERENCE WITH OWNER'S REPRESENTATIVE REGARDING THIS CONTRACT.	<u>1.75</u>
	TOTAL HOURS	23.25