


CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MEMORANDUM

TO: Central Florida Expressway Authority Board

FROM: Linda S. Brehmer Lanosa, Deputy General Counsel 

DATE: February 23, 2016

RE: *Central Florida Expressway Authority v. VIP Properties, LLC, et al.*
Case No. 2014-003698-O, Project: 429-203, Parcel 170
Owner: VIP Properties, LLC
Location: 3202 Phils Lane, North of Ponkan Road
Present Use: Office Building
Zoning: A-1, Citrus Rural District (Agricultural)
Size of Land Before: 10.138 acres; Amount Taken: 0.454; Remainder: 9.684 acres

INTRODUCTION

Section 73.032(3) of the Florida Statutes allows a property owner to serve a reverse offer of judgment in an eminent domain case if the amount is less than \$100,000. The offer must settle all pending claims with that party exclusive of attorney's fees and costs. The purpose of the reverse offer is to shift liability for attorney's fees. If the judgment obtained is equal to or greater than the offer of judgment, the trial court may award attorney's fees based upon the attorney's time and labor.

DESCRIPTION OF PARCEL 170

According to the appraisal report of David K. Hall, ASA, the parent tract is a 10.138-acre parcel that was formerly operated as a plant nursery and landscaping business. It was purchased at a foreclosure auction in November 2012 and since that time the majority of the nursery improvements have been demolished. The taking is an acquisition of Phils Lane, which is currently a 60-foot wide ingress/egress easement improved with a two-lane, asphalt paved road. The west half of Phils Lane is on this parcel.

Mr. Hall appraised Parcel 170, with a highest and best use as vacant of rural residential. Since the 1,680 square-foot office building and perimeter fencing/gate were not affected by the taking, only the land and affected improvements were valued. He appraised the land and improvements as follows:

Land (.454 acres x \$30,000)	\$13,700
Cost to Cure	<u>\$ 2,600</u>
Total	\$16,300

4974 ORL TOWER RD. ORLANDO, FL 32807 | PHONE: (407) 690-5000 | FAX: (407) 690-5011

Project: 429-203, Parcel 170
Owner: VIP Properties, LLC

The adjusted comparable sales ranged from \$22,874 to \$30,021 per acre, with an estimated value of \$30,000 per acre. The cost to cure to reestablish a fire standpipe was estimated by Speer Construction.

In response to Interrogatories, VIP Property, LLC, indicated that land was worth \$45,000 per acre, or \$20,430 for the part taken, but that experts would testify to a higher value upwards of \$80,000 per acre. In addition, the owner indicated that the remainder would experience severance damages of 20% or \$114,914, due to the decreased lot size from 10.138 acres to 9.67 acres, resulting in the loss of two lots as a subdivision or one 5-acre tract, as well as other reported damages. In sum, the owner seeks **\$139,344** in full compensation.

REVERSE OFFER OF JUDGMENT

By letter dated January 19, 2016, the property owner served a Reverse Offer of Judgment in the amount of \$62,000, including interest, but excluding attorney's fees and costs. The offer is less than half of the amount demanded in full compensation. After considering the cost to retain experts to review the owner's claims and the cost of ongoing litigation, including the risk of paying attorney's fees on an hourly basis and the owner's experts, the reverse offer of judgment makes economic sense.

REQUEST

We respectfully request the Board approve the Right of Way Committee's recommendation to accept the reverse offer of judgment in the amount of \$62,000, including interest, but excluding attorney's fees and costs.

ATTACHMENTS

- A. Reverse Offer of Judgment
- B. VIP Property's Answers to Interrogatories
- C. Excerpt of Appraisal Report
- D. Public Disclosure Affidavit of Interests in Real Property

IN THE NINTH 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

Petitioner,

CASE NO.: 2014-CA-003698-O

vs.

Division 39

DARRELL D. REID and KATIE J. REID,
ETC., et al.,

Parcel No. 170 VIP Properties, LLC

Respondents.

**RESPONDENT'S, VIP PROPERTIES, LLC, NOTICE OF SERVING
REVERSE OFFER OF JUDGMENT**

The Respondent, VIP PROPERTIES, LLC by and through its undersigned
counsel, hereby gives Notice of Service of its Reverse Offer of Judgment.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of January, 2016, a true and correct
copy of the foregoing has been filed with the Florida Courts E-Filing Portal. I further
certify that the foregoing document was sent to the following email addresses:
dshontz@shutts.com; hmorlan@shutts.com; tmartin@shutts.com; mfarmer@shutts.com;

CALLAN LAW FIRM, P.A.

By: /s/ Thomas P. Callan
Thomas P. Callan, Esq.
Florida Bar No. 729050
921 Bradshaw Terrace
Orlando, FL 32806
Telephone: (407) 426-9141
Fax: (407) 426-0567
tcallan@callanlaw.com
efilings.clfpa@gmail.com
efilings@callanlaw.com
Attorney for Respondent,
VIP Properties, LLC

EXHIBIT A

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

ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY,
a body politic and corporate, and an agency
of the state under the laws of the State of Florida

CASE NO.: 2014-CA-003698-O
Subdivision 39

Parcel No. 170 VIP Properties LLC

Petitioner,

vs.

DARRELL D. REID and KATIE J. REID,
ETC., et al.,

Respondents.

**RESPONDENT'S, VIP PROPERTIES, LLC,
REVERSE OFFER OF JUDGMENT
FOR PARCEL 170**

COMES NOW, Respondent, VIP PROPERTIES, LLC, by and through its undersigned
counsels, serves this Reverse Offer of Judgment on Petitioner, ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY, and states as follows:

1. This Reverse Offer of Judgment is made to Petitioner pursuant to Section 73.032,
Florida Statutes and the provisions of Rule 1.442, Florida Rules of Civil
Procedure.
2. Respondent offers to have a judgment entered against it for the payment of
compensation by Petitioner to the Respondent, in the total amount of \$62,000,
which sum settles all pending claims between the parties in this condemnation
action regarding Parcel 170, including interest, but exclusive of attorney's fees and
costs.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of January, 2016, a true and correct copy of the foregoing was sent via U.S. mail to Central Florida Expressway Authority at 4974 ORL Tower Road, Orlando, Florida 32807. I further certify that the foregoing document was sent to the following email address: linda.lanosa@cfxway.com.

CALLAN LAW FIRM, P.A.

By: /s/ Thomas P. Callan
Thomas P. Callan, Esq.
Florida Bar No. 729050
921 Bradshaw Terrace
Orlando, FL 32806
Telephone: (407) 426-9141
Fax: (407) 426-0567
tcallan@callanlaw.com
efilings.clfpa@gmail.com
efilings@callanlaw.com
Attorney for Respondent,
VIP Properties, LLC

IN THE NINTH 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,

Petitioner,

CASE NO.: 2014-CA-003698-O
Division 39

vs.

DARRELL D. REID and KATIE J. REID, ETC.,
et al.,

Parcel No. 168, 169, 170
VIP Properties, LLC

Respondents.

**RESPONDENT'S, VIP PROPERTIES, LLC, NOTICE OF SERVING RESPONSE TO
PETITIONER'S FIRST SET OF INTERROGATORIES**

COMES NOW Respondent, VIP PROPERTIES, LLC, by and through its undersigned
counsel, pursuant to Fla. R. Civ. P. 1.340(a), and hereby gives Notice of Serving Response to
Petitioner's First Set of Interrogatories in the above-referenced matter.

EXHIBIT B

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of January 2016, a true and correct copy of the foregoing has been filed with the Florida Courts E-Filing Portal. I further certify that the foregoing document was sent to the following email addresses: dshontz@shutts.com; hmorlan@shutts.com; tmartin@shutts.com; mfarmer@shutts.com;

CALLAN LAW FIRM, P.A.

By: /s/ Thomas P. Callan
Thomas P. Callan, Esq.
Florida Bar No. 729050
921 Bradshaw Terrace
Orlando, FL 32806
Primary: tcallan@callanlaw.com
Secondary: efilings.clfpa@gmail.com
Secondary: efilings@callanlaw.com
Telephone: (407) 426-9141
Fax: (407) 426-0567
Attorney for Respondent,
VIP Properties, LLC

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

ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY,
a body politic and corporate, and an agency
of the state under the laws of the State of Florida

CASE NO.: 2014-CA-003698-O
Subdivision 39

Petitioner,

vs.

Parcel No. 166, 167, 168, 169/869, and 170
VIP Properties, LLC

DARRELL D. REID and KATIE J. REID, ETC.,
et al.,

Respondents.

**RESPONDENT'S, VIP PROPERTIES, LLC, RESPONSE TO PETITIONER'S FIRST
SET OF INTERROGATORIES**

COMES NOW, Respondent, VIP PROPERTIES, LLC, by and through its undersigned
counsel, and hereby serves this Response to Petitioner's Interrogatories, and answers as follows
in response to the accordingly numbered paragraphs.

RESPONSES

1. Please describe in detail the compensation requested by you for the taking of the Subject
Property by describing the amount of compensation requested, an itemized breakdown of the
amount requested (including land value, comparable sales, improvements taken, cost to cure,
and all other amounts), the method for computing the amount requested, and the evidence,
facts, and reasons that support your request.

ANSWER:

1. Total Compensation VIP Properties, LLC requests: \$139,344 based on \$45,000
per acre.
2. Land taken value: \$45,000 per acre (Note: Experts have an opinion to a per acre
value higher upwards to \$80,000 per acre. VIP Properties, LLC reserves the
right to modify based on an updated land value).

3. Taking reduces the land area from 10.138 acres in the before to 9.67 acres in the after.
 4. Subject to the note above, damage of 20% to the remainder value of \$574,570 or \$114,914. Land Taken: \$45,000/acre or \$20,430 (Rd).
 5. Additional damages is computed due to (a) the property is now on a roadway extended to the north instead of a private dead end roadway (b) the remainder is less desirable (c) setbacks are now measured from the new property line (d) the roadway will generate greater noise and traffic and (e) a lot yield loss of 2 lots as a subdivision or of one 5 acre tract due to the reduction, if 5 acre lots.
 6. VIP Properties' hold time to sell the property has increased from 12 months to 18 months to 4 years or more.
2. List the names and addresses of all persons who are believed or known by you, your agents, or your attorneys to have any knowledge concerning any of the issues in this lawsuit; and specify the subject matter and the particular facts about which the witness has knowledge.

ANSWER:

- a) Arman Rahbarian
PO Box 5757
Winter Park, FL 32793
a) Owner of the property
- b) Maria Chavez
PO Box 5757
Winter Park, FL 32793
a) Manager of VIP Properties, LLC
- c) Rick Dreggors
Real Estate Appraisal Expert
Calhoun, Dreggors GAA
728 West Smith Street
Orlando, FL 32804
- d) Daniel L. Morris
Engineer Expert
Morris Engineering, Inc.
964 Lake Baldwin Lane, Suite 200
Orlando, FL 32814
- e) Joshua Harris
Real Estate Appraisal Expert
Lakemont Group, LLC
1361 Palmer Avenue
Winter Park, FL 32789

**f) Jim Hall
Director of Land Planning
Vanasse Hangen Brustlin, Inc.
225 E. Robinson Street, Suite 300
Landmark Center Two
Orlando, FL 32801**

3. Do you intend to call any expert witnesses at the trial of this case? If so, state as to each such witness the name and business address of the witness, the witness's qualifications as an expert, the subject matter upon which the witness is expected to testify, the substance of the facts and opinions to which the witness is expected to testify, and a summary of the grounds for each opinion.

ANSWER:

**a) Rick Dreggors
Real Estate Appraisal Expert
Calhoun, Dreggors GAA
728 West Smith Street
Orlando, FL 32804**

Expected to speak about value and sales analysis.

**b) Daniel L. Morris
Engineer Expert
Morris Engineering, Inc.
964 Lake Baldwin Lane, Suite 200
Orlando, FL 32814**

Expected to speak about Petitioner's impacts to VIP Properties, LLC's property.

**c) Joshua Harris
Real Estate Appraisal Expert
Lakemont Group, LLC
1361 Palmer Avenue
Winter Park, FL 32789**

Expected to speak about value and sales analysis.

**d) Jim Hall
Director of Land Planning
Vanasse Hangen Brustlin, Inc.**

**225 E. Robinson Street, Suite 300
Landmark Center Two
Orlando, FL 32801**

Expected to speak about Petitioner's impacts to VIP Properties, LLC's property.

- 4. Identify all persons or entities who have an interest in the Subject Property and, for each person identified, identify the nature of the interest and the dates the interest was held.**

ANSWER:

VIP Properties LLC

a) 12/12/2012

b) Possessory interest

Arman Rahbarian

a) 12/12/2012

b) Possessory interest

Maria Chavez

a) 12/12/2012

b) Possessory interest

- 5. Identify each person or entity who either appraised the Subject Property or has an opinion as to the value of the Subject Property and for each person or entity identified, describe the appraised or opined value, the date the appraisal or opinion was given, and the basis for the appraised or opined value.**

ANSWER:

David K. Hall from Bullard, Hall & Adams, Inc.

a) Appraised Value For Parcel 170 – Total - \$16,300

b) Date appraisal was given - August 20, 2014

c) Date of Value – June 3, 2014

d) Basis for appraisal value

a. Land - \$13,700

b. Improvements – N/A

c. Net Damages/Cost to Cure - \$2,600

6. Describe in detail how and when you purchased the Subject Property, including the date of purchase, the amount paid, and the reasons for your purchase.

ANSWER:

Objection is noted. Irrelevant – VIP Properties, LLC purchased the property at a judicial sale.

7. Describe in detail each improvement or alternation made to the Subject Property since your initial purchase, including the date of the improvement or alteration, the amount paid, the identity of each person or entity who performed the work, and the reason for each improvement or alteration.

ANSWER:

In 2012:

- a) VIP Properties, LLC paid \$4,000 for cleaning the entire property.**
- b) VIP Properties, LLC also paid insurance expenses in the amount of \$2,020.00.**

In 2013:

- a) VIP Properties, LLC paid back property taxes in the amount of \$22,434.91 and paid 2013 property taxes in the amount of \$5,404.00.**
- b) VIP Properties, LLC paid insurance fees in the amount of \$1,200.00 and legal and professional fees in the amount of \$1,700.00.**

In 2014:

- a) VIP Properties, LLC paid for repairs and maintenance of the property in the amount of \$4,405.00.**
- b) VIP Properties, LLC paid for utilities in the amount of \$390.00.**
- c) VIP Properties, LLC paid property taxes in the amount of \$5,362.00.**
- d) VIP Properties, LLC paid legal and professional fees in the amount of \$1,890.00.**

In 2015:

- a) VIP Properties, LLC paid property taxes in the amount of \$6,021.50.**
- b) VIP Properties, LLC paid for repairs and maintenance of the property in the amount of \$5,870.00.**
- c) VIP Properties, LLC paid for utilities in the amount of \$420.00.**
- d) VIP Properties, LLC paid legal and professional fees in the amount of \$1,650.00.**

8. Describe in detail your past and current use of the Subject Property, including any money, income or thing of value (collectively "Payment") received from or because of the Subject Property (such as rental income), the reason for each Payment, the dates of each Payment,

and the identity of each person or entity making each Payment.

ANSWER:

In 2013:

a) VIP Properties, LLC collected rent from tenant in the amount of \$5,385.00.

9. Describe in detail your intended future use of the Subject Property, including your plans for future improvements, development, or entitlement, if any, and the actions taken to effectuate those plans.

ANSWER:

VIP Properties, LLC intends to sell the property located at 3202 Phils Lane for its highest and best use.



Signature

Print Name: Maria Chavez

Title: Manager



STATE OF FLORIDA)

COUNTY OF ORANGE)

BEFORE me personally appeared _____, as
(Name of Person Making Statement)

the Maria Chavez, who first being duly sworn, states
(Title of Person Making Statement)

under oath that the facts set forth in the above Answers to Interrogatories are true and correct to the best of his or her knowledge and that said answers are given under oath.

SWORN TO AND SUBSCRIBED before me this 10th day of January, 2016,
by Maria Chavez.
(Name of Person Making Statement)

Personally Known [] OR Produced Identification [☒, Type: FLSDL


Signature of Notary Public - State of Florida

JASON CARPENTER
Print, Type or Stamp Commissioned Name of Notary Public

Parcel No. 170
Wekiva Parkway
Orange County, Florida
Our Project Number 12-05

120 SUMMARY OF SALIENT FACTS AND CONCLUSIONS

OWNER OF RECORD: VIP Properties LLC

OWNER'S ADDRESS: P.O. Box 5757
Winter Park, Florida 32793-5757

PROPERTY LOCATION: 3202 Phils Lane; west side of Phils Lane, approximately 1,320 feet north of Ponkan Road, Apopka, Orange County, Florida

INSPECTION DATE(S): October 15, 2013, November 19, 2013, April 21, 2014, and August 14, 2014

ACCOMPANIED APPRAISER: The property manager, Arman Rahvarian, was present at the scheduled inspection on October 15, 2013.

EXTENT OF INSPECTION: The land and improvements were inspected from the interior and exterior of the site.

SIZE OF LAND:

Before:	10.138 Acres
Taking:	<u>.454 Acres</u> (19,782 Square Feet)
Remainder:	9.684 Acres

DATE OF VALUE: June 3, 2014

ZONING: A-1, Citrus Rural District (Agricultural) (Orange County)

PRESENT USE: Office building

HIGHEST AND BEST USE: Vacant – Rural residential or agricultural development
Improved – Continued plant nursery use

RIGHTS OR INTERESTS APPRAISED: Market value of the fee simple interest for the part taken, plus damages to the remainder, if any.

**PHOTOGRAPHS OF SUBJECT
PARCEL 170**



1. LOOKING NORTH AT THE FRONTAGE ALONG
PHIL'S LANE (INGRESS/EGRESS EASEMENT)



2. LOOKING SOUTHWEST AT THE OFFICE BUILDING

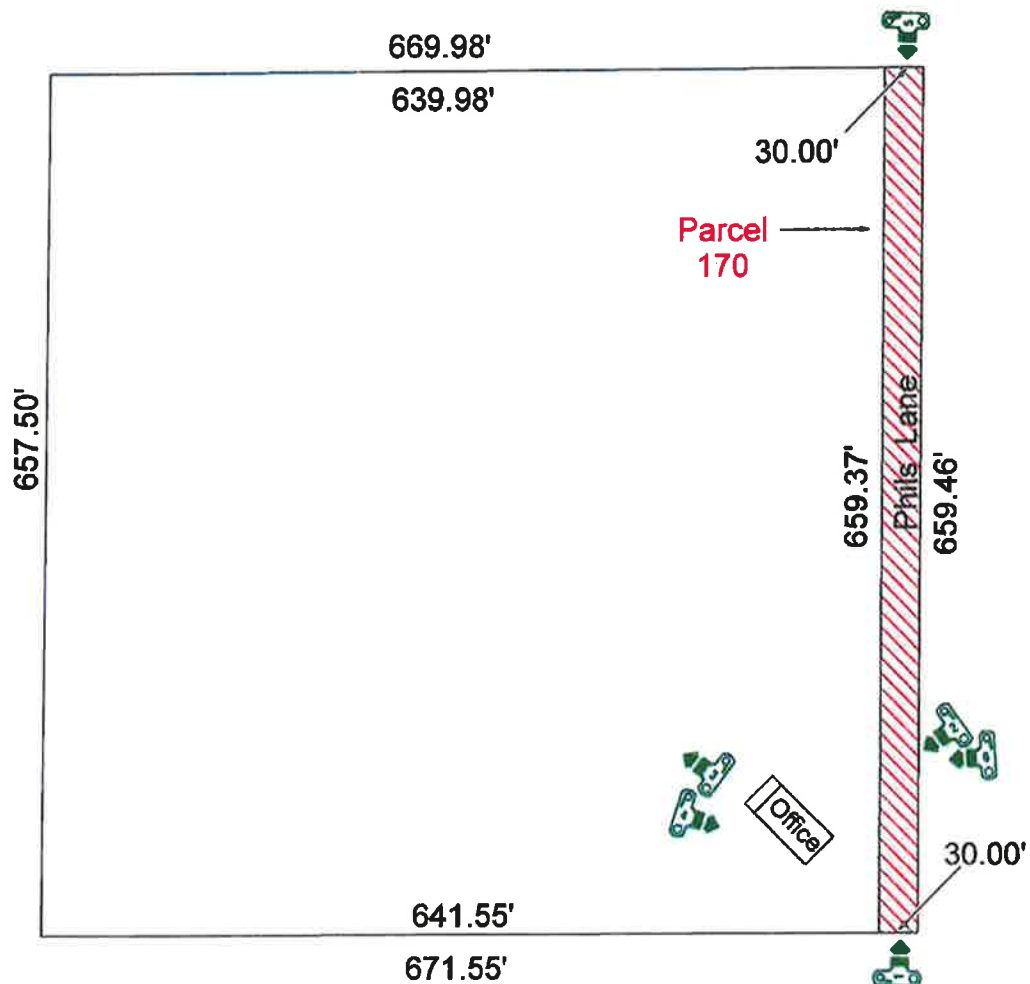


SIZE OF LAND:

Before: 10.138 Acres

Taking: .454 Acres (19,782 Square Feet)

Remainder: 9.684 Acres



FOR VISUAL AID
NOT TO SCALE

**PARCEL SKETCH
PARCEL 170**



AERIAL PHOTO
PARCEL 170

PUBLIC DISCLOSURE AFFIDAVIT OF INTERESTS IN REAL PROPERTY

TO: JOSEPH A. BERENIS, Deputy Executive Director
CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body politic and
corporate and an agency of the state, under the laws of the State of Florida

FROM: *VIP PROPERTIES LLC

SUBJECT: Parcel 170 as more particularly described on EXHIBIT "A" attached to this
Disclosure (the "Property")

Please be advised that the undersigned, after diligent search and inquiry, states under oath, and
subject to the penalties for perjury, that the name and address of each person having a legal or
beneficial interest in the Property as of June 3, 2014 is as follows:

Name	Address	Percentage of Ownership
<u>ARMAN RAHBASIAN</u>	<u>P.O. Box 5757</u> <u>Winter Park, FL 32793</u>	<u>98%</u>
<u>MARIA CHAVEZ</u>	<u>P.O. Box 5757</u> <u>Winter Park, FL 32793</u>	<u>2%</u>
_____	_____	_____
_____	_____	_____

(Please see attached sheet for additional names, addresses and percentage of ownership.)

I swear and affirm that the information furnished in this Disclosure is accurate as of the
date of the date first written above, and I agree to promptly disclose any changes in the
information contained in this Disclosure, or any errors in such information.

This Disclosure is made under oath and I understand I am subject to penalties for perjury
for any false information contained herein.

This Disclosure is made pursuant to Section 286.23, *Florida Statutes* (2014), in
connection with a conveyance of the Property to the Central Florida Expressway Authority.

[SIGNATURE AND NOTARY ON NEXT PAGE]

EXHIBIT D

* AMPA, LLLP, a Florida Limited Liability Limited Partnership is the
100% owner of VIP PROPERTIES, LLC

VIP PROPERTIES, LLC

By: [Signature]

Its: Member/Manager

Date: 10-2-14

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 2 day of October,
2014, by Arman Bahbarian, as Member/Manager
for VIP PROPERTIES, LLC, who is personally known to me or has produced
Drivers License as identification and who did/did not take an oath.



MELANIE D. RICHMOND
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE877712
Expires 2/24/2017

Melanie D. Richmond

(Signature of Notary Public)

(Typed name of Notary Public)

Notary Public, State of Florida

Commission No.: _____

My commission expires: _____

ORLDOCS 13547571 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 SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2004.61 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°22'55" WEST ALONG SAID EAST LINE, A DISTANCE OF 659.26 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'55" WEST ALONG SAID EAST LINE, A DISTANCE OF 659.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°50'02" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°22'55" EAST, A DISTANCE OF 659.37 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°39'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19782 SQUARE FEET, 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. 2037-2935457 DATED 03/28/2013.

LEGEND & ABBREVIATIONS

CB = CHORD BEARING
C.C.A. = CERTIFIED CORNER RECORD
CH = CHORD LENGTH
CON. = CORNER
CO = CALCULATED DISTANCE
D.B. = DEED BOOK
DSMT = DISEMPOWERMENT
ENST. = EASEMENT
FID. = FOUND
FPC = FLORIDA POWER CORPORATION
(F) = FIELD DISTANCE

ID. = IDENTIFICATION
I.R. = IRON ROD
L = ARC LENGTH
L.A. = LIMITED ACCESS
LB = LICENSED SURVEY BUSINESS
LT = LEFT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
P.C. = POINT OF CURVATURE
P.O./P.O.S. = PAGE / PAGES

P.I. = POINT OF INTERSECTION
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PROJ. = PROJECT
P.T. = POINT OF TANGENCY
(P) = PLAT
R = RADIAL
R.B.M. = ROAD BOUNDARY MAP
RT = RIGHT
R/W = RIGHT OF WAY

(R) = RADIAL
SEC. = SECTION
TUTP = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
W/L = WITH
P.L. = PROPERTY LINE
S.P. = SAME PROPERTY OWNER
D.C.A. = DELTA (CENTRAL ANGLE)
C.D. = CHANGE IN DIRECTION
L.A.L. = LIMITED ACCESS ROW LINE
R/W LINE


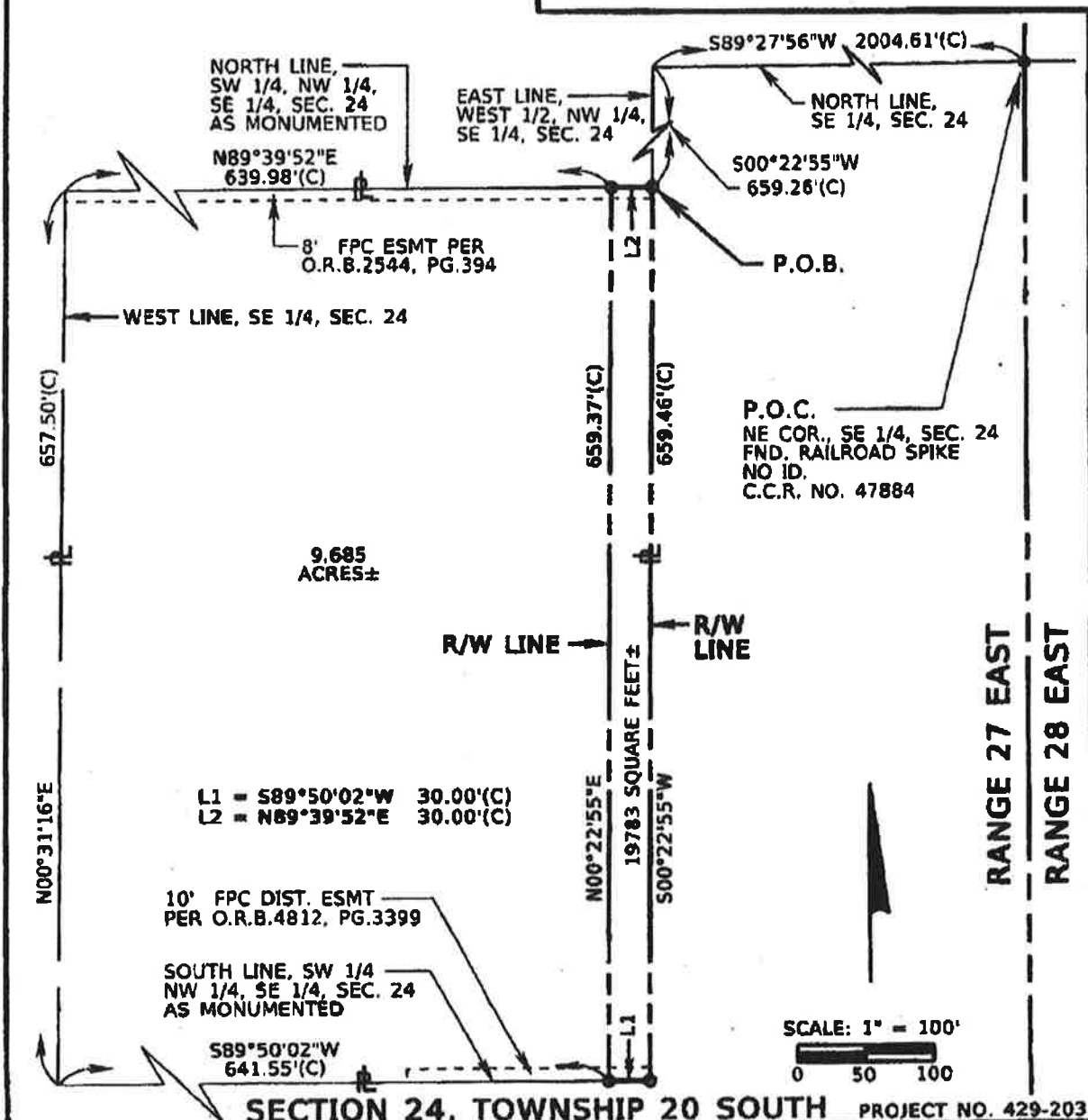
DATE: NOVEMBER 28, 2013		CERTIFICATION OF AUTHORITY No. 19-1111		SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 170
DRAWN BY: BLADELINS	CHECKED BY: A.WARE	 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 943-5120 FAX 407-943-8664			
BSA PROJECT NO. 0411-11					
REVISION				S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
					SHEET 1 OF 2

EXHIBIT "A"

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SEC. 24-20-27, BEING S89°27'56"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SECTION 24, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 22-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

WILLIAM E. GYRO, P.E.
DATE 11/24/13
LICENSE NUMBER 1443

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RANDED SIGN OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ORANGE COUNTY ENGINEERING, INC.
525 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 643-3120
FAX 407-640-8864

SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

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

PARCEL
170

SCALE: 1"=100'

SHEET 2 OF 2