




MEMORANDUM

TO: Central Florida Expressway Authority Board Members CLIENT-MATTER NO.: 19125.0143

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

DATE: April 13, 2016

RE: State Road 429 Wekiva Parkway, Project 429-204; Parcel 240
Proposed Mediated Settlement Including Fees and Costs

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the approval of the CFX Board of a proposed mediated settlement between Stephen Lee Rigsby and Mark Lane Rigsby, (the "Owners") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 240 (the "Taking" or "Property") for the construction of State Road 429 Wekiva Parkway, Project 429-204.

DESCRIPTION AND BACKGROUND

Parcel 240 ("Subject Property") is a fee simple acquisition of 1.479 acres, more or less, from property consisting of approximately 6.976 acres, located on the south side of Ondich Road and west of Plymouth Sorrento Road in Orange County, Florida. The property is improved with a 1,412 s.f., 3 bed/2 bath single family residence; a 348 s.f. garage and a rear porch with a wooden deck. Additional improvements include a 40' by 45' open-end Quonset hut with a 60' x 45' concrete slab, a concrete parking slab north of the garage, a small open shed along the south property line, a shell/dirt driveway, wood/field wire fencing along the north and south property lines, and landscaping of native trees, shrubs, pasture, and grass. A manufactured home is located along the south property line.

The Property is zoned A-1, Citrus Rural District by Orange County which provides for primarily residential/agricultural uses, and for which future development is uncertain, and for which a more restricted zoning is considered premature. The future land use designation is R, Rural/Agricultural, by Orange County, and the property adjoins the city limits of Apopka. The highest and best use of the property as vacant was determined to be for rural residential development. The highest and best use as improved is the continued single family residential use.

The CFX's appraisal of the property was prepared by David K. Hall, ASA, of Bullard, Hall & Adams, Inc. Mr. Hall used a sales comparison approach to estimate the land of the Subject Property. In estimating the land value of the Subject Property, Mr. Hall used five (5) comparable sales with an adjusted range of \$22,874 to \$30,021 per acre, with a concluded value of \$30,000 per acre. Mr. Hall also used the sales comparison approach to estimate the value of the improvements on the subject property. Mr. Hall located three (3) comparable improved properties with adjusted sales prices ranging from \$81.62 to \$98.77 per square foot of living area, arriving at the value of \$98.00 per square foot of living area for the subject.

There are no building improvements in the area of taking, so Mr. Hall opines the land value of the taking is 1.479 acres @ \$30,000 per acre or \$44,400. Additionally, John Speer provided a cost estimate for the improvements in the taking including fencing, posts, the 12' by 14' open wood shed, a 126 square feet concrete slab, septic system, water line, wood utility pole with electrical box, and pasture grasses totaling \$15,400. Thus, the value of the land and improvements taken total \$59,800.

After the taking, the residence will be approximately 480 feet from the taking at the east line, with the new east property line being the limited access right of way line. The residence will also be approximately 140 feet from the new limited access right of way line which is improved with a water retention area adjacent to the elevated roadway and overpass and interchange at Ondich Road, and adjacent to a water retention pond on the northern portion of the remainder property. Due to the proximity of these elements of the Wekiva Parkway, Mr. Hall opined a reduction in value to the remainder land and improvements at 50%. John Speer also provided a cost to cure of \$4,200 to reestablish fencing along the new right of way line to maintain security and containment, and to cap the water line to the dilapidated manufacturer home. Thus, Mr. Hall opined the total compensation due for the taking of Parcel 240 is \$208,000 (\$59,800 land and improvements, damages \$144,000, and cost to cure of \$4,200).

Richard C. Dreggors, GAA, of Calhoun, Dreggors & Associates prepared the appraisal report for the Respondents. Mr. Dreggors utilized information from VHB as to land planning, MEI as to engineering, and Power Acoustics, Inc. as to a sound report, to prepare his appraisal report. Mr. Dreggors opined the highest and best use as vacant would be for a single family use, and the highest and best use as improved for the continued use of the existing single family home.

Mr. Dreggors utilized four (4) comparable land sales ranging in value from \$39,063 to \$49,342 per acre, arriving at a valuation of \$47,500 per acre for the Subject Property. Mr. Dreggors used the Direct Comparison Approach to estimate the value of the subject property by comparison with similarly improved properties. Mr. Dreggors utilized five (5) comparable sales ranging from \$107.65 per square foot to \$118.80 per square foot, arriving at a value of \$110.00 per square foot for the subject property improvements. Additionally, Mr. Dreggors opines the remainder property and the value of the remainder improvements will be damaged 50% by the close proximity of the Wekiva Parkway, and Mr. Morris of MEI estimated a cost to cure of \$4,200. Thus, Mr. Dreggors opined the total value of the taking is \$290,500 (\$70,300 land, \$15,400 improvements, damages \$200,600, and cost to cure \$4,200).

Trial of this matter was scheduled to begin on June 20, 2016, and the parties agreed to mediation prior to completion of extensive pre-trial discovery. During mediation, the parties were able to reach a settlement in the amount of \$239,500 as full settlement of all claims for compensation by the property owner, plus statutory attorney's fees totaling \$10,395, plus reduced expert fees and costs totaling \$41,227.

For the above-cited reasons, Right-of-Way counsel requests Board approval of the mediated settlement in the amount of \$239,500, plus attorney's fees and costs and experts fees and costs totaling \$51,622, 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 240.

The Right-of-Way Committee recommended approval of the proposed 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 \$291,122 in full settlement of all claims for compensation in the acquisition of Parcel 240, 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" – Mediated Settlement Agreement – Parcel 240
Exhibit "D" – Experts Invoices

Reviewed by: _____



ORLDOCS 14647946 |

LEGAL DESCRIPTION

PARCEL 240

PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

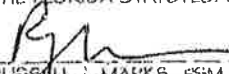
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12,
TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3147, PAGE 1623 AND BOOK
9482, PAGE 2623, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 12,
TOWNSHIP 20 SOUTH, RANGE 27 EAST, (A 1/2" IRON ROD IN WELLBOX AS NOW
EXISTS); THENCE SOUTH 89°21'11" WEST ALONG THE NORTH LINE OF THE NORTHEAST
1/4 OF SAID SECTION 12, A DISTANCE OF 2016.03 FEET; THENCE SOUTH 00°21'28"
WEST AND DEPARTING SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON
THE EXISTING SOUTH RIGHT OF WAY LINE OF ONDICH ROAD AND A POINT ON THE WEST LINE
OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND BEING THE WEST
LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5576, PAGE 4295 OF THE
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°21'28"
WEST AND DEPARTING SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID WEST LINE,
A DISTANCE OF 734.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE
SOUTH 00°21'28" WEST ALONG SAID WEST LINE, A DISTANCE OF 565.31 FEET TO A
POINT ON THE NORTHERN BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS
BOOK 7706, PAGE 188 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;
THENCE SOUTH 89°17'05" WEST ALONG SAID NORTHERN BOUNDARY, A DISTANCE OF
106.56 FEET TO THE NORTHEAST CORNER OF EMERY SMITH SUBDIVISION, ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 22 OF THE PUBLIC
RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°18'22" WEST ALONG
THE NORTH LINE OF SAID EMERY SMITH SUBDIVISION, A DISTANCE OF 113.23 FEET
TO A POINT ON A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF
NORTH 18°35'31" EAST, NORTHEASTERLY 350.37 FEET ALONG THE ARC OF A CURVE
CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 4987.67 FEET, A CENTRAL ANGLE OF
04°01'30" AND A CHORD BEARING OF NORTH 20°36'16" EAST TO A POINT OF
TANGENCY; THENCE NORTH 22°37'00" EAST, A DISTANCE OF 260.12 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 1.479 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, FPM NO. 5623

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

3/25/14
DATE

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY

STATE ROAD 429

DESIGNED BY: RJM

DATE: 3/18/14

DRAWN BY: SMP

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"

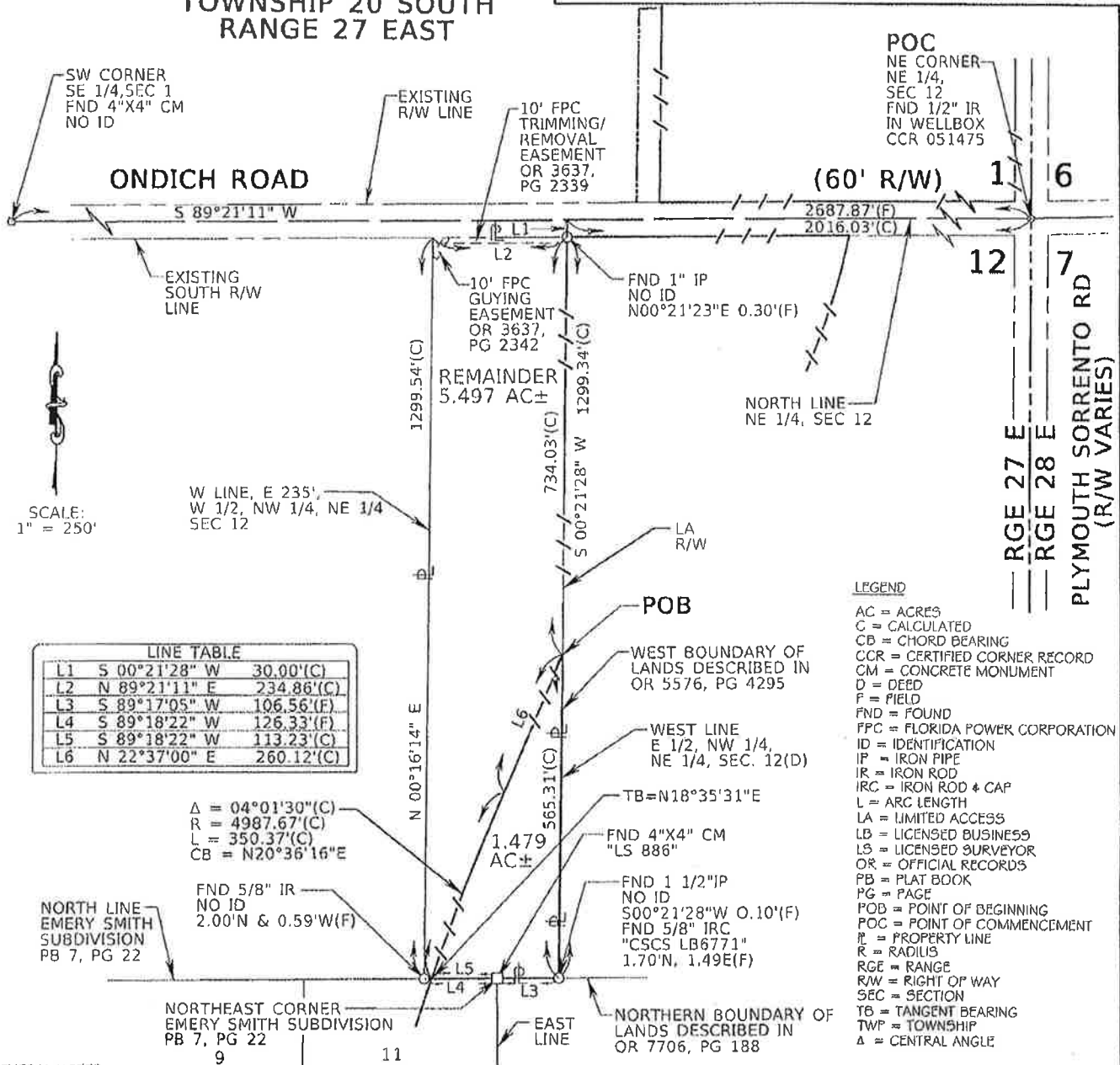
SKETCH OF DESCRIPTION

PARCEL 240

PURPOSE: LIMITED ACCESS RIGHT OF WAY

ESTATE: FEE SIMPLE

TOWNSHIP 20 SOUTH RANGE 27 EAST



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 NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°21'11" WEST.
2. THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
3. ATTENTION IS DIRECTED TO THE FACT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALE DATA.
4. A CERTIFICATE OF TITLE INFORMATION PREPARED BY "FIRST AMERICAN TITLE INSURANCE COMPANY" DATED NOVEMBER 19, 2012, FILE NO. 2037-2856936 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

URS

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

REVISIONS:

DRAWN BY: SMP

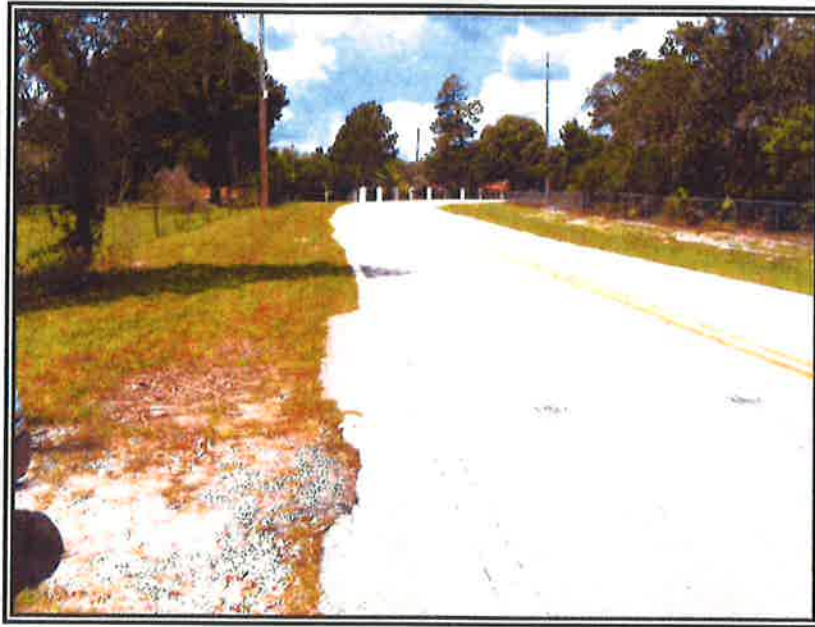
JOB NO:

APPROVED BY: RJM

OCEA PROJECT NO: 429-204

SHEET: 2 OF 2

**PHOTOGRAPHS OF SUBJECT
PARCEL 240**



1. LOOKING WEST AT THE FRONTAGE ALONG ONDICH ROAD



2. LOOKING SOUTH AT THE SUBJECT DRIVEWAY

Photographs Taken By:
Craig S. Adams
July 9, 2014

**PHOTOGRAPHS OF SUBJECT
PARCEL 240**



3. LOOKING SOUTHWEST AT THE RESIDENCE



4. LOOKING NORTHWEST AT THE REAR OF THE HOUSE

Photographs Taken By:
Craig S. Adams
July 9, 2014

**PHOTOGRAPHS OF SUBJECT
PARCEL 240**



5. LOOKING SOUTH AT THE QUONSET HUT SHED



6. LOOKING SOUTH AT THE BACK FIELD

**PHOTOGRAPHS OF SUBJECT
PARCEL 240**



7. LOOKING SOUTH AT THE TAKING



**8. LOOKING SOUTHWEST AT THE ABANDONED
MANUFACTURED HOME IN THE TAKING**

Photographs Taken By:
Craig S. Adams
July 9, 2014

**PHOTOGRAPHS OF SUBJECT
PARCEL 240**



9. REAR VIEW OF THE OLD MANUFACTURED HOME

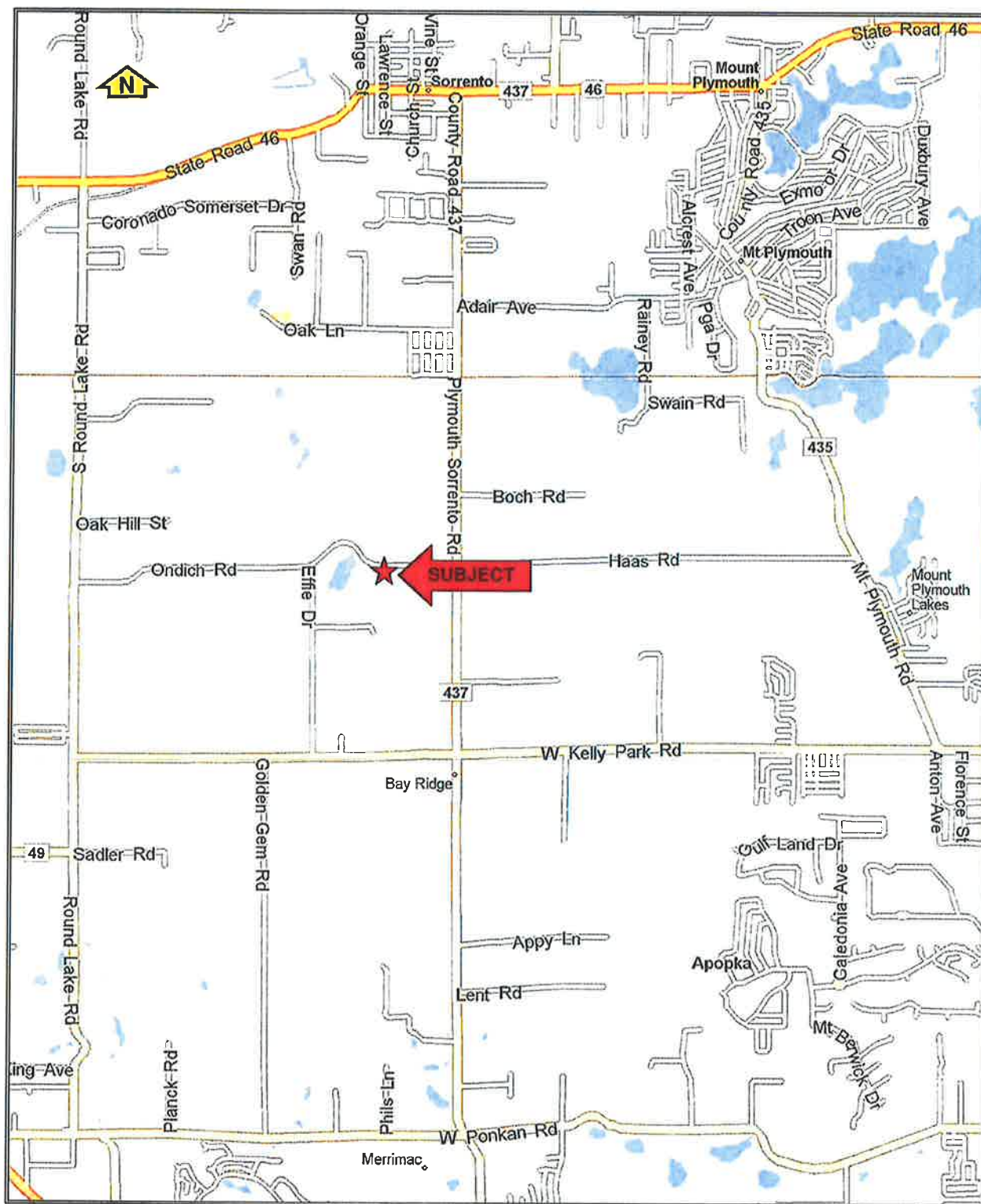


10. LOOKING EAST AT AN OLD SHED IN THE TAKING

Photographs Taken By:
Craig S. Adams
July 9, 2014



AERIAL PHOTO
PARCEL 240



**SUBJECT LOCATION MAP
PARCEL 240**

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-001148-O

Subdivision 39

Petitioner,

vs.

HENRY J. DUBEL, et al,

Parcel 240 (Rigsby)

Respondents.

MEDIATED SETTLEMENT AGREEMENT

At the Mediation Conference held on March 11, 2016, the parties reached the following Settlement Agreement:

1. Petitioner will pay to Respondents, STEPHEN LEE RIGSBY and MARK LANE RIGSBY the sum of two hundred thirty nine thousand five hundred Dollars exactly (\$ 239,500.00) in full settlement of all claims for compensation from Petitioner whatsoever for the taking of Parcel 240, including statutory interest and all claims related to real estate and business damages, if any, but excluding attorney's fees and expert witness costs. The settlement sum may be subject to claims of apportionment by any party in this case having a property interest in or a lien on the subject property. Petitioner previously deposited in the Registry of the Court Petitioner's good faith estimate in the amount of two hundred eight thousand Dollars (\$ 208,000.00). Within thirty (30) days from the date of receipt by Petitioner's counsel of a conformed copy of the Stipulated Final Judgment, Petitioner will pay to Respondents, by deposit in the Registry of the Court or, in the event of no apportionment claim, by payment to the trust account of Respondents' attorney, the sum of thirty one thousand five hundred Dollars exactly (\$ 31,500.00), representing the difference between the total settlement sum referenced above and Petitioner's previous deposit in this case.
2. In addition to the settlement amount referenced in Paragraph 1 of this Settlement Agreement, Petitioner will pay to the trust account of Respondents' attorney the sum of ten thousand three hundred and ninety five Dollars (\$ 10,395.00) 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.
3. In addition to the above-referenced settlement sum and the above-referenced attorney's fees and law firm litigation costs, Petitioner will pay to the trust account of Respondents'

attorney the sum of forty one thousand two hundred twenty seven Dollars (\$ 41,227.00) in full settlement and satisfaction of all expert witness fees and costs incurred by Respondents in this case, subject to review and confirmation that each invoice submitted by Respondent's experts was necessary and reasonable. The expert fees are as follows:

Dreagers	\$ 19,424
MEI	12,500
VH3	1,673
Power Acoustics	7,630
	<u>\$ 41,227</u>

4. This Settlement Agreement will be placed on the agenda for the Right of Way ("ROW") Committee and Central Florida Expressway Authority ("CFX") Board and is conditioned upon final approval by the ROW Committee and then the CFX Board.

5. Counsel for Petitioner and Respondents will jointly submit to the Court a mutually approved Stipulated Final Judgment containing the terms and conditions of this Settlement Agreement within fifteen days from the date of approval of this Settlement Agreement by the CFX Board.

6. 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. Counsel and the CFX representative agree to recommend this Settlement Agreement to the ROW Committee and the CFX Board.

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

8. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcel 240, such as severance damages, business damages, tort damages, interest, attorney's fees, expert fees, costs, and any other claim.

9. This Settlement Agreement, ^{and Addendum hereto,} executed by the parties and their counsel on this 10th day of March, 2016, contains all the agreements of the parties.

Linda S. Brehmer-Lanosa
Print Name: Linda Brehmer Lanosa
Central Florida Expressway Authority

David Shontz
Print Name: David Shontz
Counsel for CFX

Lawrence M Watson
Print Name: LAWRENCE M WATSON
Mediator

Mark L Rigby
Print Name: Mark L. Rigby
Owner Stephen L Rigby


By - Mark L Rigby
Print Name: STEPHEN L. RIGBY
Owner

Harold K. Lassman
Print Name: Harold K. Lassman
Attorney for Owner

ADDENDUM TO PROPOSED MEDIATED SETTLEMENT AGREEMENT

PARCEL 240

The parties will walk the construction line on Parcel 240 and work with the owner, Mark Rigsby, to determine whether there is a silt fence encroachment and to work together to restore the property, if necessary, as to any gopher tortoise removal activities.


JWW LBC
Mark Rigsby

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

March 10, 2016

Harold A. Lassman, Esq.
c/o Maguire Lassman, P.A.
605 East Robinson Street, Suite 140
Orlando, FL 32801

RE: Owner: Rigsby
Project: Wekiva Parkway
Parcel No.: 240
County: Orange

INVOICE

Review CFX reports, review information from owner's representative, subject property inspection, conferences with owner's representative and experts, land and improved sales research/analysis, review sales, review highest and best use, review/write appraisal, review land planning information, conference with engineer.

Abrams Schmidt:	67.75 Hrs. x \$175/Hr. =	\$11,856
Dreggors:	24.00 Hrs. x \$275/Hr. =	<u>6,600</u>
Subtotal		\$18,456

Preparation of rebuttal reports, review CFX rebuttal reports, conference with owner's representative and experts to review.

Abrams Schmidt:	21.50 Hrs. x \$175/Hr. =	\$3,762
Dreggors:	7.50 Hrs. x \$275/Hr. =	<u>2,062</u>
Subtotal		<u>\$ 5,824</u>
Total		\$24,280

Thank you,

Richard C. Dreggors, GAA
President

RCD/smo

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

EXHIBIT "D"

OWNER	RIGSBY	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	240	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
04/14/15	CONFERENCE CALL WITH OWNER'S REPRESENTATIVE.	0.50
11/12/15	REVIEW OF CONDEMNOR'S APPRAISAL; ANALYSIS OF HALL'S SALES; RESEARCH SUBJECT MATERIAL; REVIEW OF CORRESPONDENCE WITH OWNER'S REPRESENTATIVE; RESEARCH LAND AND IMPROVED SALES.	6.50
11/13/15	RESEARCH SALES.	3.00
11/17/15	RESEARCH/ANALYSIS OF SALES.	2.00
11/19/15	RESEARCH SALES; CONFERENCE CALL WITH EXPERTS; ANALYSIS OF DAMAGES; ANALYSIS OF HIGHEST AND BEST USE; RUN PRELIMINARY NUMBERS.	3.50
11/20/15	RESEARCH/ANALYSIS OF LAND AND IMPROVED SALES.	5.00
11/23/15	RESEARCH/ANALYSIS OF SALES; WORK ON SALE WRITE-UPS.	3.00
11/24/15	VERIFY SALES; ASSIST WITH APPRAISAL.	3.25
11/25/15	ASSIST WITH APPRAISAL; WORK ON EXHIBITS FOR REPORT.	2.50
11/30/15	WORK ON SALE WRITE-UPS/EXHIBITS; ASSIST WITH APPRAISAL.	3.75
12/01/15	WORKED ON SALE WRITE-UPS; VERIFIED SALES; ASSIST WITH APPRAISAL; PREPARE FOR INSPECTIONS.	5.75
12/02/15	ASSISTED WITH APPRAISAL.	2.00
12/03/15	WORKED ON SALE WRITE-UPS; REVIEW OF THE NOISE STUDY; ASSISTED WITH APPRAISAL.	6.00
12/04/15	ASSIST WITH APPRAISAL; CONFERENCE CALL WITH OWNERS; PREPARE FOR INSPECTIONS; VERIFY SALES.	4.75
12/07/15	ASSIST WITH APPRAISAL; WORK ON EXHIBITS.	3.50
12/18/15	PREPARE FOR SITE INSPECTION OF SUBJECT PROPERTY AND SALES; CONTINUE TO ASSIST WITH APPRAISAL.	2.00

OWNER	RIGSBY	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	240	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
12/09/15	MET WITH OWNER; INSPECT SUBJECT PROPERTY AND SALES.	3.75
12/10/15	REVIEW OF ENGINEERING REPORT; ASSIST WITH APPRAISAL.	2.00
12/11/15	WORK ON APPRAISAL; ANALYSIS OF SALES.	2.25
12/14/15	MEETING WITH RICK TO REVIEW APPRAISAL.	0.50
01/04/16	CONFERENCE CALL WITH OWNER'S REPRESENTATIVE; ASSISTED WITH APPRAISAL; FINALIZE ADDENDA; REVIEW LAND PLANNING REPORT.	<u>2.25</u>
		67.75
02/12/16	ANALYSIS OF DOCUMENTS PERTAINING TO CONDEMNATION BLIGHT; MEETING WITH RICK TO DISCUSS SCOPE OF WORK FROM REBUTTAL ANALYSIS.	4.75
02/15/16	RESEARCH/ANALYSIS OF HALL'S SALES; WORKED ON REBUTTAL ANALYSIS.	2.25
02/16/16	ANALYSIS OF HALL'S SALES.	3.50
02/17/16	ANALYSIS OF HALL'S SALES; REVIEW OF BLIGHT DOCUMENTS; ASSIST WITH REVIEW APPRAISAL; CONFERENCE CALL WITH OWNER'S REPRESENTATIVE.	5.75
02/19/16	ASSIST WITH REBUTTAL ANALYSIS; PREPARE ADDENDA.	3.00
03/02/16	REVIEW OF REBUTTAL REPORTS; CONFERENCE WITH OWNER'S REPRESENTATIVE; MEETING WITH RICK.	1.50
03/04/16	CONFERENCE WITH EXPERTS.	<u>0.75</u>
	TOTAL HOURS	21.50

OWNER	RIGSBY	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	240	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
03/23/15	BEGIN REVIEW OF CFX REPORTS.	0.75
03/27/15	REVIEW INFORMATION FROM OWNER'S REPRESENTATIVE; CONFERENCE WITH OWNER'S REPRESENTATIVE REGARDING OUR ASSIGNMENT.	1.00
04/14/15	CONFERENCE WITH EXPERTS TO DISCUSS AND REVIEW HIGHEST AND BEST USE.	0.50
11/09/15	REVIEW INFORMATION FROM OWNER'S REPRESENTATIVE.	0.50
11/13/15	REVIEW OUR FILE; REVIEW LAND SALES; PREPARE FOR CONFERENCE CALL WITH EXPERTS.	1.50
11/19/15	REVIEW OUR FILE; PREPARE FOR CONFERENCE CALL WITH EXPERTS; CONFERENCE WITH EXPERTS TO REVIEW HIGHEST AND BEST USE AFTER THE TAKING.	2.75
12/07/15	REVIEW HOME AND LAND SALE WRITE-UPS.	1.75
12/09/15	INSPECT SUBJECT PROPERTY AND SALES.	3.50
12/14/15	REVIEW/WRITE APPRAISAL.	6.75
12/18/15	REVIEW REPORT.	0.75
01/04/16	REVIEW REPORT; CONFERENCE WITH OWNER'S REPRESENTATIVE; REVIEW LAND PLANNING INFORMATION; CONFERENCE WITH ENGINEER.	<u>4.25</u>
		24.00
02/11/16	MEETING WITH ASSOCIATE TO REVIEW REBUTTAL REPORT ANALYSIS.	0.75
02/16/16	REVIEW INFORMATION FROM REBUTTAL REPORT; CONFERENCE WITH OWNER'S REPRESENTATIVE.	1.50
02/17/16	REVIEW INFORMATION ON REBUTTAL REPORT CONTENTS; CONFERENCE WITH OWNER'S REPRESENTATIVE TO REVIEW.	1.75
03/02/16	REVIEW CFX REBUTTAL REPORTS (HALL AND HENDERSON); REVIEW WITH ASSOCIATE AND HAROLD LASSMAN.	2.75

OWNER	RIGSBY	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	240	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
03/04/16	CONFERENCE CALL WITH EXPERTS AND OWNER'S REPRESENTATIVE REGARDING REBUTTAL REPORTS.	<u>0.75</u>
	TOTAL HOURS	7.50

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: 3/10/2016

Invoice Number: 191021H-1

Invoice Amount Due: **\$15,062.25**

JOB: SR 429, Parcel 240

Rigsby

Engineering Analysis

Description	Hours	Rate	Fee	Total
Principal (DLM)	36.5	\$250.00	\$9,125.00	\$9,125.00
Senior Designer (JRR)	37.5	\$120.00	\$4,500.00	\$4,500.00
Designer (MP)	8.0	\$90.00	\$720.00	\$720.00
Subtotal				\$14,345.00
Expense (5%)				\$717.25
Total Fee Due				\$15,062.25

See attachment for detail.

Payment is due upon settlement of compensation for subject parcel.

Work Descriptions for Daniel L. Morris, P.E.

191021H

Job Name *SR429-204, P240, Rigsby*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
12/2/2015	8.0		review construction plans and CFX appraisal report
12/3/2015	8.0		preliminary analysis of impacts
12/6/2015	5.5		preliminary engineering report
12/7/2015	8.5		preliminary engineering report
12/8/2015	6.5		analysis of existing drainage patterns and SR429 drainage, preliminary engineering report
<i>Total Hours:</i>		36.5	

Work Descriptions for John R. Russell

191021H

Job Name *Wekiva Parkway P240 Rigsby*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
11/20/2015	2.0		Before Conditions
11/20/2015	1.0		Download & Review Appraisal
11/23/2015	2.0		Draft Proposed Drainage Ditches
11/23/2015	2.5		OverAll UnCured Remainder Exhibit
11/23/2015	2.5		UnCured Remainder Exhibit
11/23/2015	2.0		AOT Exhibit
11/24/2015	3.0		Draft Light Poles; Hatch UnCured Remainder
12/1/2015	3.0		Adjust Sheet Setup from In-House MarkUps
12/1/2015	3.0		Assemble Sheets From Cadd Files, Shading & Check Plot
2/10/2016	4.0		Drafting SR 429 Roadway Plans
2/10/2016	2.0		USGS, FEMA, Aerial & Location Map Exhibits
2/12/2016	4.5		SR 429 Roadway Plans - Drainage Ditches
2/12/2016	3.0		SR 429 Roadway Plans - Striping & Shading
2/13/2016	3.0		Creates Exhibit Plan Sheets & Labelling

Total Hours: *37.5*

Work Descriptions for Mitchell Pentecost

191021

Job Name *SR 429, P240, Rigsby*

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
11/19/2015	1.5	began printing relevant construction plans
11/20/2015	3.5	continue printing relevant construction plans, drainage maps, structures, etc. Assemble physical folder
<i>Total Hours:</i>	<i>5.0</i>	

Work Descriptions for Mitchell Pentecost

191021H

Job Name ***SR429, P240, Rigsby***

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
12/7/2015	1.0	Print relevant lighting and striping/signage plans
12/8/2015	2.0	Print relevant lighting and striping/signage plans
<i>Total Hours:</i>	<i>3.0</i>	



Invoice

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

Harold Lassman, Esq.
Maguire Lassman, P.A.
605 E. Robinson Street
Suite 140
Orlando, FL 32801

Invoice No: <Draft>
March 02, 2016
VHB Project No: 62434.00

Invoice Total \$1,967.47

Professional Planning Services for Rigsby Property

Professional Services Thru February 13, 2016

Professional Personnel

	Hours	Rate	Amount
Principal 1	1.00	250.00	250.00
Technical/Professional 06	.50	125.00	62.50
Technical/Professional 05	11.00	125.00	1,375.00
Technical/Professional 04	2.00	95.00	190.00
Totals	14.50		1,877.50
Total Labor			1,877.50

Reimbursable Expenses

Printing	89.97
Total Reimbursables	89.97

Total this Invoice \$1,967.47

Billings to Date

	Current	Prior	Total
Labor	1,877.50	0.00	1,877.50
Expense	89.97	0.00	89.97
Totals	1,967.47	0.00	1,967.47



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

Project Number: 62434.00

Period: 201513

Date	Location	Job Type	User	Total
11/18/2015	Orlando FL	Sm Fmt Color Printing	katleshannon	\$31.96
11/19/2015	Orlando FL	Sm Fmt Color Printing	katleshannon	\$9.59
		Total		\$41.55



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

Project Number: 62434.00

Period: 201601

Date	Location	Job Type	User	Total
12/15/2015	Orlando FL	B/W Laser Printing	katieshannon	\$3.08
12/16/2015	Orlando FL	B/W Laser Printing	katieshannon	\$1.54
1/4/2016	Orlando FL	B/W Laser Printing	katieshannon	\$1.54
12/15/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$17.04
12/16/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$8.52
1/4/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$8.52
		Total		\$40.24

Power Acoustics, Inc.
12472 Lake Underhill Rd #302
Orlando, FL 32828

Invoice

DATE	INVOICE #
3/7/2016	16-03249

BILL TO
Maguire Lassman, P.A. 605 E. Robinson Street, Suite 140 Orlando, FL 32801

CUSTOMER CONTACT / SHIPPED TO
Maguire Lassman, P.A. 605 E. Robinson Street, Suite 140 Orlando, FL 32801

P.O. NO.	TERMS	JOB
	Per Agreement	Rigsby/CFX

DESCRIPTION	QTY	RATE	AMOUNT, US\$
Principal Consultant Hourly Rate see attached hourly breakdown	42.75	210.00	8,977.50
Total, US Dollars			\$8,977.50

Power Acoustics, Inc
Federal Identification Number: 59-3500644

Remit to the address above.

Direct questions concerning this invoice to Dave Parzych at (407) 381-1439.

Principal Consultant: Dave Parzych, INCE.Bd.Cert
 Job: Rigsby vs Expressway Authority eminent domain
 Client: Maguire Lassman

Date	Time	Rate	Work Accomplished
6/29/2015	4	210	840 Review aerials and appraisal
6/30/2015	5	210	1050 Prep and Setup monitor, review Rigsby Property
7/1/2015	3	210	630 Retrieve instrumentation, check out equipment
7/2/2015	3	210	630 Download data, pictures, document data conditions
11/17/2015	6	210	1260 Review plot 24 hour sound data, correct nighttime, location figure
11/18/2015	8	210	1680 model traffic noise
11/19/2015	8	210	1680 report
11/20/2015	1	210	210 review PAI report and send draft to Lassman
3/1/2016	0.25	210	52.5 review Siebein rebuttal report
3/7/2016	4.5	210	945 Letter of response to Siebein rebuttal and finding Siebein references
SUBTOTAL	42.75		Hours Worked
		\$8,977.50	