

# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

**Agenda**  
**CENTRAL FLORIDA EXPRESSWAY AUTHORITY**  
**RIGHT-OF-WAY COMMITTEE**  
**October 26, 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** – September 28, 2016 TAB A  
Requesting approval of the 09/28/16 minutes. **Action Item.**
4. **S.R. 429 (KING) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCEL 238** – *David Shontz, Shutts & Bowen* TAB B  
Requesting the Committee's recommendation for Board approval of the proposed Mediated Settlement Agreement. **Action Item.**
5. **S.R. 429 (ALDERMAN) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCEL 241** – *David Shontz, Shutts & Bowen* TAB C  
Requesting the Committee's recommendation for Board approval for service of an Offer of Judgment. **Action Item.**
6. **S.R. 429 (BENNETT) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCEL 260** – *David Shontz, Shutts & Bowen* TAB D  
Requesting the Committee's recommendation for Board approval for service of an Offer of Judgment. **Action Item.**
7. **S.R. 429 (DUKE ENERGY) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCELS 252, 253, 304 AND 305** – *David Shontz, Shutts & Bowen* TAB E  
Requesting the Committee's recommendation for Board approval of the proposed Subordination of Easements Agreement. **Action Item.**
8. **S.R. 429 (MCNEIL) WEKIVA PARKWAY PROJECT (PROJECT 429-206) PARCEL 315** – *David Shontz, Shutts & Bowen* TAB F  
Requesting the Committee's recommendation for Board approval of the proposed Settlement Agreement. **Action Item.**
9. **S.R. 429 (EVERLY) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCEL 242** – *David Shontz, Shutts & Bowen* TAB G  
Requesting the Committee's recommendation for Board approval for service of an Offer of Judgment. **Action Item.**

**(CONTINUED ON PAGE 2)**

# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

## Agenda RIGHT-OF-WAY COMMITTEE October 26, 2016 Page 2

10. **S.R. 429 (KELLY) WEKIVA PARKWAY PROJECT (PROJECT 429-203)**  
**PARCELS 209 & 221** – *Sidney C. Calloway, Shutts & Bowen* TAB H  
Requesting the Committee's recommendation for Board approval of proposed payments of the expert fees and costs incurred on behalf of the owners for the condemnation trial. **Action Item.**
  
11. **S.R. 429 (CHAPMAN) WEKIVA PARKWAY PROJECT (PROJECT 429-202)**  
**PARCEL 219** – *Sidney C. Calloway, Shutts & Bowen* TAB I  
Requesting the Committee's recommendation for Board approval for service of an Offer of Judgment. **Action Item.**
  
12. **S.R. 429 (SCOFIELD) WEKIVA PARKWAY PROJECT (PROJECT 429-204)**  
**PARCELS 249/256** – *Trippe Cheek, Winderweedle, Haines, et. al.* TAB J  
Requesting the Committee's recommendation for Board approval of the proposed Settlement Agreement. **Action Item.**
  
13. **S.R. 417/S.R. 408 (AGREEMENT 000805) VALENCIA COLLEGE LANE**  
**(PROJECT 253E)** – *Linda Brehmer Lanosa, CFX* TAB K  
Requesting the Committee's recommendation for Board approval of the Quit Claim Deed transferring CFX's interest in Valencia College Lane to Orange County.  
**Action Item.**
  
14. **OTHER BUSINESS**
  
15. **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  
September 28, 2016  
Location: CFX Boardroom

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Committee Members Present:

Bob Babcock, Orange County Representative Alternate, Committee Chairman  
Sandy Minkoff, Lake County Representative  
Laurie Botts, City of Orlando Representative  
Brendon Dedekind, Citizen Representative  
Frank Raymond, Osceola County Representative  
Christopher Murvin, Citizen Representative

Committee Members Not Present:

Jean Jreij, Seminole County Representative

CFX Staff Present at Dais:

Joseph L. Passiatore, General Counsel  
Joseph A. Berenis, Chief of Infrastructure  
Linda S. Brehmer Lanosa, Deputy General Counsel  
Mimi Lamaute, Paralegal/Recording Secretary

**Item 1: CALL TO ORDER**

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

**Item 2: PUBLIC COMMENT**

There was no public comment.

**Item 3: APPROVAL OF MINUTES**

**Action:** A motion was made by Ms. Botts and seconded by Mr. Raymond to approve the August 24, 2016 Right of Way Committee meeting minutes as presented.

**Vote:** The motion carried unanimously with six members present and voting AYE by voice vote. Mr. Jreij was not present.

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**Item 4: S.R. 429 (AMERICAN FINANCE, LLC) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCEL 251**

Mr. Shontz said that Items 4 through 10 are all requests to serve Offers of Judgment. He explained the purpose and benefits of serving Offers of Judgment. He also explained briefly the analysis he used to calculate each of the amounts requested for approval.

The Committee by consensus agreed that the Offer of Judgment amounts were too low, with the exception of the offer in Parcel 242 (Item 10). The Committee had lengthy discussion on serving higher Offers of Judgment based on an increase strictly on the appraisal amount, increase of offers with consideration of risks and other factors, and the best method for calculating increases to the Offers of Judgment.

**Action: A motion was made by Mr. Minkoff to recommend to the Board approval to serve Offers of Judgment in Items 4-10 in an amount equal to 160% over the CFX original appraisal amount.**

Concern was raised about calculating the offer amounts strictly based off of the appraisal values as opposed to considering the risk and other factors associated with each parcel and the risk of calculating these amounts with a set calculation.

**The motion died for lack of a second.**

Discussion ensued regarding the benefit of strategical higher offers and the method for calculating each of the higher Offers of Judgment.

The Committee addressed each of the items individually.

**Action: A motion was made by Ms. Botts and seconded by Mr. Minkoff to recommend to the Board approval of the Offer of Judgment in the amount of \$205,200, plus statutory attorney's fees and experts costs in full settlement of all claims for compensation in the acquisition of Parcel 251.**

**Vote: The motion carried unanimously with six members present and voting AYE by voice vote. Mr. Jreij was not present.**

**Item 5: S.R. 429 (BROWN) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCEL 258**

Mr. Shontz requested approval to serve an Offer of Judgment for Parcel 258 in the increased amount of \$386,400, as suggested by the Committee.

**Action:** A motion was made by Mr. Minkoff and seconded by Ms. Botts to recommend to the Board approval of the Offer of Judgment in the amount of \$386,400, plus statutory attorney's fees and experts costs in full settlement of all claims for compensation in the acquisition of Parcel 258.

**Vote:** The motion carried unanimously with six members present and voting AYE by voice vote. Mr. Jreij was not present.

**Item 6: S.R. 429 (BRIDGES) WEKIVA PARKWAY PROJECT (PROJECT 429-206) PARCEL 318**

Mr. Shontz requested approval to serve an Offer of Judgment for Parcel 318 in the increased amount of \$148,800, as suggested by the Committee.

**Action:** A motion was made by Ms. Botts and seconded by Mr. Murvin to recommend to the Board approval of the Offer of Judgment in the amount of \$148,800, plus statutory attorney's fees and experts costs in full settlement of all claims for compensation in the acquisition of Parcel 318.

**Vote:** The motion carried unanimously with six members present and voting AYE by voice vote. Mr. Jreij was not present.

**Item 7: S.R. 429 (YEOMANS) WEKIVA PARKWAY PROJECT (PROJECT 429-206) PARCEL 319**

Mr. Shontz requested approval to serve an Offer of Judgment for Parcel 319 in the increased amount of \$207,600, as suggested by the Committee.

**Action:** A motion was made by Ms. Botts and seconded by Mr. Murvin to recommend to the Board approval of the Offer of Judgment in the amount of \$207,600, plus statutory attorney's fees and experts costs in full settlement of all claims for compensation in the acquisition of Parcel 319.

**Vote:** The motion carried unanimously with six members present and voting AYE by voice vote. Mr. Jreij was not present.

**Item 8: S.R. 429 (SIMMONS) WEKIVA PARKWAY PROJECT (PROJECT 429-203) PARCEL 168**

Mr. Shontz requested approval to serve an Offer of Judgment for Parcel 168 in the increased amount of \$330,000, as suggested by the Committee.

**Action:** A motion was made by Ms. Botts and seconded by Mr. Murvin to recommend to the Board approval of the Offer of Judgment in the amount of \$330,000, plus statutory attorney's fees and experts costs in full settlement of all claims for compensation in the acquisition of Parcel 168.

**Vote:** The motion carried unanimously with six members present and voting AYE by voice vote. Mr. Jreij was not present.

**Item 9: S.R. 429 (WATSON) WEKIVA PARKWAY PROJECT (PROJECT 429-203) PARCEL 179**

Mr. Shontz requested approval to serve an Offer of Judgment for Parcel 179 in the increased amount of \$302,400, as suggested by the Committee.

**Action:** A motion was made by Ms. Botts and seconded by Mr. Murvin to recommend to the Board approval of the Offer of Judgment in the amount of \$302,400, plus statutory attorney's fees and experts costs in full settlement of all claims for compensation in the acquisition of Parcel 179.

**Vote:** The motion carried 5 to 1 with Ms. Botts, Mr. Minkoff, Mr. Murvin, Mr. Dedekind and Mr. Babcock voting AYE by voice vote and Mr. Raymond voting NAY. Mr. Jreij was not present.

**Item 10: S.R. 429 (EVERLY) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCEL 242**

Mr. Shontz requested approval to serve an Offer of Judgment with the increase previously suggested by the Committee.

Discussion ensued regarding the original appraisal amount, the amount to be offered, the possibility of making multiple Offers of Judgment on a parcel, and whether Mr. Shontz should return next month after additional analysis.

The Committee requested that Mr. Shontz bring this item back at next month's meeting after considering the input from the Committee.

**Action:** A motion was made by Mr. Raymond and seconded by Mr. Murvin to recommend to the Board approval of the Offer of Judgment in the amount of \$597,840, plus statutory attorney's fees and experts costs in full settlement of all claims for compensation in the acquisition of Parcel 242, and to request Mr. Shontz to reanalyze the amount of the Offer of Judgment and bring the item back to the Right of Way Committee.

**Vote:** The motion carried unanimously with six members present and voting AYE by voice vote. Mr. Jreij was not present.

**Item 11: S.R. 429 (GRIMM) WEKIVA PARKWAY PROJECT (PROJECT 429-203) PARCEL 173**

Ms. Brehmer Lanosa is requesting the Committee's recommendation for Board approval of a proposed mediated settlement agreement.

CFX retained the appraisal services of Walter Carpenter, Jr., MAI, CRE. Mr. Carpenter estimated the total value of compensation at \$165,000. The Owners retained the appraisal services of Richard Parham. Mr. Parham estimated the total value of compensation at \$551,900.

Counsel for the owners submitted invoices from six experts totaling \$70,151.60. CFX's experts' invoices totaled \$51,659.05.

The parties mediated on August 26, 2016. To resolve this case, the parties reached a proposed compromise consisting of an all-inclusive settlement of \$429,400. The settlement amount consists of \$325,000 for the owners, \$51,600 for expert fees, and \$52,800 for statutory attorney's fees.

Discussion ensued as to the camellias on the property and the value of the camellias to the Owners. The Committee asked questions which were answered by Ms. Brehmer Lanosa.

**Action: A motion was made by Mr. Murvin and seconded by Ms. Botts to recommend to the Board approval of the Mediated Settlement Agreement in the amount of \$429,400 including severance damages, business damages, tort damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim, subject to apportionment, if any.**

**Vote: The motion carried unanimously with six members present and voting AYE by voice vote. Mr. Jreij was not present.**

**Item 12: S.R. 429 (HMF, LLC) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCEL 301**

Ms. Brehmer Lanosa is requesting the Committee's recommendation for Board approval to serve an Offer of Judgment to HMF, LLC ("Owners") for Parcel 301 in the amount of \$1,200,000.

Ms. Brehmer Lanosa provided the Committee with photographs, aerials and background information on the parcel.

CFX retained the appraisal services of Chad G. Durrance, MAI. Mr. Durrance estimated the total value of compensation at \$728,700. The Owner's retained the appraisal services of Charles W. Haynes, Jr., GAA, and Richard C. Dreggors, GAA. Mr. Haynes estimated the total value of compensation at \$3,921,500 and Mr. Dreggors estimated the total value of compensation at \$4,819,900. The report provided by Mr. Dreggors contained a watermark indicating it is a work in progress.



The Committee asked questions, which were answered by Ms. Brehmer Lanosa.

**Action:** A motion was made by Mr. Minkoff and seconded by Ms. Botts to recommend to the Board approval to serve an Offer of Judgment in the amount of \$1,200,000 for all pending claims with Respondent, HMF, LLC, including full compensation for the property, severance damages, business damages, and interest, if any, with the exception of attorney's fees and costs, and expert fees and costs, subject to apportionment.

**Vote:** The motion carried unanimously with six members present and voting AYE by voice vote. Mr. Jreij was not present.

**Item 13: S.R. 429 (BENTON) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCELS 320/820**

Ms. Brehmer Lanosa is requesting the Committee's recommendation for Board approval of the proposed Settlement Agreement with Howard and Judith Benton (the "Owners") in the amount of \$478,000 for Parcels 320/820. Ms. Brehmer Lanosa provided the Committee with a description and location of Parcels 320/820. She explained the Bentons have built and worked on their home and have lived in the homestead for many years and are extremely disturbed that they will be living next to the expressway.

CFX retained the appraisal services of Christopher D. Starkey, MAI. Mr. Starkey estimated the full compensation at \$295,000 (Land Taken at \$105,000, Improvements Taken at \$92,000, Severance Damages at \$77,000 and Cost to Cure at \$4,100). The Owners retained the appraisal services of Richard C. Dreggors, GAA. Mr. Dreggors estimated the total value of compensation at \$505,000 (Land Taken at \$147,600, Improvements Taken at \$222,400, and Severance Damages at \$129,500). Counsel for the owners submitted invoices from two experts in the amount of \$28,093.50.

Mr. Brehmer Lanosa explained the Replacement Housing Payments ("RHP") paid to the Owners. She explained CFX is entitled to an additional credit of \$45,674.40 per the RHP formula.

**Action:** A motion was made by Mr. Murvin and seconded by Mr. Raymond to recommend to the Board approval of the proposed Settlement Agreement in the amount of \$478,000, resolving all claims for compensation for the taking of Parcels 320/820, including severance damages, tort damages, business damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim, subject to apportionment, if any, minus the Credit due to CFX per the RHP formula.

**Vote:** The motion carried unanimously with six members present and voting AYE by voice vote. Mr. Jreij was not present.

**Item 14: S.R. 429 (BENTON) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCELS 322/822**

Ms. Brehmer Lanosa is requesting the Committee's recommendation for Board approval of the proposed Settlement Agreement with Howard and Judith Benton (the "Owners") in the amount of \$279,000 for Parcels 322/822. Ms. Brehmer Lanosa provided the Committee with a description and location of Parcels 322/822. She explained the Bentons have built and worked on their home and have lived in the homestead for many years and are extremely disturbed that they will be living next to the expressway.

CFX retained the appraisal services of Christopher D. Starkey, MAI. Mr. Starkey estimated the full compensation at \$200,000 (Land Taken at \$41,000, Improvements Taken at \$8,350, Severance Damages at \$60,650 and Cost to Cure at \$13,000). The Owner's retained the appraisal services of Richard C. Dreggors, GAA. Mr. Dreggors estimated the total value of compensation at \$292,500 (Land Taken at \$59,400, Improvements Taken at \$8,400, Severance Damages at \$213,600 and Cost to Cure at \$11,100). Counsel for the Owners submitted invoices from two experts in the amount of \$35,093.00.

The parties mediated on September 12, 2016, and reached a proposed compromise consisting of an all-inclusive settlement of \$279,000.

**Action:** A motion was made by Mr. Murvin and seconded by Ms. Botts to recommend to the Board approval of the proposed Settlement Agreement in the amount of \$279,000, resolving all claims for compensation for the taking of Parcels 322 and 822, including severance damages, tort damages, business damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim, subject to apportionment, if any.

**Vote:** The motion carried unanimously with six members present and voting AYE by voice vote, Mr. Jreij was not present.

**Item 15: S.R. 453 (LAKE COUNTY FRUIT CORPORATION) WEKIVA PARKWAY PROJECT / PROJECT 429-206 PARCEL 331 PARTS A & B AND PARCEL 332**

Ms. Brehmer Lanosa is requesting the Committee's recommendation for Board approval of the proposed Settlement Agreement. Lake County Fruit Corporation, a dissolved Florida Corporation is the owner of the parcels. The son and former law partner of the last surviving director of the Lake County Fruit Corporation C. Michael Duncan, Esq. has been appointed by the Court as the Administrator Ad Litem for Lake County Fruit Corporation.

CFX retained the appraisal services of Pinel & Carpenter, Inc. Mr. Carpenter estimated the value for Parcel 331 and Parcel 332 is the sum of \$24,270 and \$38,360, which is \$62,630.

After informal communications and discussions, the parties reached a proposed Joint Motion for Stipulated Final Judgment in the amount of \$64,000.

**Action:** A motion was made by Mr. Murvin and seconded by Mr. Raymond to recommend to the Board approval of the proposed Settlement Agreement in the amount of \$64,000, resolving all claims for compensation from Petitioner resulting from the taking of Parcels 331/332, including severance damages, business damages, tort damages, interest, attorney's fees, expert fees, costs, and any other claim.

**Vote:** The motion carried unanimously with six members present and voting AYE by voice vote. Mr. Jreij was not present.

**Item 16: S.R. 429 (WEKIVA PARKWAY PROJECT) PROJECTS 429-203 & 429-204 PARCELS 197/897, 230, 257 & 267**

Mr. Passiatore explained that Contract 000929 for right of way counsel services with Lowndes, Drosdick, Doster, Kantor & Reed, P.A. ("LDDKR") for condemnation representation of Parcels 197/897, 230, 257 and 267 is due to expire on December 31, 2016. These are the largest parcels in the Wekiva Parkway Project. Mr. Passiatore explained the history of the parcels.

LDDKR has submitted a cost proposal for continuation of legal counsel services with a not-to-exceed budget of \$890,000 for the trial and appeals of parcels 197/897.

In order to provide a basis of comparison, the Legal Department solicited a proposal from Mateer Harbert, P.A. for a cost estimate for trial and appeal for these parcels. Mateer Harbert is currently under contract with CFX for legal work on the super corridor and such other assignments as authorized. Mateer Harbert submitted a litigation cost estimate for parcel 197/897 in the amount of \$325,750.00.

Mr. Passiatore explained the anticipation of future litigation on these parcels.

The Committee asked questions, which were answered by Mr. Passiatore. Mr. Passiatore was asked and replied that the firms currently under contract with CFX have conflicts and are not able to represent CFX on these parcels. Discussion ensued regarding the Committee's concerns that the estimated amounts provided by Counsel could change and Mr. Small's comments that he has reviewed the appraisals for 197/897 but has not reviewed the appraisal reports or files for Parcels 230, 257 and 267.

Mr. Minkoff expressed his concern that the switching of firms could cost CFX more because of the way the estimates are structured. Mr. Small confirmed that he is confident his firm can do the remainder of the parcels in Project Orlando for the balance of Mateer Harbert's current contract which is approximately \$730,000. He stated Parcels 197/897 are scheduled for trial next year. The Committee suggested that a

not-to-exceed cap be set. He is confident that these parcels can be litigated, through appeal, for the amount stated in his cost estimate of \$325,750 with a not-to-exceed cap amount of \$500,000.

Ms. Botts reiterated that no additional monies would have to be added to the Mateer Harbert contract, just a task order for the reassignment of the Project Orlando parcels.

**Action:** A motion was made by Ms. Botts and seconded by Mr. Raymond to recommend to the Board approval of reassignment of Parcels 197/897, 230, 257 and 267 to Mateer Harbert, P.A. and issuance of a task authorization for \$325,000 with a not-to-exceed cap of \$500,000 for Parcels 197/897 and for approval of a Supplemental Agreement to Contact No. 000929 in the amount of \$50,000 for Lowndes, Drosdick, Doster, Kantor & Reed, P.A. to provide transition legal services through the end of the 2016 calendar year.

**Vote:** The motion carried unanimously with six members present and voting AYE by voice vote. Mr. Jreij was not present.

**Item 17: OTHER BUSINESS**

No other business was discussed.

**Item 18: ADJOURNMENT**

Chairman Babcock adjourned the meeting at approximately 3:45 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](mailto:publicrecords@CFXWay.com) or 4974 ORL Tower Road, Orlando, FL 32807.*

# Tab B



## MEMORANDUM

TO: Central Florida Expressway Authority      CLIENT-MATTER NO.: 19125.0142  
Right-of-Way Committee Members

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

DATE: October 12, 2016

RE: State Road 429 Wekiva Parkway, Project 429-204; Parcel 238  
Proposed Mediated Settlement Including Fees and Costs

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Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right-of-Way Committee of a mediated settlement between Michael J. and Pamela King, (the "Owners") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 238 (the "Taking" or "Property") for the construction of State Road 429 Wekiva Parkway, Project 429-204.

### DESCRIPTION AND BACKGROUND

Parcel 238 is a fee simple acquisition of 1.500 acres from vacant property located at the northeast terminus of Paulette Street in Orange County, Florida. The Parent Tract was 2.884 acres, leaving a remainder of 1.384 acres.

The subject was purchased by Mr. and Mrs. King on which to build their "dream" home, and is located at the end of Paulette Street, a dead end street in a platted subdivision. Mr. King is a Deputy Sheriff for Orange County. The property is zoned A-R, Agricultural-Residential District, by Orange County, with a future land use designation of Rural/Agricultural, by Orange County, which allows the maximum of one dwelling unit per ten (10) acres.

The CFX's appraisal of the property was prepared by David Hall of Bullard, Hall & Adams, Inc. Mr. Hall opined the highest and best use of the property is for use as a single-family rural home site development. Mr. Hall used six (6) comparable land sales ranging in size from 2.81 acres to 10.82 acres, with prices ranging from \$25,416 per acre to \$30,021 per acre to arrive at an estimate of the land value of the Subject Property of \$30,000 per acre or \$45,000 for the land value of the 1.5 acre taking. Mr. Hall damaged the property at 70% due to its reduction in size and because it adjoins the Wekiva Parkway limited access expressway which will be elevated 19 to 20 feet above existing grade in this area in the after. Thus, Mr. Hall's total value

for the taking is \$74,100.

The Kings are represented by D. Mark Natirboff of Jacksonville. Grant Austin of American Valuation prepared the appraisal report on behalf of the Kings in which Mr. Austin valued the property at \$65,000 per acre. Mr. Austin opined damages at 80% or \$75,500 for a total valuation of the taking of \$173,000.

In addition to Mr. Austin's opinion, Mr. King provided a detailed opening at mediation in which he would testify at trial that his opinion was \$80,000 per acre or \$208,576.

Expert fees on behalf of the Kings were \$9,974.25 for the appraisal report by Mr. Austin, \$7,310 for Nexgen Land Planners and \$1,000 for Karen M. Taylor, Land Planner, plus \$787.50 for Mesimer & Associates, engineers. Steve Tabano, Esquire, was the mediator for this parcel. After an entire day of mediation, the Mediated Settlement Agreement was reached which provides for a total of \$134,500 in full settlement of all claims for compensation by the property owners, plus \$19,932 statutory attorney's fees to Mark Natirboff, and a reduced total of \$16,266 for the experts retained on the Kings' behalf, arriving at a total settlement for Parcel 238 of \$170,698. The attached Mediated Settlement Agreement memorializes the agreement reached during the mediation conference.

For the above-cited reasons, Right-of-Way counsel requests a recommendation for approval of the mediated settlement in the amount of \$134,500, plus statutory attorney's fees of \$19,932, and experts' fees of \$16,266 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 238.

### **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 \$170,698 in full settlement of all claims for compensation, including all attorney's fees and costs and experts' fees in the acquisition of Parcel 238.

### **ATTACHMENTS**

- Exhibit "A" – Sketch of the Subject Property
- Exhibit "B" – Photographs of the Subject Property and Area
- Exhibit "C" – Mediated Settlement Agreement

ORLDOCS 14956987 1

# LEGAL DESCRIPTION

PARCEL 238

PURPOSE: LIMITED ACCESS RIGHT OF WAY

ESTATE: FEE SIMPLE


THAT PART OF LOT 11, EMERY SMITH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 22 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5465, PAGE 127, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST (A 4"X4" CONCRETE MONUMENT NO IDENTIFICATION AS NOW EXISTS); THENCE SOUTH 00°21'57" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1,329.94 FEET TO A POINT ON THE NORTH LINE OF SAID EMERY SMITH SUBDIVISION; THENCE DEPARTING SAID WEST LINE NORTH 89°18'22" EAST ALONG SAID NORTH LINE, A DISTANCE OF 452.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°18'22" EAST ALONG SAID NORTH LINE, A DISTANCE OF 113.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 00°02'23" EAST ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 379.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 89°19'11" WEST ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 225.40 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 14°15'06" EAST, NORTHEASTERLY 166.60 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5,653.17 FEET, A CENTRAL ANGLE OF 01°41'19" AND A CHORD BEARING OF NORTH 15°05'45" EAST TO THE POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY 230.83 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 4,987.67 FEET, A CENTRAL ANGLE OF 02°39'06" AND A CHORD BEARING OF NORTH 17°15'58" EAST TO A POINT ON THE NORTH LINE OF SAID LOT 11 AND SAID NORTH LINE OF EMERY SMITH SUBDIVISION 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 1.500 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.

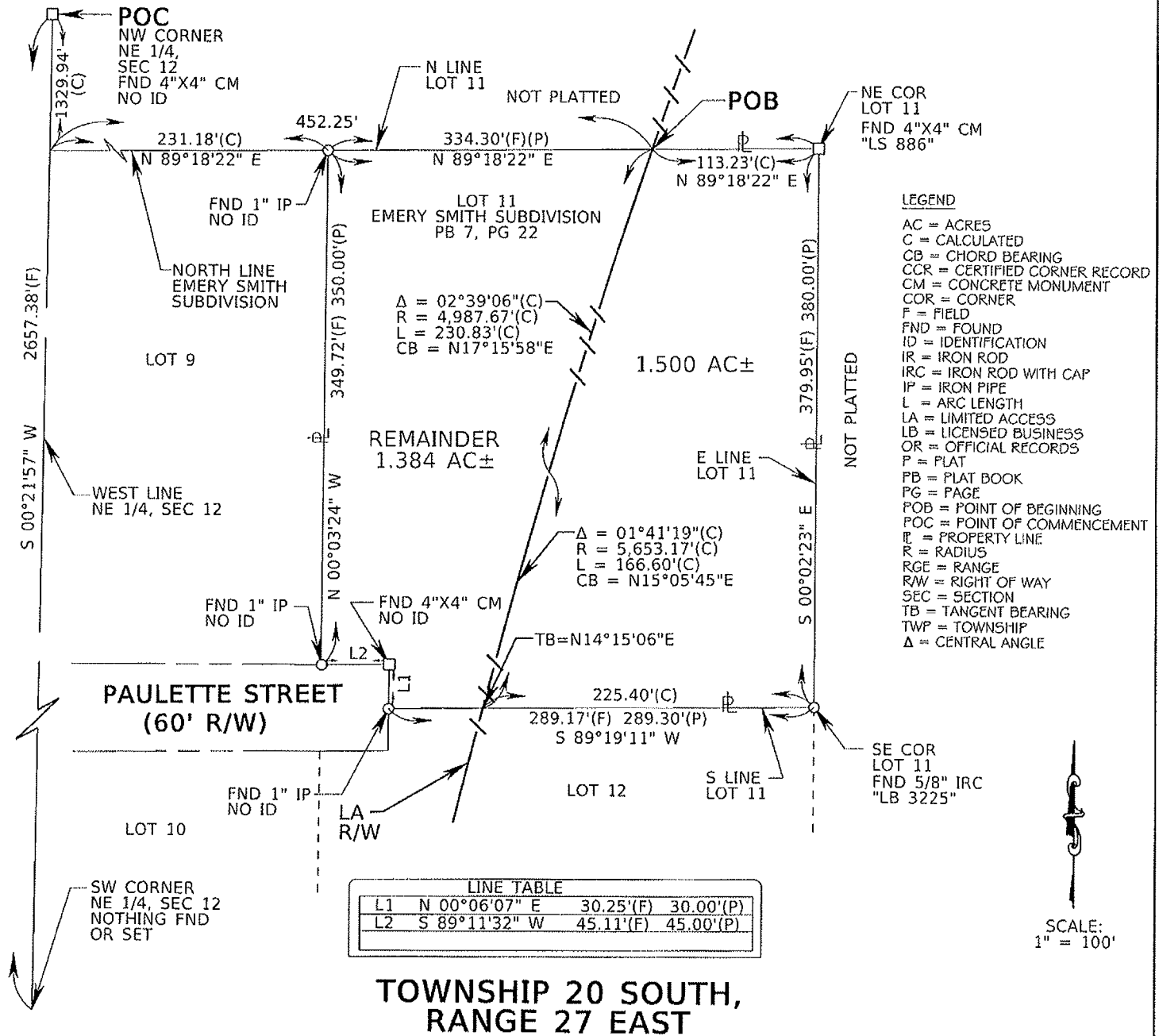
  
 \_\_\_\_\_  
 RUSSELL J. MARKS, PSM NO. 5623  
 DATE 3/25/14  
 NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 3/18/14	 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	OOCEA PROJECT NO: 429-204		SHEET: 1 OF 2



# SKETCH OF DESCRIPTION

PARCEL: 238  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 ESTATE: FEE SIMPLE



**GENERAL NOTES:**

- 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 NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 00°21'57" WEST.
- THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
- ATTENTION IS DIRECTED TO THE FACT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALE DATA.
- A CERTIFICATE OF TITLE INFORMATION PREPARED BY "FIRST AMERICAN TITLE INSURANCE COMPANY" DATED NOVEMBER 19, 2012, FILE NO. 2037-2856918 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 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 238**



**1. LOOKING EAST ALONG PAULETTE STREET**



**2. LOOKING WEST AT THE ACCESS**

Photographs Taken By:  
David K. Hall  
May 14, 2015

**EXHIBIT "B"**

**PHOTOGRAPHS OF SUBJECT  
PARCEL 238**



**3. LOOKING EAST AT THE SUBJECT**



**4. LOOKING NORTHEAST AT THE TAKING**

Photograph 3 Taken By:  
Craig S. Adams  
July 21, 2014

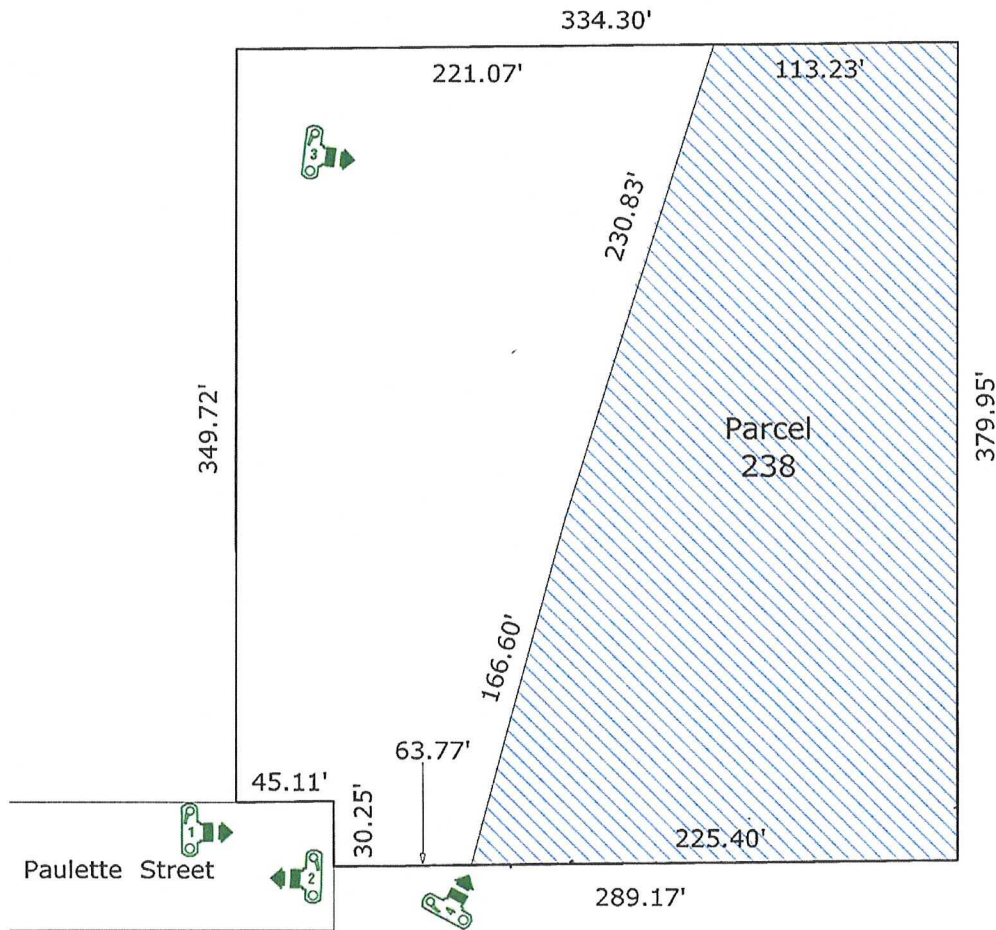
Photograph 4 Taken By:  
David K. Hall  
March 3, 2015

SIZE OF LAND:

Before: 2.884 Acres

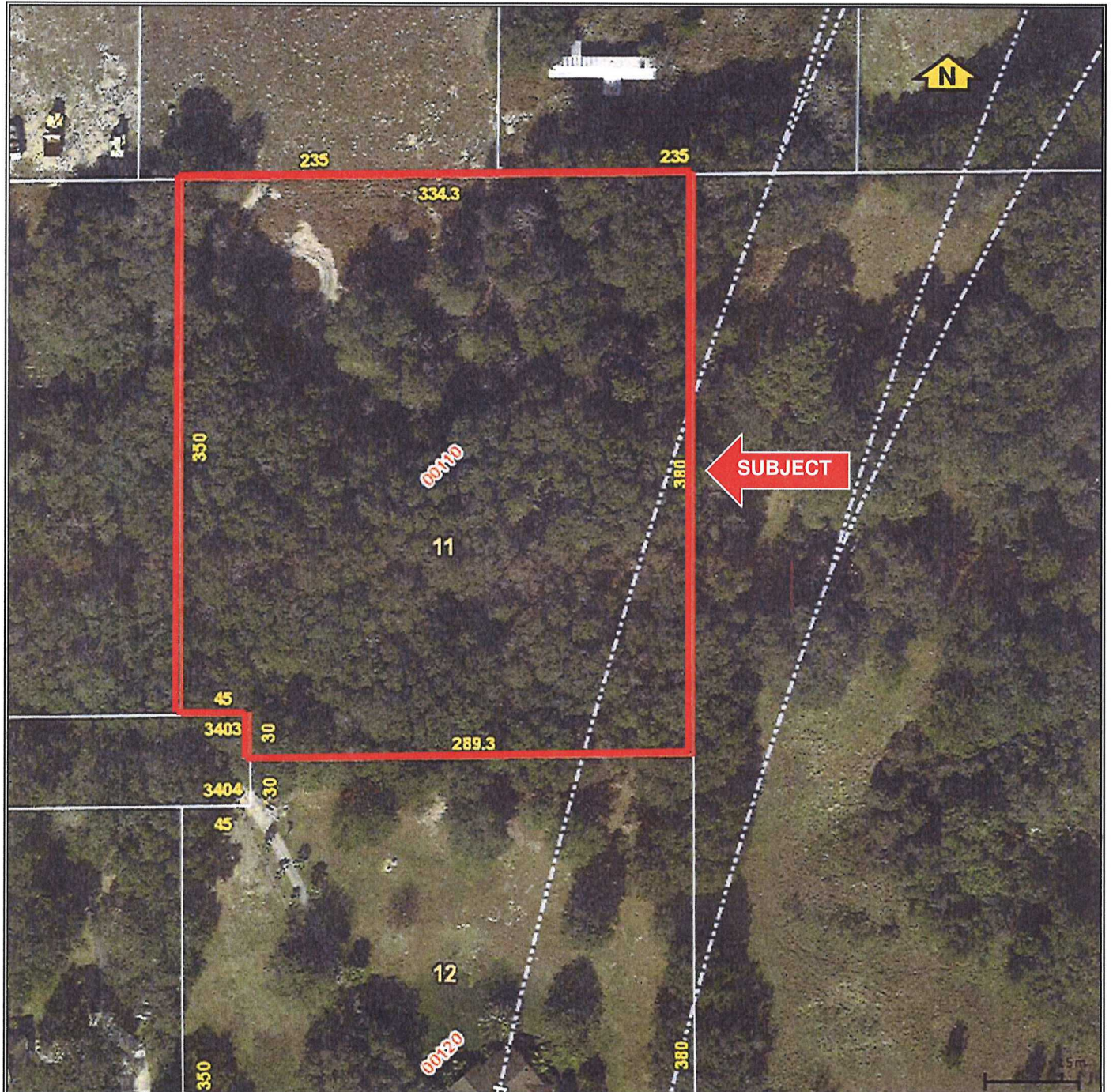
Taking: 1.500 Acres

Remainder: 1.384 Acres

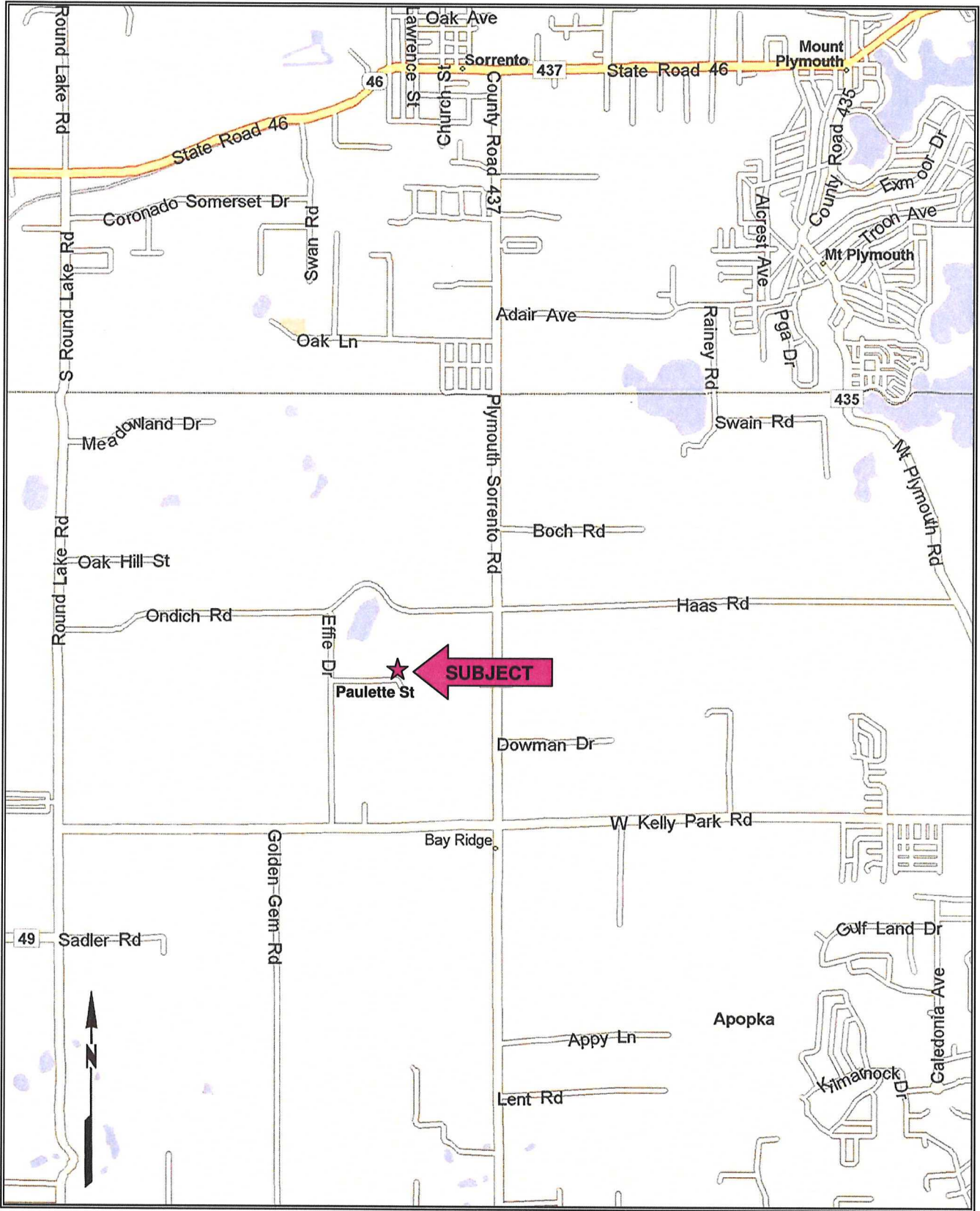


FOR VISUAL AID  
NOT TO SCALE

**PARCEL SKETCH  
PARCEL 238**



AERIAL PHOTO  
PARCEL 238



**SUBJECT LOCATION MAP  
PARCEL 238**

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

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

CASE NO: 2015-CA-001148-0

Subdivision 39

Petitioner,

Parcel 238

vs.

HENRY J. DUBEL,  
\_\_\_\_\_, et. al.

Respondent(s).  
\_\_\_\_\_ /

**MEDIATED SETTLEMENT AGREEMENT**

At the Mediation Conference held on Sept. 27, 2016, the parties reached the following Settlement Agreement:

1. Petitioner will pay to Respondent(s), MICHAEL J. KING  
AND PAMELA KING  
(referred to as "Respondent") the sum of ONE HUNDRED THIRTY-FOUR  
THOUSAND FIVE HUNDRED Dollars  
exactly (\$ 134,500.00 ), in full settlement of all claims for compensation from Petitioner  
whatsoever for the taking of Parcel 238, 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 SEVENTY-FOUR THOUSAND ONE HUNDRED  
Dollars (\$ 74,100.00 ). Within thirty days (30) days from the date of receipt by  
Petitioner's counsel of a conformed copy of the Stipulated Final Judgment, Petitioner will pay to  
Respondent, by deposit in the Registry of the Court the sum of SIXTY THOUSAND  
FOUR HUNDRED Dollars  
exactly (\$ 60,400 ), representing the difference between the total settlement sum  
referenced above and the 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 Respondent's attorney the sum of  
NINETEEN THOUSAND NINE HUNDRED THIRTY-TWO Dollars  
(\$ 19,932 ) 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 Respondent's attorney the sum of SIXTEEN THOUSAND TWO HUNDRED SIXTY-SIX Dollars (\$16,266) in full settlement and satisfaction of all expert witness fees and costs incurred by Respondent 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:~~ for the following experts:

- American Valuation
- Nexgen Land Planning
- Mesimer and Associates
- Karen Taylor, Land Planner

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 Respondent will jointly submit to the Court a mutually approved Stipulated Final Judgment containing the terms and conditions of this Settlement Agreement within fifteen (15) 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.

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 238, severance damages, business damages, tort damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim.

9. This Settlement Agreement, executed by the parties and their counsel on this 27th day of September, 2016, contains all the agreements of the parties.



*Linda S. Bolanos*

Print Name: LINDA S. B. LANOSA  
Central Florida Expressway Authority

*Michael J. King*

Print Name: Michael J. King  
Owner

*David A. Shoritz*

Print Name: David A. Shoritz  
Counsel for CFX

Print Name: \_\_\_\_\_  
Owner

*Stephen Tabano*

Print Name: STEPHEN TABANO  
Mediator

*D. Mark Natirboff*

Print Name: D. Mark Natirboff  
Attorney for Owner

# Tab C



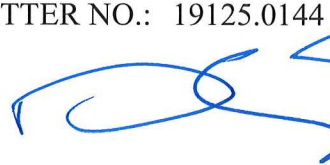
## MEMORANDUM

TO: Central Florida Expressway Authority      CLIENT-MATTER NO.: 19125.0144  
Right-of-Way Committee Members

FROM: Suzanne M. Driscoll, Esq., Right-of-Way Counsel

DATE: October 12, 2016

RE: State Road 429 Wekiva Parkway, Project 429-204; Parcel 241  
Proposed Offer of Judgment

A handwritten signature in blue ink, appearing to be "Suzanne M. Driscoll", 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 for an Offer of Judgment in full settlement of Parcel 241 owned by Daryl A. Alderman and Laura L. Alderman for State Road 429 Wekiva Parkway, Project 429-204.

### DESCRIPTION AND BACKGROUND

Parcel 241 is a fee simple whole taking consisting of 20.112 acres. The property is located at 3252 Ondich Rd. in unincorporated Orange County, Florida. This was the homestead of Mr. and Mrs. Alderman. The subject property is improved with a 2,572 s.f. single family residence containing 3 bedrooms and 2 bathrooms built in 2006. Additional improvements include 4 storage sheds, a horse feeding stall and barn, a pond and lush landscaping. The property is zoned A-1, citrus rural district by Orange County.

The CFX's appraisal of the property was prepared by David Hall of Bullard, Hall and Adams. Mr. Hall opined the highest and best use of the property is for continued single family residential use. Mr. Hall used six (6) comparable land sales with prices ranging from \$21,604 per acre to \$28,520 per acre to arrive at an estimate of the land value of the Subject Property of \$28,000 per ac. or \$563,200 for the land value.

Mr. Hall used four (4) improved sales to determine the value of the improvements, with prices ranging from \$105.62 to \$111.52 s.f. Mr. Hall concluded an improvement value of \$110 s.f. or \$283,000. Accordingly, Mr. Hall's total valuation of the taking of Parcel 241 is \$846,200.

Mr. and Mrs. Alderman are represented by Tom Callan, Esq. We have attempted to engage in settlement negotiations with Mr. Callan in an effort to settle this parcel. Unfortunately, Mr. Callan has some health issues that require a surgery in December 2016, which is likely the

cause for a delay in settlement negotiations. While this case is currently set on the Court's April 2017 trial docket, due to Mr. Callan's health issues, it may ultimately be removed as Mr. Callan has already requested that the pretrial deadlines be extended. Accordingly, in an effort to move this case to forward and to provide the property owners a settlement offer and potentially cap the costs to be incurred by the property owner (which are recoverable against the CFX), we are proposing an Offer of Judgment. If the Offer of Judgment is accepted by the property owner, then the case would be concluded. If the Offer of Judgment is not accepted within 30 days, then it expires. If a jury subsequently renders a verdict equal to or less than the Offer of Judgment, the property owner shall not recover any costs (including expert fees) incurred from the expiration of the Offer of Judgment through trial.

Based upon our extensive knowledge and review of numerous parcels on the project, positions taken by opposing counsel and experts, prior settlements and prior jury verdicts, I would propose an Offer of Judgment for Parcel 241 in the amount of \$1,239,400, plus statutory attorney's fees and experts costs. The Offer of Judgment reflects an increase in the land value and additional monies for the improvements. Additionally, the Aldermans were eligible for and received a Replacement Housing Payment under the Uniform Relocation Act due to the taking displacing the Aldermans from their home. Accordingly, since the proposed Offer of Judgment is greater than the CFX's appraised value, the CFX is entitled to an RHP credit back from the Aldermans in the amount of \$94,000, which will offset the Offer of Judgment amount upon distribution, including a credit for the CFX's good faith deposit.

For the above-cited reasons, Right-of-Way counsel requests a recommendation for approval of an Offer of Judgment in the amount of \$1,239,400, plus statutory attorney's fees and experts costs, which is in the CFX's best interest.

### **RECOMMENDATION**

We respectfully request that the Right-of-Way Committee recommend to the CFX Board the approval of the Offer of Judgment in the amount of \$1,239,400, plus statutory attorney's fees and experts costs in full settlement of all claims for compensation in the acquisition of Parcel 260.

### **ATTACHMENTS**

- Exhibit "A" – Sketch of the Subject Property
- Exhibit "B" – Photographs of the Subject Property and Area

# LEGAL DESCRIPTION

PARCEL 241  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 ESTATE: FEE SIMPLE

THAT PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5576, PAGE 4295 AND BOOK 5576, PAGE 4297, 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, A DISTANCE OF 1341.45 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°21'32" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF ONDICH ROAD TO THE POINT OF BEGINNING, ALSO BEING THE EAST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE, DEPARTING SAID EXISTING SOUTH LINE, CONTINUE SOUTH 00°21'32" WEST ALONG SAID EAST LINE, A DISTANCE OF 1298.54 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 89°17'05" WEST A DISTANCE OF 674.56 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12; THENCE, NORTH 00°21'28" EAST ALONG SAID WEST LINE, A DISTANCE OF 1299.34 FEET TO A POINT ON SAID EXISTING SOUTH RIGHT OF WAY LINE; THENCE, DEPARTING SAID WEST LINE, NORTH 89°21'11" EAST ALONG SAID EXISTING SOUTH LINE, A DISTANCE OF 674.58 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 20.112 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

9/4/2014  
 DATE

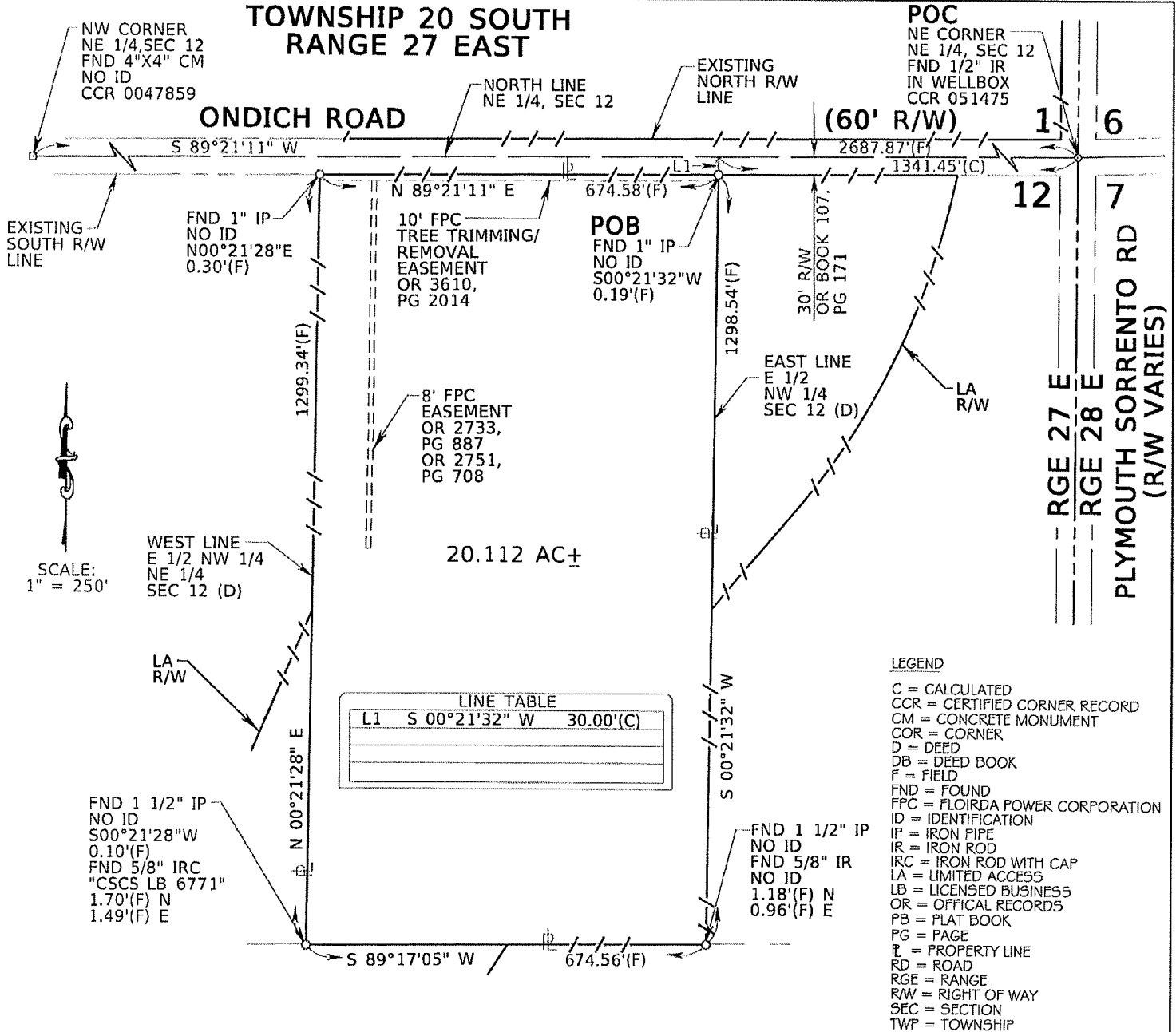
NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 9/03/14	 URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	REVISIONS:
DRAWN BY: DJK	JOB NO:		
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204		SHEET: 1 OF 2

# SKETCH OF DESCRIPTION

PARCEL 241  
 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 SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°21'11" WEST.
2. THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
3. ATTENTION IS DIRECTED TO THE FACT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALE DATA.
4. A CERTIFICATE OF TITLE INFORMATION PREPARED BY "FIRST AMERICAN TITLE INSURANCE COMPANY" DATED NOVEMBER 5, 2012, FILE NO. 2037-2856961 WAS REVIEWED BY THE SURVEYOR AND EXCEPTIONS (IF ANY) NOTED ON SAID CERTIFICATE ARE SHOWN HEREON.

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 9/03/14	URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	REVISIONS:
DRAWN BY: DJK	JOB NO:		SHEET: 2 OF 2
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204		

**PHOTOGRAPHS OF SUBJECT  
PARCEL 241**



1. LOOKING EAST AT THE FRONTAGE ALONG ONDICH ROAD



2. LOOKING SOUTH AT THE ACCESS ROAD FROM ONDICH ROAD

Photographs Taken By:  
David K. Hall  
July 1, 2015

**EXHIBIT "B"**

**PHOTOGRAPHS OF SUBJECT  
PARCEL 241**



**3. LOOKING SOUTHEAST AT THE RESIDENCE**

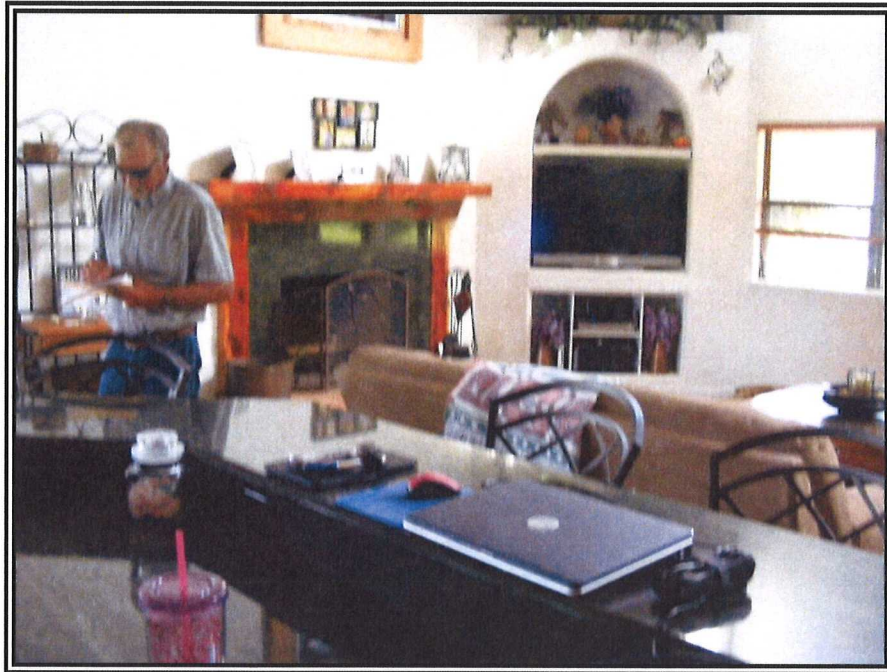


**4. LOOKING NORTHEAST AT THE RESIDENCE**

Photographs Taken By:  
Craig S. Adams  
July 21, 2014



**PHOTOGRAPHS OF SUBJECT  
PARCEL 241**



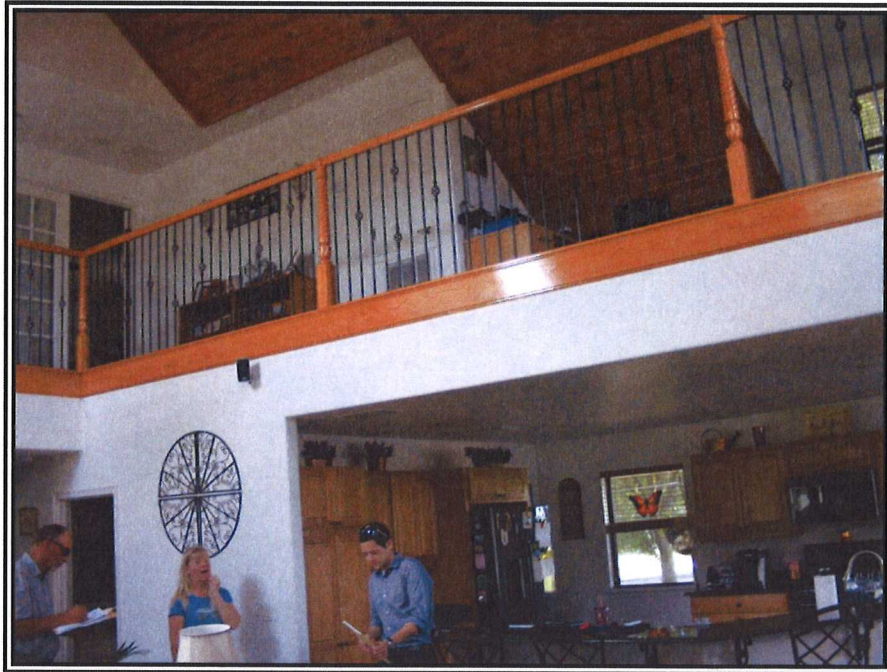
**5. INTERIOR VIEW**



**6. INTERIOR VIEW**

Photographs Taken By:  
Craig S. Adams  
July 21, 2014

**PHOTOGRAPHS OF SUBJECT  
PARCEL 241**



**7. INTERIOR VIEW**



**8. LOOKING WEST AT THE POOL**

Photographs Taken By:  
Craig S. Adams  
July 21, 2014

**PHOTOGRAPHS OF SUBJECT  
PARCEL 241**



**9. LOOKING NORTHWEST AT THE LARGE SHED**



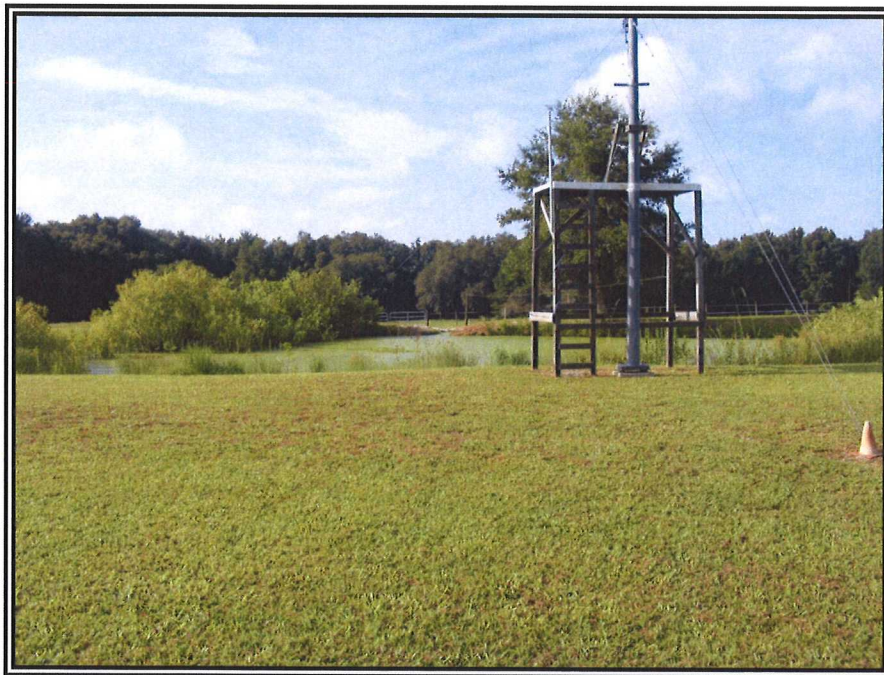
**10. LOOKING NORTHWEST AT A SHED**

Photographs Taken By:  
Craig S. Adams  
July 21, 2014

**PHOTOGRAPHS OF SUBJECT  
PARCEL 241**



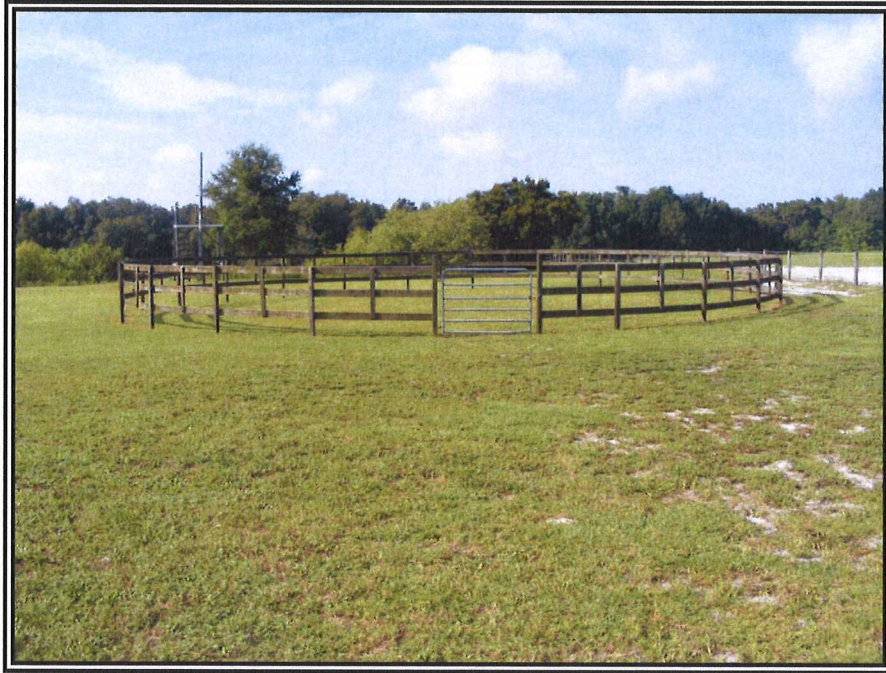
**11. LOOKING NORTHEAST AT SOME OF THE SHEDS**



**12. LOOKING SOUTH AT THE ZIP LINE**

Photographs Taken By:  
Craig S. Adams  
July 21, 2014

**PHOTOGRAPHS OF SUBJECT  
PARCEL 241**



13. LOOKING SOUTH AT THE CORRAL



14. LOOKING WEST AT THE SHEDS AND HORSE FEEDING STABLE

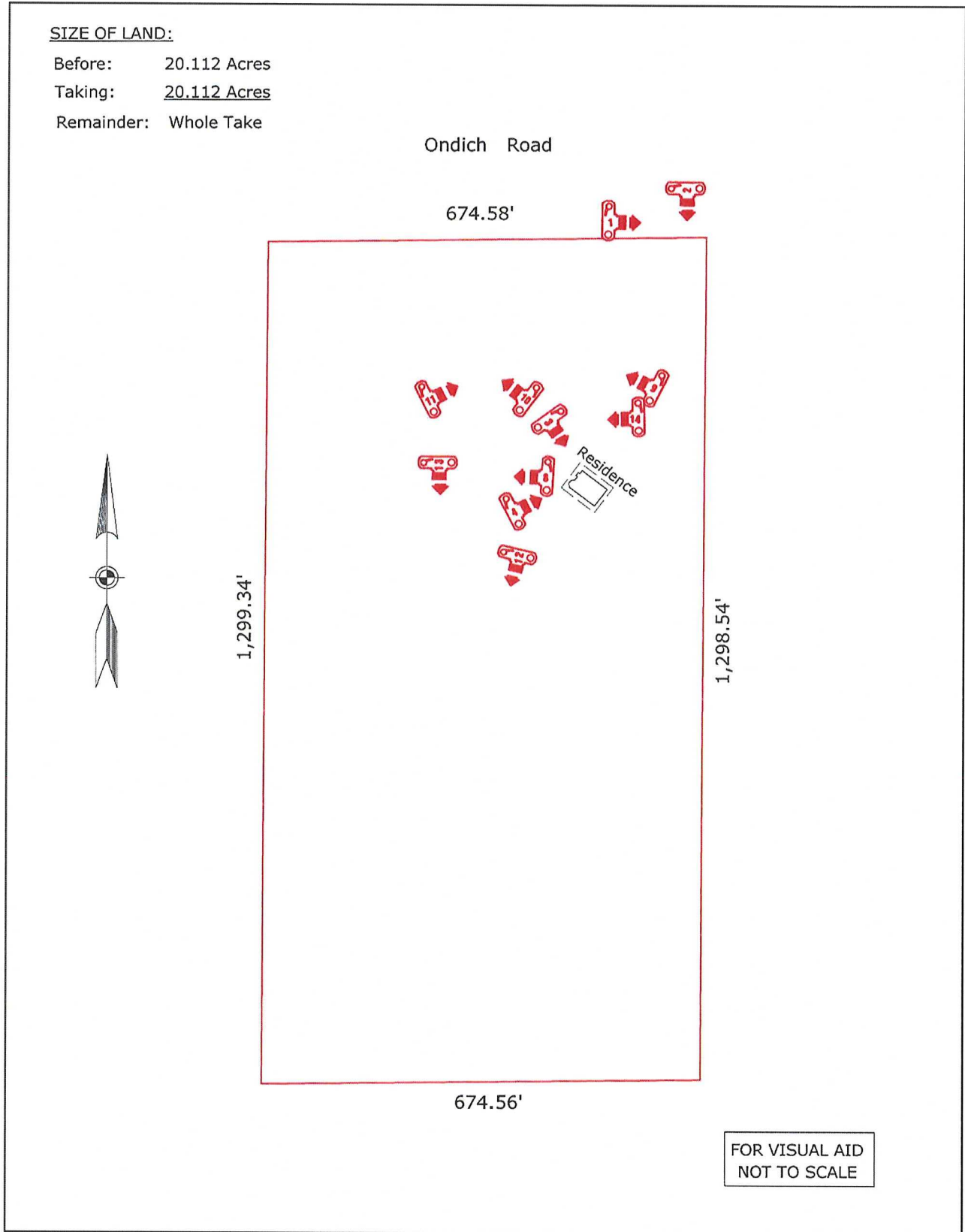
Photographs Taken By:  
Craig S. Adams  
July 21, 2014

SIZE OF LAND:

Before: 20.112 Acres

Taking: 20.112 Acres

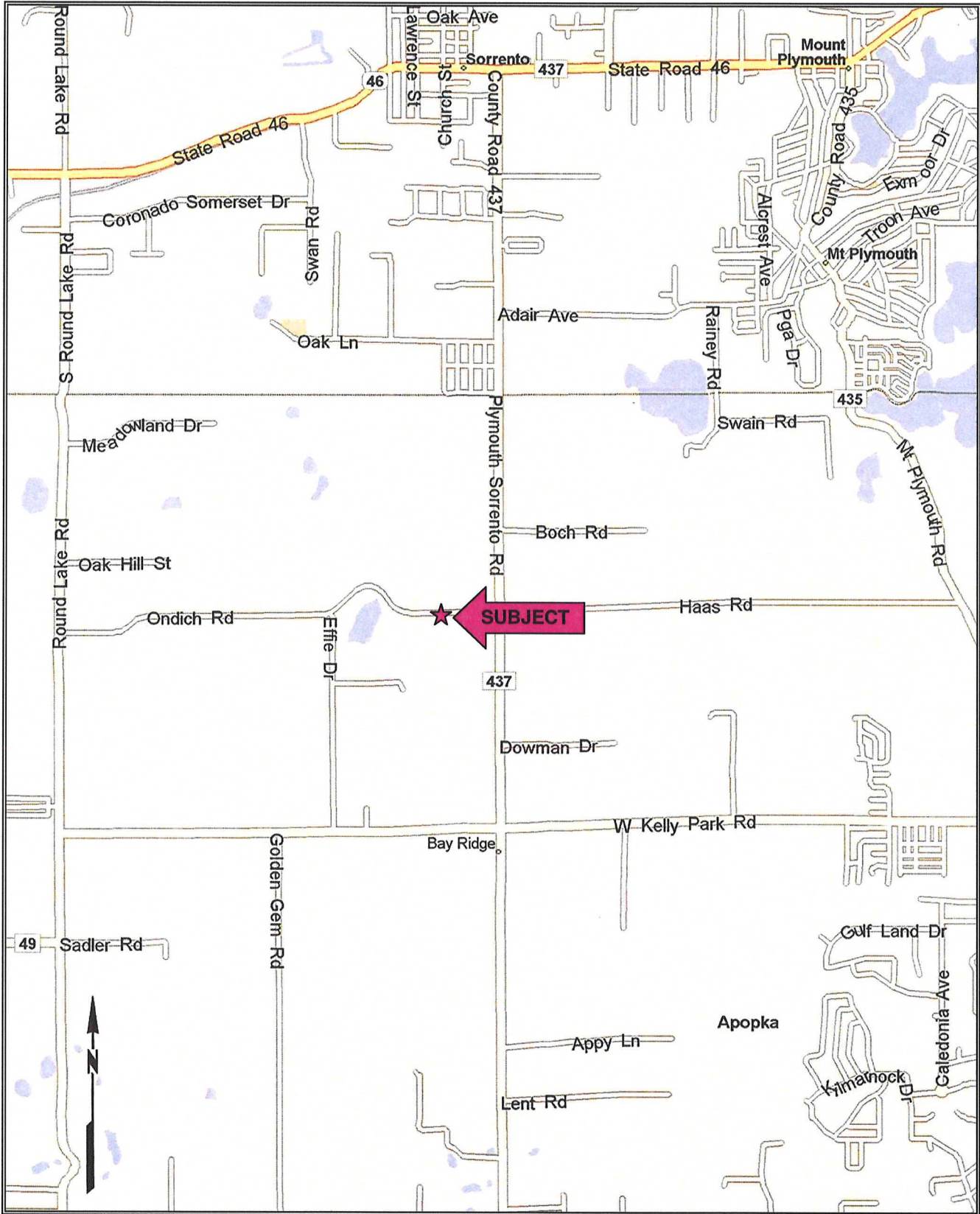
Remainder: Whole Take



**PARCEL SKETCH  
PARCEL 241**



AERIAL PHOTO  
PARCEL 241



**SUBJECT LOCATION MAP  
PARCEL 241**



# Tab D



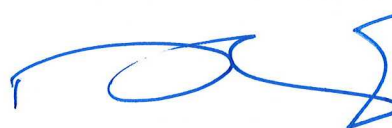
## MEMORANDUM

TO: Central Florida Expressway Authority      CLIENT-MATTER NO.: 19125.0173  
Right-of-Way Committee Members

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

DATE: October 12, 2016

RE: State Road 429 Wekiva Parkway, Project 429-204; Parcel 260  
Proposed Offer of Judgment

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

---

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right-of-Way Committee for an Offer of Judgment in full settlement of Parcel 260 owned by William S. and Peggy H. Bennett for State Road 429 Wekiva Parkway, Project 429-204.

### DESCRIPTION AND BACKGROUND

Parcel 260 is a fee simple whole taking consisting of 2.441 acres which was the homestead of Mr. and Mrs. Bennett. The property is located along the west side of Plymouth Sorrento Road, north of Ondich Road, in the Apopka area of Orange County, Florida. The subject property is improved with a 2,777 square foot, 5-bedroom, 3-bath single-family residence built in 1971. The northwesterly wing of the home has 2 bedrooms, 1 bath, kitchen and family room and is utilized as a guest apartment. The residence has an attached 2-car garage, fireplace, in-ground swimming pool, 4-stall horse barn, shed, dog pen, fencing, and various other agricultural/rural residential related improvements.

The CFX's appraisal of the property was prepared by Chad Durrance of Durrance & Associates. Mr. Durrance opined the highest and best use of the property is for residential use. Mr. Durrance used seven (7) comparable land sales with prices ranging from \$23,400 per acre to \$29,300 per acre to arrive at the valuation of \$27,500 per acre or \$67,000 for the fee simple market value of the land. Additionally, Mr. Durrance used three (3) improved comparable sales ranging in price from \$102 per s.f. to \$115 per s.f. to determine the value of the improvements at \$258,000, for a total property value of \$325,000 (Land \$67,000 and improvements \$258,000.)

Mr. and Mrs. Bennett are represented by Tom Callan, Esq. We have attempted to engage in settlement negotiations with Mr. Callan in an effort to settle this parcel or set it for trial if we were unable to reach a resolution. Unfortunately, Mr. Callan has some health issues that require

a surgery in December 2016, which is likely the cause for a delay in settlement negotiations. Additionally, in light of Mr. Callan's health issues, the court has removed several of his parcels from the trial docket. Therefore, filing a notice for trial on this parcel would likely not render a trial date to be set on the Court's docket. Accordingly, in an effort to move this case to fruition, to provide the property owners a settlement offer and potentially cap the costs to be incurred by the property owner (which are recoverable against the CFX), we are proposing an Offer of Judgment. If the Offer of Judgment is accepted by the property owner, then the case would be concluded. If the Offer of Judgment is not accepted within 30 days, then it expires. If a jury subsequently renders a verdict equal to or less than the Offer of Judgment, the property owner shall not recover any costs (including expert fees) incurred from the expiration of the Offer of Judgment through trial.

Based upon our extensive knowledge and review of numerous parcels on the project, positions taken by opposing counsel and experts, prior settlements and prior jury verdicts, I would propose an Offer of Judgment for Parcel 260 in the amount of \$484,740.00, plus statutory attorney's fees and experts costs. The Offer of Judgment reflects an increase in the land value and additional monies for the improvements. Additionally, the Bennetts were eligible for and received a Replacement Housing Payment under the Uniform Relocation Act due to the taking displacing the Bennetts from their home. Accordingly, since the proposed Offer of Judgment is greater than the CFX's appraised value, the CFX is entitled to an RHP credit back from the Bennetts in the amount of \$62,716.55, which will offset the Offer of Judgment amount upon distribution, including a credit for the CFX's good faith deposit.

For the above-cited reasons, Right-of-Way counsel requests a recommendation for approval of an Offer of Judgment in the amount of \$484,740.00, plus statutory attorney's fees and experts costs, which is in the CFX's best interest.

### **RECOMMENDATION**

We respectfully request that the Right-of-Way Committee recommend to the CFX Board the approval of the Offer of Judgment in the amount of \$484,740.00, plus statutory attorney's fees and experts costs in full settlement of all claims for compensation in the acquisition of Parcel 260.

### **ATTACHMENTS**

Exhibit "A" – Sketch of the Subject Property

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

## LEGAL DESCRIPTION

PARCEL 260  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 ESTATE: FEE SIMPLE


THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1932, PAGE 388, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


"THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE SE 1/4, SECTION 1 TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA."

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 2.441 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  
 \_\_\_\_\_  
 NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL DATE

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 3/18/14	 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	OOCEA PROJECT NO: 429-204		SHEET: 1 OF 2

# SKETCH OF DESCRIPTION

PARCEL: 260  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 ESTATE: FEE SIMPLE

## LEGEND

C = CALCULATED  
 CCR = CERTIFIED CORNER RECORD  
 CM = CONCRETE MONUMENT  
 DB = DEED BOOK  
 F = FIELD  
 FND = FOUND  
 ID = IDENTIFICATION  
 IR = IRON ROD  
 LA = LIMITED ACCESS  
 LB = LICENSED BUSINESS  
 OR = OFFICIAL RECORDS  
 PL = PROPERTY LINE  
 PG = PAGE  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 COR = CORNER  
 R = RADIUS  
 RGE = RANGE  
 R/W = RIGHT OF WAY  
 SEC = SECTION  
 TWP = TOWNSHIP

## TOWNSHIP 20 SOUTH RANGE 27 EAST

LINE TABLE		
L1	N 00°01'26" W	30.00'(C)
L2	S 89°21'11" W	30.00'(C)

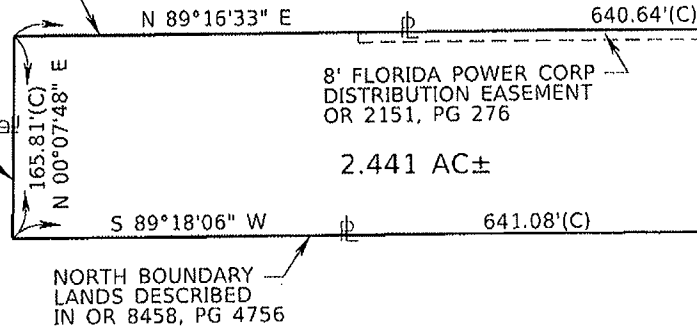
NE COR SE 1/4  
 FND 1" IR  
 NO ID  
 (IN WELL BOX)  
 CCR 41735

EXISTING WEST R/W LINE  
 30' R/W PER DB 402, PG 116

RGE 27 E  
 RGE 28 E  
 2657.73'(F)  
 PLYMOUTH SORRENTO ROAD (R/W VARIES)

SOUTH BOUNDARY LANDS DESCRIBED IN OR 1936, PG 571

EAST BOUNDARY LANDS DESCRIBED IN OR 9022, PG 3774



NORTH BOUNDARY LANDS DESCRIBED IN OR 8458, PG 4756

SCALE:  
 1" = 150'

SW CORNER SE 1/4, SEC 1  
 FND 4"X4" CM  
 NO ID

EXISTING NORTH R/W LINE

LA R/W

EAST LINE SE 1/4, SEC 1

1

L2

ONDICH ROAD

EXISTING R/W LINE

SOUTH LINE SE 1/4, SEC 1

(60' R/W) 12

7

SE CORNER SE 1/4, SEC 1  
 FND 1/2" IR  
 IN WELLBOX  
 CCR 051475

### GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°21'11" WEST.
- THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
- ATTENTION IS DIRECTED TO THE FACT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALE DATA.
- A CERTIFICATE OF TITLE INFORMATION PREPARED BY "FIRST AMERICAN TITLE INSURANCE COMPANY" DATED NOVEMBER 27, 2012, FILE NO. 2037-2857112 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

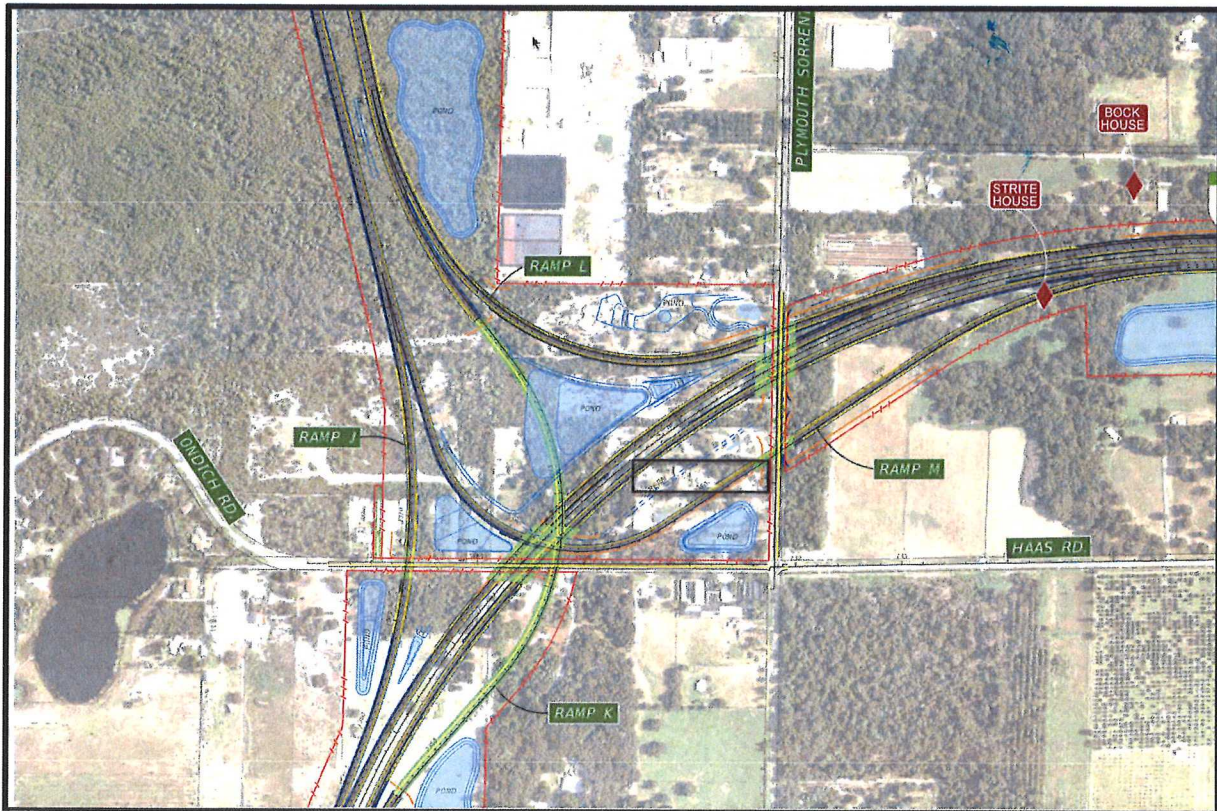
JOB NO:

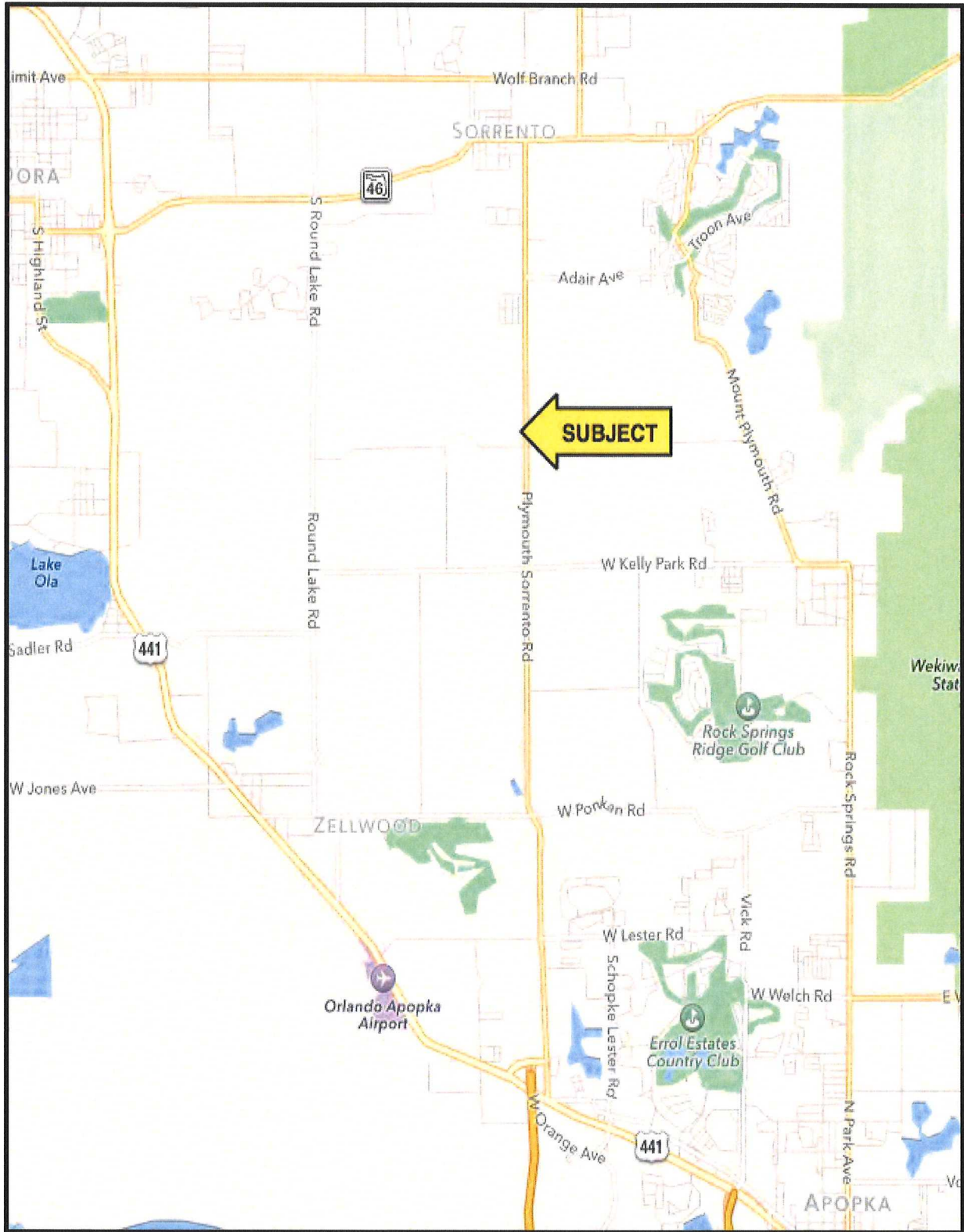
APPROVED BY: RJM

OOCEA PROJECT NO: 429-204

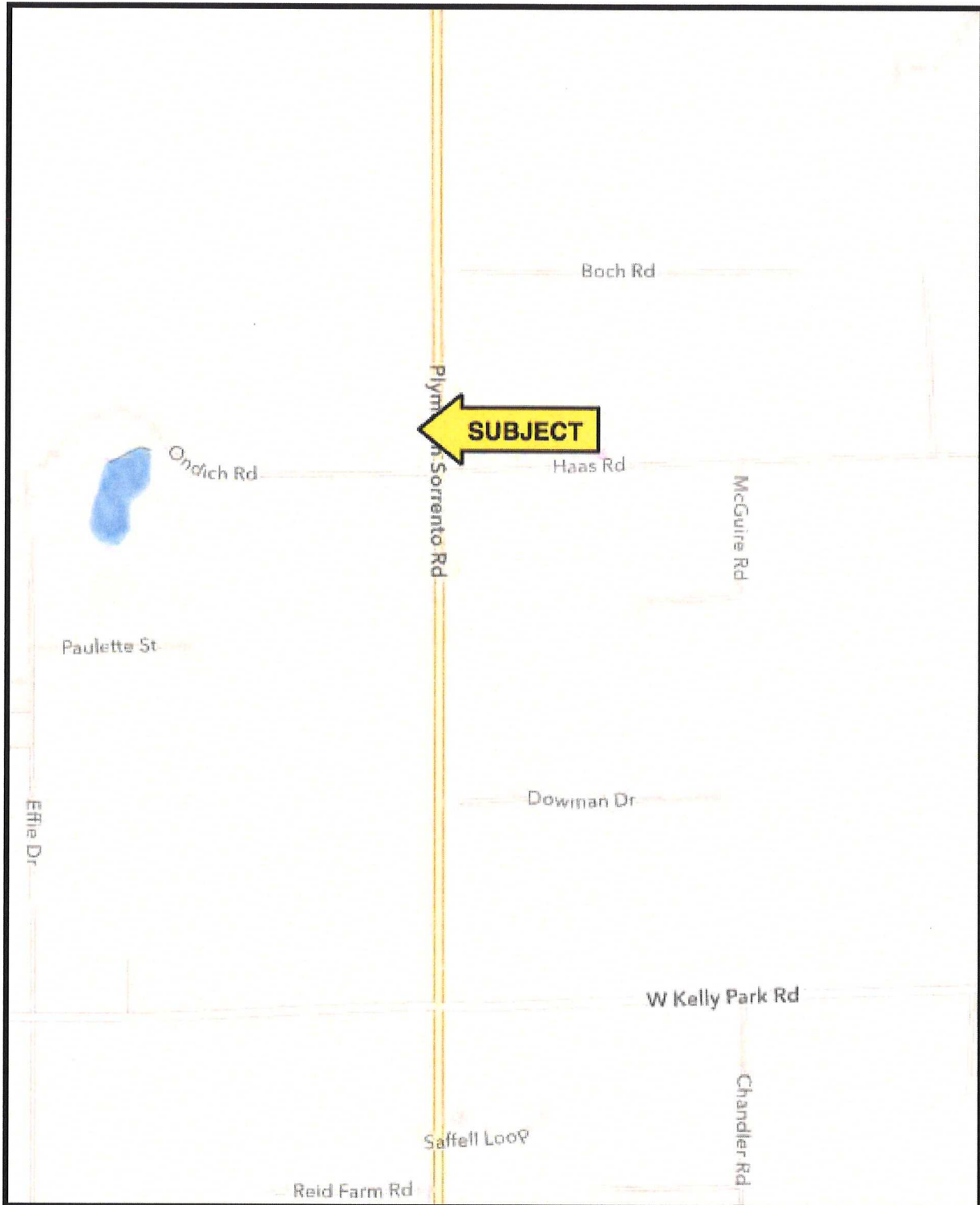
SHEET: 2 OF 2

The proposed design of the Wekiva Parkway improvements in the area of the subject property is shown below.





**LOCATION MAP**



**LOCATION MAP**





**AERIAL**

(Source: OCPAFL.org – 2014 Image Date)



**AERIAL/SKETCH**



**BIRDS EYE/IMPROVEMENTS**



Westerly view of subject from Plymouth Sorrento Road. (Photo #1)



View of carport area. (Photo #2)



Northerly view of pool and deck. (Photo #3)



A view of the dog pen. (Photo #4)



A view of the horse barn. (Photo 5)



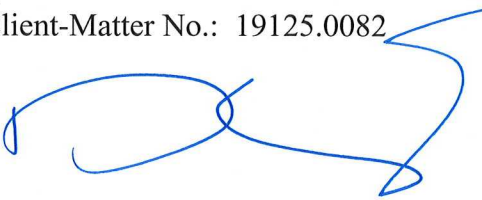
Interior view of home. (Photo 6)

# Tab E



## MEMORANDUM

TO: Central Florida Expressway Authority      Client-Matter No.: 19125.0082  
Right-of-Way Committee Members

FROM: David A. Shontz, Esq. 

DATE: September 21, 2016

RE: **State Road 429 Wekiva Parkway, Project 429-204**  
**Subordination of Easements Agreement with Duke Energy Florida LLC d/b/a**  
**Duke Energy as to Parcels 252, 253, 304, and 305**

---

Shutts & Bowen LLP, as right-of-way counsel, submits the attached Subordination of Easements Agreement between the Central Florida Expressway Authority (“CFX”) and Duke Energy Florida LLC d/b/a Duke Energy (“Duke Energy”) and requests the Right-of-Way Committee recommend to the CFX Board approval of this agreement relating to Parcels 252, 253, 304, and 305 of the State Road 429 Wekiva Parkway Project, Section 429-204.

### **DESCRIPTION AND BACKGROUND:**

As part of the acquisition of Parcels 252, 253, 304, and 305 in Section 429-204 of the Wekiva Parkway Project, Duke Energy held perpetual easements for the transmission and distribution of electricity encumbering the above-referenced parcels. Duke will be able to re-establish the distribution lines on these parcels to provide service to the remaining improvements. Accordingly, Duke has agreed to subordinate its easement interests in the above-referenced parcels.

Please find attached hereto the Subordination of Easements Agreement by and between the CFX and Duke for Parcels 252, 253, 304, and 305. The underlying Subordination Agreement, which was previously entered into by the parties for both sections 429-202 and 429-203, has been revised to eliminate any reference to indemnification by the CFX. The revised Subordination of Easements Agreement as to Parcels 252, 253, 304, and 305 was executed on behalf of Duke on September 20, 2016, and right-of-way counsel requests the Right-of-Way Committee recommend that the CFX Board authorize execution of the Subordination of Easements Agreement on behalf of the CFX.

It is in the best interest of the Central Florida Expressway Authority to approve this Subordination of Easements Agreement, and will result in savings of both time and monies for CFX.

**REQUESTED ACTION:**

Right-of-way counsel respectfully requests the recommendation by the Right-of-Way Committee that the CFX Board approve execution of the attached Subordination of Easements Agreement as to Parcels 252, 253, 304, and 305 of the State Road 429 Wekiva Parkway Project, Section 429-204.

**ATTACHMENTS:**

Subordination of Easements Agreement by and between the Central Florida Expressway Authority and Duke Energy Florida LLC d/b/a Duke Energy as to Parcels 252, 253, 304, and 305 with sketches of legal description for the affected parcels.

ORLDOCS 14388973 4



Prepared By and Return To:  
David A. Shontz, Esquire  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1000  
Orlando, Florida 32801

**SUBORDINATION OF EASEMENTS AGREEMENT AS TO PARCELS 252, 253,  
304, AND 305 OF THE WEKIVA PARKWAY PROJECT, SECTION 429-204**

**THIS SUBORDINATION OF EASEMENTS AGREEMENT**, entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by and between the **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a public corporation of the State of Florida (the "Authority"), having an address of 4974 ORL Tower Road, Orlando, Florida 32807, and **DUKE ENERGY FLORIDA, LLC** d/b/a Duke Energy (the "Utility"), having an address of P.O. Box 14042, St. Petersburg, Florida 33733.

**RECITALS:**

WHEREAS, the Utility has perpetual easement(s) for the transmission and distribution of electricity encumbering certain lands hereinafter described that have been determined necessary for expressway purposes; and

WHEREAS, the proposed use of these lands for expressway purposes shall require subordination of the interest in such lands by the Utility to the Authority; and

WHEREAS, the Utility has the authority to subordinate its interest as hereinafter set forth; and

WHEREAS, the Authority is willing to replace Utility's perpetual easements with new easements encumbering different lands and pay for the removal or relocation of Utility's facilities.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and Authority agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated herein by this reference.

2. **Subordination.** The Utility subordinates to the Authority, its successors and assigns, any and all of its easements only to the extent they encumber listed property in the lands described as follows, to wit:

**See Exhibit "A" attached hereto and incorporated by reference herein**

for the purpose of constructing, improving, maintaining and operating an expressway and appurtenant improvements over, through, upon, and/or across such lands.

3. **Reservation of Rights.** The Utility reserves the right to construct, operate, maintain, improve, add to, upgrade, remove, or relocate facilities on, within, and upon the lands described herein in accordance with the Authority's current minimum standards, as may be amended, for such facilities as required by the State of Florida Department of Transportation ("FDOT"), Utility Accommodation Guide.

4. **Relocation of Easements.** Should the Authority require the Utility to alter, remove, adjust, or relocate its facilities located within any portion of the above-described lands, the Authority hereby agrees to pay the direct costs of such alteration, adjustment, relocation or removal including, but not limited to the cost of acquiring appropriate replacement easements to cover the relocated facilities. Any relocation, alteration or removal of the Utility's facilities not required by the Authority shall be performed at the Utility's sole cost and expense.

5. **Maintenance Access by the Utility.**

a. The Utility shall retain the reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 3 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that the exercise of such rights does not unreasonably interfere with the operation and safety of the Authority's expressway. The Utility shall pay tolls for the entry and exit of all its equipment and vehicles and those of its contractor at the prevailing rate.

b. In the exercise of the rights and privileges under Paragraphs 3 and 5a, above, the Utility shall not damage or disturb any improvements located outside of the easement areas and, upon completion of any work, shall repair and restore any damage to the Authority property or improvements to the satisfaction of the Authority. The Utility shall be responsible for the proper construction, operation, maintenance and repair of the facilities installed and maintained by the Utility, and the Authority shall assume no responsibility or liability for the maintenance, repair or safe operation of such facilities. All entries upon property owned by the Authority by Utility, its employees, agents and contractors, shall be at Utility's risk and expense. The Utility shall agree to indemnify the Authority against any loss or damage directly resulting from the Utility's exercise of its rights outlined in Paragraphs 3 and 5a, above.

6. **Non-Interference with Facilities.** The Authority covenants not to interfere with the Utility's facilities within the easement area on the above-described property.

7. **Notice of Construction.** Except in case of emergency, the Authority shall give a minimum of forty-eight (48) hours' notice to the Utility's local office prior to the commencement of construction over the Utility's easement areas in the above-described property. In emergency situations, Authority shall notify the Utility's office as soon as possible.

8. **General Provisions.** No failure of either party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein shall constitute a waiver of either party's right to demand strict compliance with the terms hereof. This Agreement contains the entire agreement of the parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. Any amendment to this Agreement shall not be binding upon any of the parties hereto unless such amendment is in writing and executed by the parties. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, personal representatives, successors and assigns. Time is of the essence of this Agreement. The headings inserted at the beginning of each paragraph are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. This Agreement shall be interpreted under the laws of Florida. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement on the day and year first above written.

**[SIGNATURE PAGES TO FOLLOW]**

Signed, sealed and delivered  
in our presence as witnesses:

**CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY**

\_\_\_\_\_

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

Joseph A. Berenis  
Deputy Executive Director

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_

\_\_\_\_\_  
(Print Name)

APPROVED AS TO FORM AND  
LEGALITY FOR USE AND RELIANCE BY  
THE CENTRAL FLORIDA EXPRESSWAY  
AUTHORITY:

RECEIVED AND REVIEWED BY THE  
OFFICE OF GENERAL COUNSEL,  
CENTRAL FLORIDA EXPRESSWAY  
AUTHORITY:

Shutts & Bowen, LLP

By: \_\_\_\_\_  
David A. Shontz

By: \_\_\_\_\_  
Linda Brehmer Lanosa  
Deputy General Counsel

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Joseph A. Berenis as Deputy Executive Director of CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a municipal corporation, who is personally known to me or has produced \_\_\_\_\_ as identification and who did/did not take an oath.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
My commission expires:

Signed, sealed and delivered  
in our presence as witnesses:

**DUKE ENERGY FLORIDA, LLC,**  
d/b/a Duke Energy

Michelle E. Sechman

Michelle E. Sechman  
(Print Name)

Laura M. Costello

LAURA M. COSTELLO  
(Print Name)

By: [Signature]

Print Name: Kris Tietig

Title: Manager, Land Services

STATE OF INDIANA  
COUNTY OF HENDRICKS

The foregoing instrument was acknowledged before me this 20th day of September, 2016, by Kris Tietig as Manager, Land Services of Duke Energy Florida, LLC d/b/a Duke Energy, on behalf of the limited liability company, who is personally known to me or has produced X as identification and who did/did not take an oath.

Michelle E. Sechman  
Notary Public

Michelle E. Sechman  
Print Name

Notary Public, State of Indiana  
Commission No. 1069209  
My commission expires: Aug. 14, 2023

**LEGAL DESCRIPTION**

PARCEL 252  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 ESTATE: FEE SIMPLE

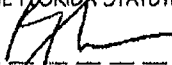
PART A:  
 THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1,  
 TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING  
 THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9070, PAGE 3778,  
 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE  
 PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID  
 SECTION 1 (A 1/2" IRON ROD IN WELLBOX AS NOW EXISTS); THENCE SOUTH  
 89°21'11" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE  
 OF 1508.96 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°16'53" EAST,  
 A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY  
 LINE OF ONDICH ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 89°21'11"  
 WEST ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, A DISTANCE OF 55.00 FEET  
 TO A POINT ON THE WEST LINE OF THE WEST 110 FEET OF THE EAST 220 FEET OF  
 THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST  
 1/4; THENCE DEPARTING SAID EXISTING NORTH RIGHT OF WAY LINE NORTH 00°17'04"  
 EAST ALONG SAID WEST LINE, A DISTANCE OF 300.84 FEET; THENCE DEPARTING  
 SAID WEST LINE SOUTH 89°18'06" WEST, A DISTANCE OF 290.05 FEET; THENCE  
 NORTH 00°17'04" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE LANDS  
 DESCRIBED IN OFFICIAL RECORDS BOOK 9070, PAGE 3781 OF THE PUBLIC RECORDS  
 OF ORANGE COUNTY, FLORIDA; THENCE NORTH 89°18'06" EAST ALONG THE BOUNDARY  
 OF SAID LANDS, A DISTANCE OF 345.05 FEET; THENCE SOUTH 00°16'53" WEST  
 ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE 340.89 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 0.697 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.

  
 \_\_\_\_\_ 2/12/2014  
 RUSSELL J. MARKS, PSM NO. 5623 DATE  
 NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 2/11/14	<b>URS</b> 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: 1 OF 3

**Composite  
 EXHIBIT "A"**

## LEGAL DESCRIPTION

PARCEL 252  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE

**PART B:**

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9070, PAGE 3778, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

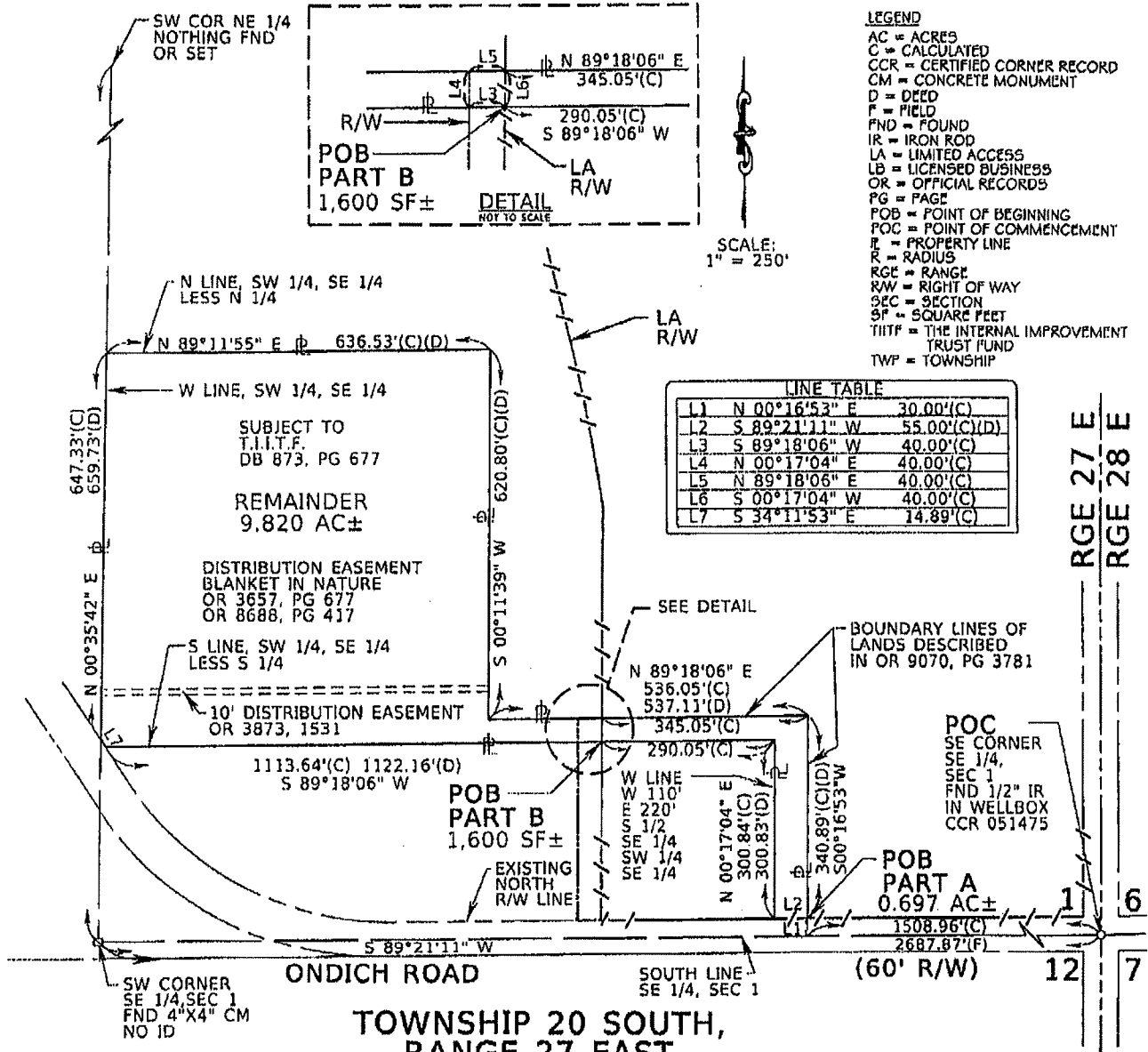
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 1 (A 1/2" IRON ROD IN WELLBOX AS NOW EXISTS); THENCE SOUTH 89°21'11" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1508.96 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°16'53" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF ONDICH ROAD; THENCE SOUTH 89°21'11" WEST ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST LINE OF THE WEST 110 FEET OF THE EAST 220 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID EXISTING NORTH RIGHT OF WAY LINE NORTH 00°17'04" EAST ALONG SAID WEST LINE, A DISTANCE OF 300.84 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°18'06" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 290.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°18'06" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°17'04" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9070, PAGE 3781 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 89°18'06" EAST ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 40.00 FEET; THENCE DEPARTING THE BOUNDARY OF SAID LANDS SOUTH 00°17'04" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,600 SQUARE FEET, MORE OR LESS.

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 2/11/14	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	OOCEA PROJECT NO: 429-204		SHEET: 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL: 252  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 & RIGHT OF WAY  
 ESTATE: FEE SIMPLE



**LEGEND**  
 AC = ACRES  
 C = CALCULATED  
 CCR = CERTIFIED CORNER RECORD  
 CM = CONCRETE MONUMENT  
 D = DEED  
 F = FIELD  
 FND = FOUND  
 IR = IRON ROD  
 LA = LIMITED ACCESS  
 LB = LICENSED BUSINESS  
 OR = OFFICIAL RECORDS  
 PG = PAGE  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 PL = PROPERTY LINE  
 R = RADIUS  
 RGE = RANGE  
 RAW = RIGHT OF WAY  
 SEC = SECTION  
 SF = SQUARE FEET  
 TITF = THE INTERNAL IMPROVEMENT TRUST FUND  
 TWP = TOWNSHIP

LINE TABLE		
L1	N 00°16'53" E	30.00'(C)
L2	S 89°21'11" W	55.00'(C)(D)
L3	S 89°18'06" W	40.00'(C)
L4	N 00°17'04" E	40.00'(C)
L5	N 89°18'06" E	40.00'(C)
L6	S 00°17'04" W	40.00'(C)
L7	S 34°11'53" E	14.89'(C)

- GENERAL NOTES:**
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°21'11" WEST.
  2. THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
  3. ATTENTION IS DIRECTED TO THE FACT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALE DATA.
  4. A CERTIFICATE OF TITLE INFORMATION PREPARED BY "FIRST AMERICAN TITLE INSURANCE COMPANY" DATED MARCH 25, 2013, FILE NO. 2037-2934327 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: 2/11/14	<b>URS</b> URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6639	REVISIONS:
DRAWN BY: SMP	JOB NO:		
APPROVED BY: RJM	OCEA PROJECT NO: 429-204		SHEET: 3 OF 3



# LEGAL DESCRIPTION

PARCEL 253  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 ESTATE: FEE SIMPLE


THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9070, PAGE 3781, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 1 (A 1/2" IRON ROD IN WELLBOX AS NOW EXISTS); THENCE SOUTH 89°21'11" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1453.95 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°17'04" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF ONDICH ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 89°21'11" WEST ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, A DISTANCE OF 55.01 FEET TO A POINT ON THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9070, PAGE 3778 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EXISTING NORTH RIGHT OF WAY LINE NORTH 00°16'53" EAST ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 340.89 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LANDS SOUTH 89°18'06" WEST, A DISTANCE OF 345.05 FEET; THENCE DEPARTING THE BOUNDARY OF SAID LANDS NORTH 00°17'04" EAST, A DISTANCE OF 355.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 08°30'57" WEST NORTHWESTERLY 270.03 FEET ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3006.00 FEET, A CENTRAL ANGLE OF 05°08'49" AND A CHORD BEARING OF NORTH 11°05'21" WEST TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LESS THE NORTH 1/4; THENCE NORTH 89°11'55" EAST ALONG SAID NORTH LINE, A DISTANCE OF 563.34 FEET TO A POINT ON THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9022, PAGE 3774 AND OFFICIAL RECORDS BOOK 8323, PAGE 3054 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°17'04" WEST ALONG THE BOUNDARY OF SAID LANDS A DISTANCE OF 662.08 FEET TO A POINT ON THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8465, PAGE 3287 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°18'06" WEST ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8465, PAGE 3287 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 110.02 FEET; THENCE SOUTH 00°17'04" WEST ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 300.94 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 7.959 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

2/12/2014

DATE

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 2/11/14	<b>URS</b> URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6639	REVISIONS:
DRAWN BY: SMP	JOB NO:		
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204		SHEET: 1 OF 2

# SKETCH OF DESCRIPTION

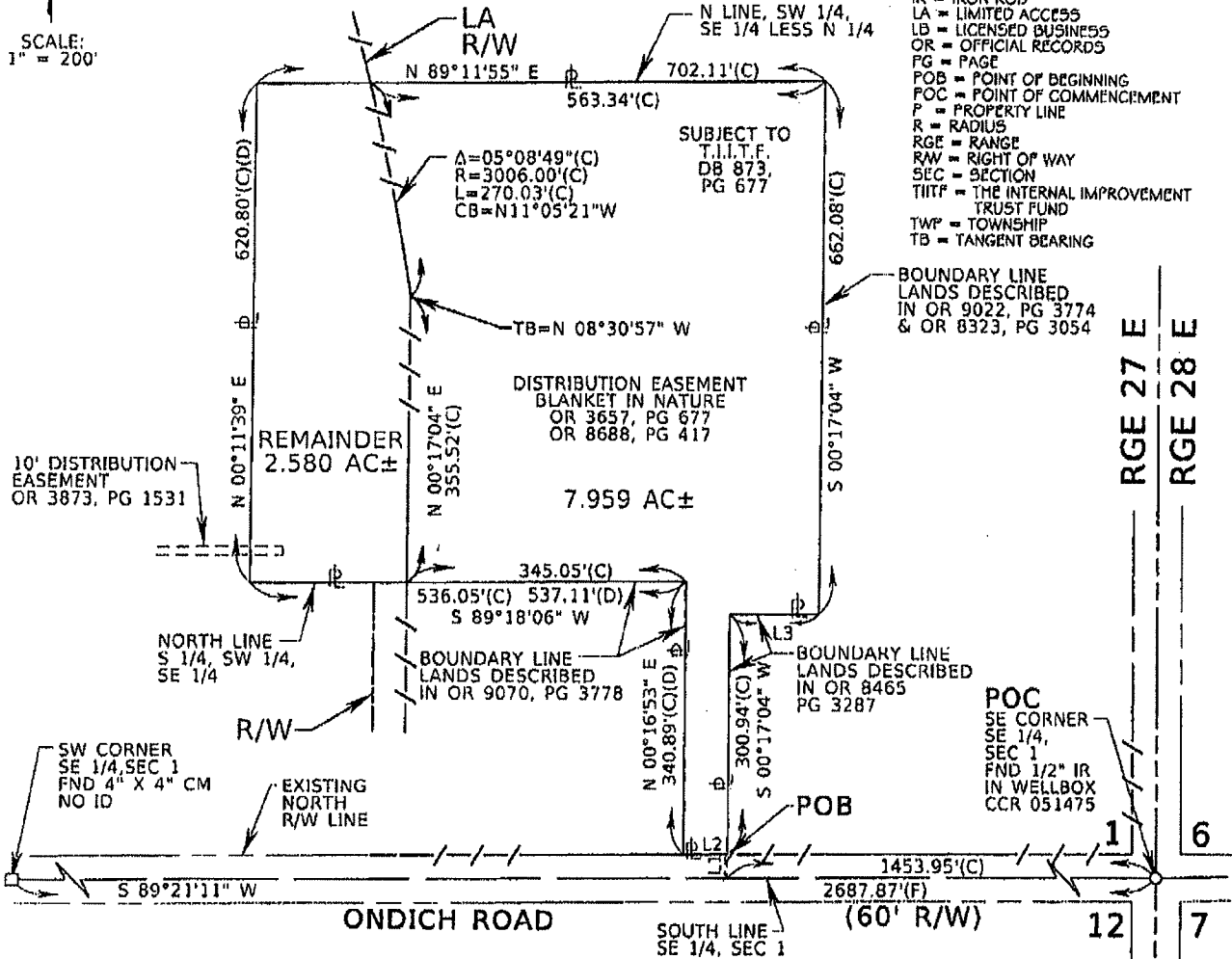
PARCEL: 253  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 ESTATE: FEE SIMPLE

## TOWNSHIP 20 SOUTH, RANGE 27 EAST

LINE TABLE		
L1	N 00°17'04" E	30.00'(C)
L2	S 89°21'11" W	55.01'(C)
L3	S 89°18'06" W	110.02'(C)



- LEGEND**
- AC = ACRES
  - C = CALCULATED
  - Δ = CENTRAL ANGLE
  - CB = CHORD BEARING
  - CCR = CERTIFIED CORNER RECORD
  - CM = CONCRETE MONUMENT
  - D = DEED
  - F = FIELD
  - FND = FOUND
  - IR = IRON ROD
  - LA = LIMITED ACCESS
  - LB = LICENSED BUSINESS
  - OR = OFFICIAL RECORDS
  - PG = PAGE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - P = PROPERTY LINE
  - R = RADIUS
  - RGE = RANGE
  - RAW = RIGHT OF WAY
  - SEC = SECTION
  - TITF = THE INTERNAL IMPROVEMENT TRUST FUND
  - TWP = TOWNSHIP
  - TB = TANGENT BEARING



**GENERAL NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°21'11" WEST.
2. THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
3. ATTENTION IS DIRECTED TO THE FACT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALE DATA.
4. A CERTIFICATE OF TITLE INFORMATION PREPARED BY "FIRST AMERICAN TITLE INSURANCE COMPANY" DATED NOVEMBER 20, 2012, FILE NO. 2037-2857008 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: 2/11/14	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

## LEGAL DESCRIPTION

PARCEL 304  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 ESTATE: FEE SIMPLE

### PART A

THAT PART OF GOVERNMENT LOT 4 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9131, PAGE 740, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, (A 6"X6" CONCRETE MONUMENT NO IDENTIFICATION AS NOW EXISTS); THENCE SOUTH 89°47'27" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1317.59; THENCE DEPARTING SAID NORTH LINE SOUTH 01°06'18" WEST ALONG THE EAST LINE OF THE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°06'18" WEST ALONG SAID EAST LINE A DISTANCE OF 297.69 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE DEPARTING SAID EAST LINE, FROM A TANGENT BEARING OF NORTH 57°02'41" WEST NORTHWESTERLY 174.39 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3669.72 FEET, A CENTRAL ANGLE OF 02°43'22" AND A CHORD BEARING OF NORTH 58°24'22" WEST TO A POINT OF TANGENCY; THENCE NORTH 59°46'03" WEST, A DISTANCE OF 246.15 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2882, PAGE 1295 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°27'14" EAST ALONG SAID EAST LINE, A DISTANCE OF 87.68 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89°47'27" EAST A DISTANCE OF 298.66 FEET; THENCE SOUTH 59°46'03" EAST A DISTANCE OF 7.99 FEET; THENCE SOUTH 89°47'27" EAST A DISTANCE OF 60.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 453 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1.613 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

11/6/2014  
 DATE

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 11/06/14	<b>URS</b> URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	REVISIONS:
DRAWN BY: DJK	JOB NO:		
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204		SHEET: 1 OF 4

## LEGAL DESCRIPTION

PARCEL 304  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE

### PART B

THAT PART OF GOVERNMENT LOT 4 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9131, PAGE 740, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

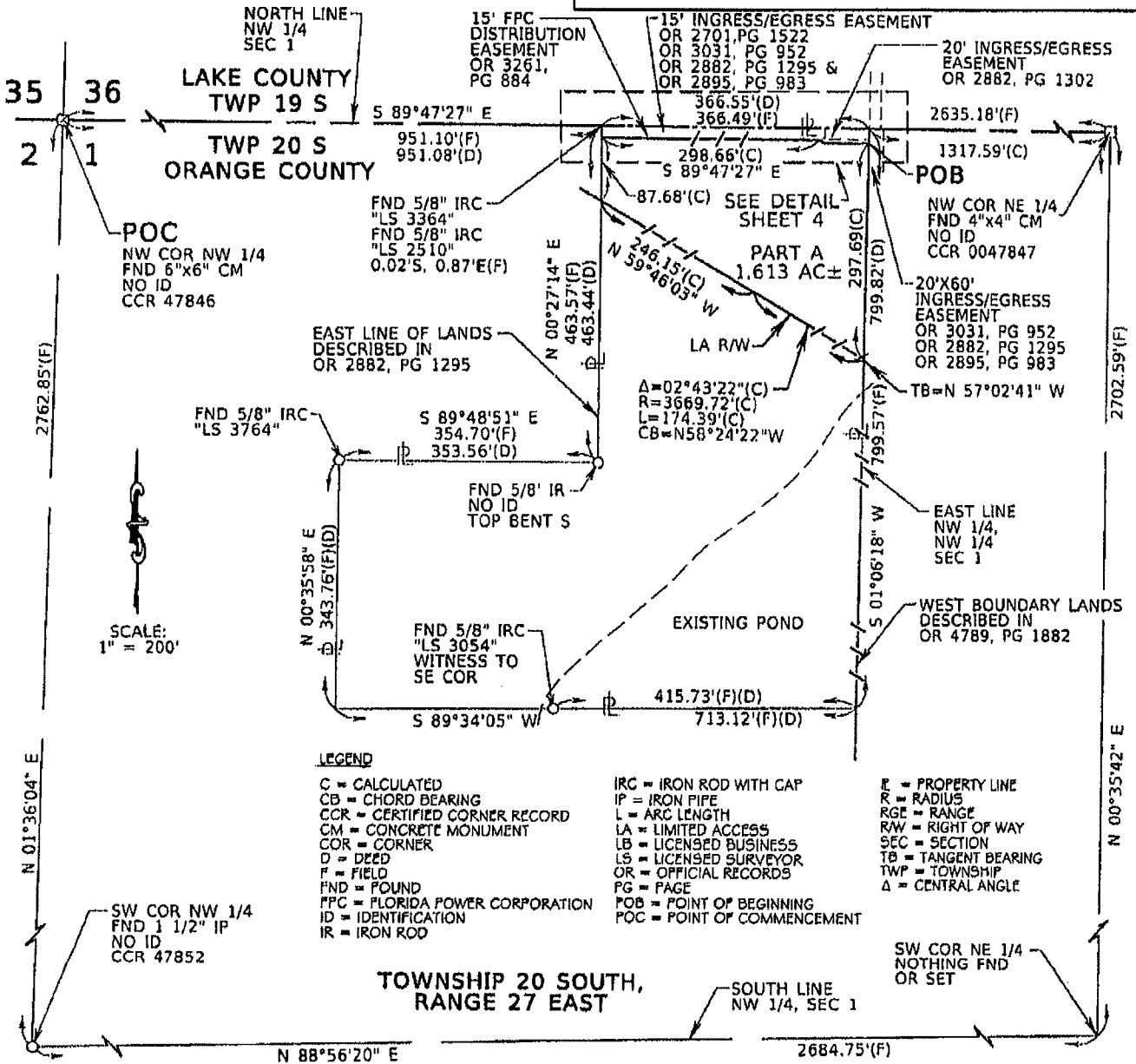
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, (A 6"X6" CONCRETE MONUMENT NO IDENTIFICATION AS NOW EXISTS); THENCE SOUTH 89°47'27" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1317.59 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 01°06'18" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE NORTH 89°47'27" WEST A DISTANCE OF 60.66 FEET; THENCE NORTH 59°46'03" WEST A DISTANCE OF 7.99 FEET; THENCE NORTH 89°47'27" WEST A DISTANCE OF 298.66 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2882, PAGE 1295; THENCE NORTH 00°27'14" EAST ALONG SAID EAST LINE A DISTANCE OF 16.00 FEET TO A POINT ON SAID NORTH LINE OF SECTION 1; THENCE DEPARTING SAID EAST LINE SOUTH 89°47'27" EAST ALONG SAID NORTH LINE A DISTANCE OF 366.49 FEET TO A POINT ON SAID EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE DEPARTING SAID NORTH LINE SOUTH 01°06'18" WEST ALONG SAID EAST LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6119 SQUARE FEET, MORE OR LESS.

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 11/06/14	URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	REVISIONS:
DRAWN BY: DJK	JOB NO:		
APPROVED BY: RJM	OCEEA PROJECT NO: 429-204		SHEET: 2 OF 4

# SKETCH OF DESCRIPTION

PARCEL: 304  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 ESTATE: FEE SIMPLE



SCALE:  
 1" = 200'

### LEGEND

- |                                 |                             |                      |
|---------------------------------|-----------------------------|----------------------|
| C = CALCULATED                  | IRC = IRON ROD WITH CAP     | R = PROPERTY LINE    |
| CB = CHORD BEARING              | IP = IRON PIPE              | R = RADIUS           |
| CCR = CERTIFIED CORNER RECORD   | L = ARC LENGTH              | RGE = RANGE          |
| CM = CONCRETE MONUMENT          | LA = LIMITED ACCESS         | R/W = RIGHT OF WAY   |
| COR = CORNER                    | LB = LICENSED BUSINESS      | SEC = SECTION        |
| D = DEED                        | LS = LICENSED SURVEYOR      | TB = TANGENT BEARING |
| F = FIELD                       | OR = OFFICIAL RECORDS       | TWP = TOWNSHIP       |
| FND = FOUND                     | PG = PAGE                   | Δ = CENTRAL ANGLE    |
| FPC = FLORIDA POWER CORPORATION | POB = POINT OF BEGINNING    |                      |
| ID = IDENTIFICATION             | POC = POINT OF COMMENCEMENT |                      |
| IR = IRON ROD                   |                             |                      |

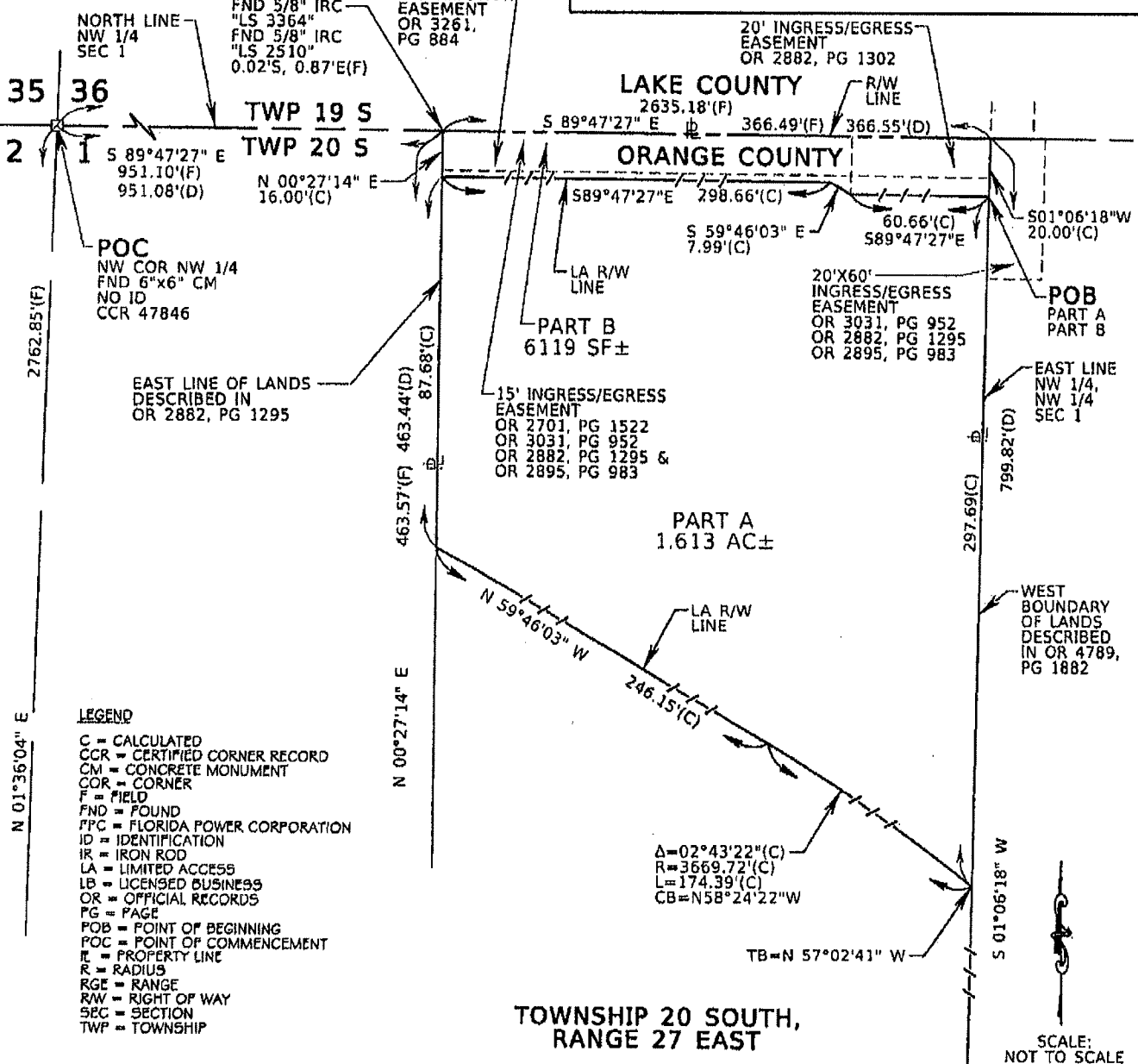
- GENERAL NOTES:**
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 88°56'20" EAST.
  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 "FIDELITY NATIONAL TITLE INSURANCE COMPANY" DATED JUNE 26, 2014, FILE NO. 4852992 WAS REVIEWED BY THE SURVEYOR AND EXCEPTIONS (IF ANY) NOTED ON SAID CERTIFICATE ARE SHOWN HEREON.

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 11/06/14	URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6039	REVISIONS:
DRAWN BY: DJK	JOB NO:		
APPROVED BY: RJM	OCEA PROJECT NO: 429-204		SHEET: 3 OF 4

# SKETCH OF DESCRIPTION

PARCEL: 304  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 & RIGHT OF WAY

ESTATE: FEE SIMPLE



### LEGEND

- C = CALCULATED
- CCR = CERTIFIED CORNER RECORD
- CM = CONCRETE MONUMENT
- COR = CORNER
- F = FIELD
- FND = FOUND
- FPC = FLORIDA POWER CORPORATION
- ID = IDENTIFICATION
- IR = IRON ROD
- LA = LIMITED ACCESS
- LB = LICENSED BUSINESS
- OR = OFFICIAL RECORDS
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PL = PROPERTY LINE
- R = RADIUS
- RGE = RANGE
- R/W = RIGHT OF WAY
- SEC = SECTION
- TWP = TOWNSHIP

TOWNSHIP 20 SOUTH,  
 RANGE 27 EAST

SCALE:  
 NOT TO SCALE

### GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 88°56'20" EAST.
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 "FIDELITY NATIONAL TITLE INSURANCE COMPANY" DATED JUNE 26, 2014, FILE NO. 4852992 WAS REVIEWED BY THE SURVEYOR AND EXCEPTIONS (IF ANY) NOTED ON SAID CERTIFICATE ARE SHOWN HEREON.

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 11/06/14	<b>URS</b> URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6039	REVISIONS:
DRAWN BY: DJK	JOB NO:		
APPROVED BY: RJM	OCEA PROJECT NO: 429-204		SHEET: 4 OF 4

**LEGAL DESCRIPTION**

PARCEL 305  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 ESTATE: FEE SIMPLE

**PART A**

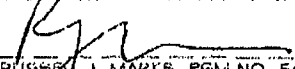
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5923, PAGE 4943, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, (A 6"X6" CONCRETE MONUMENT NO IDENTIFICATION AS NOW EXISTS); THENCE SOUTH 89°47'27" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 951.10 FEET TO A POINT ON THE BOUNDARY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2882, PAGE 1295 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE SOUTH 00°27'14" WEST ALONG SAID BOUNDARY LINE A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°27'14" WEST ALONG SAID BOUNDARY LINE, A DISTANCE OF 87.68 FEET; THENCE DEPARTING SAID BOUNDARY LINE NORTH 59°46'03" WEST A DISTANCE OF 34.86 FEET; THENCE NORTH 30°13'57" EAST A DISTANCE OF 31.00 FEET; THENCE NORTH 14°46'03" WEST A DISTANCE OF 21.21 FEET; THENCE NORTH 30°13'57" EAST A DISTANCE OF 26.46 FEET; THENCE SOUTH 89°47'27" EAST A DISTANCE OF 7.29 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 453 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1548 SQUARE FEET, 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.

 10/28/2014  
 \_\_\_\_\_ DATE  
 RUSSELL J. MARKS, PSM NO. 5623  
 NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 10/28/14	 URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	REVISIONS:
DRAWN BY: DJK	JOB NO:		
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204		SHEET: 1 OF 4

## LEGAL DESCRIPTION

PARCEL 305  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE

### PART B

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1,  
 TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING  
 THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5923, PAGE 4943,  
 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE  
 PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION  
 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, (A 6"X6" CONCRETE MONUMENT NO  
 IDENTIFICATION AS NOW EXISTS); THENCE SOUTH 89°47'27" EAST ALONG THE  
 NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 951.10 FEET TO A POINT  
 ON THE BOUNDARY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK  
 2882, PAGE 1295 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;  
 THENCE DEPARTING SAID NORTH LINE SOUTH 00°27'14" WEST ALONG SAID  
 BOUNDARY LINE A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING;  
 THENCE DEPARTING SAID BOUNDARY LINE NORTH 89°47'27" WEST A DISTANCE OF  
 7.29 FEET; THENCE SOUTH 30°13'57" WEST A DISTANCE OF 26.46 FEET; THENCE  
 SOUTH 14°46'03" EAST A DISTANCE OF 21.21 FEET; THENCE SOUTH 30°13'57"  
 WEST A DISTANCE OF 31.00 FEET; THENCE NORTH 64°38'25" WEST A DISTANCE  
 OF 202.92 FEET TO SAID NORTH LINE; THENCE SOUTH 89°47'27" EAST ALONG  
 SAID NORTH LINE A DISTANCE OF 214.30 FEET TO SAID BOUNDARY LINE; THENCE  
 SOUTH 00°27'14" WEST ALONG SAID BOUNDARY LINE A DISTANCE OF 16.00  
 FEET TO THE POINT OF BEGINNING.

CONTAINING 9261 SQUARE FEET, MORE OR LESS.

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 10/28/14	<b>URS</b> <small>URS CORPORATION          315 E. ROBINSON STREET          SUITE 245          ORLANDO, FL 32801-1949          PH (407) 422-0353          LICENSED BUSINESS NO. 6839</small>	REVISIONS:
DRAWN BY: DJK	JOB NO:		
APPROVED BY: RJM	DOCEA PROJECT NO: 429-204		SHEET: 2 OF 4



# SKETCH OF DESCRIPTION

PARCEL: 305

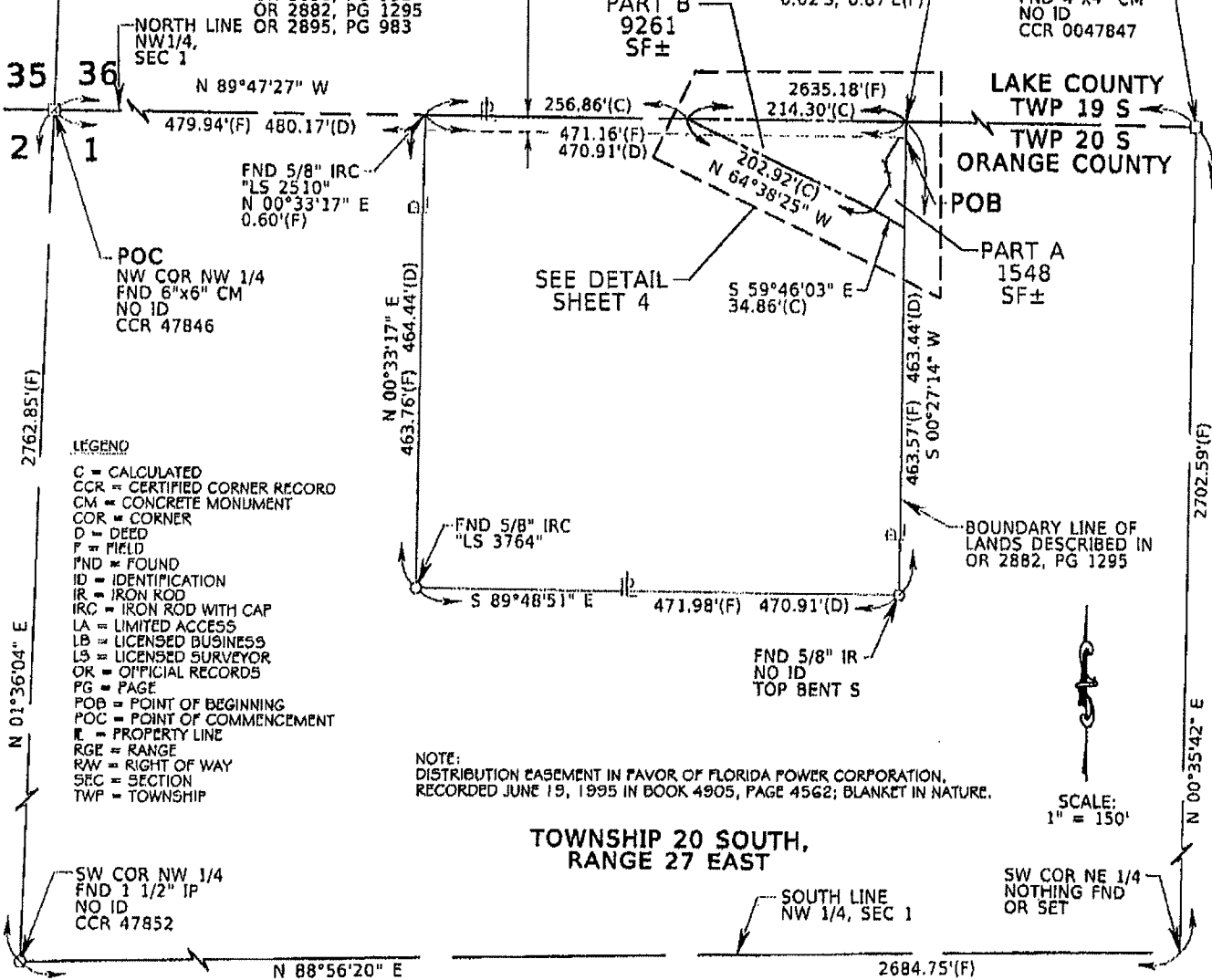
PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 † RIGHT OF WAY

ESTATE: FEE SIMPLE

N 15', NW 1/4, NW 1/4  
 FPC DISTRIBUTION EASEMENT  
 OR 3261 PG 884  
 N 15', NW 1/4, NW 1/4  
 INGRESS/EGRESS EASEMENT  
 OR 2701 PG 1522,  
 15' INGRESS/EGRESS  
 EASMENT  
 OR 3031, PG 952  
 OR 2882, PG 1295  
 OR 2895, PG 983

FND 5/8" IRC  
 "LS 3364"  
 FND 5/8" IRC  
 "LS 2510"  
 0.02'S, 0.87'E(F)

NW COR NE 1/4-  
 FND 4"x4" CM  
 NO ID  
 CCR 0047847



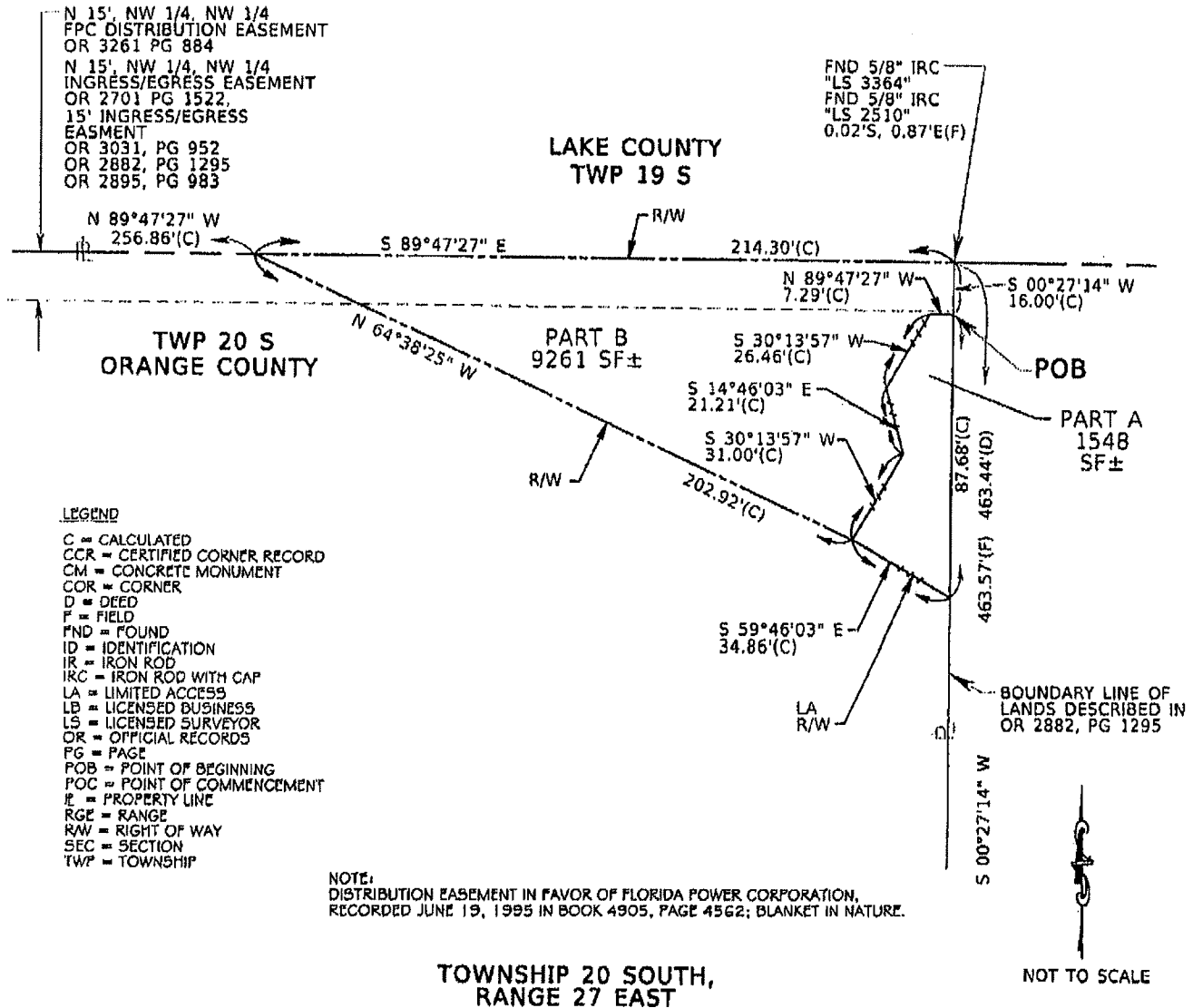
**GENERAL NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 88°56'20" EAST.
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 'FIDELITY NATIONAL TITLE INSURANCE COMPANY' DATED JUNE 26, 2014, FILE NO. 4853006 WAS REVIEWED BY THE SURVEYOR AND EXCEPTIONS (IF ANY) NOTED ON SAID CERTIFICATE ARE SHOWN HEREON.

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 10/28/14	URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	REVISIONS:
DRAWN BY: DJK	JOB NO:		
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204		SHEET: 3 OF 4

# SKETCH OF DESCRIPTION

PARCEL: 305  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 \* RIGHT OF WAY  
 ESTATE: FEE SIMPLE



**GENERAL NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 80°56'20" EAST.
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 "FIDELITY NATIONAL TITLE INSURANCE COMPANY" DATED JUNE 26, 2014, FILE NO. 4853006 WAS REVIEWED BY THE SURVEYOR AND EXCEPTIONS (IF ANY) NOTED ON SAID CERTIFICATE ARE SHOWN HEREON.

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 10/28/14	URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32601-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6639	REVISIONS:
DRAWN BY: DJK	JOB NO:		SHEET: 4 OF 4
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204		

# Tab F



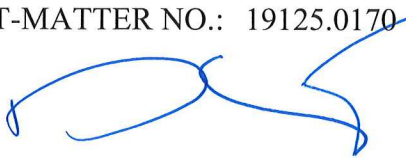
## MEMORANDUM

TO: Central Florida Expressway Authority      CLIENT-MATTER NO.: 19125.0170  
Right-of-Way Committee Members

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

DATE: September 23, 2016

RE: State Road 453 Wekiva Parkway, Project 429-206; Parcel 315  
Proposed Settlement Including Fees and Costs

A handwritten signature in blue ink, appearing to be "David A. Shontz", is written over the "CLIENT-MATTER NO." and "FROM:" fields.

---

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right-of-Way Committee of a negotiated settlement between Curtis Wayne McNeil And Brucene Kay McNeil, Life Estate, and Daniel Leon McNeil, Jeffrie Wayne McNeil, Dawn McNeil, and Karin Renee McNeil, Remaindermen, (the "Owners") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 315 (the "Taking" or "Property") for the construction of State Road 453 Wekiva Parkway, Project 429-206.

### DESCRIPTION AND BACKGROUND

Parcel 315 is a fee simple whole taking consisting of Part A containing 4.882 acres for use as limited access right-of-way, and Part B containing 9,969 square feet, more or less, for use as right-of-way. The property is located on the south side of Coronado Somerset Road, west of Swann Road in Lake County, Florida.

The subject is the homestead of Mr. and Mrs. McNeil, and is improved with a single-wide manufactured home connected to a one-story conventional residence with a total of 1,315 square feet of gross living area and an open porch. Other site improvements include a gravel stabilized driveway, two aluminum sheds (16' x 30' and 10 x 10'), 4-strand barbed wire cross fencing, and a septic system and well. The property is zoned A, Agriculture, by Lake County, with a future land use designation of Regional Office, by Lake County.

The CFX's appraisal of the property was prepared by Richard K. MacMillan, of The Appraisal Group of Central Florida, Inc. Mr. MacMillan opined the highest and best use of the property is for use as a single-family rural home site development with an interim use of the single-family manufactured residential improvements. Mr. MacMillan used four (4) comparable land sales ranging in size from 2.696 acres to 6.0 acres, with prices ranging from \$22,917 per

acre to \$28,713 per acre to arrive at an estimate of the land value of the Subject Property of \$25,000 per acre or \$127,800 as the land value.

Mr. MacMillan valued the interim use of the existing improvements over a five (5) year period to be \$27,900, up from his original estimate of \$27,000 in his initial appraisal. Thus, Mr. MacMillan opines the value of the land and the interim use of the existing improvements at \$155,700.

The McNeils are represented by Kurt Bauerle of Harris Harris Bauerle Ziegler Lopez, P.A. Although an appraisal report was not completed, Mr. Bauerle argued, that based upon the amounts being paid for similar acquisitions by the CFX, the land value should be at \$40,000 per acre and the improvements should be valued at \$30,000, or a total of \$234,440 to the McNeils.

Mr. Bauerle has incurred no expert fees allowing the parties to reach a negotiated settlement in the amount of \$200,000 in full settlement of all claims for compensation by the property owners, plus statutory attorney's fees of \$14,916, for a total settlement of \$214,916. The attached Settlement Agreement memorializes the agreement between Mr. Bauerle and Right-of-Way counsel.

For the above-cited reasons, Right-of-Way counsel requests a recommendation for approval of the negotiated settlement in the amount of \$200,000, plus statutory attorney's fees of \$14,916, 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 315.

### **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 \$214,916 in full settlement of all claims for compensation in the acquisition of Parcel 315, including all statutory attorney's fees.

### **ATTACHMENTS**

- Exhibit "A" – Sketch of the Subject Property
- Exhibit "B" – Photographs of the Subject Property and Area
- Exhibit "C" – Settlement Agreement

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
STATE ROAD 453  
PROJECT No. 429-206**

**PARCEL 315  
PART A**

**PURPOSE: LIMITED ACCESS RIGHT OF WAY  
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, subject to the North 30 feet thereof for nonexclusive road right of way easement for Coronado Somerset Drive, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a 4"x4" concrete monument with no identification; thence run South 89°47'59" West along the South line of said Northeast 1/4, a distance of 1330.03 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 35, said point being a 4"x4" concrete monument with disk stamped "PRM 3715 PCP"; thence run North 00°53'15" East along the East line of said Southwest 1/4 of the Northeast 1/4, a distance of 1341.56 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run South 89°41'48" West along the South line of said Northwest 1/4 of the Northeast 1/4, a distance of 664.74 feet to the Southeast corner of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35 and the POINT OF BEGINNING; thence continue South 89°41'48" West along said South line, a distance of 332.37 feet to the Southwest corner of said East 1/2; thence run North 00°54'23" East, along the West line of said East 1/2, a distance of 639.88 feet to a point on the South line of a 60-foot nonexclusive right of way easement for Coronado Somerset Drive; thence run North 89°38'42" East along said South line, a distance of 332.31 feet to the East line of aforesaid East 1/2; thence departing said South line, run South 00°54'00" West along the said East line of East 1/2, a distance of 640.18 feet to the POINT OF BEGINNING.

Containing 4.882 acres, more or less.

Together with all rights of ingress, egress, light, air, and view to, from or across any State Road 453 right of way property which may otherwise accrue to any property adjoining said right of way.

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
STATE ROAD 453  
PROJECT No. 429-206**

**PARCEL 315  
PART B**

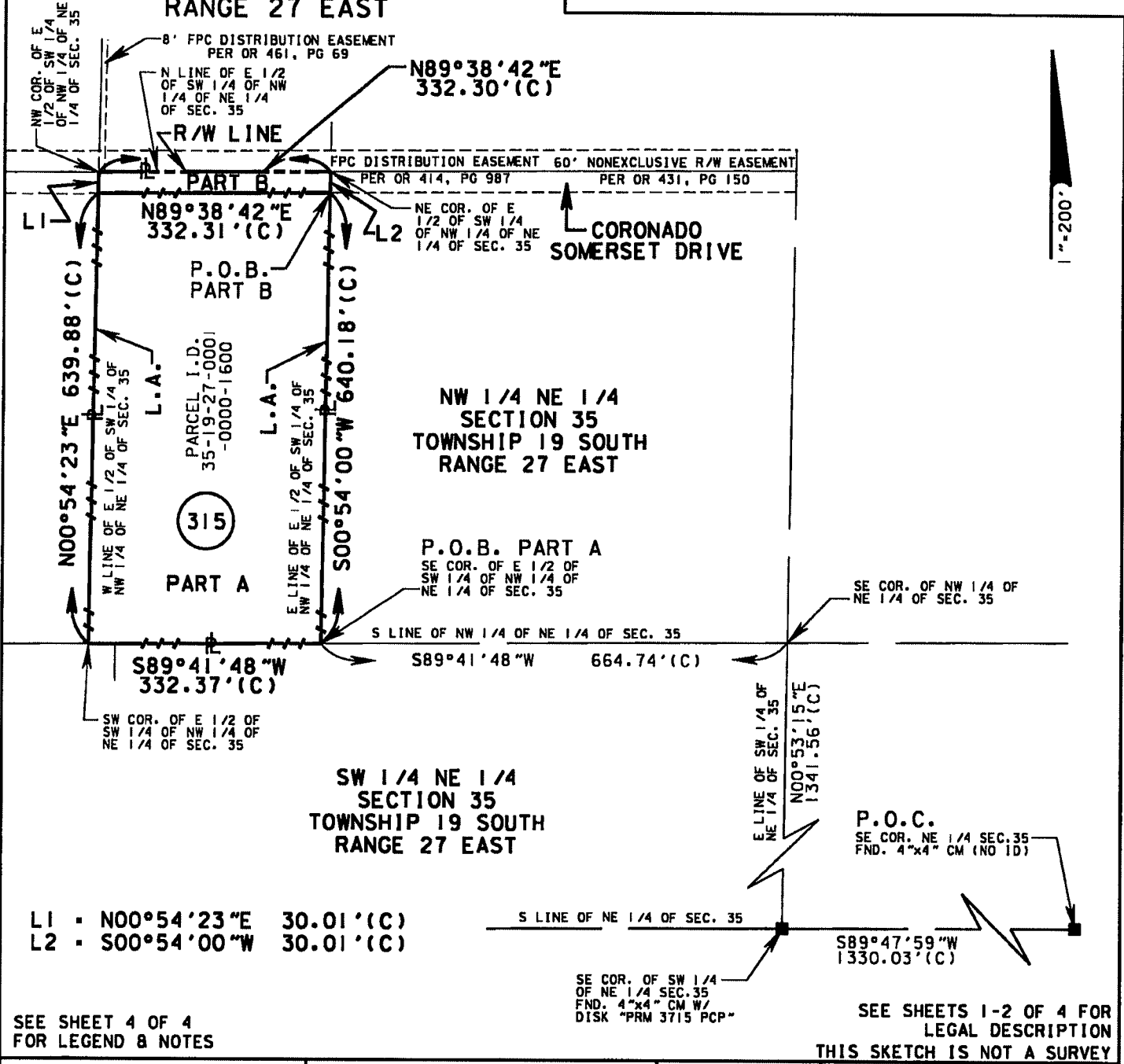
**PURPOSE: RIGHT OF WAY  
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, subject to the North 30 feet thereof for nonexclusive road right of way easement for Coronado Somerset Drive, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a 4"x4" concrete monument with no identification; thence run South 89°47'59" West along the South line of said Northeast 1/4, a distance of 1330.03 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 35, said point being a 4"x4" concrete monument with disk stamped "PRM 3715 PCP"; thence run North 00°53'15" East along the East line of said Southwest 1/4 of the Northeast 1/4, a distance of 1341.56 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run South 89°41'48" West along the South line of said Northwest 1/4 of the Northeast 1/4, a distance of 664.74 feet to the Southeast corner of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run North 00°54'00" East, along the East line of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35, a distance of 640.18 feet to a point on the South line of a 60-foot nonexclusive right of way easement for Coronado Somerset Drive and the POINT OF BEGINNING; thence departing said East line, run South 89°38'42" West, along said South line, a distance of 332.31 feet to the West line of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence departing said South line, run North 00°54'23" East, along said West line, a distance of 30.01 feet to the North line of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence departing said West line, run North 89°38'42" East, along said North line, a distance of 332.30 feet to the aforesaid East line; thence departing said North line, run South 00°54'00" West, along said East line, a distance of 30.01 feet to the POINT OF BEGINNING.

Containing 9969 square feet, more or less.

PARCEL: 315  
SECTION 35  
TOWNSHIP 19 SOUTH  
RANGE 27 EAST



- L1 - N00°54'23"E 30.01'(C)
- L2 - S00°54'00"W 30.01'(C)

RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SECTION 429-206 (2C)	
		DRMP PROJECT NO. 12-0150.000		SHEET 3 OF 4		DATE: 08/08/14	
		ADD REMAINDER		CWW 11/14		SCALE: 1" = 200'	
		L.A. CHANGES		CWW 11/14		CHECKED: ALO	
REVISED TO WHOLE PARCEL TAKE		CWW 2/15		PER COMMENTS		CWW 9/14	
REVISION		BY		DATE		DRAWN: BJP	

SKETCH PREPARED BY



**DRMP**

ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

941 LAKE BALDWIN LANE  
ORLANDO, FLORIDA 32814  
(407) 896-0594  
L.B. No. 2648



PARCEL: 315

NOTES:



1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING SOUTH 89°47'59" WEST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE, SHUTTS AND BOWEN LLP ORDER No. 4876575, DATED JULY 13, 2014.

LEGEND:

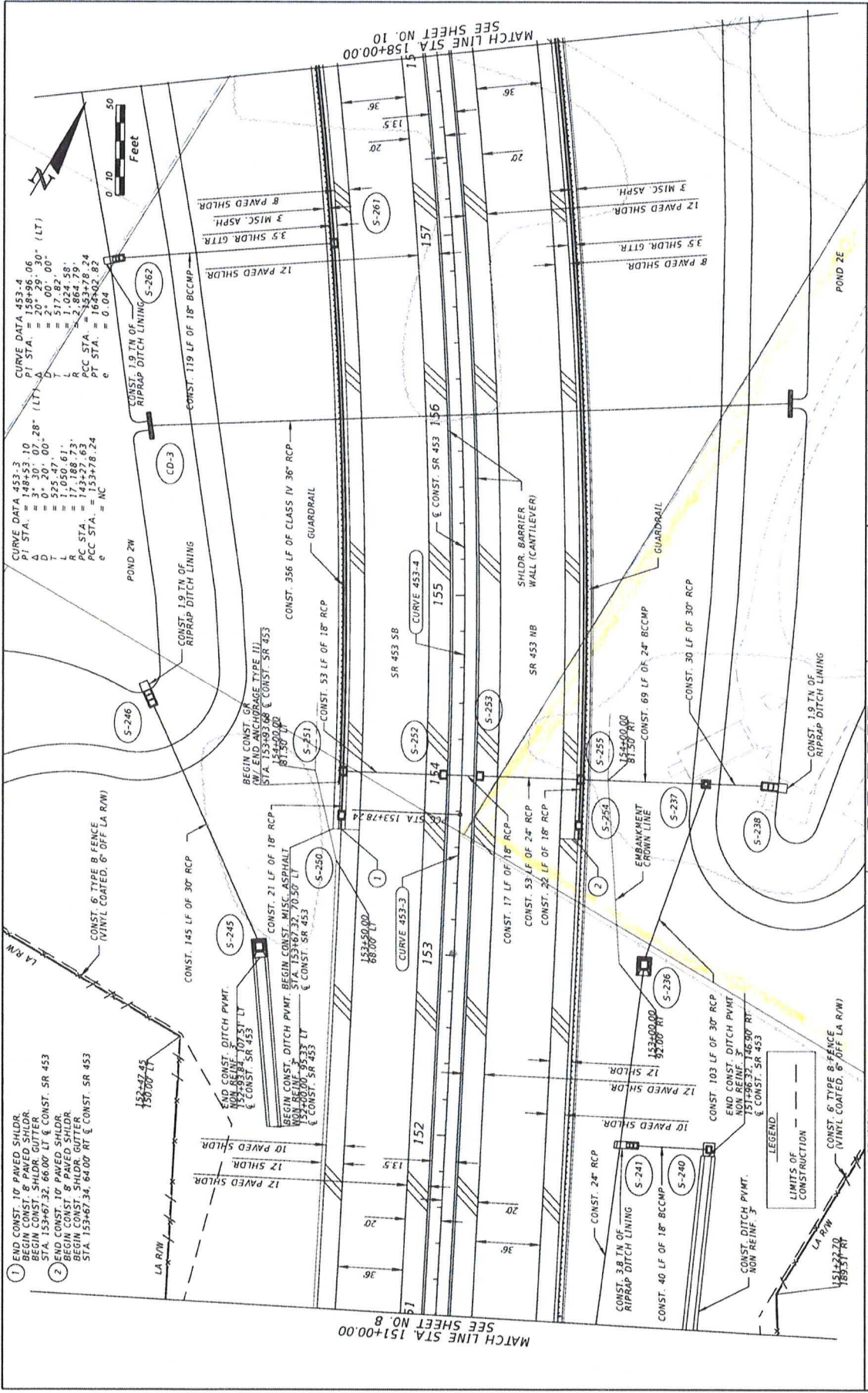
- (C) = CALCULATED DATA
- C.B. = CHORD BEARING
- C.D. = CHORD LENGTH
- COR. = CORNER
- CM = CONCRETE MONUMENT
- EXIST. = EXISTING
- FND. = FOUND
- I.D. = IDENTIFICATION
- IP = IRON PIPE
- L = ARC LENGTH
- L.A. = LIMITED ACCESS RIGHT OF WAY
- L.B. = LICENSED BUSINESS
- OR = OFFICIAL RECORDS BOOK
- PL = PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- No. = NUMBER
- PG = PAGE
- R = RADIUS
- REQ. = REQUIRED
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- Δ = CENTRAL ANGLE

SEE SHEET 3 OF 4 FOR SKETCH OF DESCRIPTION

SEE SHEETS 1-2 OF 4 FOR LEGAL DESCRIPTION THIS SKETCH IS NOT A SURVEY

<b>RIGHT OF WAY PARCEL SKETCH</b>	<b>STATE ROAD 453 (WEKIVA PARKWAY)</b>	<b>CENTRAL FLORIDA EXPRESSWAY AUTHORITY</b>	<b>SECTION 429-206 (2C)</b>
 ALLEN L. QUICKEL FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID UNLESS SIGNED AND SEALED)	DRMP PROJECT NO. 12-0150.D00	SHEET 4 OF 4	DATE: 08/08/14
	ADD REMAINDER	CWW	11/14
	L.A. CHANGES	CWW	11/14
	PER COMMENTS	CWW	9/14
REVISION	BY	DATE	DRAWN: BJP
		SCALE: 1" = 200	CHECKED: ALO
		SKETCH PREPARED BY  <b>DRMP</b> ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	

315

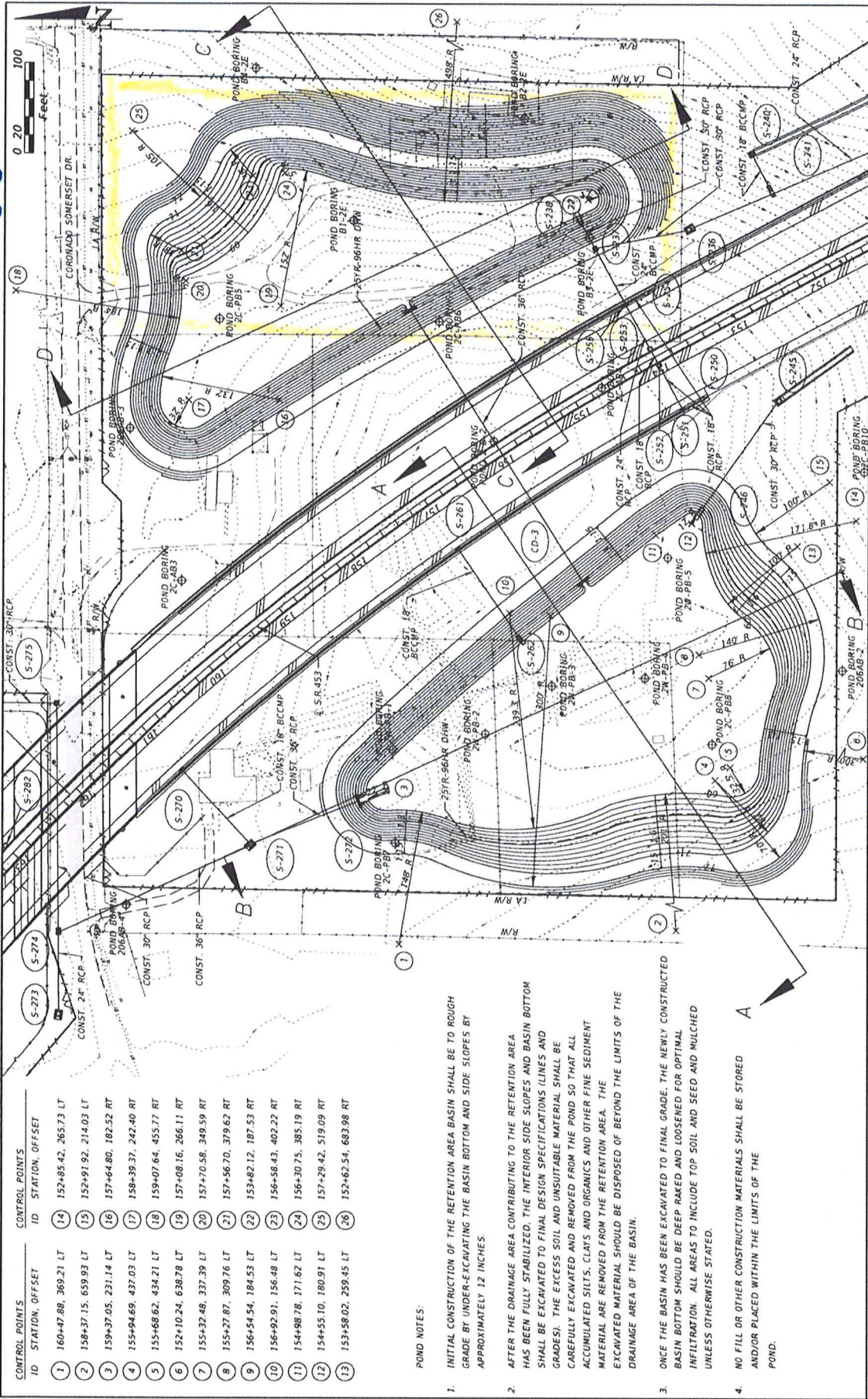


DATE	DESCRIPTION	DATE	DESCRIPTION

 <small>DRMP          DESIGN &amp; CONSTRUCTION          941 LAKE BALDWIN LANE, ORLANDO, FLORIDA 32814          REGISTERED PROFESSIONAL ENGINEER          CERTIFICATE OF AUTHORIZATION NO. 2448          THOMAS S. CANNERY P.E.          LICENSE NO. 40513</small>	CFX PROJ. NO. <b>429-206</b>	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PLAN SHEET 9 <b>SR 463</b>	SHEET NO. <b>39</b>
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315



CONTROL POINTS	
ID	STATION, OFFSET
1	160+47.88, 369.21 LT
2	158+37.15, 659.83 LT
3	159+37.05, 231.14 LT
4	155+94.69, 437.03 LT
5	155+68.62, 434.21 LT
6	152+10.24, 638.78 LT
7	155+32.48, 337.39 LT
8	155+27.87, 309.76 LT
9	156+54.54, 184.53 LT
10	156+92.91, 156.48 LT
11	154+98.78, 171.62 LT
12	154+55.10, 180.91 LT
13	153+58.02, 259.45 LT
14	152+85.42, 265.73 LT
15	152+91.92, 214.03 LT
16	157+64.80, 182.52 RT
17	158+39.37, 242.40 RT
18	159+07.64, 455.77 RT
19	157+08.16, 266.11 RT
20	157+70.58, 349.59 RT
21	157+56.70, 379.67 RT
22	153+82.12, 187.53 RT
23	156+58.43, 402.22 RT
24	156+30.75, 385.19 RT
25	157+29.42, 519.09 RT
26	152+62.54, 683.98 RT

POND NOTES:

- INITIAL CONSTRUCTION OF THE RETENTION AREA BASIN SHALL BE TO ROUGH GRADE BY UNDER-EXCAVATING THE BASIN BOTTOM AND SIDE SLOPES BY APPROXIMATELY 12 INCHES.
- AFTER THE DRAINAGE AREA CONTRIBUTING TO THE RETENTION AREA HAS BEEN FULLY STABILIZED, THE INTERIOR SIDE SLOPES AND BASIN BOTTOM SHALL BE EXCAVATED TO FINAL DESIGN SPECIFICATIONS (LINES AND GRADES). THE EXCESS SOIL AND UNSUITABLE MATERIAL SHALL BE CAREFULLY EXCAVATED AND REMOVED FROM THE POND SO THAT ALL ACCUMULATED SILTS, CLAYS AND ORGANICS AND OTHER FINE SEDIMENT MATERIAL ARE REMOVED FROM THE RETENTION AREA. THE EXCAVATED MATERIAL SHOULD BE DISPOSED OF BEYOND THE LIMITS OF THE DRAINAGE AREA OF THE BASIN.
- ONCE THE BASIN HAS BEEN EXCAVATED TO FINAL GRADE, THE NEWLY CONSTRUCTED BASIN BOTTOM SHOULD BE DEEP RAKED AND LOOSENESED FOR OPTIMAL INFILTRATION. ALL AREAS TO INCLUDE TOP SOIL AND SEED AND MULCHED UNLESS OTHERWISE STATED.
- NO FILL OR OTHER CONSTRUCTION MATERIALS SHALL BE STORED AND/OR PLACED WITHIN THE LIMITS OF THE POND.

DATE	DESCRIPTION	REVISIONS	DATE	DESCRIPTION

**DRMP**  
 DESIGN & CONSTRUCTION  
 441 LAKE BALDWIN LANE, SUWANEE, GEORGIA 30024  
 LICENSE NO. 59272  
 DONALD W. BROWN, P.E.

CFX PROJ. NO.  
 429-206

CENTRAL  
 FLORIDA  
 EXPRESSWAY  
 AUTHORITY

**PONDS 2E & 2W  
 DETAIL SHEET**

SHEET  
 NO.  
 155

**PHOTOGRAPHS**



(1) Westerly view of Coronado Somerset Drive.  
Photograph taken by Thomas A. Riddle, MAI on July 21, 2015



(2) Easterly view of Coronado Somerset Drive.  
Photograph taken by Thomas A. Riddle, MAI on July 21, 2015

Parcel: 315A/B  
Project: Wekiva Parkway 429-206  
County: Lake

**PHOTOGRAPHS**



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



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

**PHOTOGRAPHS**



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



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

**PHOTOGRAPHS**



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



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

**PHOTOGRAPHS**



(9) View of one of the two shed buildings on the property.  
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014



(10) View of both sheds on the subject property.  
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014



Parcel: 315A/B  
Project: Wekiva Parkway 429-206  
County: Lake

**PHOTOGRAPHS**



(11) Southeasterly view of the subject from Coronado Somerset Drive.  
Photograph taken by Richard K. MacMillan, MAI on August 27, 2015

Parcel: 315A/B  
Project: Wekiva Parkway 429-206  
County: Lake

Aerial Site Map of Subject with Camera Angles



Aerial from the Lake County Property Appraiser’s Website

**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT  
IN AND FOR LAKE 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,

v.

CURTIS WAYNE McNEIL, et al.,

Respondents.

---

CASE NO.: 2015-CA-001237

Parcel 315

Judge Davis

**SETTLEMENT AGREEMENT**

Counsel for the Petitioner, **CENTRAL FLORIDA EXPRESSWAY AUTHORITY** ("CFX"), and for Respondents, **CURTIS WAYNE MCNEIL, BRUCENE KAY MCNEIL, DANIEL LEON MCNEIL, JEFFRIE WAYNE MCNEIL, DAWN MCNEIL, and KARIN RENEE MCNEIL**, ("Respondents") have reached the following negotiated settlement of Parcel 315:

1. Respondents, Curtis Wayne McNeil, Brucene Kay McNeil, Daniel Leon McNeil, Jeffrie Wayne McNeil, Dawn McNeil, and Karin Renee McNeil, shall have and recover from the Petitioner the sum of **TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00)** in full payment for the property designated as Parcel 315 herein taken, severance damages, business damages, tort damages, if any, and all other damages and claims with the exception of attorney's fees, subject to apportionment, if any.

2. Petitioner is entitled to credit in the amount of **ONE HUNDRED FIFTY-FOUR THOUSAND, EIGHT HUNDRED AND NO/100 DOLLARS (\$154,800.00)** previously deposited into the Registry of the Court in this case by Petitioner.

3. Respondents do have and recover of and from the Petitioner the sum of **FOURTEEN THOUSAND, NINE HUNDRED SIXTEEN AND NO/100 DOLLARS (\$14,916.00)**, as attorney's fees for services rendered on behalf of Respondents by the Harris Harris Bauerle Ziegler Lopez, PA firm in this cause, pursuant to §§73.091 and 73.092, *Florida Statutes* (2015).

4. No experts' fees and costs were incurred on behalf of Respondents in this matter, and Petitioner shall not be responsible for, nor make payment for, such fees and costs.

5. This Settlement Agreement will be placed on the agendas for the CFX Right of Way Committee meeting and the CFX Board, and is conditioned upon final approval by the CFX Board.

6. Upon approval of this Settlement Agreement by the CFX Board, Counsel for

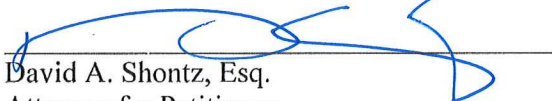
Petitioner and Counsel for Respondents shall jointly submit to the Court for entry a Stipulated Final Judgment in this matter as soon as practical.

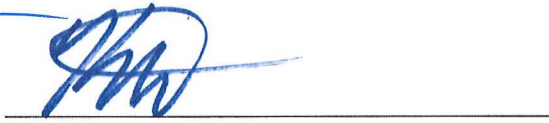
7. Within thirty (30) days from the date of receipt by Petitioner's Counsel of a conformed copy of the Stipulated Final Judgment, Petitioner will pay to Respondents, by deposit into the Registry of the Court the balance due of **FORTY-FIVE THOUSAND, THREE HUNDRED SEVENTY AND NO/100 DOLLARS (\$45,370.00)**, this sum being the difference between the Petitioner's initial deposit and the final agreed settlement amount, plus a \$170.00 Clerk's fee.

8. Within thirty (30) days from the date of receipt by Petitioner's Counsel of a conformed copy of the Stipulated Final Judgment, Petitioner shall issue a check for the total amount of **FOURTEEN THOUSAND, NINE HUNDRED SIXTEEN AND NO/100 DOLLARS (\$14,916.00)**, payable to the firm of Harris Harris Bauerle Ziegler Lopez, P.A. and mail said check to Kurtis T. Bauerle, Esq., Harris Harris Bauerle Ziegler Lopez, P.A., 1201 East Robinson Street, Orlando, Florida 32801, as payment in full for all statutory attorney's fees as provided in this Agreement.

9. This Settlement Agreement, executed by the respective counsel on behalf of the parties, contains all of the agreements of the parties.

CENTRAL FLORIDA EXPRESSWAY CURTIS WAYNE MCNEIL, BRUCENE  
AUTHORITY, PETITIONER KAY MCNEIL, DANIEL LEON MCNEIL,  
JEFFRIE WAYNE MCNEIL, DAWN  
MCNEIL, and KARIN RENEE MCNEIL,  
RESPONDENTS

  
\_\_\_\_\_  
David A. Shontz, Esq.  
Attorney for Petitioner  
Dated: September 22, 2016

  
\_\_\_\_\_  
Kurtis T. Bauerle, Esq.  
Attorney for Respondents  
Dated: September 22, 2016

# Tab G



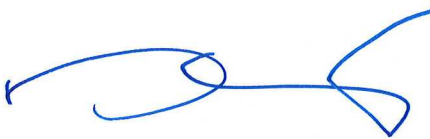
## MEMORANDUM

TO: Central Florida Expressway Authority      CLIENT-MATTER NO.: 19125.0145  
Right-of-Way Committee Members

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

DATE: October 12, 2016

RE: State Road 429 Wekiva Parkway, Project 429-204; Parcel 242  
Proposed Offer of Judgment

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

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Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right-of-Way Committee for an Offer of Judgment in full settlement of Parcel 242 owned by Larry M. Everly, Sr. and Connie F. Everly, Trustees for State Road 429 Wekiva Parkway, Project 429-204.

### DESCRIPTION AND BACKGROUND

At the Right-of-Way Committee meeting held on September 28, 2016, the Right-of-Way Committee approved recommendation of an Offer of Judgment in the amount of \$597,840. However, based upon the Committee's comments, it requested that we re-review the amount as to any potential increase thereto. The summary of the parcel previously submitted to the Right-of-Way Committee is set forth below.

Parcel 242 is a fee simple partial taking consisting of 4.170 acres. The parent tract was 27.586 acres in size and the remainder property is 23.416 acres. The property is located at 3100 Ondich Road in Apopka, Orange County, Florida. The subject property is improved with a 1,380 s.f. manufactured home containing 3 bedrooms and 3 bathrooms built in the late 1990s. There are 2 additional buildings consisting of a metal warehouse and modular office building. Other improvements include fencing, an electric gate and irrigation system. The property is zoned A-1, citrus rural district by Orange County.

The CFX's appraisal of the property was prepared by Chad Durrance of Durrance and Associates. Mr. Durrance opined the highest and best use of the property is for continued residential use. Mr. Durrance used six (6) comparable land sales with prices ranging from \$24,200 per acre to \$29,300 per acre to arrive at an estimate of the land value of the Subject Property of \$27,500 per acre and a value of \$114,700 for the land taken. Additionally, he

estimated the contributory value of the electric gate and miscellaneous fencing improvements on the parcel at \$30,700.

Mr. Durrance used five (5) improved sales to determine the value of the manufactured home and its associated improvements with prices ranging from \$17 to \$32 s.f. In the after condition, the manufactured home is within 213 feet of the new right-of-way line for the SR 429 roadway, which has significantly changed the character of the neighborhood in the after condition. Mr. Durrance concluded severance damages in the amount of \$200,000 to the manufactured home and surrounding land as a result of the proximity of the roadway and the change in character of the neighborhood. Additionally, with the assistance of an engineer, Mr. Durrance concluded that the net cost to reestablish the driveway connection and electronic gate and fencing is \$78,500. Accordingly, Mr. Durrance's total valuation for Parcel 242 is \$423,900 (\$114,700 land; \$30,700 improvements; \$200,000 damages; and \$78,500 cure).

Larry M. Everly, Sr. and Connie F. Everly, Trustees are represented by Tom Callan, Esq. We have attempted to engage in settlement negotiations with Mr. Callan in an effort to settle this parcel. Unfortunately, Mr. Callan has some health issues that require a surgery in December 2016, which is likely the cause for a delay in settlement negotiations. While this case is currently set on the Court's May 2017 trial docket, due to Mr. Callan's health issues, it may ultimately be removed as Mr. Callan has already requested that the pretrial deadlines be extended. Accordingly, in an effort to move this case forward and to provide the property owners a settlement offer and potentially cap the costs to be incurred by the property owner (which are recoverable against the CFX), we are proposing an Offer of Judgment. If the Offer of Judgment is accepted by the property owners, the case would be concluded. If the Offer of Judgment is not accepted within 30 days, then it expires. If a jury subsequently renders a verdict equal to or less than the Offer of Judgment, the property owner shall not recover any costs (including expert fees) incurred from the expiration of the Offer of Judgment through trial.

Upon our re-review of this parcel, I believe the Offer of Judgment amount of \$597,840 previously approved is reasonable. However, an Offer of Judgment could be reasonably justified in an amount up to \$638,463. Accordingly, I would propose an increased Offer of Judgment amount of \$638,463 for Parcel 242, plus statutory attorney's fees and experts costs. The Offer of Judgment reflects an increase in the land value and severance damages, and additional monies for the improvements and cure costs.

For the above-cited reasons, Right-of-Way counsel requests a recommendation for approval of an Offer of Judgment in the amount of \$638,463, plus statutory attorney's fees and experts costs, which is in the CFX's best interest.

### **RECOMMENDATION**

We respectfully request that the Right-of-Way Committee recommend to the CFX Board the approval of the Offer of Judgment in the amount of \$638,463, plus statutory attorney's fees and experts costs in full settlement of all claims for compensation in the acquisition of Parcel 242.

## **ATTACHMENTS**

Exhibit “A” – Sketch of the Subject Property

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

ORLDOCS 14931179 2



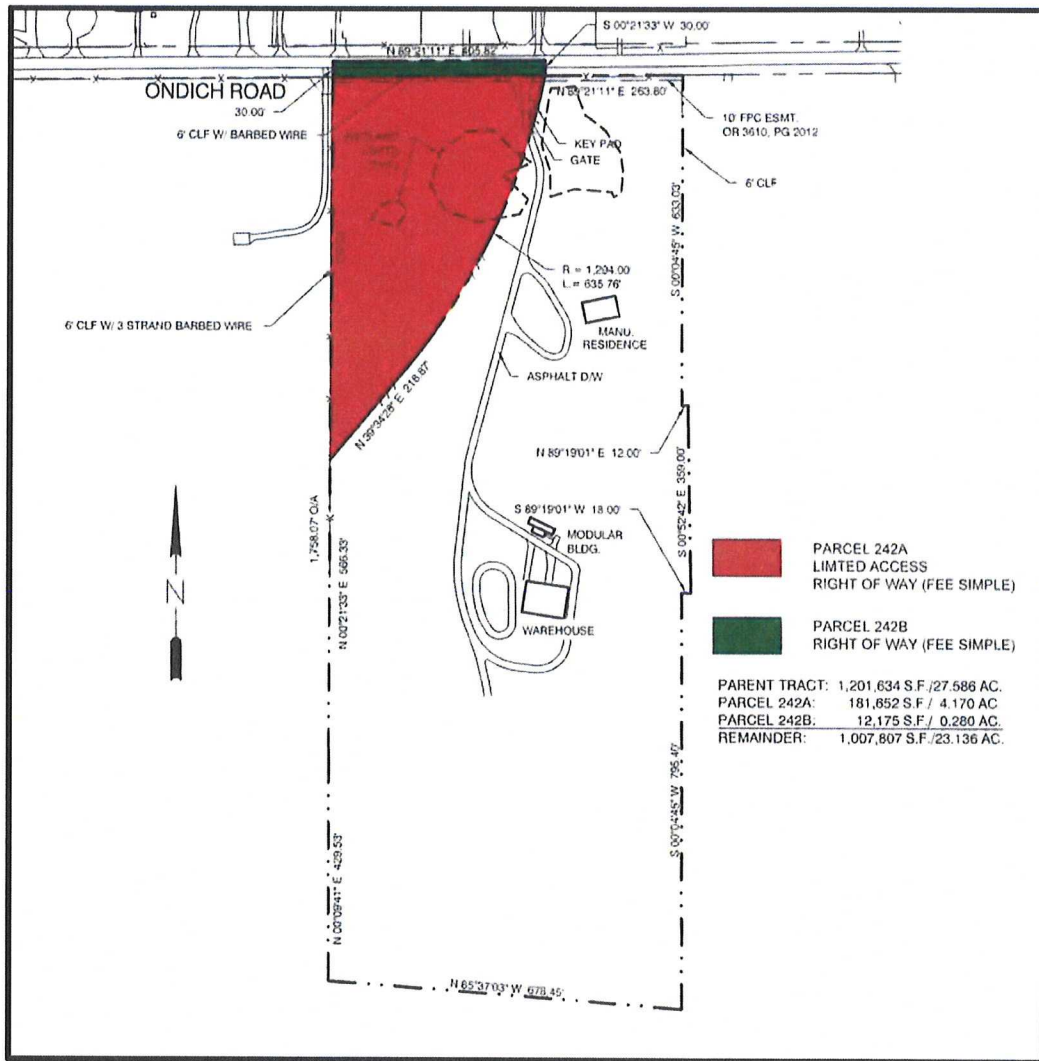
# EXHIBIT “A”

meter/breaker boxes, mechanical roll gate, and electronic keypad. The contributory value of the improvements taken was outlined previously in the Before value and is summarized below.

Total Improvements Taken \$30,700 (R)

Deducting the value of the part taken (land and improvements) from the Before Value results in a Remainder Value "As Part of the Whole", as summarized below.

Before Value	\$834,700
Part Taken (\$114,700+ \$30,700)	<u>145,400</u>
Remainder Value "As Part of the Whole"	\$689,300



**REMAINDER DESCRIPTION**

After the taking, the remainder will contain 23.416 acres of land, which is a reduction of about 15% compared to the Before size of 27.586 acres. The remainder has an irregular configuration and the same building improvements as existed prior to the taking, however the driveway access has been severed.

# EXHIBIT “B”



View of manufactured residence and screened porch (Photo #3)



Southern view of rolling mechanical gate, asphalt drive and electronic keypad (Photo #4)



**AERIAL MAP OF SUBJECT**


# Tab H



## MEMORANDUM

TO: Central Florida Expressway Authority, CLIENT-MATTER NO.: 19125.0123 &  
ROW Committee 19125.0185

CC: Linda Lanosa  
Kenneth Wright  
David Shontz

FROM: Sidney C. Calloway 

DATE: October 10, 2016

RE: *CFX v. Milford S. Kirkland, Jr., William H. Kelly, Sr., et al.*  
Case No.: 2014-CA-003676-0

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In late October 2015 the parties submitted the disputed factual and legal issues concerning the amount of compensation due to the Defendants William H. Kelly, Sr., Dorothy B. Kelly and William H. Kelly, Sr., as Trustee of the William H. Kelly, Sr., Revocable Trust (collectively the "Respondents") as a result of CFX's whole take of Parcels 209 and 221 for the construction of the Wekiva Parkway to a seven-day jury trial. Following entry of the Final Judgment in December 2015, counsel for Respondents filed their Motion to Tax Fees and Costs ("Motion to Tax"). Respondent later filed their Affidavit of Cost Incurred ("Affidavit"), which included Respondents' invoices and detailed statements of service supporting their Motion. The Court subsequently entered an Order on Procedures on Motion to Tax Costs ("Order"), which established the protocol for ultimate disposition of the Motion to Tax. Ultimately, the Order provides for obligatory mediation followed by an evidentiary hearing on all matters that the parties cannot resolve by stipulated agreement.

In keeping with the Order, CFX has utilized reviewed Respondents' attorney's costs and expenses as well as the respective invoices and detailed statements of each of Respondents' expert witnesses. Respondents' Affidavit is attached as Exhibit "A" to this Memorandum. However, a Summary identifying the vendor, description of the service and the amount invoiced is attached hereto as Exhibit "B". The Summary includes 6 different vendor types, that is (1) experts, (2) court reporters, (3) process servers, (4) exhibit preparation, (5) couriers, and (6) miscellaneous. I submit the following recommendations as to each of the six vendor categories for your consideration and approval:

**I. Experts.** Respondents submitted a respective invoice and billing statement for

their real estate appraiser, Tropical Realty Appraiser Services (Marty Engelmann) (\$176,069.16), engineer, Mesimer and Associates, Inc. (\$19,868.73) and their land planner, P&M Consulting Group (\$26,101.63).

It is recommended that CFX subject Engelmann's invoice to the court for disposition. At mediation, Engelmann not only rejected CFX offer of \$140,000, but also submitted a so-called "supplemental invoices in excess of \$17,000, which time he claimed was incurred during August and September, 2016. This recommendation is further underscored by the fact that CFX's real estate appraiser has analyzed and is prepared to testify at hearing that, given the facts and circumstances of this case, a reasonable appraiser's fees would fall within a range of \$79,000 and \$97,000.

It is recommended that CFX stipulate, without hearing, and pay Respondents' engineer's invoice in the amount of \$19,868.73. This is primarily because CFX's expert engineer has reviewed the invoice and statement and concludes that such amount is reasonable. Additionally, the expert also notes that Respondents' engineering costs is less than CFX's (\$25,377.17).

It is recommended that CFX stipulate, without hearing, and pay Respondents' land planner's invoice in the amount of \$26,101.63. This is primarily because CFX's expert land planner has analyzed the invoice and billing statement and concludes that such amount is reasonable. Additionally, the expert also notes that Respondents' land planner cost is less than CFX's (\$42,573.14).

- II. **Court Reporters.** Upon the undersigned's analysis and review, it is recommended that CFX stipulate, without hearing, and pay Respondents' reasonable court reporter invoices in the amount of \$8,899.40.
- III. **Process Server.** Upon the undersigned's analysis and review, it is recommended that CFX stipulate, without hearing, and pay Respondents' reasonable process server invoice in the amount of \$760.02.
- IV. **Exhibit Preparation/Research.** Upon the undersigned's analysis and review, it is recommended that CFX stipulate, without hearing, and pay Respondents' reasonable cost of exhibit preparation/research invoices in the amount of \$21,437.35.
- V. **Couriers.** Upon the undersigned's analysis and review, it is recommended that CFX stipulate, without hearing, and pay Respondents' reasonable courier invoice in the amount of \$225.20.
- VI. **Miscellaneous.** Respondents' miscellaneous invoices include hotel and parking invoices for accommodations incurred by Respondents' 4-person legal team, led by Andrew Brigham (\$2,523.60), Kerry Collins (\$1,567.16), Ken Fleming



(\$1,358.16) and Kim Maulsby (\$1,432.16), all of which were incurred during the 7-day jury trial. It is recommended that CFX submit the issue of payment of Respondent's legal team's hotel and parking (\$6,881.08) to the Court for ultimate disposition. While Respondent's counsel will make the argument that the Court has the discretion to award Respondents' hotel and parking costs, CFX has the benefit of reliance on the *Uniform Guidelines for Taxation of Costs in Civil Actions, III Litigation Costs That Should Not Be Taxed as Costs, E. Travel Expenses of Attorney(s)*.

# **EXHIBIT A**

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

CASE NO. 2014-CA-003676-O  
DIVISION: 39  
PARCELS: 209, 221

CENTRAL FLORIDA EXPRESSWAY  
AUTHORITY,

Petitioner,

vs.

MILFORD S. KIRKLAND, JR.; WILLIAM H.  
KELLY a/k/a WILLIAM HARVEY KELLY, SR.;  
DOROTHY B. KELLY; WILLIAM H. KELLY, SR.  
a/k/a WILLIAM H. KELLY a/k/a WILLIAM  
HARVEY KELLY; and WILLIAM H. KELLY, SR.,  
AS TRUSTEE OF THE WILLIAM H. KELLY,  
SR. REVOCABLE TRUST, et al.,

Defendants.

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**AFFIDAVIT OF COSTS INCURRED**

STATE OF FLORIDA

COUNTY OF DUVAL

ANDREW PRINCE BRIGHAM, being first duly sworn, deposes and says:

1. That he has acted as counsel of record for the Defendants, William H. Kelly a/k/a William Harvey Kelly, Sr.; William H. Kelly, Sr. a/k/a William H. Kelly a/k/a William Harvey Kelly; and William H. Kelly, Sr., as Trustee of the William H. Kelly, Sr. Revocable Trust, as to Parcels 209 and 221 in the above styled cause.

2. That in connection with full compensation paid for the property taken, the following costs were incurred:

EXPERTS:

TROPICAL REALTY APPRAISAL SERVICES		
A) 03/14/16, PROFESSIONAL SERVICES	\$176,069.16	
MESIMER AND ASSOCIATES, INC.		
A) 05/04/16, INV 14111.008, PROFESSIONAL SERVICES	\$19,868.73	
P&M CONSULTING GROUP		
A) 11/02/15, PROFESSIONAL SERVICES	\$26,101.63	
	-----	
EXPERTS SUBTOTAL		\$222,039.52

COURT REPORTERS:

ORANGE LEGAL, INC.		
A) 09/10/15, INV 218338; ENGELMANN	\$85.40	
B) 09/11/15; INV 218464; KELLY/CHAPMAN	\$467.75	
C) 09/10/15; INV 219608; MESIMER/MURPHY/ ENGELMANN	\$1,032.50	
D) 10/28/15; INV 224478; PECK	\$597.95	
E) 10/30/15; INV 224942; HEARING	\$95.00	
F) 10/30/15; INV 224968; TRIAL EXCERPTS	\$832.33	
G) 10/29/15; INV 225277; TRIAL EXCERPTS	\$638.70	
H) 11/03/15; INV 225975; TRIAL EXCERPTS	\$575.95	
I) 10/27/15; INV 229589; TRIAL EXCERPT	\$49.50	
	-----	\$4,375.08
U.S. LEGAL SUPPORT, INC.		
A) 09/09/15; INV 1244682; CARPENTER/HARDGROVE	\$2,671.00	
B) 09/11/15; INV 1245430; NEWTON/PRESSIMONE	\$1,540.20	
C) 09/09/15; INV 1248669; BYRD	\$313.12	
	-----	\$4,524.32
	-----	
COURT REPORTERS SUBTOTAL		\$8,899.40

PROCESS SERVERS:

ATTORNEYS LEGAL SERVICES, INC.		
A) 09/10/15, INV 2015006435; NEWTON	\$70.00	
B) 09/10/15, INV 2015006436; HARDGROVE	\$70.00	
C) 09/10/15, INV 2015006437; CARPENTER	\$70.00	
D) 09/10/15, INV 2015006438; PRESSIMONE	\$70.00	
E) 11/05/15, INV 2015006439; BYRD	\$110.00	
F) 09/21/15, INV 2015006811; HORNE (PRORATED)	\$23.34	
G) 09/23/15, INV 2015006812; RUBLE (PRORATED)	\$23.34	
H) 09/22/15, INV 2015006813; PECK (PRORATED)	\$23.34	

I) 09/22/15, INV 2015006814; PECK TRIAL	\$35.00	
J) 09/21/15, INV 2015006815; HORNE TRIAL	\$35.00	
K) 09/23/15, INV 2015006816; RUBLE TRIAL	\$35.00	
L) 10/19/15, INV 2015007514; BYRD TRIAL	\$55.00	
M) 10/16/15, INV 2015007515; HARDGROVE TRIAL	\$35.00	
N) 10/16/15, INV 2015007516; NEWTON TRIAL	\$35.00	
O) 10/15/15, INV 2015007517; CARPENTER TRIAL	\$35.00	
P) 10/15/15, INV 2015007518; PRESSIMONE TRIAL	\$35.00	
	-----	\$760.02
		-----
PROCESS SERVERS SUBTOTAL:		\$760.02

EXHIBIT PREPARATION & RESEARCH:

BAKERHOSTETLER

A) 10/22/15; COPIES		\$43.90
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COPY RIGHT

A) 09/22/15, INV 34316, TRIAL EXHIBITS	\$4,537.87	
B) 09/23/15, INV 34329, TRIAL EXHIBITS	\$385.20	
C) 10/15/15, INV 34549, TRIAL EXHIBITS	\$10,467.81	
	-----	\$15,390.88

FEDEX OFFICE

A) 10/27/15; TRIAL EXHIBITS	\$92.66	
B) 11/01/15; TRIAL EXHIBITS	\$356.90	
C) 11/02/15; TRIAL EXHIBITS	\$196.05	
	-----	\$645.61

PICTERA SOLUTIONS

A) 09/03/16, INV 144303; EXPERT FILES		\$808.91
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TAMPA LEGAL COPIES

A) 08/24/15, INV 33989; EXPERT FILES		\$148.05
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THE TERRA ALTA GROUP, LLC

A) 04/18/16, INV 1080, TRIAL EXHIBITS		\$4,400.00
		-----

EXHIBIT PREPARATION & RESEARCH SUBTOTAL:		\$21,437.35
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COURIER EXPENSES:

FEDERAL EXPRESS

A) 08/20/14; W. KELLY	\$18.63
B) 08/27/15; COPY SERVICE	\$27.97
C) 09/11/15; JD KEST	\$15.01
D) 09/22/15; JD KEST	\$26.28
E) 09/29/15; JD KEST	\$24.19
F) 10/13/15; S MURPHY	\$21.28
G) 10/14/15; JD KEST	\$20.68

H) 10/16/15; JD KEST	\$14.87	
I) 01/22/16; W KELLY	\$24.32	
J) 02/18/16; JD KEST	\$15.86	
K) 03/15/16; JD KEST	\$16.11	
	-----	\$225.20
COURIER EXPENSES SUBTOTAL:		----- \$225.20

MISCELLANEOUS EXPENSES:

REIMBURSEMENTS: BRIGHAM, ANDREW

A) 09/09-11/15, HOTEL; DEPOS	\$434.56	
B) 09/16/15, PARKING; CMC	\$4.00	
C) 09/21/15, PARKING; PRETRIAL	\$4.00	
D) 09/29/15, PARKING; HEARING	\$4.00	
E) 10/26/15, PARKING; TRIAL	\$45.00	
F) 10/27/15, PARKING; TRIAL	\$45.00	
G) 10/28/15, PARKING; TRIAL	\$31.00	
H) 10/29/15, PARKING; TRIAL	\$45.00	
I) 10/30/15, PARKING; TRIAL	\$30.00	
J) 11/02/15, PARKING; TRIAL	\$45.00	
K) 11/03/15, PARKING; TRIAL	\$45.00	
L) 10/25-30/15, HOTEL; TRIAL	\$1,119.40	
M) 11/01-03/15, HOTEL; TRIAL	\$671.64	
	-----	\$2,523.60

REIMBURSEMENTS; COLLINS, KERRY

A) 10/25-30/15, HOTEL; TRIAL	\$1,119.40	
B) 11/01-02/15, HOTEL; TRIAL	\$447.76	
	-----	\$1,567.16

REIMBURSEMENTS: FLEMING, KEN

A) 10/28/15, PARKING; TRIAL	\$16.00	
B) 10/25/-30/15; HOTEL; TRIAL	\$894.40	
C) 11/01-2/15; HOTEL; TRIAL	\$447.76	
	-----	\$1,358.16

REIMBURSEMENTS; MAULTSBY, KIM

A) 10/25-30/15, HOTEL; TRIAL	\$984.40	
B) 11/01-02/15, HOTEL; TRIAL	\$447.76	
	-----	\$1,432.16

MISCELLANEOUS EXPENSES SUBTOTAL \$6,881.08

TOTAL COSTS INCURRED: -----  
\$260,242.57  
=====

3. That as attorney for said Defendants it is the undersigned's opinion and it is hereby certified that:

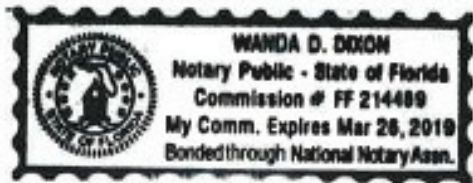
a. The items for which said costs were incurred were of use, value and reasonable and were necessarily incurred in this cause.

b. The charges as set out herein above were reasonable and within the range of those customarily charged and paid in this community for similar services of similarly qualified persons.

FURTHER AFFIANT SAYETH NOT.

  
\_\_\_\_\_  
Andrew Prince Brigham

Sworn to and Subscribed before me this 6<sup>th</sup> day of May, 2016, by Andrew Prince Brigham, who is personally known to me.



  
\_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires: 3/26/2019

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished this 13<sup>th</sup> day of May, 2016, by e-mail through the Florida e-Filing Portal to: **David A. Shontz, Esq., Sidney C. Calloway, Esq., and Harold E. Morlan, III, Esq.,** Shutts & Bowen LLP, 300 South Orange Avenue, Suite 1000, Orlando, FL 32801, [dshontz@shutts.com](mailto:dshontz@shutts.com), [mfarmer@shutts.com](mailto:mfarmer@shutts.com), [tmartin@shutts.com](mailto:tmartin@shutts.com), [scalloway@shutts.com](mailto:scalloway@shutts.com), [jgoodwin@shutts.com](mailto:jgoodwin@shutts.com), [tclark@shutts.com](mailto:tclark@shutts.com), [hmorlan@shutts.com](mailto:hmorlan@shutts.com), [jortiz@shutts.com](mailto:jortiz@shutts.com), Attorneys for Petitioner.

Respectfully submitted,

/s/ Andrew Prince Brigham

---

Andrew Prince Brigham

Florida Bar No. 903930

Kerry C. Collins

Florida Bar No. 0030823

BRIGHAM PROPERTY RIGHTS LAW FIRM, PLLC

2963 Dupont Avenue, Suite 3

Jacksonville, FL 32217

Phone: 904-730-9001

Fax: 904-733-7633

[abrigham@propertyrights.com](mailto:abrigham@propertyrights.com)

[kcollins@propertyrights.com](mailto:kcollins@propertyrights.com)

[blaing@propertyrights.com](mailto:blaing@propertyrights.com)

Attorneys for Defendants, William H. Kelly a/k/a  
William Harvey Kelly, Sr., William H. Kelly, Sr.  
a/k/a William H. Kelly a/k/a William Harvey  
Kelly, and William H. Kelly, Sr., as Trustee of the  
William H. Kelly, Sr. Revocable Trust





Martin C. Engelmann, Jr., MAI, MRICS  
 State-Certified General Real Estate Appraiser RZ838



Commercial Appraisers & Consultants

Jon C. Thomas, SRPA  
 State-Certified General Real Estate Appraiser RZ1696

March 14, 2016

Brigham Property Rights Law Firm, PLLC  
 2963 Dupont Avenue, Suite 3  
 Jacksonville, Florida 32217

Attn: Andrew P. Brigham, Esquire

.....

**FOR PROFESSIONAL SERVICES RENDERED**

Appraisal Consultation Services on:

Parcels 209 and 221 (Kelly)  
 A 11.786± Gross/Upland Acre Site  
 North Side Of Kelly Park Road Between  
 Plymouth Sorrento And Golden Gem Roads  
 Apopka, Orange County, Florida 32712  
 Our File No.: C14042NT

Federal Tax I.D. #: 20-1683646

<b>Fee:</b>	<b>\$176,069.16</b>
<b>Retainer:</b>	<b>\$ 0.00</b>
<b>Balance Due:</b>	<b>\$176,069.16</b>

**Please remit payment to:**

**Tropical Realty Appraisal Services  
 6812 W. Linebaugh Avenue  
 Tampa, Florida 33625  
 Attn: Martin C. Engelmann, Jr., MAI**

Please reference our File No. to ensure proper credit

*Payment for services due upon receipt of invoice.  
 After 30 days a charge of 1.5% per month will be assessed  
 on the unpaid balance.*

**Thank you**

# INVOICE



**Bill To:**

Brigham Property Rights Law Firm, PLLC  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, Florida 32217

**From:**

600 North West Shore Boulevard  
 Suite 600  
 Tampa, Florida 33609

Kelly			
Invoice #:	00067	Term:	Upon Receipt
Date created:	03/14/2016	Date due:	03/14/2016
Client:	Brigham Property Rights Law Firm, PLLC	Status:	Outstanding
Project:	C14042NT-Kelly, Parcel 221 (Wekiva Parkway Extension)	Total:	<b>\$176,069.16</b>
Project #:	00043	Payments:	\$0.00
		Balance:	<b>\$176,069.16</b>

**Summary of Work Performed**

Name	Description	Qty	Rate	Amount
CRW_2015		29.75	\$135.00	\$4,016.25
Fee - 09/24/2015	Parking for Eminent Domain hearing.			\$12.00
Fee - 09/24/2015	Lunch with Steve Pagliaro while attending Eminent Domain hearing.			\$15.00
Fee - 10/30/2015	Parking during trial.			\$4.00
Fee - 11/01/2015	Hotel for trial.			\$145.24
Fee - 11/02/2015	Parking during trial.			\$8.00
Fee - 11/02/2015	Parking during trial.			\$14.00
Fee - 11/02/2015	Lunch during trial.			\$13.31
Fee - 11/02/2015	Refreshment during trial.			\$1.48
Fee - 11/03/2015	Breakfast during trial.			\$3.20
Fee - 11/03/2015	Parking for trial.			\$8.00
Fee - 11/03/2015	Refreshment during trial.			\$1.48
GWK_2015		66.002	\$135.00	\$8,910.27
JB		0.125	\$95.00	\$11.88
JH		0.5	\$95.00	\$47.50
JP		12.643	\$95.00	\$1,201.09
JRF		162.439	\$175.00	\$28,426.83
LT		9.827	\$95.00	\$933.57
Martin Engelmann		210.997	\$355.00	\$74,903.94

SMP\_2015 367.759 \$155.00 \$57,002.65

YD 4.1 \$95.00 \$389.50

<b>Subtotal</b>	<b>864.142</b>	<b>\$176,069.16</b>
<b>Total Amount Payable</b>		<b>\$176,069.16</b>

**Details of Work Performed**

Person	Module	Task	Date	Work type	Description	Qty	Rate	Amount
Chris Worley	Work Session	General time	10/21/2014	CRW_2015	Work session with Engelmann, Kane, Fabian, and Pagliaro.	0.25	\$135.00	\$33.75
	Inspection	General time	05/14/2015	CRW_2015	Initial subject property inspection along with market area inspection; visit existing residential developments and meet with sales representatives.	8	\$135.00	\$1,080.00
	Preliminary Analysis and Estimates	General time	06/05/2015	CRW_2015	Work session with Mr. Engelmann, Kane, Pagliaro, and Fabian. Continuation of site and sale analysis. Clarified assignment to understand all aspects of residential development to ascertain trends in development.	1.5	\$135.00	\$202.50
	Market Area Research	General time	06/09/2015	CRW_2015	Reviewed opponent appraisal, identified subject market area, began researching residential market for trend analysis.	3	\$135.00	\$405.00
	Market Area Research	General time	06/10/2015	CRW_2015	Continued with market research on active selling communities. Created spreadsheet with five active selling or recently sold out communities in Apopka. Include price points, lot sizes, etc.	8	\$135.00	\$1,080.00
	Market Area Research	General time	06/11/2015	CRW_2015	Completed first phase of market research. Compiled findings, maps, aerials, graphs, and supporting text in word document. Saved to data file and made copies for internal reviews by Mr. Engelmann, Kane, Fabian, and Pagliaro.	9	\$135.00	\$1,215.00
	<i>Person Subtotal</i>						29.75	

George Kane	Work Session	General time	10/03/2014	GWK_2015	Work session with Engelmann, Fabian, and Pagliaro regarding case issues and research still needed.	0.5	\$135.00	\$67.50
	Work Session	General time	10/21/2014	GWK_2015	Work session with Engelmann, Fabian, Worley, and Pagliaro regarding case status, project overview, trial date, appraisal exchange date, and assignment responsibilities.	0.167	\$135.00	\$22.55
	Work Session	General time	01/16/2015	GWK_2015	Work session with Engelmann regarding correspondence from Brigham's office requesting expert work sessions for January 20, 2015; correspondence with Brigham's office asking for timeline on January 20, 2015 per Engelmann.	0.083	\$135.00	\$11.21
	Correspondence	General	01/19/2015	GWK_2015	Correspondence with Brigham and	0.167	\$135.00	\$22.55

	time			Engelmann regarding future phone conference and calendar for January 28, 2015.			
Work Session	General time	01/28/2015	GWK_2015	Work session with Brigham, Huston, Fabian, and Pagliaro regarding case status, trial dates, appraisal exchange dates, and timeline of subject property and history.	0.25	\$135.00	\$33.75
Work Session Preparation	General time	04/21/2015	GWK_2015	Review subject property working file in preparation of work session with Engelmann, Fabian, and Pagliaro.	0.167	\$135.00	\$22.55
Work Session	General time	04/22/2015	GWK_2015	Work session with Engelmann, Fabian, and Pagliaro regarding case status and timelines.	0.167	\$135.00	\$22.55
Other Expert Report Review	General time	04/23/2015	GWK_2015	Correspondence with Engelmann and Pagliaro consisting of new information from Brigham and expert report exchange date; review of new appraisal for an adjacent property; calendar exchange date, and trial date.	0.5	\$135.00	\$67.50
Correspondence	General time	05/11/2015	GWK_2015	Correspondence with Brigham's office regarding significant dates and calendar all.	0.083	\$135.00	\$11.21
Work Session	General time	05/12/2015	GWK_2015	Work session with Engelmann, Fabian, and Pagliaro regarding case status and significant dates to be calendared; direction from Englemann on research and analysis to be completed by staff.	0.25	\$135.00	\$33.75
Work Session	General time	05/12/2015	GWK_2015	Work session with Engelmann regarding case status consisting of trial date, appraisal exchange date, mediation date, and other significant dates to be calendared.	0.25	\$135.00	\$33.75
Correspondence	General time	05/14/2015	GWK_2015	Various work sessions and correspondence with Worley regarding subject property highest and best use, development issues, and examples of commercial development with elevation changes.	1	\$135.00	\$135.00
Correspondence	General time	05/15/2015	GWK_2015	Calendar appraisal completion date for exchange with Brigham only and send to TRAS staff.	0.083	\$135.00	\$11.21
Correspondence	General time	05/15/2015	GWK_2015	Work session with Brigham regarding case status, appraisal exchange date, project influence, development of subject property and grade changes on-site, other experts information, and FDOT appraisal analysis.	0.5	\$135.00	\$67.50
Work Session	General time	05/22/2015	GWK_2015	Work session with Fabian and Pagliaro regarding subject property highest and best use, project influence, and direction of land sales research.	0.167	\$135.00	\$22.55
Expert Report Review	General time	05/27/2015	GWK_2015	Review of other expert reports on adjacent and nearby parcels taken for	1	\$135.00	\$135.00

				the Wekiva Parkway project.			
Work Session	General time	05/27/2015	GWK_2015	Work session with Brigham regarding scope of project, development issues and sales focusing on shape and topography, and site development cost examples.	0.5	\$135.00	\$67.50
Expert Report Review	General time	05/28/2015	GWK_2015	Review of Sue Murphy land planning report for Chapman property, adjacent to our subject; correspondence with Murphy for update on her planning report on our subject property.	0.25	\$135.00	\$33.75
Sales Research	General time	05/28/2015	GWK_2015	Review of new sales data, produce aerial map, and distribute to Engelmann, Fabian, Worley, and Pagliaro for additional discussion on research and highest and best use.	0.5	\$135.00	\$67.50
Correspondence	General time	05/28/2015	GWK_2015	Correspondence with Engelmann, Fabian, Worley, and Pagliaro regarding my review of Cantrell's Chapman information and my review of FDOTs subject property appraisal, along with direction for land sales research, planning information needed, and analysis.	2.5	\$135.00	\$337.50
Work Session	General time	05/29/2015	GWK_2015	Work session with Engelmann, Fabian, and Pagliaro regarding updates from Brigham and discussions on experts needed on development and engineering issues.	0.25	\$135.00	\$33.75
Work Session	General time	05/29/2015	GWK_2015	Work sessions with Brigham, Engelmann, Fabian, and Pagliaro regarding recommendations for experts regarding development and engineering issues with regard to the subject property.	0.167	\$135.00	\$22.55
Sales Research	General time	05/30/2015	GWK_2015	Continued land sales research along with review of permitting data by government agencies for development trends and potential new sales.	1.25	\$135.00	\$168.75
Subject Property Research	General time	06/01/2015	GWK_2015	Correspondence with architects and developers regarding subject topography issues and civil engineering expert recommendations.	0.083	\$135.00	\$11.21
Subject Property Research	General time	06/02/2015	GWK_2015	Correspondence with architects and developers regarding subject topography issues and civil engineering expert recommendations; send findings to Engelmann, Fabian, and Pagliaro.	0.083	\$135.00	\$11.21
Work Session	General time	06/02/2015	GWK_2015	Work session with Engelmann, Fabian, Worley, and Pagliaro regarding direction of research on interchange timeline study and exhibit, land sales research and timeline for review, and set timelines for our appraisal due date.	0.667	\$135.00	\$90.05
Market Area	General	06/08/2015	GWK_2015	Work session with Worley regarding	0.083	\$135.00	\$11.21

Research	time			update and timeline for completion of market area research on development trends in residential, retail, and employment centers.			
Sales Research	General time	06/08/2015	GWK_2015	Work session with Fabian and Pagliaro regarding setting up land sales research to date in database and appraisal workbook in preparation of review with Engelmann.	0.167	\$135.00	\$22.55
Sales Research	General time	06/10/2015	GWK_2015	Various work sessions with Worley on updates of his research on residential development trends, permits, and overview of DRIs proximate to the subject.	0.167	\$135.00	\$22.55
Correspondence	General time	06/11/2015	GWK_2015	Correspondence with Fabian regarding notice of deposit date and update on draft appraisal.	0.167	\$135.00	\$22.55
Work Session	General time	06/11/2015	GWK_2015	Various work sessions with Fabian regarding land sale write ups and research progress in preparation for full review with Engelmann.	0.5	\$135.00	\$67.50
Correspondence	General time	06/12/2015	GWK_2015	Correspondence with Mesimer regarding status of his draft report.	0.083	\$135.00	\$11.21
Work Session	General time	06/15/2015	GWK_2015	Work session with Fabian and Pagliaro consisting of review of land sales research to date and packages, and narrow down sales to consider; direction to Pagliaro regarding edits needed to land sales and exhibit preparation of residential subdivisions.	1.25	\$135.00	\$168.75
Work Session	General time	06/19/2015	GWK_2015	Work session with Engelmann and Fabian regarding land sales data to date, market forces surrounding interchanges similar to the subject, draft appraisal status and time for completion, potential delivery date to Brigham, and work session for June 22.	1	\$135.00	\$135.00
Market Area Research	General time	06/21/2015	GWK_2015	Review interchange development study and overview prepared by Pagliaro.	0.25	\$135.00	\$33.75
Work Session	General time	06/22/2015	GWK_2015	Various work sessions with Worley, Fabian, and Pagliaro on planning work session with Engelmann to review final land sales and draft appraisal update; review database for update on land sales research and write ups.	0.5	\$135.00	\$67.50
Correspondence	General time	06/22/2015	GWK_2015	Correspondence with Engelmann, Worley, Fabian, and Pagliaro on planning work session to review final land sales and draft appraisal update.	0.125	\$135.00	\$16.88
Work Session	General time	06/25/2015	GWK_2015	Work session with Pagliaro on inspection notebook needed for Engelmann.	0.125	\$135.00	\$16.88
Correspondence	General time	06/25/2015	GWK_2015	Correspondence with Engelmann and Fabian regarding our land sales and	0.25	\$135.00	\$33.75

				final review, phone conference scheduled with Brigham, and update on draft appraisal.			
Work Session	General time	06/25/2015	GWK_2015	Various work sessions with Fabian on our land sales research, highest and best use of subject, and Orange County regional planning information for Apopka.	0.75	\$135.00	\$101.25
Work Session	General time	06/26/2015	GWK_2015	Various work sessions with Engelmann, Fabian, and Pagliaro regarding draft appraisal, contact with Brigham, review of finalized land sales, and direction from Engelmann to review draft appraisal.	1	\$135.00	\$135.00
Correspondence	General time	06/26/2015	GWK_2015	Correspondence with Brigham regarding Ocala land sale verification; review sale data; correspondence with Fabian regarding phone conference with Brigham and extension of appraisal exchange.	0.25	\$135.00	\$33.75
Work Session	General time	06/29/2015	GWK_2015	Work session with Fabian and Pagliaro regarding draft appraisal and land sales.	0.125	\$135.00	\$16.88
Work Session	General time	07/02/2015	GWK_2015	Work session with Pagliaro prior to phone conference with Brigham regarding development trends within the subject's trade area and similarities to the Lake Nona (southeast) Orange County area and growth due to expansion of toll road and interchanges.	0.125	\$135.00	\$16.88
Work Session	General time	07/06/2015	GWK_2015	Work session with Fabian regarding subject property terrain and potential site development issues.	0.125	\$135.00	\$16.88
Correspondence	General time	07/06/2015	GWK_2015	Correspondence with Fabian regarding draft appraisal for Brigham's review.	0.125	\$135.00	\$16.88
Work Session	General time	07/07/2015	GWK_2015	Various work sessions with Engelmann, Fabian, and Pagliaro regarding site development of subject and additional parcel to be added to our appraisal.	0.25	\$135.00	\$33.75
Rebuttal	General time	07/14/2015	GWK_2015	Rebuttal report preparation consisting of various work sessions and correspondence with Engelmann, Fabian, and Pagliaro regarding report and exchange date.	0.25	\$135.00	\$33.75
Rebuttal	General time	07/14/2015	GWK_2015	Rebuttal report preparation consisting of review of Cantrell's rebuttal report on Carpenter's report for Chapman (Parcel 219).	0.25	\$135.00	\$33.75
Rebuttal	General time	07/20/2015	GWK_2015	Rebuttal preparation consisting of correspondence with Pagliaro regarding rebuttal report due date and status.	0.125	\$135.00	\$16.88
Correspondence	General time	07/20/2015	GWK_2015	Review news articles regarding City of Apopka and new city center.	0.125	\$135.00	\$16.88

				correspondence with Engelmann, Fabian, Pagliaro, and Worley regarding same.			
Rebuttal	General time	07/22/2015	GWK_2015	Rebuttal report review per Fabian.	0.5	\$135.00	\$67.50
Rebuttal	General time	07/23/2015	GWK_2015	Rebuttal review and edits per Fabian; correspondence with Fabian, Pagliaro, and Engelmann regarding rebuttal report review and edits.	0.25	\$135.00	\$33.75
Deposition Preparation	General time	08/27/2015	GWK_2015	Deposition preparation consisting of correspondence with Brigham's office regarding production of our file per subpoena; work sessions with Pagliaro regarding direction on file production and delivery timeline.	0.25	\$135.00	\$33.75
Deposition Preparation	General time	08/31/2015	GWK_2015	Deposition preparation consisting of correspondence with Pagliaro regarding our electronic file to be sent to Brigham's office in response subpoena.	0.125	\$135.00	\$16.88
Deposition Preparation	General time	09/01/2015	GWK_2015	Deposition preparation consisting of correspondence with Brigham's office regarding Carpenter's rebuttal letter and other information requested; work sessions with Fabian regarding same.	0.5	\$135.00	\$67.50
Deposition Preparation	General time	09/03/2015	GWK_2015	Work session with Fabian regarding subpoena, direction, and preparation of file.	0.125	\$135.00	\$16.88
Deposition Preparation	General time	09/03/2015	GWK_2015	Work session with Engelmann regarding subpoena received and direction; scan and save subpoena in digital file; correspondence with Fabian and Pagliaro regarding subpoena.	0.125	\$135.00	\$16.88
Deposition Preparation	General time	09/04/2015	GWK_2015	Deposition preparation consisting of correspondence with Brigham's office regarding CFX expert witness deposition of Carpenter.	0.125	\$135.00	\$16.88
Deposition Preparation	General time	09/04/2015	GWK_2015	Deposition preparation consisting of work session with Engelmann and Pagliaro regarding preparation exhibits, file material, CFX expert witness depositions and reports, and direction on preparation of market forces and supply & demand bullet points.	1	\$135.00	\$135.00
Deposition Preparation	General time	09/04/2015	GWK_2015	Deposition preparation consisting of various work sessions with Fabian regarding CFX expert witness depositions and reports.	0.25	\$135.00	\$33.75
Deposition Preparation	General time	09/05/2015	GWK_2015	Deposition preparation consisting of work session with Engelmann, Fabian, and Pagliaro on our appraisal direction on exhibits needed; individual tasks regarding the Wekiva Parkway project, timeline, and City of Apopka annexations; and Kelly Park Road.	0.75	\$135.00	\$101.25



Deposition Preparation	General time	09/05/2015	GWK_2015	Deposition preparation consisting of research with the Department of Community Affairs for future land use plan amendments and timelines; work session with Engelmann regarding questions for Sembler on Fowler Groves; research Kelly Park Road widening.	3.5	\$135.00	\$472.50
Deposition Preparation	General time	09/07/2015	GWK_2015	Deposition preparation consisting of correspondence with Engelmann and Brigham regarding defendants motion in limine to exclude evidence or testimony; review correspondence and motion.	0.125	\$135.00	\$16.88
Deposition Preparation	General time	09/08/2015	GWK_2015	Deposition preparation consisting of work session with Patterson of Mesimer's office regarding Kelly Park Road future road widening, right of way taken to date, utilities, and limits of construction.	0.5	\$135.00	\$67.50
Deposition Preparation	General time	09/08/2015	GWK_2015	Deposition preparation consisting of in-house research of Venice Publix anchored center with increase timeline due to governmental response time per Engelmann; prepare aerial exhibits and notes on the property.	1	\$135.00	\$135.00
Deposition Preparation	General time	09/08/2015	GWK_2015	Deposition preparation consisting of work session with Sembler contacts for background information on Fowler Groves project.	1	\$135.00	\$135.00
Deposition Preparation	General time	09/08/2015	GWK_2015	Deposition preparation consisting of work session with Taylor regarding direction on mapping of in-house land sales research provided by Engelmann.	0.125	\$135.00	\$16.88
Deposition Preparation	General time	09/08/2015	GWK_2015	Deposition preparation consisting of online research regarding Wekiva Parkway traffic and revenue study update; review and outline traffic and revenue study; other online research with City of Apopka regarding past and on-going annexations.	3	\$135.00	\$405.00
Deposition Preparation	General time	09/08/2015	GWK_2015	Deposition preparation consisting of various work sessions with Fabian regarding tasks and timeline; correspondence with Engelmann consisting of setting up phone conference with Kelly Park Crossings DRI project team.	0.25	\$135.00	\$33.75
Deposition Preparation	General time	09/09/2015	GWK_2015	Deposition preparation consisting of work session with Engelmann, Fabian, and Pagliaro regarding Engelmann and Brigham conference, discussions on prior tasks completed, project knowledge, market forces, continued direction on tasks needed for completion.	1.5	\$135.00	\$202.50
Deposition	General	09/09/2015	GWK_2015	Deposition preparation consisting of	0.125	\$135.00	\$16.88

Preparation	time			correspondence with Engelmann, Fabian, and Pagliaro on work session time. Brigham direction, other expert deposition.			
Deposition Preparation	General time	09/09/2015	GWK_2015	Deposition preparation consisting of work session with Fabian regarding Carpenter's rebuttal of our appraisal and Brigham's correspondence.	0.125	\$135.00	\$16.88
Deposition Preparation	General time	09/09/2015	GWK_2015	Deposition preparation consisting of work session with Hunt on direction to update GIS data files of TRAS assignments.	0.125	\$135.00	\$16.88
Deposition Preparation	General time	09/09/2015	GWK_2015	Deposition preparation consisting of re-verification of Fowler Groves timeline with Sean Davis of Sembler; work session with Engelmann regarding Fowler Groves timeline, aerial timeline, and beltway timeline.	0.5	\$135.00	\$67.50
Deposition Preparation	General time	09/09/2015	GWK_2015	Deposition preparation consisting of direction to Taylor on research needed on listing along Ponkan Road; review listing information and work session with Engelmann regarding same.	0.25	\$135.00	\$33.75
Deposition Preparation	General time	09/09/2015	GWK_2015	Deposition preparation consisting of continued research on Western Beltway interchanges per Engelmann; re-verification of land sales with Engelmann and Pagliaro; and continue outline of CFX traffic study update.	2	\$135.00	\$270.00
Deposition Preparation	General time	09/09/2015	GWK_2015	Deposition preparation consisting of re-verification of Rolling Oaks timeline with Todd Levine and Engelmann; work session with Engelmann regarding Rolling Oaks timeline, aerial timeline, and beltway timeline.	0.25	\$135.00	\$33.75
Deposition Preparation	General time	09/09/2015	GWK_2015	Deposition preparation consisting of various correspondence with Brigham's office regarding clarification of what was sent to CFX attorney's in response to subpoena of our file.	0.125	\$135.00	\$16.88
Deposition Preparation	General time	09/09/2015	GWK_2015	Deposition preparation consisting of work session with Engelmann and interview with Sue Murphy regarding water & sewer availability, City of Apopka planning documents, and City of Apopka file memorandum regarding the city's interchange overlay plans.	0.25	\$135.00	\$33.75
Deposition Preparation	General time	09/10/2015	GWK_2015	Deposition preparation consisting of work session with Engelmann regarding contract of Home family property for proposed Publix shopping center.	0.125	\$135.00	\$16.88
Deposition Preparation	General time	09/10/2015	GWK_2015	Deposition preparation consisting of file management, create topo map per Engelmann, review interchange aerials prepared by Pagliaro and make edits.	1	\$135.00	\$135.00

Trial Preparation	General time	09/11/2015	GWK_2015	Trial preparation consisting of various work sessions with Pagliaro and Black regarding digital and hard file and responses to Brigham's correspondence; correspondence with Englemann regarding comparable photos.	0.5	\$135.00	\$67.50
Trial Preparation	General time	09/11/2015	GWK_2015	Trial preparation consisting of second review of data file regarding digital file sent to CFX attorney.	0.25	\$135.00	\$33.75
Trial Preparation	General time	09/11/2015	GWK_2015	Trial preparation consisting of correspondence and work session with Englemann, post deposition, regarding direction of tasks needed to be completed per Brigham's correspondence.	0.167	\$135.00	\$22.55
Trial Preparation	General time	09/11/2015	GWK_2015	Trial preparation consisting of work sessions with Pagliaro and Black regarding our data file sent to CFX attorney and additional information that might need to be sent; discussions on reply's to Brigham's correspondence.	0.25	\$135.00	\$33.75
Trial Preparation	General time	09/12/2015	GWK_2015	Trial preparation consisting of correspondence with Pagliaro regarding our sales photographs and photographs of Carpenter sales.	0.125	\$135.00	\$16.88
Trial Preparation	General time	09/15/2015	GWK_2015	Trial preparation consisting of work sessions with Englemann, Fabian, Worley, and Pagliaro regarding tasks to be completed and status of additional work product.	0.25	\$135.00	\$33.75
Trial Preparation	General time	09/15/2015	GWK_2015	Trial preparation consisting of work session with Englemann regarding direction on trial exhibits to be sent and handled with Brigham's office.	0.125	\$135.00	\$16.88
Trial Preparation	General time	09/15/2015	GWK_2015	Trial preparation consisting of review comparable photographs and labels, and upload to dropbox and send to Brigham's office.	0.25	\$135.00	\$33.75
Trial Preparation	General time	09/15/2015	GWK_2015	Trial preparation consisting of work session (phone) with Ken Fleming regarding trial exhibits and correspondence; correspondence with Fleming regarding same.	0.125	\$135.00	\$16.88
Trial Preparation	General time	09/15/2015	GWK_2015	Trial preparation consisting of correspondence with Englemann and Brigham regarding PD name and status of our land sale number two; direction from Englemann regarding same.	0.25	\$135.00	\$33.75
Trial Preparation	General time	09/15/2015	GWK_2015	Trial preparation consisting of work sessions (phone) with Ken Fleming regarding confirmation of correspondence and additional work product.	0.125	\$135.00	\$16.88
Trial Preparation	General	09/15/2015	GWK_2015	Trial preparation consisting of work	0.125	\$135.00	\$16.88

	time			session with Pagliaro regarding comparable ground level photographs to be labeled and sent to Brigham as requested; correspondence with Brigham's office regarding same.			
Trial Preparation	General time	09/15/2015	GWK_2015	Trial preparation consisting of work session (phone) with Brigham, Engelmann, Fabian, and Pagliaro regarding additional discovery work product and exhibits.	0.167	\$135.00	\$22.55
Trial Preparation	General time	09/17/2015	GWK_2015	Trial preparation consisting of correspondence with Brigham regarding status conference hearing with Judge Kest set for September 24, 2015; work session with Engelmann regarding same.	0.25	\$135.00	\$33.75
Trial Preparation	General time	09/18/2015	GWK_2015	Trial preparation consisting of correspondence with Brigham's office regarding Engelmann's deposition material needed to be resent.	0.25	\$135.00	\$33.75
Trial Preparation	General time	09/22/2015	GWK_2015	Trial preparation consisting of edits to land comparables summary spreadsheet per Brigham's office; correspondence with Brigham's office regarding same.	0.5	\$135.00	\$67.50
Trial Preparation	General time	09/22/2015	GWK_2015	Trial preparation consisting of work session (phone) with Brigham's office regarding copy of of Engelmann's deposition and timing of preparation for hearing.	0.125	\$135.00	\$16.88
Trial Preparation	General time	09/22/2015	GWK_2015	Trial preparation consisting of work session with Engelmann regarding scheduling of hearing preparation with Brigham for September 23, 2015; correspondence with Brigham's office consisting of Engelmann's depo transcript, send to Engelmann, and file.	0.167	\$135.00	\$22.55
Trial Preparation	General time	09/23/2015	GWK_2015	Trial preparation consisting of work session Brigham, Engelmann, Fabian, and Pagliaro regarding hearing scheduled for September 24 on Daubert; direction from Brigham regarding hearing preparation; review of all exhibits for plaintiff and defendant.	3	\$135.00	\$405.00
Trial Preparation	General time	09/24/2015	GWK_2015	Trial preparation consisting of calls to Sue Murphy on City of Apopka comprehensive plan.	0.125	\$135.00	\$16.88
Trial Preparation	General time	09/24/2015	GWK_2015	Trial preparation consisting of work session with Engelmann on hearing scheduled for today and continued research needed on City of Apopka comprehensive plan.	0.125	\$135.00	\$16.88
Trial Preparation	General time	09/25/2015	GWK_2015	Trial preparation consisting of work session with Engelmann regarding updates needed from Brigham's office after hearing.	0.125	\$135.00	\$16.88

Trial Preparation	General time	09/25/2015	GWK_2015	Trial preparation consisting of correspondence with Pagliaro regarding scheduling work session with Heyward Cantrell in our office.	0.125	\$135.00	\$16.88
Correspondence	General time	09/29/2015	GWK_2015	Trial preparation consisting of correspondence with Brigham's office for update after hearing.	0.125	\$135.00	\$16.88
Correspondence	General time	09/30/2015	GWK_2015	Trial preparation consisting of correspondence with Brigham's office regarding status of hearing, trial dates and continuance, and offer of judgement.	0.125	\$135.00	\$16.88
Trial Preparation	General time	10/01/2015	GWK_2015	Trial preparation consisting of correspondence with Brigham's office regarding update on case status, hearing, and trial prep.	0.125	\$135.00	\$16.88
Trial Preparation	General time	10/02/2015	GWK_2015	Trial preparation consisting of correspondence with Brigham's office regarding offer of judgement; file offer of judgement.	0.25	\$135.00	\$33.75
Trial Preparation	General time	10/07/2015	GWK_2015	Trial preparation consisting of correspondence with Brigham's office regarding testimony transcript from Daubert and scope of project hearing; begin review of testimony.	0.5	\$135.00	\$67.50
Trial Preparation	General time	10/09/2015	GWK_2015	Trial preparation consisting of correspondence with Brigham's office regarding defendant's exhibits; begin review of exhibits per Engelmann.	0.25	\$135.00	\$33.75
Trial Preparation	General time	10/09/2015	GWK_2015	Trial preparation consisting of work session with Engelmann regarding scheduling issues and trial preparation work session with Brigham.	0.125	\$135.00	\$16.88
Trial Preparation	General time	10/12/2015	GWK_2015	Trial preparation consisting of correspondence with Brigham's office confirming trial preparation work session for Englemann and Brigham.	0.125	\$135.00	\$16.88
Trial Preparation	General time	10/12/2015	GWK_2015	Trial preparation consisting of work session with Engelmann regarding scheduling trial prep work session with Brigham; work session (phone) with Brigham's office regarding same.	0.125	\$135.00	\$16.88
Trial Preparation	General time	10/14/2015	GWK_2015	Trial preparation consisting of correspondence from Brigham's office; review subpoena for trial and file.	0.125	\$135.00	\$16.88
Trial Preparation	General time	10/19/2015	GWK_2015	Trial preparation consisting of review documents for timeline on Plaza Venezia per Engelmann and send detail.	0.5	\$135.00	\$67.50
Trial Preparation	General time	10/20/2015	GWK_2015	Trial preparation consisting of work session with Poulos regarding laser pointers needed; order laser pointers.	0.125	\$135.00	\$16.88

Trial Preparation	General time	10/20/2015	GWK_2015	Trial preparation consisting of work session with Engelmann, Fabian, and Pagliaro regarding direction of preparation and additional work product needed.	1	\$135.00	\$135.00
Trial Preparation	General time	10/20/2015	GWK_2015	Trial preparation consisting of correspondence with Brigham's office regarding update on trial schedule and court documents.	0.125	\$135.00	\$16.88
Trial Preparation	General time	10/20/2015	GWK_2015	Trial preparation consisting of correspondence with Sembler contacts for continued confirmation of Fowler Groves.	0.125	\$135.00	\$16.88
Trial Preparation	General time	10/21/2015	GWK_2015	Trial preparation consisting of review of all defendant's exhibits per Engelmann and correspondence with Brigham's office regarding exhibits we have not received; notes on defendant's exhibits list sheet to review with Engelmann.	6	\$135.00	\$810.00
Trial Preparation	General time	10/21/2015	GWK_2015	Trial preparation consisting review of Florida Hospital contract received from Sembler; correspondence with Sembler setting up phone call with Engelmann for further confirmation.	0.25	\$135.00	\$33.75
Trial Preparation	General time	10/22/2015	GWK_2015	Trial preparation consisting of correspondence with Brigham's office regarding defendant's trial exhibits.	0.25	\$135.00	\$33.75
Trial Preparation	General time	10/22/2015	GWK_2015	Trial preparation consisting of work sessions with Engelmann regarding Winter Garden Village timeline and Engelmann's continued verification with Sembler contact (developer); correspondence with Engelmann and Brigham's office regarding same.	0.5	\$135.00	\$67.50
Trial Preparation	General time	10/23/2015	GWK_2015	Trial preparation consisting of work sessions with Engelmann regarding timelines for Winter Garden Village and Rolling Oaks; create timeline for Winter Garden Village.	1	\$135.00	\$135.00
Trial Preparation	General time	10/25/2015	GWK_2015	Trial preparation consisting of edits to Winter Garden Village timeline per Engelmann; create timeline for Rolling Oaks; review of in-house documents and online documents regarding Winter Garden Village and Rolling Oaks.	3	\$135.00	\$405.00
Trial Preparation	General time	10/26/2015	GWK_2015	Trial preparation consisting of work sessions with Engelmann; prepare work product of past retail appraisal assignments showing site costs and overall development costs; review of Engelmann deposition for marked exhibits.	0.5	\$135.00	\$67.50
Trial Preparation	General time	10/26/2015	GWK_2015	Trial preparation consisting of correspondence with Engelmann and Brigham's office regarding trial schedule, continued research, and	0.25	\$135.00	\$33.75

					update on case.			
	Trial Preparation	General time	10/27/2015	GWK_2015	Trial preparation consisting of work sessions with Engelmann; direction from Engelmann on Rolling Oaks historical research needed; research Rolling Oaks and edit timeline per Englemann; edits to Winter Garden timeline per Engelmann.	1	\$135.00	\$135.00
	Trial Preparation	General time	10/27/2015	GWK_2015	Trial preparation consisting of work session with Engelmann, Fabian, and Pagliaro regarding overall preparation, file maintenance, and continued research possibly needed.	0.25	\$135.00	\$33.75
	Trial Preparation	General time	10/28/2015	GWK_2015	Trial preparation per Engelmann consisting of research with St. Johns River Water Management District of Florida Hospital's permitting documents; review of contract between Sembler and Florida Hospital; set up call with Sembler for confirmation.	1.5	\$135.00	\$202.50
	Trial Preparation	General time	10/28/2015	GWK_2015	Trial preparation per Engelmann consisting of review of permitting research; work session (phone) with Sean Davis of Sembler and Pagliaro regarding contract contingencies, relocation of pond, and contact information of property owners' association.	0.25	\$135.00	\$33.75
	Trial Preparation	General time	10/29/2015	GWK_2015	Trial preparation consisting of detail of inspection dates of subject, market area, and sales per Engelmann; review research prepared by Taylor for future reference; update on trial testimony schedule.	0.25	\$135.00	\$33.75
	Trial Preparation	General time	10/31/2015	GWK_2015	Trial preparation consisting of correspondence with Brigham's office and our staff regarding Engelmann's notes.	0.125	\$135.00	\$16.88
					<i>Person Subtotal</i>	66.002		\$8,910.27
Jann Poulos	Trial Preparation	General time	10/14/2015	JP	Deposition and trial preparation consisting of printing out plaintiff's and defendant's exhibits; separate all trial exhibits into five binder volumes.	3,861	\$95.00	\$366.80
	Trial Preparation	General time	10/15/2015	JP	Deposition and trial preparation consisting of printing out plaintiff's and defendant's exhibits; separate all trial exhibits into five binder volumes.	6,653	\$95.00	\$632.04
	Trial Preparation	General time	10/20/2015	JP	Trial preparation consisting of research for supplies for trial and purchase new laser pointers.	0.77	\$95.00	\$73.15
	Deposition Preparation	General time	10/30/2015	JP	Deposition preparation consisting of mapping of school locations per Engelmann.	1,359	\$95.00	\$129.11
					<i>Person Subtotal</i>	12,643		\$1,201.09

Jennifer Hunt	Deposition Preparation	General time	09/09/2015	JH	GIS mapping	0.5	\$95.00	\$47.50
Joan Black	Correspondence	General time	11/26/2015	JB	Correspondence from Kerry Collins to Joan Black regarding Marty's testimony	0.125	\$95.00	\$11.88
John Fabian	Work Session	General time	10/03/2014	JRF	Work session with Engelmann, Kane, and Pagliaro regarding the case issues and direction of research still needed.	0.5	\$175.00	\$87.50
	Work Session	General time	10/21/2014	JRF	Work session with Engelmann, Kane, Worley, and Pagliaro regarding status of case.	0.167	\$175.00	\$29.23
	Work Session	General time	01/28/2015	JRF	Work session with Brigham, Huston, Kane and Pagliaro regarding status of case.	0.25	\$175.00	\$43.75
	Work Session	General time	01/28/2015	JRF	Work session with A. Brigham, Brigham's staff, G. Kane and S. Pagliaro regarding status of case	0.133	\$175.00	\$23.28
	Work Session	General time	05/12/2015	JRF	Work session with Pagliaro regarding sales search and structure of the case.	0.5	\$175.00	\$87.50
	Work Session	General time	05/12/2015	JRF	Work session with Engelmann, Kane, Worley and Pagliaro regarding status of case	0.25	\$175.00	\$43.75
	Inspection	General time	05/14/2015	JRF	Inspect subject site and surrounding market area.	2	\$175.00	\$350.00
	Work Session	General time	05/22/2015	JRF	Work session with S. Pagliaro regarding the course of sales research. Reviewed data file and summary prepared by S. Pagliaro.	1.286	\$175.00	\$225.05
	Sales Research	General time	05/28/2015	JRF	Work session with G. Kane regarding sales. Review and analyze land sales provided by G. Kane. Work session with S. Pagliaro regarding file set up.	1.305	\$175.00	\$228.38
	Work Session	General time	05/29/2015	JRF	Work session with Engelmann, Kane, Pagliaro regarding status of case.	0.875	\$175.00	\$153.13
	Work Session	General time	06/02/2015	JRF	Work session with Engelmann, Pagliaro, Kane and Worley regarding status of case and sales	0.75	\$175.00	\$131.25
	Work Session	General time	06/03/2015	JRF	Work session with Sue Murphy regarding her report status.	0.25	\$175.00	\$43.75
	Work Session	General time	06/05/2015	JRF	Work session with Kane, Pagliaro and Engelmann on structure of the assignment.	0.75	\$175.00	\$131.25
	Appraisal Analysis and Report Writing	General time	06/08/2015	JRF	Review Carpenter's appraisal report. Set up Excel and Word files for subject and begin draft report.	3.365	\$175.00	\$588.88
	Sales Research	General time	06/11/2015	JRF	Review in-house sales and made CoStar search of interchange land sales.	3.5	\$175.00	\$612.50
	Work Session	General time	06/12/2015	JRF	Work session with Kane and Engelmann regarding status of case	0.25	\$175.00	\$43.75



Other Expert Report Review	General time	06/12/2015	JRF	Read Sue Murphy's land planning report on the adjacent Chapman site. Read Cantrell's appraisal report on adjacent Chapman site. Internet research on Wekiva interchange.	3.25	\$175.00	\$568.75
Work Session	General time	06/15/2015	JRF	Work session with Kane and Pagliaro regarding sales and DRI locations.	1.25	\$175.00	\$218.75
Work Session	General time	06/15/2015	JRF	Work session with Sue Murphy regarding land planning.	0.25	\$175.00	\$43.75
Work Session	General time	06/19/2015	JRF	Work session with Kane and Engelmann regarding status of draft appraisal, land sales and market area research to date.	3	\$175.00	\$525.00
Appraisal Analysis and Report Writing	General time	06/20/2015	JRF	Continue writing draft report. Focus on market area data and trends and the Weklva Parkway project.	7.68	\$175.00	\$1,344.00
Appraisal Analysis and Report Writing	General time	06/22/2015	JRF	Continue writing draft report. Review and edit sales write ups and edit adjustment grid.	8.26	\$175.00	\$1,445.50
Appraisal Analysis and Report Writing	General time	06/23/2015	JRF	Continue writing draft report	7.5	\$175.00	\$1,312.50
Appraisal Analysis and Report Writing	General time	06/24/2015	JRF	Continue writing draft report through the highest and best use. Considerable attention was given to the development of the other interchanges on the beltway.	9.5	\$175.00	\$1,662.50
Appraisal Analysis and Report Writing	General time	06/25/2015	JRF	Continue with draft report through HBU and into sales analysis.	5	\$175.00	\$875.00
Appraisal Analysis and Report Writing	General time	06/25/2015	JRF	Continue writing draft report, complete sales analysis, sales grid and write ups.	7	\$175.00	\$1,225.00
Work Session	General time	06/25/2015	JRF	Work session with Kane, Engelmann, Pagliaro and Brigham's office to schedule work session.	7	\$175.00	\$1,225.00
Work Session	General time	06/26/2015	JRF	Work session with Andrew Brigham regarding case. Additional sales analysis. Work sessions with M. Engelmann and S. Pagliaro regarding interchange development timelines and interchange sales.	8	\$175.00	\$1,400.00
Appraisal Analysis and Report Writing	General time	06/27/2015	JRF	Edit draft for delivery to client. Work session with Pagliaro regarding additional search.	3.203	\$175.00	\$560.53
Appraisal Analysis and Report Writing	General time	06/28/2015	JRF	Land sales analysis and apply those revisions to the draft appraisal report.	4.25	\$175.00	\$743.75
Work Session	General time	07/02/2015	JRF	Work sessions with Engelmann, Pagliaro and Brigham regarding draft appraisal report	3	\$175.00	\$525.00

Appraisal Analysis and Report Writing	General time	07/06/2015	JRF	Edits to draft report; work session with S. Pagliaro regarding edits to interchange development analysis. Work session with Reggie Mesimer and James Patterson regarding elevations of site.	5.25	\$175.00	\$918.75
Appraisal Analysis and Report Writing	General time	07/07/2015	JRF	Edit final report to show the addition of Parcel 209. Work sessions with A. Brigham, M. Engelmann and S. Pagliaro.	4.48	\$175.00	\$784.00
Rebuttal	General time	07/14/2015	JRF	Rebuttal report preparation consisting of various work sessions and correspondence with Engelmann, Kane, and Pagliaro regarding report and exchange date.	0.25	\$175.00	\$43.75
Rebuttal	General time	07/14/2015	JRF	Work session with Andrew Brigham regarding rebuttal report.	0.25	\$175.00	\$43.75
Rebuttal	General time	07/15/2015	JRF	Work session with Pagliaro on rebuttal analysis regarding sales and highest and best use	0.5	\$175.00	\$87.50
Rebuttal	General time	07/23/2015	JRF	Review and revise rebuttal document. Work sessions with S. Pagliaro, M. Engelmann and G Kane	6.55	\$175.00	\$1,146.25
Rebuttal	General time	07/27/2015	JRF	Review rebuttal letter edits.	0.75	\$175.00	\$131.25
Rebuttal	General time	07/28/2015	JRF	Work session with Andrew Brigham and M. Engelmann regarding rebuttal letter.	0.5	\$175.00	\$87.50
Rebuttal	General time	07/28/2015	JRF	Final rebuttal review	0.25	\$175.00	\$43.75
Deposition Preparation	General time	09/01/2015	JRF	Review subpoena documents sent by client. Begin depo outline for Engelmann	1.5	\$175.00	\$262.50
Deposition Preparation	General time	09/01/2015	JRF	Review file for important deposition material. Work session with client regarding additional data required.	1.25	\$175.00	\$218.75
Deposition Preparation	General time	09/01/2015	JRF	Work sessions with S. Pagliaro and G. Kane regarding deposition preparation.	0.75	\$175.00	\$131.25
Deposition Preparation	General time	09/03/2015	JRF	Prepare research data for M. Engelmann in order to further confirm land purchase on Kelly Park Road.	0.42	\$175.00	\$73.50
Deposition Preparation	General time	09/03/2015	JRF	Prepare outline for deposition response for Marty regarding Cantrell's deposition on Chapman and Carpenter's rebuttal letter for our report on Kelly.	3.055	\$175.00	\$534.63
Deposition Preparation	General time	09/03/2015	JRF	Review Cantrell's deposition on Chapman property.	1.254	\$175.00	\$219.45
Deposition Preparation	General time	09/03/2015	JRF	Read Brigham's deposition of Carpenter on Chapman case. Prepare outline of deposition for Engelmann. Work session with Engelmann, Kane and Pagliaro regarding deposition.	6.25	\$175.00	\$1,093.75

Deposition Preparation	General time	09/08/2015	JRF	Read Motion to Exclude Cantrell's testimony document. Read Memorandum of Law re: Scope of the Project Rule. Additional research regarding Kelly Park Crossing DRI. Additional research regarding Wekiva Parkway. Prepare deposition outline for Engelmann	6.25	\$175.00	\$1,093.75
Deposition Preparation	General time	09/08/2015	JRF	Work session with Engelmann, Kane and Pagliaro regarding deposition prep.	0.5	\$175.00	\$87.50
Deposition Preparation	General time	09/09/2015	JRF	Continued deposition preparation. Review and analysis of Brigham's motion against CFX. Prepare outline for Engelmann. Work sessions with Engelmann, Kane and Pagliaro. Work sessions with Brigham.	6.34	\$175.00	\$1,109.50
Trial Preparation	General time	09/15/2015	JRF	Trial prep work session with Engelmann, Kane and Pagliaro.	2	\$175.00	\$350.00
Trial Preparation	General time	09/18/2015	JRF	Work session with Engelmann, Kane and Brigham regarding trial prep and upcoming emergency hearing and testimony in Orlando on September 24, 2015.	0.5	\$175.00	\$87.50
Trial Preparation	General time	09/18/2015	JRF	Additional exhibits for Brigham. Work session with Kyle Wilkes of Apopka regarding interchange uses on Kelly Park Road.	2.825	\$175.00	\$494.38
Trial Preparation	General time	09/23/2015	JRF	Trial prep work session work with Engelmann, Kane, Pagliaro and Brigham	3	\$175.00	\$525.00
Trial Preparation	General time	09/23/2015	JRF	Trial preparation for Engelmann regarding review of previous cases involving scope of the project rule and prepare outline for meeting with judge regarding Engelmann's testimony.	2.36	\$175.00	\$413.00
Trial Preparation	General time	09/23/2015	JRF	Trial prep work session with Engelmann and Pagliaro regarding cross examination preparation for Engelmann	1.75	\$175.00	\$306.25
Trial Preparation	General time	09/23/2015	JRF	Read Engelmann deposition and prepare outline based on issues raised in deposition, for work session with Brigham and hearing testimony in front of judge and opposing counsel on Thursday.	4.901	\$175.00	\$857.68
Trial Preparation	General time	10/20/2015	JRF	Trial preparation work sessions with Engelmann, Kane and Pagliaro. Research hotel supply and demand data for subject market area.	4.48	\$175.00	\$784.00
<i>Person Subtotal</i>					162.439		\$28,426.83

Laura Taylor	Sales Research	General time	10/28/2014	LT	Direction from Pagliaro for online research on land sale comparables; land sale write ups and research.	3.5	\$95.00	\$332.50
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	Deposition	General	09/04/2015	LT	Deposition preparation consisting of	2.223	\$95.00	\$211.19
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Preparation	time				researching job log database for shopping center/retail appraisals per Marty Engelmann.			
Deposition Preparation	General time	09/08/2015	LT		Deposition preparation consisting of GIS mapping of Publix land sales in Orange and Osceola counties per Engelmann.	1.17	\$95.00	\$111.15
Deposition Preparation	General time	09/09/2015	LT		Deposition preparation consisting of research Ponkan Road, Apopka commercial land listings from Carpenter's appraisal per George Kane.	0.85	\$95.00	\$80.75
Trial Preparation	General time	10/29/2015	LT		Trial preparation consisting of residential research of Belmont Reserve & Rock Springs Estates and intemal Orange County job log query.	2.084	\$95.00	\$197.98
<i>Person Subtotal</i>						<b>9.827</b>		<b>\$933.57</b>

Martin Engelmann	Work Session	General time	06/17/2014	Martin Engelmann	Correspondence with Pagliaro containing a copy of an appraisal previously performed on the property; review Executive Summary.	0.25	\$355.00	\$88.75
	Work Session	General time	06/17/2014	Martin Engelmann	Work session with Pagliaro containing details of the subject property; review Executive Summary.	0.25	\$355.00	\$88.75
	Inspection	General time	06/24/2014	Martin Engelmann	Inspection of the subject property and surrounding market area with Pagliaro, along with preliminary land sales.	6	\$355.00	\$2,130.00
	Work Session	General time	10/03/2014	Martin Engelmann	Work session with Brigham regarding data (comparable sales; Kelly Park Crossing; Palmer DRI) and Highest & Best Use of property.	0.5	\$355.00	\$177.50
	Work Session	General time	10/03/2014	Martin Engelmann	Work session with Kane, Pagliaro, and Fabian regarding the various case issues and instruction moving forward.	0.5	\$355.00	\$177.50
	Work Session	General time	10/21/2014	Martin Engelmann	Work session with Fabian, Kane, Worley, and Pagliaro regarding status of case.	0.167	\$355.00	\$59.29
	Work Session	General time	01/16/2015	Martin Engelmann	Work session with Kane regarding Andrew Brigham requesting expert work sessions for January 20, 2015.	0.083	\$355.00	\$29.47
	Correspondence	General time	01/19/2015	Martin Engelmann	Correspondence with Brigham and work session with Kane regarding scheduling a phone conference and calendar for January 28, 2015.	0.167	\$355.00	\$59.29
	Correspondence	General time	04/23/2015	Martin Engelmann	Correspondence with Counsel regarding planning report from Sue Murphy.	0.125	\$355.00	\$44.38
	Work Session	General time	04/23/2015	Martin Engelmann	Work session with George Kane regarding due dates.	0.125	\$355.00	\$44.38
	Correspondence	General time	04/23/2015	Martin Engelmann	Correspondence with Counsel regarding appraisal exchange date; work session with George Kane.	0.83	\$355.00	\$294.65
	Correspondence	General time	04/23/2015	Martin Engelmann	Correspondence with Counsel regarding	0.125	\$355.00	\$44.38

	time		Engelmann	prior appraisal report from Heyward Cantrell.			
Rebuttal	General time	04/28/2015	Martin Engelmann	Correspondence with Counsel's assistant regarding expert reports.	1	\$355.00	\$355.00
Correspondence	General time	05/28/2015	Martin Engelmann	Correspondence with Kane, Fabian, Worley, and Pagliaro regarding Kane's review of Cantrell's Chapman information and Kane's review of FDOT's subject property appraisal, along with direction for land sales research, planning information needed, and analysis	0.125	\$355.00	\$44.38
Correspondence	General time	05/28/2015	Martin Engelmann	Correspondence with Kane regarding comps for report.	0.125	\$355.00	\$44.38
Sales Research	General time	05/28/2015	Martin Engelmann	Review of new sales data, aerial map from Kane for additional discussion on research and highest and best use.	0.5	\$355.00	\$177.50
Correspondence	General time	05/29/2015	Martin Engelmann	Correspondence with Andrew Brigham regarding expert witness list.	0.125	\$355.00	\$44.38
Work Session	General time	06/02/2015	Martin Engelmann	Work session with George Kane regarding Chris Kirschner of BDG Architects and site development costs.	0.125	\$355.00	\$44.38
Work Session	General time	06/04/2015	Martin Engelmann	Work session with Counsel regarding Heyward Cantrell's upcoming deposition; scope of project, etc..	0.5	\$355.00	\$177.50
Work Session	General time	06/05/2015	Martin Engelmann	Work session with George Kane, John Fabian, Steve Pagliaro and Chris Worley regarding trend analysis research for annexation, building permits, absorption, and pricing.	0.75	\$355.00	\$266.25
Correspondence	General time	06/11/2015	Martin Engelmann	Correspondence with John Fabian regarding subject's date of deposit.	0.125	\$355.00	\$44.38
Correspondence	General time	06/12/2015	Martin Engelmann	Correspondence with Engineer regarding status of draft reports.	0.125	\$355.00	\$44.38
Work Session	General time	06/12/2015	Martin Engelmann	Work session with George Kane and John Fabian.	0.25	\$355.00	\$88.75
Correspondence	General time	06/16/2015	Martin Engelmann	Correspondence with George Kane regarding all permitted DRIs in the market area.	0.25	\$355.00	\$88.75
Work Session	General time	06/19/2015	Martin Engelmann	Work sessions with George Kane and John Fabian.	0.75	\$355.00	\$266.25
Work Session	General time	06/26/2015	Martin Engelmann	Multiple work sessions with John Fabian; review of comparable sales, array, and review of preliminary analysis; inspection of partial list of land comps.	2.5	\$355.00	\$887.50
Correspondence	General time	06/26/2015	Martin Engelmann	Correspondence with Counsel regarding sale verification of Leon property in Ocala, FL.	0.125	\$355.00	\$44.38
Correspondence	General time	06/27/2015	Martin Engelmann	Multiple correspondences with John Fabian and Andrew Brigham, Esquire.	0.5	\$355.00	\$177.50

Correspondence	General time	06/28/2015	Martin Engelmann	Correspondence with Counsel's assistant regarding conference call scheduled for 7/28/15.	0.125	\$355.00	\$44.38
Correspondence	General time	06/28/2015	Martin Engelmann	Multiple correspondences with John Fabian.	0.5	\$355.00	\$177.50
Work Session	General time	07/01/2015	Martin Engelmann	Work session with Andrew Brigham, Esquire and John Fabian.	0.25	\$355.00	\$88.75
Work Session	General time	07/02/2015	Martin Engelmann	Work sessions with Andrew Brigham, Steve Pagliaro and John Fabian to discuss draft report, comparable sales, etc.; review edits.	3	\$355.00	\$1,065.00
Work Session	General time	07/07/2015	Martin Engelmann	Multiple work sessions with John Fabian; read draft report, database research.	2	\$355.00	\$710.00
Rebuttal	General time	07/14/2015	Martin Engelmann	Correspondence with Counsel's assistant regarding due date of rebuttal reports; work sessions with Fabian and Kane regarding assemblage.	0.5	\$355.00	\$177.50
Rebuttal	General time	07/27/2015	Martin Engelmann	Review rebuttal report; multiple work sessions with John Fabian.	1.5	\$355.00	\$532.50
Rebuttal	General time	07/28/2015	Martin Engelmann	Correspondence with Counsel's assistant regarding our rebuttal letter; correspondence with Counsel regarding his review of our rebuttal report.	0.25	\$355.00	\$88.75
Correspondence	General time	07/28/2015	Martin Engelmann	Correspondence with Counsel's assistant regarding mediation scheduled for August 14, 2015.	0.125	\$355.00	\$44.38
Trial Preparation	General time	08/19/2015	Martin Engelmann	Correspondence with Counsel's assistant regarding pertinent dates for Kelly trial; work sessions with Kane and Black.	0.5	\$355.00	\$177.50
Deposition Preparation	General time	08/25/2015	Martin Engelmann	Various correspondences with Counsel's assistant regarding scheduling dates for deposition.	0.5	\$355.00	\$177.50
Deposition Preparation	General time	08/25/2015	Martin Engelmann	Correspondence with Counsel regarding documents exchanged prior to my deposition on 9/10/15.	0.125	\$355.00	\$44.38
Deposition Preparation	General time	08/31/2015	Martin Engelmann	Work session with Counsel's assistant regarding deposition date; work session with Joan Black, George Kane and John Fabian.	1	\$355.00	\$355.00
Rebuttal	General time	09/01/2015	Martin Engelmann	Correspondence with Counsel's assistant regarding Carpenter's rebuttal report.	0.125	\$355.00	\$44.38
Rebuttal	General time	09/01/2015	Martin Engelmann	Correspondence with John Fabian in my office regarding any rebuttal documents from Carpenter on our appraisal.	0.125	\$355.00	\$44.38
Deposition Preparation	General time	09/03/2015	Martin Engelmann	Correspondence with Counsel regarding Notice of Deposition Duces Tecum for my deposition on 9/10/15.	0.125	\$355.00	\$44.38
Rebuttal	General time	09/03/2015	Martin Engelmann	Multiple work sessions with John	2	\$355.00	\$710.00

	time		Engelmann	Fabian, Steve Pagliaro and Joan Black; read Carpenter's rebuttal report.			
Work Session	General time	09/04/2015	Martin Engelmann	Numerous work sessions with Laura Taylor, Steve Pagliaro, and John Fabian.	1	\$355.00	\$355.00
Deposition Preparation	General time	09/05/2015	Martin Engelmann	Work session with Fabian, Kane and Pagliaro regarding deposition.	6.25	\$355.00	\$2,218.75
Deposition Preparation	General time	09/06/2015	Martin Engelmann	Deposition preparation consisting of multiple work sessions with Kane, Fabian, and Pagliaro on our appraisal; direction on exhibits needed; individual tasks regarding the Wekiva Pkwy project, timeline, and City of Apopka annexations; and Kelly Park Road.	7	\$355.00	\$2,485.00
Deposition Preparation	General time	09/07/2015	Martin Engelmann	Correspondence with Counsel regarding new contract on land across Kelly Park Road. Deposition preparation consisting of correspondence with Kane and Brigham regarding defendants motion in limine to exclude evidence or testimony; review correspondence and motion.	3	\$355.00	\$1,065.00
Deposition Preparation	General time	09/08/2015	Martin Engelmann	Deposition preparation consisting of various work sessions with Fabian regarding tasks and timeline; correspondence with Kane consisting of setting up phone conference with Kelly Park Crossings DRI project team.	0.25	\$355.00	\$88.75
Deposition Preparation	General time	09/08/2015	Martin Engelmann	Reconfirmation of the primary land sales with Steve Pagliaro.	5.25	\$355.00	\$1,863.75
Deposition Preparation	General time	09/08/2015	Martin Engelmann	Correspondence with Counsel regarding verification with project manager for Kelly Park Crossing DRI.	0.125	\$355.00	\$44.38
Deposition Preparation	General time	09/09/2015	Martin Engelmann	Correspondence with Counsel's assistant regarding contact information for Bill Kelly.	0.25	\$355.00	\$88.75
Deposition Preparation	General time	09/09/2015	Martin Engelmann	Correspondence with Counsel's assistant regarding rebuttal reports from Petitioner's experts.	0.125	\$355.00	\$44.38
Deposition Preparation	General time	09/09/2015	Martin Engelmann	Work session with Bill Kelly.	0.125	\$355.00	\$44.38
Rebuttal	General time	09/09/2015	Martin Engelmann	Continued deposition preparation; multiple work sessions with George Kane, Steve Pagliaro and John Fabian; work session with Andrew Brigham, Esquire.	9	\$355.00	\$3,195.00
Deposition	General time	09/10/2015	Martin Engelmann	Finalize deposition preparation; attend deposition per subpoena at law offices of Shutts & Bowen in Tampa; verification of Home contract with Bob Peck; verification of Kelly Park DRI status.	12	\$355.00	\$4,260.00
Deposition	General time	09/11/2015	Martin Engelmann	Correspondence with Counsel with regard to documents brought to my	0.125	\$355.00	\$44.38

				deposition.				
Deposition	General time	09/15/2015	Martin Engelmann	Correspondence with Counsel regarding files brought to deposition.	0.125	\$355.00	\$44.38	
Hearing Preparation	General time	09/18/2015	Martin Engelmann	Conference with Andrew Brigham regarding scope of project.	1	\$355.00	\$355.00	
Hearing Preparation	General time	09/22/2015	Martin Engelmann	Correspondence with Counsel's assistant regarding defendant's exhibits for trial.	0.125	\$355.00	\$44.38	
Hearing Preparation	General time	09/22/2015	Martin Engelmann	Correspondence with Counsel's assistant regarding petitioner's exhibits for trial.	0.125	\$355.00	\$44.38	
Hearing Preparation	General time	09/23/2015	Martin Engelmann	Work session with John Fabian, Steve Pagliaro and George Kane; work session with Andrew Brigham; preparation of outline.	7	\$355.00	\$2,485.00	
Hearing Preparation	General time	09/23/2015	Martin Engelmann	Correspondence with George Kane regarding exact dates of trial.	0.125	\$355.00	\$44.38	
Hearing Preparation	General time	09/23/2015	Martin Engelmann	Correspondence from Counsel's assistant regarding appraisals prepared by Walter Carpenter; work session with TRAS staff regarding preparing trial exhibits notebook(s).	2	\$355.00	\$710.00	
Hearing Testimony	General time	09/24/2015	Martin Engelmann	Orlando all day. Attend emergency hearing.	11	\$355.00	\$3,905.00	
Trial Preparation	General time	10/08/2015	Martin Engelmann	Conference with Andrew Brigham, Esquire.	0.25	\$355.00	\$88.75	
Trial Preparation	General time	10/12/2015	Martin Engelmann	Correspondence with Counsel's assistant regarding trial preparation with Counsel.	0.125	\$355.00	\$44.38	
Trial Preparation	General time	10/14/2015	Martin Engelmann	Correspondence with Counsel's assistant regarding subpoena for trial; re-inspection of subject property and market area.	1	\$355.00	\$355.00	
Trial Preparation	General time	10/17/2015	Martin Engelmann	Correspondence from Counsel regarding deposition transcripts of Ellen Hardgrove and Bob Peck.	0.125	\$355.00	\$44.38	
Trial Preparation	General time	10/19/2015	Martin Engelmann	Correspondence from Counsel's assistant regarding Home transaction.	0.125	\$355.00	\$44.38	
Trial Preparation	General time	10/20/2015	Martin Engelmann	Work session with George Kane, Steve Pagliaro and John Fabian; work session with Ken Fleming @ Brigham office; begin process of MCE's confirmation of comparable land sales; being process of re-confirming TRAS land sales.	1.5	\$355.00	\$532.50	
Trial Preparation	General time	10/21/2015	Martin Engelmann	Further verification process; trial exhibit review.	1.5	\$355.00	\$532.50	
Trial Preparation	General time	10/22/2015	Martin Engelmann	Trial preparation.	4	\$355.00	\$1,420.00	
Trial Preparation	General time	10/23/2015	Martin Engelmann	Trial preparation with Andrew Brigham.	17	\$355.00	\$6,035.00	



Trial Preparation	General time	10/24/2015	Martin Engelmann	Trial preparation.	8	\$355.00	\$2,840.00
Trial Preparation	General time	10/25/2015	Martin Engelmann	Trial preparation.	8	\$355.00	\$2,840.00
Trial	General time	10/26/2015	Martin Engelmann	Trial preparation.	7	\$355.00	\$2,485.00
Trial	General time	10/27/2015	Martin Engelmann	Trial preparation.	8	\$355.00	\$2,840.00
Trial	General time	10/28/2015	Martin Engelmann	Trial; work session with Sue Murphy and Reggie Mesimer.	8	\$355.00	\$2,840.00
Trial	General time	10/29/2015	Martin Engelmann	Trial. Reinspect property with Sue Murphy and Reggie Mesimer.	7	\$355.00	\$2,485.00
Trial	General time	10/30/2015	Martin Engelmann	Trial; in Orlando.	12	\$355.00	\$4,260.00
Trial	General time	11/01/2015	Martin Engelmann	Trial preparation.	10	\$355.00	\$3,550.00
Trial	General time	11/02/2015	Martin Engelmann	Attend and testify in trial.	14	\$355.00	\$4,970.00
Trial	General time	11/03/2015	Martin Engelmann	Attend and testify in trial.	7	\$355.00	\$2,485.00
Correspondence	General time	11/16/2015	Martin Engelmann	Correspondence with counsel regarding trial testimony.	0.125	\$355.00	\$44.38
Work Session	General time	11/17/2015	Martin Engelmann	Work session with Steve Pagliaro	0.25	\$355.00	\$88.75
Work Session	General time	01/08/2016	Martin Engelmann	Work session with Andrew Brigham.	0.25	\$355.00	\$88.75
<i>Person Subtotal</i>					210.997		\$74,903.94

Stephen Pagliaro

Correspondence	General time	01/15/2014	SMP_2015	Correspondence with counsel's office regarding the Wekiva Parkway takings, including subject property information, project aerial, deeds, etc. Copy for file.	0.5	\$155.00	\$77.50
Subject Property Research	General time	02/15/2014	SMP_2015	Review data sent from the client. Start subject property research.	3.5	\$155.00	\$542.50
Subject Property Research	General time	02/26/2014	SMP_2015	Subject property research and research the Wekiva Parkway Extension project.	2.5	\$155.00	\$387.50
Market Area Research	General time	03/18/2014	SMP_2015	Research of the surrounding ownership specifically the Project Orlando, LLC acquisitions.	2.25	\$155.00	\$348.75
Market Area Research	General time	03/19/2014	SMP_2015	Further research of the Project Orlando, LLC ownership and affiliate companies acquisitions.	2.25	\$155.00	\$348.75
Market Area Research	General time	03/24/2014	SMP_2015	Continued research of the Wekiva Parkway Extension Project.	2.5	\$155.00	\$387.50
Inspection	General time	04/17/2014	SMP_2015	Initial inspection of the subject property and surrounding market area. Attending the inspection was Brigham, Hutson, Fleming, Murphy, and the property	4	\$155.00	\$620.00

owner William Kelly.

Market Area Research	General time	04/18/2014	SMP_2015	Sales and market area research. Continue research of the Orlando Projects land purchases.	2.5	\$155.00	\$387.50
Market Area Research	General time	04/22/2014	SMP_2015	Sales and market area research. Continue research of the Orlando Projects land purchases.	2.5	\$155.00	\$387.50
Correspondence	General time	04/24/2014	SMP_2015	Correspondence with counsel's office regarding the Carpenter's January 2014 report of the subject property.	0.25	\$155.00	\$38.75
Market Area Research	General time	04/25/2014	SMP_2015	Research of the surrounding subdivisions and commercial developments.	2.25	\$155.00	\$348.75
Market Area Research	General time	04/26/2014	SMP_2015	Research of the surrounding subdivisions and commercial developments.	1.25	\$155.00	\$193.75
Market Area Research	General time	05/05/2014	SMP_2015	Research of the surrounding subdivisions and commercial developments.	1.25	\$155.00	\$193.75
Market Area Research	General time	05/09/2014	SMP_2015	Initial research of interchange locations for possible study.	1.25	\$155.00	\$193.75
Correspondence	General time	06/17/2014	SMP_2015	Correspondence with counsel's office regarding information consisting of a copy of an appraisal previously performed on the subject property and other subject property data; send information to Engemann for his review.	0.75	\$155.00	\$116.25
Executive Summary	General time	06/17/2014	SMP_2015	Prepare executive summary document for Engemann's review.	1.75	\$155.00	\$271.25
Inspection	General time	06/24/2014	SMP_2015	Re-inspection of the subject property and surrounding market area with Engemann.	4.5	\$155.00	\$697.50
Work Session	General time	10/03/2014	SMP_2015	Work session with Engemann, Fabian, and Kane regarding case issues and research still needed.	0.5	\$155.00	\$77.50
Sales Research	General time	10/03/2014	SMP_2015	Online sales and market area research. Additional research of the Wekiva Parkway Extension project.	2	\$155.00	\$310.00
Sales Research	General time	10/07/2014	SMP_2015	Review file and outline the sales research to date and additional research needed. Identify the subdivisions within the market area.	2.5	\$155.00	\$387.50
Work Session	General time	10/21/2014	SMP_2015	Work session with Engemann, Kane, Worley, and Fabian regarding status of case, project overview, and continued research.	0.167	\$155.00	\$25.89
Work Session	General time	10/28/2014	SMP_2015	Direction to Taylor to conduct online research on possible land sale comparables and to write up in database.	0.167	\$155.00	\$25.89
Work Session	General	01/28/2015	SMP_2015	Work session with Brigham, Huston,	0.25	\$155.00	\$38.75

	time			Kane, and Fabian regarding status of case.			
Other Expert Report Review	General time	04/23/2015	SMP_2015	Correspondence with Engelmann and Kane regarding reports of an adjacent property; correspondence with counsel's office regarding important dates regarding report exchange.	1.5	\$155.00	\$232.50
Work Session	General time	04/28/2015	SMP_2015	Correspondence with Counsel's assistant regarding expert reports. Work session with MCE and litigation team regarding sales used in the Expressway authority's appraisal of the subject.	0.125	\$155.00	\$19.38
Sales Research	General time	04/30/2015	SMP_2015	Area subdivision research. Download Stipulated Order of Taking for the file.	0.91	\$155.00	\$141.05
Sales Research	General time	05/01/2015	SMP_2015	Sales and market area research	0.822	\$155.00	\$127.41
Executive Summary	General time	05/06/2015	SMP_2015	Initial work book set up, edits to executive summary document, land sales research	6.921	\$155.00	\$1,072.76
Executive Summary	General time	05/07/2015	SMP_2015	Edits to the executive summary	2.551	\$155.00	\$395.41
Executive Summary	General time	05/08/2015	SMP_2015	Edits to executive summary	2.551	\$155.00	\$395.41
Market Area Research	General time	05/09/2015	SMP_2015	Research of a number of subdivisions and commercial developments within the subject market	3.455	\$155.00	\$535.53
Work Session	General time	05/11/2015	SMP_2015	Work session with MCE, JRF, GWK and CW regarding the case and updated schedule and the assignment of tasks.	0.35	\$155.00	\$54.25
Executive Summary	General time	05/11/2015	SMP_2015	Start work book and executive summary	5.766	\$155.00	\$893.73
Work Session	General time	05/13/2015	SMP_2015	Prepare inspection package for Engelmann. Further edits to the work book and executive summary.	1.85	\$155.00	\$286.75
Executive Summary	General time	05/13/2015	SMP_2015	Edits to the work book and executive summary.	2.986	\$155.00	\$462.83
Market Area Research	General time	05/14/2015	SMP_2015	Further research of the surrounding subdivisions in preparation for the draft of subdivision info for file.	3.355	\$155.00	\$520.03
Executive Summary	General time	05/15/2015	SMP_2015	Further edits to the work book and executive summary.	3.16	\$155.00	\$489.80
Work Session	General time	05/22/2015	SMP_2015	Edits to the workbook and summary. Work session with JRF and GWK regarding direction of sales research.	5.733	\$155.00	\$888.62
Sales Research	General time	05/22/2015	SMP_2015	Work session with JRF and GWK regarding the case and direction of the sales research.	0.749	\$155.00	\$116.10
Sales Research	General time	05/25/2015	SMP_2015	Work session with JRF, continue with sales and market research. Further research of interchange locations.	4.375	\$155.00	\$678.13

Sales Research	General time	05/26/2015	SMP_2015	Continue with market area and sales research with focus on interchange locations. Identify area subdivisions and commercial development.	3.456	\$155.00	\$535.68
Sales Research	General time	05/28/2015	SMP_2015	Continue with land sales research of interchange locations.	3	\$155.00	\$465.00
Work Session	General time	05/29/2015	SMP_2015	Edits to workbook and summary. Review land sales from GWK. Work session with MCE, JRF and GWK regarding case.	2.376	\$155.00	\$368.28
Work Session	General time	06/02/2015	SMP_2015	Work session with MCE, JRF, GWK and CW regarding the case, status of the draft and the assignment of tasks.	0.45	\$155.00	\$69.75
Sales Research	General time	06/04/2015	SMP_2015	Interchange land sales research	2.768	\$155.00	\$429.04
Market Area Research	General time	06/05/2015	SMP_2015	Interchange Study research; identify the DRI's in the area and detail; residential market survey of rooftops from 2007 and present. Create exhibits.	1.5	\$155.00	\$232.50
Market Area Research	General time	06/07/2015	SMP_2015	Further identification of DRI and Planned Developments; create exhibits for file	3.75	\$155.00	\$581.25
Market Area Research	General time	06/08/2015	SMP_2015	Research of the areas DRI's and Planned Developments.	4.45	\$155.00	\$689.75
Work Session	General time	06/08/2015	SMP_2015	Work session with John Fabian and George Kane regarding sales research.	0.5	\$155.00	\$77.50
Sales Research	General time	06/08/2015	SMP_2015	Land sales research and edits to sales data base information.	1.025	\$155.00	\$158.88
Sales Research	General time	06/09/2015	SMP_2015	Commercial land sales research.	2.5	\$155.00	\$387.50
Sales Research	General time	06/10/2015	SMP_2015	Land sales research. Edits to the data base write up	2.537	\$155.00	\$393.24
Sales Research	General time	06/11/2015	SMP_2015	Wekiva, sales research and edits to the data base information, edits to mapping file	2.902	\$155.00	\$449.81
Sales Research	General time	06/12/2015	SMP_2015	Land sales research and edits to database information, edits to the mapping file. Continued research of the DRI's and PD's in the market area.	1.5	\$155.00	\$232.50
Work Session	General time	06/12/2015	SMP_2015	Work session with John Fabian the sales and market area research and direction moving forward.	0.15	\$155.00	\$23.25
Work Session	General time	06/13/2015	SMP_2015	Work session with John Fabian regarding the sales and edits to the data base information	0.5	\$155.00	\$77.50
Market Area Research	General time	06/14/2015	SMP_2015	Land sales and market area research. Continued research and mapping of the DRI's and PD's within the Beltway area. Edits to the data base information	2	\$155.00	\$310.00
Sales Research	General	06/15/2015	SMP_2015	Wekiva Cases, sales research, DRI and	2.75	\$155.00	\$426.25

	time			PD research, edits to data base information, edit to sales map files.			
Work Session	General time	06/15/2015	SMP_2015	Work session with John Fabian and George Kane, review sales research, DRI and PD research. Work session with John Fabian regarding the planning analysis from Sue Murphy. Review mapping exhibits. Direction on moving forward.	1.5	\$155.00	\$232.50
Sales Research	General time	06/16/2015	SMP_2015	Sales and market research; write up additional sales and add to file. Work session with John Fabian regarding research.	3.86	\$155.00	\$598.30
Market Area Research	General time	06/17/2015	SMP_2015	Initial draft of DRI and PD locations and development for inclusion in the analysis. Sales and market research; Initial draft of DRI and PD locations and development for inclusion in the analysis. Research of the Central Florida Regional Planning Counsel and the Department of Economic Opportunity's web sites for pertinent data.	2.849	\$155.00	\$441.60
Market Area Research	General time	06/18/2015	SMP_2015	Continue with draft of the developments along the "Beltway". Confirmation of some sales considered for the analysis.	2.55	\$155.00	\$395.25
Market Area Research	General time	06/19/2015	SMP_2015	Continue with draft of the developments along the "Beltway". Continue with the confirmation of some sales considered for the analysis.	1.75	\$155.00	\$271.25
Market Area Research	General time	06/20/2015	SMP_2015	Continue with draft of the developments along the "Beltway". Work session with John Fabian on status of research and direction moving forward.	3	\$155.00	\$465.00
Market Area Research	General time	06/21/2015	SMP_2015	Edits to draft of the developments along the "Beltway". Add additional sites to the GIS mapping file.	2.5	\$155.00	\$387.50
Work Session	General time	06/22/2015	SMP_2015	Map out and label the major intersections; confirm the proposed building sizes of the sales considered for FAR; confirm considered sales	3	\$155.00	\$465.00
Work Session	General time	06/23/2015	SMP_2015	Work session with John Fabian regarding the sales and ongoing confirmations; continue the mapping and labeling of the major intersections to show development patterns; continue with confirmations	3	\$155.00	\$465.00
Work Session	General time	06/24/2015	SMP_2015	Work session with John Fabian regarding the sales and ongoing confirmations; edits to the data base information	3	\$155.00	\$465.00
Work Session	General time	06/25/2015	SMP_2015	Work session with John Fabian regarding new interchange sales information; research the sales and add to file. Start assembling inspection	5.087	\$155.00	\$788.49

## package for MCE

Work Session	General time	06/26/2015	SMP_2015	Finish inspection package for Marty Engelmann; work session with Andrew Brigham, counsel and John Fabian regarding the analysis. Work sessions with M. Engelmann and John Fabian regarding the sale	3.027	\$155.00	\$469.19
Work Session	General time	06/27/2015	SMP_2015	Additional interchange related sales research. Work session with John Fabian regarding the sales; review the draft analysis prior to sending to counsel	4.55	\$155.00	\$705.25
Market Area Research	General time	06/28/2015	SMP_2015	Research of the Beltway/Interchanges sale and the development time line.	2.45	\$155.00	\$379.75
Sales Research	General time	07/01/2015	SMP_2015	Work session with Fabian regarding sales research; Calls to brokers for verification and confirmation of the data. Further research of the development trends around the beltway interchanges.	5.125	\$155.00	\$794.38
Work Session	General time	07/02/2015	SMP_2015	Work session with Kane regarding development trends within the subjects trade area and other trade areas in and around the beltway. Prep for and attend work session with Andrew Brigham, counsel Marty Engelmann and John Fabian regarding case.	2.5	\$155.00	\$387.50
Market Area Research	General time	07/03/2015	SMP_2015	Review file to date; further research of the order of sales and the timing of development for an interchange study.	4.5	\$155.00	\$697.50
Appraisal Analysis and Report Writing	General time	07/06/2015	SMP_2015	Review and edit of the draft report.	1	\$155.00	\$155.00
Rebuttal	General time	07/06/2015	SMP_2015	Confirmation of several land sales with Daryl Carter, prominent broker familiar with the transactions	0.75	\$155.00	\$116.25
Work Session	General time	07/06/2015	SMP_2015	Work session with John Fabian regarding the beltway interchange developments; topography and any possible development constraints; review of the draft;	2.353	\$155.00	\$364.72
Appraisal Analysis and Report Writing	General time	07/07/2015	SMP_2015	Review and edit of the draft report.	1.25	\$155.00	\$193.75
Work Session	General time	07/07/2015	SMP_2015	Work session with John Fabian regarding the draft and the interchange development analysis. Work session with Engelmann and Kane regarding appraisals and sales of properties with extraordinary development issues.	3.25	\$155.00	\$503.75
Work Session	General time	07/14/2015	SMP_2015	Rebuttal report preparation consisting of various work sessions and correspondence with Fabian and Kane regarding report and exchange date.	0.25	\$155.00	\$38.75

Rebuttal	General time	07/15/2015	SMP_2015	Work session with Fabian on rebuttal analysis regarding sales and highest and best use. Edit to rebuttal document	3.5	\$155.00	\$542.50
Rebuttal	General time	07/15/2015	SMP_2015	Review and summarize Carpenter report for the file.	4.411	\$155.00	\$683.71
Rebuttal	General time	07/16/2015	SMP_2015	Rebuttal report preparation consisting of review of other Wekiva Parkway parcels and review appraisal report of the Chapman Nursery.	3.174	\$155.00	\$491.97
Rebuttal	General time	07/16/2015	SMP_2015	Rebuttal report preparation consisting of adding summary of Carpenter report to workbook along with exhibits.	2.45	\$155.00	\$379.75
Rebuttal	General time	07/16/2015	SMP_2015	Rebuttal report preparation consisting of continued research of Carpenter's land sales and market area data.	3	\$155.00	\$465.00
Rebuttal	General time	07/18/2015	SMP_2015	Continue with the draft rebuttal report	5.03	\$155.00	\$779.65
Rebuttal	General time	07/19/2015	SMP_2015	Further edits to rebuttal report of Walter Carpenters appraisal report of the subject.	7.001	\$155.00	\$1,085.16
Work Session	General time	07/23/2015	SMP_2015	Work session with Andrew Brigham, counsel regarding case. Correspondence with George Kane and John Fabian regarding same.	0.75	\$155.00	\$116.25
Rebuttal	General time	07/23/2015	SMP_2015	Review and edits to the rebuttal document of Walter Carpenters, November 2013 appraisal report of the subject. Correspondence with George Kane and John Fabian regarding same	1.75	\$155.00	\$271.25
Deposition Preparation	General time	08/26/2015	SMP_2015	Start review of the file in response to subpoena to produce file	5.25	\$155.00	\$813.75
Deposition Preparation	General time	08/28/2015	SMP_2015	Further review of the file in response to subpoena, Prepare electronic file to be sent to client.	5.75	\$155.00	\$891.25
Deposition Preparation	General time	09/03/2015	SMP_2015	Work sessions with George Kane and John Fabian regarding subpoena	0.25	\$155.00	\$38.75
Deposition Preparation	General time	09/04/2015	SMP_2015	Work sessions with Marty Engelmann and George Kane regarding the preparation of an outline regarding the market forces affecting the subject; start initial edit of the outline	4.25	\$155.00	\$658.75
Deposition Preparation	General time	09/05/2015	SMP_2015	Work sessions with Marty Engelmann, John Fabian and George Kane regarding the upcoming deposition, continue edit of the outline	6.25	\$155.00	\$968.75
Deposition Preparation	General time	09/07/2015	SMP_2015	Edit of the outline regarding the market forces affecting the subject property, the development of the beltway and the commercial development in and around the major interchanges along the beltway	6.25	\$155.00	\$968.75

Deposition Preparation	General time	09/08/2015	SMP_2015	Outline the development of the beltway and the time line of the beltway segment opening dates; reconfirmation of the primary land sales with Marty Engelmann	5.25	\$155.00	\$813.75
Deposition Preparation	General time	09/09/2015	SMP_2015	Edits to beltway time line and segment opening dates; further reconfirmation of the primary land sales with Marty Engelmann; work session with Engelmann, Fabian and Kane regarding status of assignments	6.75	\$155.00	\$1,046.25
Deposition Preparation	General time	09/10/2015	SMP_2015	Continue with the reconfirmation of the primary land sales with Marty Engelmann; create historical interchange aerials for file; edit to time line document for file; label all files in preparation for deposition	4.1	\$155.00	\$635.50
Trial Preparation	General time	09/12/2015	SMP_2015	Re-inspection of considered sales and subject property; re-inspection of Carpenter sales	3.1	\$155.00	\$480.50
Trial Preparation	General time	09/15/2015	SMP_2015	Trial preparation consisting of the labeling of all ground level photographs; work session with Brigham, Engelmann, Fabian and Kane regarding discovery and exhibits; work session with Engelmann, Fabian and Kane regarding additional tasks	1.255	\$155.00	\$194.53
Trial Preparation	General time	09/18/2015	SMP_2015	Work session with Brigham, Engelmann, Fabian and Kane regarding trial prep and upcoming meeting with judge.	0.25	\$155.00	\$38.75
Trial Preparation	General time	09/22/2015	SMP_2015	Trial preparation for Engelmann regarding review of previous appraisals completed along both the Eastern and Western Beltway and detail for file	4.55	\$155.00	\$705.25
Trial Preparation	General time	09/23/2015	SMP_2015	Trial preparation for Engelmann regarding review of previous appraisals completed along the Western Beltway specifically Fountains West and Stoneybrook West and detail for file	4.45	\$155.00	\$689.75
Trial Preparation	General time	09/23/2015	SMP_2015	Trial prep work session with Engelmann and Fabian regarding upcoming hearing; regarding the contents organization of file	4.75	\$155.00	\$736.25
Trial Preparation	General time	09/25/2015	SMP_2015	Review file and notes from hearing, organize file for Engelmann review	3.75	\$155.00	\$581.25
Trial Preparation	General time	09/27/2015	SMP_2015	Start outline for Engelmann's cross if second hearing is ordered.	1.75	\$155.00	\$271.25
Trial Preparation	General time	09/29/2015	SMP_2015	Review of Engelmann September 10, 2015 deposition and outline possible questions for trial preparation	3.75	\$155.00	\$581.25
Trial Preparation	General time	10/07/2015	SMP_2015	Work session with Heyward Cantrell regarding the commercial developments along the Western Beltway. Review material sent from Sarah Pinkepank	2.25	\$155.00	\$348.75



Trial Preparation	General time	10/08/2015	SMP_2015	review information regarding the commercial developments along the Western Beltway; work session with Cantrell regarding same	6.25	\$155.00	\$968.75
Trial Preparation	General time	10/09/2015	SMP_2015	Work session with Sarah Pinkepank regarding commercial developments along the beltway	2.25	\$155.00	\$348.75
Trial Preparation	General time	10/10/2015	SMP_2015	Review file and prepare for re inspection of the subject and sales	2.25	\$155.00	\$348.75
Trial Preparation	General time	10/12/2015	SMP_2015	Work session with Engelmann regarding file and exhibits	1.25	\$155.00	\$193.75
Trial Preparation	General time	10/14/2015	SMP_2015	Re inspection of the subject and the surrounding market area; re inspection of Carpenter sales	1	\$155.00	\$155.00
Trial Preparation	General time	10/18/2015	SMP_2015	Work sessions with Engelmann and Fabian regarding case; create exhibit of Flamingo Crossings showing the land available for retail/hotel development	1.25	\$155.00	\$193.75
Trial Preparation	General time	10/19/2015	SMP_2015	Trial preparation work sessions with Engelmann, Fabian and Kane. Map out distances between the interchanges along the beltway. Reconfirmation of the sales along Rock Springs Road with Engelmann.	5.48	\$155.00	\$849.40
Trial Preparation	General time	10/20/2015	SMP_2015	Trial preparation work sessions with Engelmann, Fabian and Kane. Further research and verification of the Florida Hospital Winter Gardens sale; calls to a number of engineers for cost data	4.5	\$155.00	\$697.50
Trial Preparation	General time	10/21/2015	SMP_2015	Trial preparation work sessions with Engelmann, Fabian and Kane. Create separate detail sheets on all sales used in the report as well as the sales used in Carpenter's report	5.5	\$155.00	\$852.50
Trial Preparation	General time	10/22/2015	SMP_2015	Trial preparation work sessions with Engelmann, Fabian and Kane. Review prior appraisals along the Western Beltway for additional sales data and contact information for reconfirmations with principals involved in the transactions and detail for Engelmann	4.5	\$155.00	\$697.50
Trial Preparation	General time	10/23/2015	SMP_2015	Trial preparation consisting of work sessions with Engelmann regarding the original contract for Winter Garden Village; pull property appraiser data for pond site; calls to engineers for cost data for the relocation	2.55	\$155.00	\$395.25
Trial Preparation	General time	10/24/2015	SMP_2015	Trial preparation consisting of work sessions with Engelmann regarding the Family Dollar and O'Reilly land sales along Rock Springs Road; review corporate data for additional contact information; calls to the principals of the transactions.	3.45	\$155.00	\$534.75

Trial Preparation	General time	10/25/2015	SMP_2015	Trial preparation consisting of work session with Engelmann regarding the sales	2.55	\$155.00	\$395.25
Trial Preparation	General time	10/26/2015	SMP_2015	Reconfirmation with Engelmann of Family Dollar and O'Reilly land sales on Rock Springs Road with the seller; enter sales information into database	1.75	\$155.00	\$271.25
Trial Preparation	General time	10/27/2015	SMP_2015	Trial preparation consisting of work sessions with Engelmann, Fabian and Kane; confirm zoning and land use changes of Carpenter land sales and summarize confirmations for Engelmann's review prior to transmitting to Andrew Brigham	2.75	\$155.00	\$426.25
Trial Preparation	General time	10/27/2015	SMP_2015	Research of the land sale in the SE/c of Kelly Park Road and Plymouth Sorrento Road; call to Sarah Pinkepank at Heyward Cantrell's office for possible contact information	2.75	\$155.00	\$426.25
Trial Preparation	General time	10/28/2015	SMP_2015	Research of St. Johns River Water Management District information of Florida Hospital's Winter Garden; review original contract for sale; interview Sean Davis from Sembler on details of the transaction.	4.5	\$155.00	\$697.50
Trial	General time	10/29/2015	SMP_2015	Attend trial in Orlando	8	\$155.00	\$1,240.00
Trial Preparation	General time	10/30/2015	SMP_2015	Research and detail for file the number of parcels and acreage Project Orlando has purchased; instruction to Poulos to locate all the schools in the subject area	2.5	\$155.00	\$387.50
Trial Preparation	General time	10/30/2015	SMP_2015	Research and detail for file the distances of the various subdivisions within the area to the subject	2.5	\$155.00	\$387.50
Trial Preparation	General time	10/30/2015	SMP_2015	Research and detail for file the distances for the subject site to the various intersections within the neighborhood and to the nearest interchange; detail the distances to the nearest interchange for Carpenters sales	2.5	\$155.00	\$387.50
Trial Preparation	General time	11/01/2015	SMP_2015	Review outline for trial; review the Kelly Park DRI Ordinance for the details of the phasing	2.5	\$155.00	\$387.50
Trial Preparation	General time	11/02/2015	SMP_2015	Further review of trial outline; work session with Engelmann regarding case	0.5	\$155.00	\$77.50

*Person Subtotal* 367.759 \$57,002.65

Yvette Daniel	Deposition Preparation	General time	08/27/2015	YD	Scanned and electronically filed subpoenaed documents	2.6	\$95.00	\$247.00
	Deposition Preparation	General time	08/28/2015	YD	Scanning and electronically filing subpoenaed documents.	0.8	\$95.00	\$76.00
	Deposition	General	08/31/2015	YD	Scanning and filing subpoenaed	0.7	\$95.00	\$66.50

Preparation	time	documents.		
			<i>Person Subtotal</i>	4.1      \$389.50
<i>Subtotal</i>				864.142      \$175,843.45
<b>Total Amount Payable</b>				<b>\$176,069.16</b>

Please reference our File No. to ensure proper credit

Payment for services due upon receipt of invoice.  
 After 30 days a charge of 1.5% per month will be assessed on the unpaid balance.



May 04, 2016

Mr. Andrew P. Brigham  
Brigham Property Rights Law Firm, PLLC  
2963 Dupont Avenue  
Suite 3  
Jacksonville, FL 32217

In Reference To: Kelly  
Wachiva Parkway Project  
Parcel 221  
Orange County, Florida

Invoice # 14111.008

**Professional Services Rendered:**

	<u>Hours</u>	<u>Amount</u>
<u>Jason M. Spencer</u>		
6/25/2014 Review plans and right-of-way maps; review pond plans	1.50	180.00
6/26/2014 Review stormwater permit information	2.00	240.00
7/15/2014 Review pond sizing information, pond volume and alternatives available	2.75	330.00
7/16/2014 Assist Mr. Mesimer in preparing for a deposition; prepare exhibits for reducing the size of the pond; prepare document to show calculations	4.00	480.00
7/17/2014 Assist Mr. Mesimer in preparing for deposition; prepare exhibits for reducing the size of the pond; prepare document to show calculations	2.50	300.00
7/18/2014 Revise exhibits to show entire property boundary; prepare board mounted exhibits along with copies	2.25	270.00
6/12/2015 Review material received from Mr. Hutson	2.25	270.00
6/22/2015 Review construction plans	1.50	180.00

*Subtotal:* 18.75 2,250.00

John F. Ellinger

7/2/2015 Research state, local and municipal records for traffic volumes on	2.25	270.00
---	------	--------

Continued on next page

*Consulting Engineers and Planners*

4738 CENTRAL AVENUE • ST. PETERSBURG, FLORIDA 33711  
(727) 894-8589 • FAX (727) 898-4937

	<u>Hours</u>	<u>Amount</u>
local road network; prepare sketch of area showing location of traffic count stations and traffic volumes		
7/7/2015 Verify traffic counts from County records for use by Mr. Mesimer in preparing report	0.75	90.00
10/8/2015 Review recent aerial photography	1.00	120.00
10/26/2015 Assist Mr. Mesimer with trial preparation; prepare various exhibits	8.00	960.00
10/27/2015 Assist Mr. Mesimer to prepare for trial	4.50	540.00
	<hr/>	<hr/>
<i>Subtotal:</i>	16.50	1,980.00
 <u>Reginald Mesimer, P.E.</u>		
6/25/2014 Review plans and right-of-way maps	1.25	281.25
6/26/2014 Review stormwater permit information	0.50	112.50
7/15/2014 Review drainage report and calculations; evaluate alternatives to reduce pond size; conference with Mr. Hutson; coordinate preparation of calculations and drawings to reduce pond size	3.50	787.50
7/16/2014 Review stormwater regulations; prepare drainage calculations and drawings allowing reduction on size of pond	3.25	731.25
7/18/2014 Coordinate preparation of exhibits for Order of Taking hearing	1.00	225.00
2/11/2015 Conference with Mr. Brigham to discuss case issues	0.75	168.75
7/6/2015 Prepare analysis and report	3.25	731.25
9/9/2015 Prepare for deposition	4.25	956.25
9/10/2015 Prepare for and attend deposition	4.00	900.00
10/21/2015 Field review to observe current site conditions	2.50	562.50
10/22/2015 Review trial exhibits; trial preparation	4.00	900.00
10/26/2015 Review all plaintiff exhibits; conference with Mr. Brigham; trial preparation	6.50	1,462.50
10/27/2015 Trial preparation	8.00	1,800.00
10/28/2015 Prepare for and attend trial in Orange County; conference with Mr. Brigham and other experts to prepare for trial	8.00	1,800.00
10/29/2015 Field review and property inspection; review sales with Mr. Englemann and Ms. Murphy; trial preparation	8.00	1,800.00
10/30/2015 Prepare for and testify at trial	8.00	1,800.00
	<hr/>	<hr/>
<i>Subtotal:</i>	66.75	15,018.75
	<hr/>	<hr/>
<b>Total Professional Services:</b>	<b>102.00</b>	<b>\$19,248.75</b>

---

**Expenses:**

	<u>Amount</u>
Lodging	201.38
Mileage	322.80
Parking	28.00
Reprographics	67.80
<b>Total Expenses:</b>	<b>\$619.98</b>

---

**Employee Summary**

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Jason M. Spencer	18.75	120.00	\$2,250.00
John F. Ellinger	16.50	120.00	\$1,980.00
Reginald Mesimer, P.E.	66.75	225.00	\$15,018.75

---

**AMOUNT DUE THIS INVOICE:**

**\$19,868.73**



# INVOICE

From **P&M Consulting Group**  
501 W Euclid Ave.  
Tampa, FL 33602

Invoice For **Brigham Property Rights Law Firm**  
2963 Dupont Ave., Ste 3  
Jacksonville, FL 32217

Invoice ID **289**  
Issue Date 11/02/2015  
Due Date 11/02/2015 (upon receipt)

Subject Wm. Kelly

Item Type	Description	Quantity	Unit Price	Amount
Service Consulting	William Kelly: expert witness (04/08/2014 - 11/02/2015)	101.50	\$250.00	<b>\$25,375.00</b>
Product	William Kelly - 04/17/2014 - Mileage / Sue Murphy: Partial mileage for area visit	60.00	\$0.55	<b>\$33.00</b>
Product	William Kelly - 11/02/2015 - Mileage / Sue Murphy: Multiple trips to Orlando for trial	560.00	\$0.55	<b>\$308.00</b>
Product	William Kelly - 11/02/2015 - Lodging / Sue Murphy: Hotels for trial	1.00	\$364.63	<b>\$364.63</b>
Product	William Kelly - 11/02/2015 - Transportation / Sue Murphy: Courthouse parking	1.00	\$21.00	<b>\$21.00</b>

Subtotal **\$26,101.63**  
Retainer Payments **-\$3,000.00**  
**Amount Due \$23,101.63**

## Notes

Please note retainer of \$3,000.00



Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

# INVOICE

<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Job No.</b>
218338	9/14/2015	241874
<b>Job Date</b>	<b>Case No.</b>	
9/10/2015	2014CA0036760	
<b>Case Name</b>		
Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.		
<b>Payment Terms</b>		
Net 30		

**1 CERTIFIED COPY OF TRANSCRIPT OF:**

Martin Engelmann, Excerpt Confidential Portion	22.00 Pages	64.90
ASCII, Condensed		0.00
Exhibit Charge - Per Page for Black and White Copies		0.50
Delivery, Shipping and Handling		20.00
E-mail transcript		0.00
<b>TOTAL DUE &gt;&gt;&gt;</b>		<b>\$85.40</b>

Payments may be made online at [www.orangelegal.com](http://www.orangelegal.com).

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CLIENT# 173 MATTER# 00  
 NAME KELLY  
 REASON FOR CHARGES \_\_\_\_\_  
#1210




Tax ID: 59-2754282

POSTED IN FL BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PD. DATE 10/5 CR# 1307 AMT 85.40  
*Please detach bottom portion and return with payment.*

Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

Job No. : 241874 BU ID : West FL  
 Case No. : 2014CA0036760  
 Case Name : Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.  
 Invoice No. : 218338 Invoice Date : 9/14/2015  
**Total Due : \$ 85.40**

Remit To: **Orange Legal, Inc.** 1-800-275-7991  
**633 East Colonial Drive**  
**Orlando, FL 32803**

**PAYMENT WITH CREDIT CARD**   

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



# INVOICE



Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Job No.</b>
218464	9/23/2015	241872
<b>Job Date</b>	<b>Case No.</b>	
9/11/2015	2014CA0036760	
<b>Case Name</b>		
Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.		
<b>Payment Terms</b>		
Net 30		

**1 CERTIFIED COPY OF TRANSCRIPT OF:**

William Kelly, Sr.	56.00 Pages	165.20
ASCII, Condensed		35.00
Exhibit Charge - Per Page for Black and White Copies	66.00	33.00
Exhibit Charge - Per Page for Color Copies	35.00	35.00
Delivery, Shipping and Handling		20.00
E-mail transcript		0.00

**1 CERTIFIED COPY OF TRANSCRIPT OF:**

Charles Chapman, Sr.	49.00 Pages	144.55
ASCII, Condensed		35.00
E-mail transcript		0.00

CLIENT# 173 MATTER# 00  
 NAME KELLY  
 REASON FOR CHARGES \_\_\_\_\_  
#1210  
 APPROVED BY \_\_\_\_\_  
 PAY ASAP \_\_\_\_\_

**TOTAL DUE >>> \$467.75**

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BOOKKEEPING FINE ONLY  
 POSTED IN FL BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PD. DATE 09-23-15 AMT 689.65

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**Tax ID:** 59-2754282

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Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

Job No. : 241872 BU ID : Central FL  
 Case No. : 2014CA0036760  
 Case Name : Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.  
 Invoice No. : 218464 Invoice Date : 9/23/2015  
**Total Due : \$ 467.75**

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

**1-800-275-7991**

**PAYMENT WITH CREDIT CARD**

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



# INVOICE

<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Job No.</b>
219608	9/29/2015	241874
<b>Job Date</b>	<b>Case No.</b>	
9/10/2015	2014CA0036760	
<b>Case Name</b>		
Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.		
<b>Payment Terms</b>		
Net 30		

Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

- 1 CERTIFIED COPY OF TRANSCRIPT OF:  
 Reginald Mesimer, P.E.  
 ASCII, Condensed
- 1 CERTIFIED COPY OF TRANSCRIPT OF:  
 Sue Murphy  
 ASCII, Condensed
- 1 CERTIFIED COPY OF TRANSCRIPT OF:  
 Martin Englemann  
 ASCII, Condensed  
 Delivery, Shipping and Handling  
 E-mail transcript

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PAY ASAP \_\_\_\_\_ HOLD \_\_\_\_\_  
 BOOKKEEPING USE ONLY  
 POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PD. DATE 9/29/15 CK# 301 AMT# 6856

CLIENT# 113 MATTER# 00  
 NAME KEITH  
 REASON FOR CHARGES #1210

53.00 Pages	174.90
	35.00
99.00 Pages	326.70
	35.00
123.00 Pages	405.90
	35.00
	20.00
	0.00
<b>TOTAL DUE &gt;&gt;&gt;</b>	<b>\$1,032.50</b>

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**Tax ID:** 59-2754282

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 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

Job No. : 241874      BU ID : West FL  
 Case No. : 2014CA0036760  
 Case Name : Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.  
 Invoice No. : 219608      Invoice Date : 9/29/2015  
**Total Due : \$ 1,032.50**

Remit To: **Orange Legal, Inc.**      **1-800-275-7991**  
**633 East Colonial Drive**  
**Orlando, FL 32803**

<b>PAYMENT WITH CREDIT CARD</b>				
Cardholder's Name: _____				
Card Number: _____				
Exp. Date: _____		Phone#: _____		
Billing Address: _____				
Zip: _____		Card Security Code: _____		
Amount to Charge: _____				
Cardholder's Signature: _____				



# INVOICE

Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Job No.</b>
224478	10/30/2015	251498
<b>Job Date</b>	<b>Case No.</b>	
10/28/2015	2014CA0036760	
<b>Case Name</b>		
Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.		
<b>Payment Terms</b>		
Net 30		

CLIENT# 173 MATTER# 00  
 NAME KCIN  
 REASON FOR CHARGES \_\_\_\_\_

1 CERTIFIED COPY OF TRANSCRIPT OF:

Robert Peck	95.00 Pages	280.25
1 Day Expedite		252.70
ASCII, Condensed		35.00
E-mail transcript		0.00
Delivery		30.00
<b>TOTAL DUE &gt;&gt;&gt;</b>		<b>\$597.95</b>

APPROVED BY \_\_\_\_\_  
 PAY ASAP \_\_\_\_\_  
 BOOKKEEPING USE ONLY  
 POSTED IN FL BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PD. DATE 12/11 CK# 1334 AMT 214443

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Tax ID: 59-2754282

Please detach bottom portion and return with payment.

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 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

Job No. : 251498 BU ID : Central FL  
 Case No. : 2014CA0036760  
 Case Name : Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.  
 Invoice No. : 224478 Invoice Date : 10/30/2015  
**Total Due : \$ 597.95**

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

**1-800-275-7991**

<b>PAYMENT WITH CREDIT CARD</b>				
Cardholder's Name: _____				
Card Number: _____				
Exp. Date: _____		Phone#: _____		
Billing Address: _____				
Zip: _____		Card Security Code: _____		
Amount to Charge: _____				
Cardholder's Signature: _____				
Email: _____				



# INVOICE

<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Job No.</b>
224942	11/2/2015	251859
<b>Job Date</b>	<b>Case No.</b>	
10/30/2015	2014CA0036760	
<b>Case Name</b>		
Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.		
<b>Payment Terms</b>		
Net 30		

Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

Hearing before the Honorable John Kest		
Appearance Fee - Hearing, First Hour, deferred		95.00
Estimated # of Pages	31.00	0.00
<b>TOTAL DUE &gt;&gt;&gt;</b>		<b>\$95.00</b>

Payments may be made online at [www.orangelegal.com](http://www.orangelegal.com).

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CLIENT# 112 MATTER# 101  
 NAME KEVIN  
 REASON FOR CHARGES Had re-admission of Home Contract  
 APPROVED BY \_\_\_\_\_  
 PAY ASAP  
 BOOKKEEPING USE ONLY  
 POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PD. DATE 11/8 CK# 1331 AMT 95.00

Tax ID: 59-2754282

Please detach bottom portion and return with payment.

Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

Invoice No. : 224942  
 Invoice Date : 11/2/2015  
**Total Due : \$ 95.00**

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

**1-800-275-7991**

Job No. : 251859  
 BU ID : Central FL  
 Case No. : 2014CA0036760  
 Case Name : Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.



# INVOICE

<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Job No.</b>
224968	11/3/2015	251041
<b>Job Date</b>	<b>Case No.</b>	
10/30/2015	2014CA0036760	
<b>Case Name</b>		
Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.		
<b>Payment Terms</b>		
Net 30		

Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

Trial before the Honorable John Kest		
Estimated # of Pages	289.00	0.00
1 CERTIFIED COPY OF TRANSCRIPT OF:		
Trial before the Honorable John Kest, Excerpt of Direct Exam of Murphy	39.00 Pages	115.05
1 Day Expedite		103.74
ASCII, Condensed		35.00
1 CERTIFIED COPY OF TRANSCRIPT OF:		
Trial before the Honorable John Kest, Excerpt of Direct Exam of Peck	69.00 Pages	203.55
1 Day Expedite		183.54
ASCII, Condensed		35.00
1 CERTIFIED COPY OF TRANSCRIPT OF:		
Trial before the Honorable John Kest, Excerpt of Cross Exam of Peck	31.00 Pages	91.45
ASCII, Condensed		35.00
Delivery, Shipping and Handling		30.00
E-mail transcript		0.00
<b>TOTAL DUE &gt;&gt;&gt;</b>		<b>\$832.33</b>

Payments may be made online at [www.orangelegal.com](http://www.orangelegal.com).

Tax ID: 59-2754282




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Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

CLIENT# 173 MATTER# 00  
 NAME KELLY  
 REASON FOR CHARGES \_\_\_\_\_  
 \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_  
 PAY ASAP \_\_\_\_\_  
 BOOKKEEPING USE ONLY  
 POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PD. DATE 12/11 CHG 1334 AMT 2444

Job No. : 251041 BU ID : Central FL  
 Case No. : 2014CA0036760  
 Case Name : Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.  
 Invoice No. : 224968 Invoice Date : 11/3/2015  
**Total Due : \$ 832.33**

Remit To: **Orange Legal, Inc.** **1-800-275-7991**  
**633 East Colonial Drive**  
**Orlando, FL 32803**

**PAYMENT WITH CREDIT CARD**   

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



# INVOICE

<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Job No.</b>
224968	11/3/2015	251041
<b>Job Date</b>	<b>Case No.</b>	
10/30/2015	2014CA0036760	
<b>Case Name</b>		
Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.		
<b>Payment Terms</b>		
Net 30		

Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
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**Tax ID:** 59-2754282

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 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

Job No. : 251041 BU ID : Central FL  
 Case No. : 2014CA0036760  
 Case Name : Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.  
 Invoice No. : 224968 Invoice Date : 11/3/2015  
**Total Due : \$ 832.33**

Remit To: **Orange Legal, Inc.** **1-800-275-7991**  
**633 East Colonial Drive**  
**Orlando, FL 32803**

<b>PAYMENT WITH CREDIT CARD</b>				
Cardholder's Name: _____				
Card Number: _____				
Exp. Date: _____		Phone#: _____		
Billing Address: _____				
Zip: _____		Card Security Code: _____		
Amount to Charge: _____				
Cardholder's Signature: _____				
Email: _____				



# INVOICE

Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Job No.</b>
225277	11/3/2015	251040
<b>Job Date</b>	<b>Case No.</b>	
10/29/2015	2014CA0036760	
<b>Case Name</b>		
Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.		
<b>Payment Terms</b>		
Net 30		

1 CERTIFIED COPY OF TRANSCRIPT OF:		
Trial before the Honorable John M. Kest; Excerpt of Carpenter Cross (AM)	51.00 Pages	150.45
ASCII, Condensed		35.00
E-mail transcript		0.00
Delivery		20.00
1 CERTIFIED COPY OF TRANSCRIPT OF:		
Trial before the Honorable John M. Kest; Excerpt of Carpenter Cross (PM)	135.00 Pages	398.25
ASCII, Condensed		35.00
E-mail transcript		0.00
<b>TOTAL DUE &gt;&gt;&gt;</b>		<b>\$638.70</b>

Day 4 of 5

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**Tax ID:** 59-2754282

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**CLIENT#** 173    **MATTER#** 00    Job No. : 251040    BU ID : Central FL  
 Andrew Prince Brigham, Esquire    **NAME** Kelly    Case No. : 2014CA0036760  
 Brigham Property Rights Law Firm    **REASON FOR CHARGES** \_\_\_\_\_    Case Name : Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217    Invoice No. : 225277    Invoice Date : 11/3/2015

APPROVED BY \_\_\_\_\_    **Total Due : \$ 638.70**

PAY A/C # \_\_\_\_\_  
**BOOKER'S USE ONLY**  
 POSTED IN FL BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PD. DATE 12/11 AMT 1331

<b>PAYMENT WITH CREDIT CARD</b>				
Cardholder's Name: _____				
Card Number: _____				
Exp. Date: _____		Phone#: _____		
Billing Address: _____				
Zip: _____		Card Security Code: _____		
Amount to Charge: _____				
Cardholder's Signature: _____				
Email: _____				

Remit To: **Orange Legal, Inc.**    **1-800-275-7991**  
**633 East Colonial Drive**  
**Orlando, FL 32803**



# INVOICE

<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Job No.</b>
225975	11/13/2015	252327
<b>Job Date</b>	<b>Case No.</b>	
11/3/2015	2014CA0036760	
<b>Case Name</b>		
Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.		
<b>Payment Terms</b>		
Net 30		

Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

ORIGINAL TRANSCRIPT OF:		
Jury Trial before the Honorable Kest, Redirect Exam of Martin Engelmann	43.00 Pages	255.85
ASCII, Condensed		35.00
E-mail transcript		0.00
1 CERTIFIED COPY OF TRANSCRIPT OF:		
Jury Trial before the Honorable Kest, Closing Arguments	78.00 Pages	230.10
ASCII, Condensed		35.00
Delivery, Shipping and Handling		20.00
E-mail transcript		0.00
<b>TOTAL DUE &gt;&gt;&gt;</b>		<b>\$575.95</b>

Payments may be made online at [www.orangelegal.com](http://www.orangelegal.com).  
 Thank you for your business!

Room rates may be applicable when transcript is deferred; varies by location. Invoices will accrue interest at 1.5% per month on unpaid balances, net 30 days. Invoice cannot be adjusted after 30 days. Payment not contingent on client reimbursement. If turned over to collections, jurisdiction will be Orange County, Florida, and you agree to pay all collection costs and attorney fees.

**Tax ID:** 59-2754282

*Please detach bottom portion and return with payment.*

Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

Job No. : 252327      BU ID : Central FL  
 Case No. : 2014CA0036760  
 Case Name : Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.  
 Invoice No. : 225975      Invoice Date : 11/13/2015  
**Total Due : \$ 575.95**

CLIENT# 173      MATTER# 00  
 NAME KELLY  
 REASON FOR CHARGES \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_  
 PAY ASAP \_\_\_\_\_  
 BOOKKEEPING USE ONLY  
 POSTED IN BL BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PD. DATE 11/11      1334      2014

<b>PAYMENT WITH CREDIT CARD</b>				
Cardholder's Name: _____				
Card Number: _____				
Exp. Date: _____		Phone#: _____		
Billing Address: _____				
Zip: _____		Card Security Code: _____		
Amount to Charge: _____				
Cardholder's Signature: _____				
Email: _____				

Remit To: **Orange Legal, Inc.**      **1-800-275-7991**  
**633 East Colonial Drive**  
**Orlando, FL 32803**





# INVOICE

Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Job No.</b>
229589	11/30/2015	251038
<b>Job Date</b>	<b>Case No.</b>	
10/27/2015	2014CA0036760	
<b>Case Name</b>		
Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.		
<b>Payment Terms</b>		
Net 30		

**1 CERTIFIED COPY OF TRANSCRIPT OF:**

Jury Trial before the Honorable John M. Kest; Backorder, Excerpt	5.00 Pages	14.75
Same Day Expedite		14.75
Condensed Transcript		0.00
E-mail transcript		0.00
Process & Archive		20.00
<b>TOTAL DUE &gt;&gt;&gt;</b>		<b>\$49.50</b>

Email Only.

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**Tax ID:** 59-2754282

*Please detach bottom portion and return with payment.*

Andrew Prince Brigham, Esquire  
 Brigham Property Rights Law Firm  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville, FL 32217

Job No. : 251038      BU ID : Central FL  
 Case No. : 2014CA0036760  
 Case Name : Central Florida Expressway Authority vs. Milford Kirkland, Jr., et al.  
 Invoice No. : 229589      Invoice Date : 11/30/2015  
**Total Due : \$ 49.50**

CLIENT# 173      MATTER# 00  
 NAME Kelly  
 REASON FOR CHARGES  
 APPROVED BY  
 PAY AMOUNT  
 BOOKED FOR USE ONLY  
 POSTED IN FL BY  
 PD. DATE 12/11      DATE 1/33/14      AMT 1094.00

Remit To: **Orange Legal, Inc.**      **1-800-275-7991**  
**633 East Colonial Drive**  
**Orlando, FL 32803**

**PAYMENT WITH CREDIT CARD**      AMEX      DISCOVER      VISA

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

# INVOICE

U.S. Legal Support, Inc.  
 20 North Orange Avenue  
 Suite 1209  
 Orlando FL 32801  
 Phone:407-649-9193 Fax:407-245-7099

Invoice No.	Invoice Date	Job No.
1244682	9/22/2015	1320250
Job Date	Case No.	
9/9/2015	2014CA0036760	
Case Name		
Central Florida Expresway Authority vs. Milford Kirkland, Jr.		
Payment Terms		
Due upon receipt		

Andrew Brigham, Esquire  
 Brigham Property Rights Law Firm, P.L.L.C.  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville FL 32217

**ORIGINAL TRANSCRIPT OF:**

Walter Carpenter, Jr.	138.00 Pages	@	4.00	552.00
5-Day Expedited Transcript				331.20
Attendance - First Hour			75.00	75.00
Additional Hour(s)	7.00	@	52.50	367.50
Medical/Technical surcharge	121.00 Pages	@	0.15	18.15
Expedited Processing/Archival/Delivery			45.00	45.00

**ORIGINAL TRANSCRIPT OF:**

Ellen Hardgrove, AICP	109.00 Pages	@	4.00	436.00
2-Day Expedited Transcript				392.40
Medical/Technical surcharge	97.00 Pages	@	0.15	14.55
Expedited Processing/Archival/Delivery			45.00	45.00
Ellen Hardgrove, AICP				
Exhibit	657.00 Pages	@	0.60	394.20

CLIENT# 173      MATTER# 100  
 NAME KCIV  
 REASON FOR CHARGES \_\_\_\_\_  
 # 1210  
 APPROVED BY \_\_\_\_\_  
 PAY ASAP \_\_\_\_\_  
 BOOKKEEPING USE ONLY \_\_\_\_\_  
 POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PD. DATE 10/5 CK# 1308 AMT# 211.20

**TOTAL DUE >>> \$2,671.00**  
 AFTER 11/6/2015 PAY \$2,938.10

D/O/L : 1/1/1900

Invoices not paid by due date will be subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer.

**Tax ID:** 76-0523238

Phone: 904-730-9001 Fax:904-733-7633

*Please detach bottom portion and return with payment.*

Andrew Brigham, Esquire  
 Brigham Property Rights Law Firm, P.L.L.C.  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville FL 32217

Job No. : 1320250      BU ID : 55-ORLAN  
 Case No. : 2014CA0036760  
 Case Name : Central Florida Expresway Authority vs. Milford Kirkland, Jr.  
 Invoice No. : 1244682      Invoice Date : 9/22/2015  
**Total Due : \$ 2,671.00**

Remit To: **U.S. Legal Support, Inc.**  
**P.O. Box 4772-12**  
**Houston TX 77210-4772**

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

# INVOICE

U.S. Legal Support, Inc.  
20 North Orange Avenue  
Suite 1209  
Orlando FL 32801  
Phone:407-649-9193 Fax:407-245-7099

<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Job No.</b>
1244682	9/22/2015	1320250
<b>Job Date</b>	<b>Case No.</b>	
9/9/2015	2014CA0036760	
<b>Case Name</b>		
Central Florida Expresway Authority vs. Milford Kirkland, Jr.		
<b>Payment Terms</b>		
Due upon receipt		

Andrew Brigham, Esquire  
Brigham Property Rights Law Firm, P.L.L.C.  
2963 Dupont Avenue  
Suite 3  
Jacksonville FL 32217

<b>(-) Payments/Credits:</b>	0.00
<b>(+) Finance Charges/Debits:</b>	0.00
<b>(=) New Balance:</b>	<b>2,671.00</b>

Invoices not paid by due date will be subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer.

**Tax ID:** 76-0523238

Phone: 904-730-9001 Fax:904-733-7633

*Please detach bottom portion and return with payment.*

Andrew Brigham, Esquire  
Brigham Property Rights Law Firm, P.L.L.C.  
2963 Dupont Avenue  
Suite 3  
Jacksonville FL 32217

Job No. : 1320250 BU ID :55-ORLAN  
Case No. : 2014CA0036760  
Case Name : Central Florida Expresway Authority vs. Milford Kirkland, Jr.  
Invoice No. : 1244682 Invoice Date :9/22/2015  
**Total Due : \$ 2,671.00**

Remit To: **U.S. Legal Support, Inc.**  
**P.O. Box 4772-12**  
**Houston TX 77210-4772**

## PAYMENT WITH CREDIT CARD



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

# INVOICE

U.S. Legal Support, Inc.  
 20 North Orange Avenue  
 Suite 1209  
 Orlando FL 32801  
 Phone: 407-649-9193 Fax: 407-245-7099

<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Job No.</b>
1245430	9/24/2015	1320251
<b>Job Date</b>	<b>Case No.</b>	
9/11/2015	2014CA0036760	
<b>Case Name</b>		
Central Florida Expressway Authority vs. Milford Kirkland, Jr.		
<b>Payment Terms</b>		
Due upon receipt		

Andrew Brigham, Esquire  
 Brigham Property Rights Law Firm, P.L.L.C.  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville FL 32217

<b>ORIGINAL TRANSCRIPT OF:</b>					
Jeffrey Newton, P.E.	93.00 Pages	@	4.00	372.00	
Overnight Expedited Transcript.				409.20	
Medical/Technical surcharge	81.00 Pages	@	0.15	12.15	
Condensed Transcript			19.50	19.50	
<b>ORIGINAL TRANSCRIPT OF:</b>					
Glenn Pressimone, P.E.	32.00 Pages	@	4.00	128.00	
Overnight Expedited Transcript.				140.80	
Attendance - First Hour	<b>CLIENT#</b> <u>M13</u> <b>MATTER#</b> <u>00</u>		75.00	75.00	
Additional Hour(s)	<b>NAME</b> <u>KELLY</u>		6.00	@ 52.50	315.00
Medical/Technical surcharge	<b>REASON FOR CHARGES</b>		27.00 Pages	@ 0.15	4.05
Condensed Transcript	<u>#1210</u>			19.50	19.50
Processing/Archival/Delivery	<b>APPROVED BY</b> _____			45.00	45.00
	<b>PAY ASAP</b>		<b>TOTAL DUE &gt;&gt;&gt;</b>		<b>\$1,540.20</b>
	<b>BOOKKEEPING USE ONLY</b>		<b>AFTER 11/8/2015 PAY</b>		<b>\$1,694.22</b>
	<b>POSTED IN FL BY</b> _____ <b>DATE</b> _____		<b>Payments/Credits:</b>		<b>0.00</b>
	<b>PD. DATE</b> <u>10/5</u> <u>1:00 PM</u> <u>11/20</u>				

Invoices not paid by due date will be subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer.

**Tax ID:** 76-0523238

Phone: 904-730-9001 Fax: 904-733-7633

*Please detach bottom portion and return with payment.*

Andrew Brigham, Esquire  
 Brigham Property Rights Law Firm, P.L.L.C.  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville FL 32217

Job No. : 1320251 BU ID : 55-ORLAN  
 Case No. : 2014CA0036760  
 Case Name : Central Florida Expressway Authority vs. Milford Kirkland, Jr.  
 Invoice No. : 1245430 Invoice Date : 9/24/2015  
**Total Due : \$ 1,540.20**

Remit To: **U.S. Legal Support, Inc.**  
**P.O. Box 4772-12**  
**Houston TX 77210-4772**

<b>PAYMENT WITH CREDIT CARD</b>		
Cardholder's Name: _____		
Card Number: _____		
Exp. Date: _____	Phone#: _____	
Billing Address: _____		
Zip: _____	Card Security Code: _____	
Amount to Charge: _____		
Cardholder's Signature: _____		

# INVOICE

U.S. Legal Support, Inc.  
20 North Orange Avenue  
Suite 1209  
Orlando FL 32801  
Phone:407-649-9193 Fax:407-245-7099

<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Job No.</b>
1245430	9/24/2015	1320251
<b>Job Date</b>	<b>Case No.</b>	
9/11/2015	2014CA0036760	
<b>Case Name</b>		
Central Florida Expresway Authority vs. Milford Kirkland, Jr.		
<b>Payment Terms</b>		
Due upon receipt		

Andrew Brigham, Esquire  
Brigham Property Rights Law Firm, P.L.L.C.  
2963 Dupont Avenue  
Suite 3  
Jacksonville FL 32217

**(+) Finance Charges/Debits:** 0.00  
**(=) New Balance:** 1,540.20

Invoices not paid by due date will be subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer.

**Tax ID:** 76-0523238

Phone: 904-730-9001 Fax:904-733-7633

*Please detach bottom portion and return with payment.*

Andrew Brigham, Esquire  
Brigham Property Rights Law Firm, P.L.L.C.  
2963 Dupont Avenue  
Suite 3  
Jacksonville FL 32217

Job No. : 1320251 BU ID :55-ORLAN  
Case No. : 2014CA0036760  
Case Name : Central Florida Expresway Authority vs. Milford Kirkland, Jr.  
Invoice No. : 1245430 Invoice Date :9/24/2015  
**Total Due : \$ 1,540.20**

Remit To: **U.S. Legal Support, Inc.**  
**P.O. Box 4772-12**  
**Houston TX 77210-4772**

**PAYMENT WITH CREDIT CARD**



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

# INVOICE

U.S. Legal Support, Inc.  
 20 North Orange Avenue  
 Suite 1209  
 Orlando FL 32801  
 Phone:407-649-9193 Fax:407-245-7099

<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Job No.</b>
1248669	10/6/2015	1320250
<b>Job Date</b>	<b>Case No.</b>	
9/9/2015	2014CA0036760	
<b>Case Name</b>		
Central Florida Expresway Authority vs. Milford Kirkland, Jr.		
<b>Payment Terms</b>		
Due upon receipt		

Andrew Brigham, Esquire  
 Brigham Property Rights Law Firm, P.L.L.C.  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville FL 32217

**ORIGINAL TRANSCRIPT OF:**

William Byrd, P.S.M., Transcript	31.00	Pages	@	4.00	124.00
2-Day Expedited Transcript					111.60
Medical/Technical surcharge	27.00	Pages	@	0.15	4.05
Processing/Archival/Delivery				45.00	45.00

D/O/L : 1/1/1900

**CLIENT#** 173 **MATTER#** 00 **TOTAL DUE >>>** **\$284.65**  
**NAME** Keamy **AFTER 11/20/2015 PAY** **\$313.12**  
**REASON FOR CHARGES** \_\_\_\_\_  
 \_\_\_\_\_  
**APPROV** \_\_\_\_\_  
**PAY ASAP** \_\_\_\_\_  
**BOOKKEEPING USE ONLY**  
**POSTED IN** \_\_\_\_\_ **DATE** \_\_\_\_\_  
**PD. DATE** 12/18 **CR#** 1336 **AMT** 331.6  
33.12

(+) Payments/Credits:	0.00
(+) Finance Charges/Debits:	0.00
<b>(=) New Balance:</b>	<b>284.65</b>

Invoices not paid by due date will be subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer.

**Tax ID:** 76-0523238

Phone: 904-730-9001 Fax:904-733-7633

*Please detach bottom portion and return with payment.*

Andrew Brigham, Esquire  
 Brigham Property Rights Law Firm, P.L.L.C.  
 2963 Dupont Avenue  
 Suite 3  
 Jacksonville FL 32217

Job No. : 1320250 BU ID : 55-ORLAN  
 Case No. : 2014CA0036760  
 Case Name : Central Florida Expresway Authority vs. Milford Kirkland, Jr.  
 Invoice No. : 1248669 Invoice Date : 10/6/2015  
**Total Due : \$ 284.65**

Remit To: **U.S. Legal Support, Inc.**  
**P.O. Box 4772-12**  
**Houston TX 77210-4772**

<b>PAYMENT WITH CREDIT CARD</b>		
Cardholder's Name: _____		
Card Number: _____		
Exp. Date: _____	Phone#: _____	
Billing Address: _____		
Zip: _____	Card Security Code: _____	
Amount to Charge: _____		
Cardholder's Signature: _____		

ATTORNEYS LEGAL SERVICES, INC.  
617 East Washington St.  
#2  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015006435  
9/10/2015

Andrew Prince Brigham  
Brigham Moore, LLP  
2963 Dupont Ave.  
Suite 3  
Jacksonville, FL 32217

Your Contact: Beka Laing  
Case Number: Orange 14-CA-3676

Petitioner:  
CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Defendant:  
MILFORD S. KIRKLAND, JR.; WILLIAM H. KELLY a/k/a WILLIAM HARVEY KELLY, SR.; DOROTHY B. KELLY,  
WILLIAM H. KELLY, SR. a/k/a WILLIAM H. KELLY a/k/a WILLIAM HARVEY KELLY; and WILLIAM H. KELLY,  
SR., AS TRUSTEE OF THE WILLIAM H. KELLY, SR. REVOCABLE TRUST, et al.,

Received: 9/8/2015 Served: 9/8/2015 1:55 pm .INDIVIDUAL/PERSONAL  
To be served on: JEFFREY NEWTON, P.E.

**ITEMIZED LISTING**

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
Priority Fee	1.00	35.00	35.00
TOTAL CHARGED:			\$70.00
<b>BALANCE DUE:</b>			<b>\$70.00</b>

CLIENT# 173 MATTER# 00  
NAME Kelly  
REASON FOR CHARGES \_\_\_\_\_  
\_\_\_\_\_  
APPR \_\_\_\_\_  
PAY \_\_\_\_\_  
BOOKKEEPING USE ONLY  
POSTED IN FL BY \_\_\_\_\_ DATE \_\_\_\_\_  
PD. DATE 12/18 CK# 335 AMT 620

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.  
617 East Washington St.  
#2  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015006436  
9/10/2015

Andrew Prince Brigham  
Brigham Moore, LLP  
2963 Dupont Ave.  
Suite 3  
Jacksonville, FL 32217

Your Contact: Beka Laing  
**Case Number: Orange 14-CA-3676**

Petitioner:  
**CENTRAL FLORIDA EXPRESSWAY AUTHORITY**

Defendant:  
**MILFORD S. KIRKLAND, JR.; WILLIAM H. KELLY a/k/a WILLIAM HARVEY KELLY, SR.; DOROTHY B. KELLY, WILLIAM H. KELLY, SR. a/k/a WILLIAM H. KELLY a/k/a WILLIAM HARVEY KELLY; and WILLIAM H. KELLY, SR., AS TRUSTEE OF THE WILLIAM H. KELLY, SR. REVOCABLE TRUST, et al.,**

Received: 9/8/2015 Served: 9/8/2015 1:40 pm .INDIVIDUAL/PERSONAL  
To be served on: ELLEN S. HARDGROVE, AICP

**ITEMIZED LISTING**

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
Priority Fee	1.00	35.00	35.00
<b>TOTAL CHARGED:</b>			<b>\$70.00</b>
<b>BALANCE DUE:</b>			<b>\$70.00</b>

CLIENT# 173 MATTER# 00  
NAME Kelly  
REASON FOR CHARGE(S) \_\_\_\_\_  
\_\_\_\_\_  
APPR. \_\_\_\_\_  
PAY ASMT \_\_\_\_\_  
BOOKKEEPING USE ONLY  
POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
PD. DATE 10/18 CK# 1335 AMT 620

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074



ATTORNEYS LEGAL SERVICES, INC.  
617 East Washington St.  
#2  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015006437  
9/10/2015

Original Date: 9/8/2015

Andrew Prince Brigham  
Brigham Moore, LLP  
2963 Dupont Ave.  
Suite 3  
Jacksonville, FL 32217

Your Contact: Beka Laing  
Case Number: Orange 14-CA-3676

Petitioner:  
CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Defendant:  
MILFORD S. KIRKLAND, JR.; WILLIAM H. KELLY a/k/a WILLIAM HARVEY KELLY, SR.; DOROTHY B. KELLY,  
WILLIAM H. KELLY, SR. a/k/a WILLIAM H. KELLY a/k/a WILLIAM HARVEY KELLY; and WILLIAM H. KELLY,  
SR., AS TRUSTEE OF THE WILLIAM H. KELLY, SR. REVOCABLE TRUST, et al.,

Received: 9/8/2015 Served: 9/8/2015 1:35 pm .AUTHORIZED  
To be served on: CARPENTER, JR., MAI, CRE

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
Priority Fee	1.00	35.00	35.00
TOTAL CHARGED:			\$70.00
<b>BALANCE DUE:</b>			<b>\$70.00</b>

CLIENT# 173 MATTER# 00  
NAME KELLY  
REASON ...  
APPEAR ...  
PAY AS ...  
BOOKKEEPING USE ONLY  
POSTED IN PL BY ... DATE ...  
PD. DATE 12/18 CK# 1355 AMT 620

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.  
617 East Washington St.  
#2  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015006438  
9/10/2015

Original Date: 9/8/2015

Andrew Prince Brigham  
Brigham Moore, LLP  
2963 Dupont Ave.  
Suite 3  
Jacksonville, FL 32217

Your Contact: Beka Laing  
Case Number: Orange 14-CA-3676

Petitioner:  
**CENTRAL FLORIDA EXPRESSWAY AUTHORITY**

Defendant:  
**MILFORD S. KIRKLAND, JR.; WILLIAM H. KELLY a/k/a WILLIAM HARVEY KELLY, SR.; DOROTHY B. KELLY, WILLIAM H. KELLY, SR. a/k/a WILLIAM H. KELLY a/k/a WILLIAM HARVEY KELLY; and WILLIAM H. KELLY, SR., AS TRUSTEE OF THE WILLIAM H. KELLY, SR. REVOCABLE TRUST, et al.,**

Received: 9/8/2015 Served: 9/8/2015 2:00 pm .INDIVIDUAL/PERSONAL  
To be served on: GLENN PRESSIMONE, P.E. Director of Engineering

**ITEMIZED LISTING**

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
Priority Fee	1.00	35.00	35.00
<b>TOTAL CHARGED:</b>			<b>\$70.00</b>
<b>BALANCE DUE:</b>			<b>\$70.00</b>

CLIENT# 113 MATTER# 00  
NAME Kelly  
REASON RES  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
PAY AMOUNT \_\_\_\_\_  
BOOKKEEPING USE ONLY  
POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
PD. DATE 9/18 CK# 1335 AMT 70.00

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.  
617 East Washington St.  
#2  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015006439  
11/5/2015

Original Date: 9/11/2015

Andrew Prince Brigham  
Brigham Moore, LLP  
2963 Dupont Ave.  
Suite 3  
Jacksonville, FL 32217

Your Contact: Beka Laing  
Case Number: Orange 2014-CA-003676-O

Plaintiff:  
CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Defendant:  
MILFORD S. KIRKLAND, JR.; EL AL

Received: 9/8/2015 Served: 9/8/2015 2:50 pm .SUBSTITUTE - BUSINESS  
To be served on: WILLIAM E. BYRD, P.S.M. Dewberry Bowyer-Singleton Surveying and Mapping Services

**ITEMIZED LISTING**

Line Item	Quantity	Price	Amount
Priority Fee	1.00	55.00	55.00
Service Fee (State wide)	1.00	55.00	55.00
TOTAL CHARGED:			\$110.00
<b>BALANCE DUE:</b>			<b>\$110.00</b>

CLIENT# 173 MATTER# 00  
NAME Kelly  
REASON FOR CHARGES \_\_\_\_\_  
\_\_\_\_\_  
APPR. \_\_\_\_\_  
PAY AS AP \_\_\_\_\_  
BOOKKEEPING USE ONLY  
POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
PD. DATE 12/18 CK# 1335 AMT 20.00

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.  
617 East Washington St.  
#2  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015006811  
9/21/2015

Andrew Prince Brigham  
Brigham Moore, LLP  
2963 Dupont Ave.  
Suite 3  
Jacksonville, FL 32217

Your Contact: Mary Welborn  
Case Number: Orange 14-CA-3641

Plaintiff:  
Orlando-Orange County Expressway Authority,

Defendant:  
Charles R. Chapman and Kim Chapman; et al.,

Received: 9/21/2015 Served: 9/21/2015 3:45 pm .INDIVIDUAL/PERSONAL  
To be served on: ERNEST L. HORNE

1/3 173.00  
1/3 175.00  
1/3 183.00  
CLIENT# \_\_\_\_\_ MATTER# \_\_\_\_\_  
NAME \_\_\_\_\_  
REASON FOR CHARGES  
depo sub-home  
APPROVED \_\_\_\_\_  
PAY AS \_\_\_\_\_  
BOOKKEEPING \_\_\_\_\_  
POSTED \_\_\_\_\_ DATE \_\_\_\_\_  
PD. D. 12/2 2250 AMT 420

**ITEMIZED LISTING**

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
Priority Fee	1.00	35.00	35.00
<b>TOTAL CHARGED:</b>			<b>\$70.00</b>
<b>BALANCE DUE:</b>			<b>\$70.00</b>

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.  
617 East Washington St.  
#2  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015006812  
9/23/2015

1/3 173.00  
1/3 175.00  
1/3 183.00

CLIENT# \_\_\_\_\_ MATTER# \_\_\_\_\_  
NAME \_\_\_\_\_  
REASON FOR CHARGES  
depo sub- Ruble  
APPROVED BY \_\_\_\_\_  
PAY AMT \_\_\_\_\_  
BOOKED FOR POSTING ONLY  
POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
PD. DATE 09 1309 AMT 140.00

Andrew Prince Brigham  
Brigham Moore, LLP  
2963 Dupont Ave.  
Suite 3  
Jacksonville, FL 32217

Your Contact: Mary Welborn  
Case Number: Orange 14-CA-3641

Plaintiff:  
Orlando-Orange County Expressway Authority,

Defendant:  
Charles R. Chapman and Kim Chapman; et al.,

Received: 9/21/2015 Served: 9/22/2015 7:41 am .INDIVIDUAL/PERSONAL  
To be served on: EVELYN RUBLE

**ITEMIZED LISTING**

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
Priority Fee	1.00	35.00	35.00
<b>TOTAL CHARGED:</b>			<b>\$70.00</b>
<b>BALANCE DUE:</b>			<b>\$70.00</b>

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.  
 617 East Washington St.  
 #2  
 Orlando, FL 32801  
 Phone: (800) 275-8908  
 Fax: (407) 839-3639  
 Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015006813  
 9/22/2015

1/3 173.00  
 1/3 179.00  
 1/3 183.00  
 CLIENT# \_\_\_\_\_ MATTER# \_\_\_\_\_  
 NAME \_\_\_\_\_  
 REASON FOR CHARGES  
 depo sub - Peck  
 APPROVED BY \_\_\_\_\_  
 PAY ASAP \_\_\_\_\_  
 BOOKKEEPING USE ONLY \_\_\_\_\_  
 POSTED IN FILE \_\_\_\_\_ DATE \_\_\_\_\_  
 PD. DATE 12/22 22:50 AMT 420

Andrew Prince Brigham  
 Brigham Moore, LLP  
 2963 Dupont Ave.  
 Suite 3  
 Jacksonville, FL 32217

Your Contact: Mary Welborn  
**Case Number: Orange 14-CA-3641**

Plaintiff:  
**Orlando-Orange County Expressway Authority,**

Defendant:  
**Charles R. Chapman and Kim Chapman; et al.,**

Received: 9/21/2015 Served: 9/21/2015 11:45 am .INDIVIDUAL/PERSONAL  
 To be served on: ROBERT PECK

**ITEMIZED LISTING**

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
Priority Fee	1.00	35.00	35.00
<b>TOTAL CHARGED:</b>			<b>\$70.00</b>
<b>BALANCE DUE:</b>			<b>\$70.00</b>

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
 Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.  
617 East Washington St.  
#2  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015006814  
9/22/2015

Andrew Prince Brigham  
Brigham Moore, LLP  
2963 Dupont Ave.  
Suite 3  
Jacksonville, FL 32217

Your Contact: Beka Laing  
Case Number: Orange 14-CA-3676

Plaintiff:  
Central Florida Expressway Authority,

Defendant:  
Milford S. Kirkland, Jr.; et al.,

Received: 9/21/2015 Served: 9/21/2015 11:45 am .INDIVIDUAL/PERSONAL  
To be served on: ROBERT PECK

CLIENT# 173 MATTER# 00  
NAME KELLY  
REASON FOR CHARGES TRICAL SUB. - PECK  
APPROVED BY \_\_\_\_\_  
PAY ASAP \_\_\_\_\_  
BOOKKEEPING USE ONLY  
POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
PD. DATE 10/2 AMT 40.00

**ITEMIZED LISTING**

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

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.  
617 East Washington St.  
#2  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015006815  
9/21/2015

Andrew Prince Brigham  
Brigham Moore, LLP  
2963 Dupont Ave.  
Suite 3  
Jacksonville, FL 32217

Your Contact: Beka Laing  
Case Number: Orange 14-CA-3676

Plaintiff:  
Central Florida Expressway Authority,

Defendant:  
Milford S. Kirkland, Jr.; et al.,

Received: 9/21/2015 Served: 9/21/2015 3:45 pm .INDIVIDUAL/PERSONAL  
To be served on: ERNEST L. HORNE

CLIENT# 113 MATTER# 00  
NAME Kelly  
REASON FOR CHARGES trial sub - Beka Horne  
APPROVED BY \_\_\_\_\_  
PAY AS AP \_\_\_\_\_  
BOOKING FEE USE ONLY \_\_\_\_\_  
POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
PD. DATE 10/5 PD. # 1309 AMT 140.00

**ITEMIZED LISTING**

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

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074



ATTORNEYS LEGAL SERVICES, INC.  
617 East Washington St.  
#2  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015006816  
9/23/2015

Andrew Prince Brigham  
Brigham Moore, LLP  
2963 Dupont Ave.  
Suite 3  
Jacksonville, FL 32217

Your Contact: Beka Laing  
**Case Number: Orange 14-CA-3676**

Plaintiff:  
**Central Florida Expressway Authority,**

Defendant:  
**Milford S. Kirkland, Jr.; et al.,**

Received: 9/21/2015 Served: 9/22/2015 7:41 am .INDIVIDUAL/PERSONAL  
To be served on: EVELYN RUBLE

**ITEMIZED LISTING**

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

CLIENT# 173 MATTER# 00  
NAME Kelly  
REASON FOR CHARGES \_\_\_\_\_  
\_\_\_\_\_  
APP. \_\_\_\_\_  
PAY A. \_\_\_\_\_  
BOOKKEEPING USE ONLY  
POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
PD. DATE 2/18 CK# 335 AMT 020

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.  
617 East Washington St.  
#2  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015007514  
10/19/2015

Andrew Prince Brigham  
Brigham Moore, LLP  
2963 Dupont Ave.  
Suite 3  
Jacksonville, FL 32217

Your Contact: Beka Laing  
**Case Number: Orange 14-CA-3676**

Plaintiff:  
**Central Florida Expressway Authority,**

Defendant:  
**Milford S. Kirkland, Jr.; et al.,**

Received: 10/14/2015 Served: 10/15/2015 3:00 pm .SUBSTITUTE - BUSINESS  
To be served on: WILLIAM E. BYRD, P.S.M. Dewberry Bowyer-Singleton Surveying and Mapping Services  
*Trial*

**ITEMIZED LISTING**

Line Item	Quantity	Price	Amount
Service Fee (State wide)	1.00	55.00	55.00
<b>TOTAL CHARGED:</b>			<b>\$55.00</b>
<b>BALANCE DUE:</b>			<b>\$55.00</b>

CLIENT# 173 MATTER# 00  
NAME Kelly  
REASON FOR CHARGES \_\_\_\_\_  
APPROVED BY \_\_\_\_\_  
PAY ADAP \_\_\_\_\_  
**BOOKKEEPING USE ONLY**  
POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
PD. DATE 12/18 CK# 1335AMT

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.  
617 East Washington St.  
#2  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015007515  
10/16/2015

Andrew Prince Brigham  
Brigham Moore, LLP  
2963 Dupont Ave.  
Suite 3  
Jacksonville, FL 32217

Your Contact: Beka Laing  
**Case Number: Orange 14-CA-3676**

Plaintiff:  
**Central Florida Expressway Authority,**

Defendant:  
**Milford S. Kirkland, Jr.; et al.,**

Received: 10/14/2015 Served: 10/15/2015 8:30 pm .INDIVIDUAL/PERSONAL  
To be served on: ELLEN S. HARDGROVE, AICP  
*Trial*

**ITEMIZED LISTING**

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

CLIENT# 173 MATTER# 60  
NAME Beka  
REASON FOR CHARGES \_\_\_\_\_  
APPR \_\_\_\_\_  
PAY AMT \_\_\_\_\_  
**BOOKKEEPING USE ONLY**  
POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
FD. DATE 12/18 CK# 1335 AMT 620

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.  
617 East Washington St.  
#2  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015007516  
10/16/2015

Andrew Prince Brigham  
Brigham Moore, LLP  
2963 Dupont Ave.  
Suite 3  
Jacksonville, FL 32217

Your Contact: Beka Laing  
Case Number: Orange 14-CA-3676

Plaintiff:  
Central Florida Expressway Authority,

Defendant:  
Milford S. Kirkland, Jr.; et al.,

Received: 10/14/2015 Served: 10/16/2015 12:10 pm .SUBSTITUTE - BUSINESS  
To be served on: JEFFREY NEWTON, P.E.

*Trial*

**ITEMIZED LISTING**

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

CLIENT# 173 MATTER# 00  
NAME Ken  
REASON FOR CHARGES \_\_\_\_\_  
APR \_\_\_\_\_  
PAY \_\_\_\_\_  
BOOKED FOR USE ONLY \_\_\_\_\_  
POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
PD. DATE 12/18 CK# 1335 AMT 100

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.  
617 East Washington St.  
#2  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015007517  
10/15/2015

Andrew Prince Brigham  
Brigham Moore, LLP  
2963 Dupont Ave.  
Suite 3  
Jacksonville, FL 32217

Your Contact: Beka Laing  
Case Number: Orange 14-CA-3676

Plaintiff:  
Central Florida Expressway Authority,

Defendant:  
Milford S. Kirkland, Jr.; et al.,

Received: 10/14/2015 Served: 10/15/2015 2:00 pm .SUBSTITUTE - BUSINESS  
To be served on: WALTER N. CARPENTER, JR., MAI, CRE  
*Trial*

**ITEMIZED LISTING**

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

CLIENT# 1713 MATTER# 60  
NAME Kelly  
REASON FOR CHARGES \_\_\_\_\_  
\_\_\_\_\_  
APPR. \_\_\_\_\_  
PAID BY \_\_\_\_\_  
BOYS CLUB FUNDRAISER ONLY  
POSTED IN FL BY \_\_\_\_\_ DATE \_\_\_\_\_  
PD. DATE 12/18 CK# 1335 AMT 620

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.  
617 East Washington St.  
#2  
Orlando, FL 32801  
Phone: (800) 275-8908  
Fax: (407) 839-3639  
Tax Id#: 59-3464830

**INVOICE**

Invoice #ALS-2015007518  
10/15/2015

Andrew Prince Brigham  
Brigham Moore, LLP  
2963 Dupont Ave.  
Suite 3  
Jacksonville, FL 32217

Your Contact: Beka Laing  
Case Number: Orange 14-CA-3676

Plaintiff:  
Central Florida Expressway Authority,

Defendant:  
Milford S. Kirkland, Jr.; et al.,

Received: 10/14/2015 Served: 10/15/2015 1:40 pm .SUBSTITUTE - BUSINESS  
To be served on: GLENN PRESSIMONE, P.E. Director of Engineering

*Trial*

**ITEMIZED LISTING**

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

**BALANCE DUE:** \$35.00

CLIENT# 173 MATTER# 00  
NAME Kelly  
REASON FOR CHARGES \_\_\_\_\_  
\_\_\_\_\_  
APPL. \_\_\_\_\_  
PAY A.M. \_\_\_\_\_  
BOOKENDS USE ONLY  
POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
PD. DATE 12/18 CK# 1335 AMT 625

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2  
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

**Beka Laing**

---

**From:** Smith, Brian E. <bsmith@bakerlaw.com>  
**Sent:** Friday, October 23, 2015 9:51 AM  
**To:** Kerry Collins; Andrew Brigham  
**Subject:** Fw: Message from "RNP00267399806F"  
**Attachments:** 20151023090752623.pdf

Kerry,

Attached please find the two invoices, one for the courier and the other for the copies. The total is \$43.90 and you can make the check payable to Baker & Hostetler LLP. Please mail it to my attention to:

BakerHostetler  
200 S. Orange Ave.  
Suite 2300  
Orlando, FL 32801

Thanks,  
Brian

---

From: [ricoh2554copier@bakerlaw.com](mailto:ricoh2554copier@bakerlaw.com) <[ricoh2554copier@bakerlaw.com](mailto:ricoh2554copier@bakerlaw.com)>  
Sent: Friday, October 23, 2015 9:07 AM  
To: Smith, Brian E.  
Subject: Message from "RNP00267399806F"

This E-mail was sent from "RNP00267399806F" (MP 2554).

Scan Date: 10.23.2015 09:07:52 (-0400)  
Queries to: [ricoh2554copier@bakerlaw.com](mailto:ricoh2554copier@bakerlaw.com)

CLIENT# 173      MATTER# db  
NAME KEVIN  
REASON FOR CHARGES \_\_\_\_\_  
# 1240  
APPROV \_\_\_\_\_  
PAY AS \_\_\_\_\_  
BOOKED \_\_\_\_\_  
POSTED IN PL BY \_\_\_\_\_ DATE \_\_\_\_\_  
PD. DATE 11/9      CK# 2199      AMT 43.90

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Any tax advice in this email is for information purposes only. The content of this email is limited to the matters specifically addressed herein and may not contain a full description of all relevant facts or a complete analysis of all relevant issues or authorities.

Internet communications are not assured to be secure or clear of inaccuracies as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. Therefore, we do not accept responsibility for any errors or omissions that are present in this email, or any attachment, that have arisen as a result of e-mail transmission.

**OFFICIAL RECEIPT**  
**Orange County Clerk of the Circuit and County Courts**  
**Probate/Mental Health Division**  
**425 North Orange Avenue, Suite 350**  
**Orlando, FL 32802-4994**  
**Phone (407) 836-2000 Fax (407) 836-2123**  
**www.myorangeclerk.com**

**Tell us how we did!**  
**Please go to the link below to complete our Customer Satisfaction Survey.**  
**www.myorangeclerk.com - Click on the website survey.**

Payor  
**DVICTORY BAKER LAW FIRM**

Receipt No.  
**PMH-2015-03932**

Transaction Date  
 10/22/2015

Description	Amount Paid
Miscellaneous Payment	
Miscellaneous Charges - Copies	6.00
<b>SUBTOTAL</b>	<b>6.00</b>
	<b>PAYMENT TOTAL</b>
	<b>6.00</b>
	Cash Tendered 10.00
	Total Tendered 10.00
	Change 4.00
10/22/2015 03:13 PM	Cashier Station PMHF1
	Audit 38970395

**OFFICIAL RECEIPT**



ACCOUNT: 1790

**Date/Time**

**Ticket/Caller**

**Invoice/Control/Ref.**

**From**

**To**

**Charge Detail**

10/22/2015	14:13	BAKER & HOSTETLER	ORANGE COUNTY COURTH	FUEL SCHG	1.24	NON-STOP
1675627		200 S ORANGE #2300	425 N ORANGE AVE			Weight
DAN		DOWNTOWN 32801	DOWNTOWN 32801			Wait
			Nancy Venable 15:16			Pieces
						Tax
FIRM						\$18.95

10/22/2015	14:14	ORANGE COUNTY COURTH	BAKER & HOSTETLER	FUEL SCHG	1.24	NON-STOP
1675628		425 N ORANGE AVE	200 S ORANGE #2300			Weight
DAN		DOWNTOWN 32801	DOWNTOWN 32801			Wait
			Swain 15:29			Pieces
						Tax
FIRM						\$18.95

**Sub-Total: # 7 \$111.29**

**Total: # 7 \$111.29**

Copy Right

5569-6 Bowden Road  
Jacksonville, FL 32216  
904-680-0343  
TAX ID# 83-0373904

Invoice	
Date	Invoice #
9/22/2015	34316

<b>Bill To</b>
Brigham Property Rights Law Firm 2963 Dupont Avenue Suite 3 Jacksonville, FL 32217

<b>Ship To</b>
Ken Fleming

*1/2 Chapman / 1/2 Kelly*

Ref/P.O. Number	Terms	Due Date	Ship Date	Rep
Trial Presentation	Due on receipt	9/22/2015	9/22/2015	SB

Description	No. of Orig.	No. of Sets	Total Quantity	Rate	Amount
40x60 printed in full color & mounted to white foam core	17	1	17	150.00	2,550.00T
30x40 printed in full color on poster paper	6	1	6	49.00	294.00T
11 page 36x48 flip chart. Last page mounted to white foam core. 10 flip pages attached using banner tape.	1	1	1	828.00	828.00T
3 page flip chart. Last page mounted to white foam core. 2 flip pages attached using banner tape.	1	1	1	206.00	206.00T
2 page flip chart	1	1	1	157.00	157.00T
3 page flip chart	1	1	1	206.00	206.00T
FL Sales Tax				7.00%	296.87

CLIENT# \_\_\_\_\_ MATTER# \_\_\_\_\_  
NAME \_\_\_\_\_  
REASON FOR CHARGES \_\_\_\_\_  
173.00 - \$2,268.93  
175.00 - \$2,268.94  
APP. \_\_\_\_\_ DATE \_\_\_\_\_  
PAY A \_\_\_\_\_ HOLD \_\_\_\_\_  
BOOKING FEE ONLY \_\_\_\_\_  
POSTED (N/F) BY \_\_\_\_\_ DATE \_\_\_\_\_  
PD. DATE 12/22 CK# 2248 AMT 1162.85

We appreciate your prompt payment.

**Total** \$4,537.87

1.5% INTEREST PER MONTH WILL BE CHARGED ON PAST DUE INVOICES (\$2 MIN)

**Balance Due** \$4,537.87

Copy Right

5569-6 Bowden Road  
Jacksonville, FL 32216  
904-680-0343  
TAX ID# 83-0373904

Invoice	
Date	Invoice #
9/23/2015	34329

Bill To
Brigham Property Rights Law Firm 2963 Dupont Avenue Suite 3 Jacksonville, FL 32217

Ship To
Kimberly

*1/2 Clayton / 1/2 Kelly*

Ref/P.O. Number	Terms	Due Date	Ship Date	Rep
Nalven	Due on receipt	9/23/2015	9/23/2015	SB

Description	No. of Orig.	No. of Sets	Total Quantity	Rate	Amount
36x48 mounted b/w FL Sales Tax	5	1	5	72.00 7.00%	360.00T 25.20
<p>CLIENT# _____ MATTER# _____  NAME _____  REMARKS: ARGES _____  <u>173.00 - \$192.60</u>  <u>175.00 - \$192.60</u>  APR _____  PAY _____ HOLD _____  BOOKING _____ ONLY _____  POSTED IN FL BY _____ DATE _____  PD. DATE <u>9/22</u> CK# <u>2248</u> AMT <u>1762.85</u></p>					
We appreciate your prompt payment.				<b>Total</b>	\$385.20

1.5% INTEREST PER MONTH WILL BE CHARGED ON PAST DUE INVOICES (\$2 MIN)

<b>Balance Due</b>	\$385.20
--------------------	----------

Copy Right

5569-6 Bowden Road  
Jacksonville, FL 32216  
904-680-0343  
TAX ID# 83-0373904

Invoice	
Date	Invoice #
10/15/2015	34549

Bill To
Brigham Property Rights Law Firm 2963 Dupont Avenue Suite 3 Jacksonville, FL 32217

Ship To
Ken Fleming

Ref/P.O. Number	Terms	Due Date	Ship Date	Rep
Kelly Trial	Due on receipt	10/15/2015	10/15/2015	SB

Description	No. of Orig.	No. of Sets	Total Quantity	Rate	Amount
40x60 printed in full color & mounted to white foam core	1	1	1	150.00	150.00T
36x48 printed in full color & mounted to white foam core	38	1	38	108.00	4,104.00T
2 page 36x48 flip chart. Last page mounted to white foam core. 1 flip page attached using banner tape.	23	1	23	180.00	4,140.00T
4 page 36x48 flip chart. Last page mounted to white foam core. 3 flip pages attached using banner tape.	1	1	1	324.00	324.00T
5 page 36x48 flip chart. Last page mounted to white foam core. 4 flip pages attached using banner tape.	1	1	1	396.00	396.00T
10 page 30x40 flip chart. Last page mounted to white foam core. 9 flip pages attached using banner tape.	1	1	1	525.00	525.00T
36x48 printed in full color - NOT mounted	1	1	1	72.00	72.00T
reprint exhibit 105 - 36x48 printed in full color - NOT mounted	1	1	1	72.00	72.00T
FL Sales Tax				7.00%	684.81
<b>CLIENT#</b> <u>173</u> <b>MATTER#</b> <u>00</u> <b>NAME</b> <u>Kelly</u> <b>REASON FOR CHARGES</b> _____ <u>#1210</u> <b>APPL</b> _____ <b>PAY A</b> _____ <b>BOOK</b> _____ <b>POSTED IN FL B</b> _____ <b>PD. DATE</b> <u>12/2</u> <b>CK#</b> <u>338</u> <b>AMT</b> <u>10,467.81</u>					

We appreciate your prompt payment.	<b>Total</b>	\$10,467.81
------------------------------------	--------------	-------------

1.5% INTEREST PER MONTH WILL BE CHARGED ON PAST DUE INVOICES (\$2 MIN)

<b>Balance Due</b>	\$10,467.81
--------------------	-------------



FedEx Office is your destination  
for printing and shipping.

47 E ROBINSON ST  
Orlando, FL 32801  
Tel: (407) 839-5000

10/27/2015 10:21:06 AM EST  
Team Member: Julie B.  
Customer: Ken Fleming

SALE

EXHIBIT 6.PARCEL PRI	Qty 1	87.00
Matte Paper/SqFt	12 @	7.2500 T
001450 Reg. Price	7.25	
Price per piece	87.00	
Regular Total	87.00	
Discounts	0.00	
Sub-Total		87.00
Tax		5.66
Deposit		0.00
<b>Total</b>		<b>92.66</b>
MasterCard (S)		92.66
Account: 0476		
Auth: 05292P (A)		
Total Tender		92.66
Change Due		0.00



FedEx Office is your destination  
for printing and shipping.

10400 San Jose Blvd  
Jacksonville, FL 32257  
Tel: (904) 288-8380

11/1/2015 3:32:47 PM EST  
Team Member: Miranda P.  
Customer: Andrew Brigham  
Account #: XXXXXX8911-0000  
Account: BRIGHAM PROPERTY RIGHTS LAW FIR

SALE

<b>BW Prints</b>	<b>Qty 1</b>	<b>66.15</b>
BW 24x36 Print	21 @	3.1500 T
000278 Reg. Price	4.50	
Price per piece	66.15	
Regular Total	94.50	
Discounts	28.35	

<b>Color Prints</b>	<b>Qty 8</b>	<b>243.60</b>
Matte Paper/SqFt	48 @	5.0750 T
001450 Reg. Price	7.25	
Price per piece	30.45	
Regular Total	348.00	
Discounts	104.40	

<b>24x24</b>	<b>Qty 1</b>	<b>23.80</b>
File Enhancement	1 @	3.5000 T
004373 Reg. Price	5.00	
Matte Paper/SqFt	4 @	5.0750 T
001450 Reg. Price	7.25	
Price per piece	23.80	
Regular Total	34.00	
Discounts	10.20	

Sub-Total	333.55
Tax	23.35
Deposit	356.90
<b>Total</b>	<b>356.90</b>



November 02, 2015 16:29 Page: 1  
 Receipt #: 3994379204  
 MasterCard #: XXXXXXXXXXXX0476  
 2015/11/02 16:27

FedEx Office is your destination  
 for printing and shipping.

Qty	Description	Amount
6	PNG Color S/S 11x17	7.08
<b>SubTotal</b>		<b>7.08</b>
<b>Taxes</b>		<b>0.46</b>
<b>Total</b>		<b>7.54</b>

47 E ROBINSON ST  
 Orlando, FL 32801  
 Tel: (407) 839-5000

11/2/2015 12:13:06 PM EST  
 Team Member: Tatiana G.  
 Customer: Beka Laig

The Cardholder agrees to pay the Issuer of the charge  
 card in accordance with the agreement between the  
 Issuer and the Cardholder.

SALE

**FedEx Office Print & Ship Centers**

47 East Robinson St.  
 ORLANDO, FL 32801  
 (407) 839-5000  
 www.FedExOffice.com

Tell us how we're doing and receive  
 20% off your next \$35 print order  
 fedex.com/welisten or 1-800-398-0242  
 Offer Code: \_\_\_\_\_ Offer expires 12/31/2015

Please Recycle This Receipt

Exhibit	Qty	Amount
Matte Paper/SqFt 001450 Reg. Price	12 @ 7.25	7.2500 T
Price per piece	87.00	
Regular Total	87.00	
Discounts	0.00	
LF Mounting SqFt 010945 Reg. Price	15 @ 6.00	6.0000 T
Regular Total	90.00	
Discounts	0.00	
<b>Total</b>	<b>90.00</b>	

Sub-Total	177.00
Tax	11.51
Deposit	0.00

**Total 188.51**

MasterCard (S) 188.51  
 Account: 0476  
 Auth: 04719P (A)

Total Tender 188.51  
 Change Due 0.00



800 West Monroe Street  
 Jacksonville, FL 32202  
 904-358-0222  
 www.picterasolutions.com

# Invoice

Invoice Date	9/3/2015
Due Date	10/3/2015
Invoice #	144303
Job #	87909

<b>Bill To</b>
Beka Laing Brigham Property Rights Law Firm 2963 Dupont Ave., Ste 3 Jacksonville, FL 32207

<b>Ship To</b>
Brigham Property Rights Law Firm 2963 Dupont Ave., Ste 3 Jacksonville, FL 32207 (904)730-9001

Client Matter # - Billing Reference #	Terms	Account Manager	Ship Date	Shipped Via
173.00 <i>Kelly</i>	Net 30	Ron	9/3/2015	Free

Quantity	Item Code	Description	Price Each	Amount
2,446	60	Blowbacks	0.105	256.83
47	60	Blowbacks - 11x17	0.30	14.10
614	60A	Color Blowbacks	0.79	485.06

CLIENT# 173 MATTER# 60  
 NAME Kelly  
 REASON Computer  
Handgrove & McIntosh files  
#1210  
 APPROVED BY \_\_\_\_\_  
 PAY AMT \_\_\_\_\_  
 BOOK \_\_\_\_\_  
 POSTED IN FL BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PD. DATE 9/11 CK# 1302 AMT 208.91

By signing this invoice, you are acknowledging that the "Bill To" party is responsible for the amount indicated in full, and will pay by the date as indicated above.  
 WE CANNOT ACCEPT THIRD PARTY BILLING RESPONSIBILITY.

\_\_\_\_\_  
 Signature & Date

Federal Tax ID # 82-0579713

<b>Subtotal</b>	\$755.99
<b>Sales Tax: (7.0%)</b>	\$52.92
<b>Total:</b>	<b>\$808.91</b>
<b>Balance Due</b>	\$808.91



201 N. Franklin St.  
 Suite 1760  
 Tampa, FL 33602



# Invoice

Date	Invoice #
8/24/2015	33989

<b>Bill To</b>
Andrew Brigham Property Rights 2963 DuPont Ave Suite 3 Jacksonville, FL 32217

Ordered by	Terms	Rep	Client Matter #
Andrew	Net 15	TL	CF Xprswy Aut v. ... <i>Kelley</i>

Quantity	Description	Rate	Amount
183	Copies	0.12	21.96T
120	8.5 X 11 Color Copies	0.97	116.40T
	Documents produced from P&M Consulting Group Central Fl Expressway Auth. v. Milford Kirkland Sales Tax	7.00%	9.69
<p>CLIENT# <u>173</u> MATTER# <u>00</u>            NAME <u>Kelley</u>            REASON FOR CHARGES _____  <u>#1210</u>            APPROVED BY _____            PAY AMT _____            BOOKED BY _____            POSTED IN FL BY _____ DATE _____            PD. DATE <u>9/11</u> AMT <u>148.05</u></p>			

Thank you for your business.	<b>Total</b> \$148.05
------------------------------	-----------------------

**Federal Tax ID: 20-2886071**

[www.tampalegalcopies.com](http://www.tampalegalcopies.com)  
 Phone: 813-228-6200  
 Fax: 813-228-6211

**The Terra Alta Group, LLC**  
 12443 San Jose Blvd. Suite 504  
 Jacksonville, FL 32223

# Invoice

Invoice #: 1080  
 Invoice Date: 4/18/2016  
 Due Date: 4/18/2016  
 Case:  
 P.O. Number:

**Bill To:**  
 Brigham Property Rights Law Firm, PLLC  
 Attn: Andrew Brigham  
 2963 Dupont Ave.  
 Jacksonville, FL 32217-2740

Description	Hours/Qty	Rate	Amount
CFX vs Kelly mapping for Andrew, Ken and Matt Sept. of 2015 (Lit)	44	100.00	4,400.00
CLIENT# <u>173</u> MATTER# <u>00</u> NAME <u>KCIN (T)</u> REASON FOR CHARGES _____ _____ APPROVED BY _____ DATE _____ PAY ASAP _____ HOLD _____ POSTING/INVOICE USE ONLY POSTED IN PL BY _____ DATE _____ PD. DATE <u>4/28</u> CK# <u>1385</u> AMT <u>4400</u>			
<b>Total</b>			<b>\$4,400.00</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,400.00</b>



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Tracking ID no. < Prev 770891723150 Next >  
 Invoice no. 4-694-84603  
 Account no. 3183-7731-6  
 Bill date 08/20/2014  
 Total Billed \$18.63  
 Tracking ID Balance due \$0.00  
 Status Paid CC

Messages

Package Delivered to Recipient Address - Release A [Read More](#).  
 Distance Based Pricing, Zone 2  
 Fuel Surcharge - FedEx has applied a fuel surcharg [Read More](#).

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Sender Information

Andrew Brigham  
 Brigham Property Rights  
 2863 Dupont Avenue #3  
 JACKSONVILLE FL 32217  
 US

Recipient Information

William H. Kelly, Sr. Trustee  
 2018 VOTAW RD  
 APOPKA FL 32703  
 US

Shipment Details

Ship date 08/20/2014  
 Payment type Shipper  
 Service type FedEx Standard Overnight  
 Zone 02  
 Package type FedEx Envelope  
 Weight 0.00 lbs  
 Pieces 1  
 Meter No. 103755643  
 Declared value \$0.00

Charges

Transportation Charge	18.45
Fuel Surcharge	1.62
Courier Pickup Charge	0.00
Residential Delivery	3.35
Weekday Delivery	0.00
Discount	-3.87
Automation Bonus Discount	-0.92
<b>Total charges</b>	<b>\$18.63</b>

Original Reference

Customer reference no. 173.00 / Kelly  
 Department no.  
 Reference #2  
 Reference #3

Proof of Delivery

Delivery date 08/21/2014 13:48  
 Service area code A2  
 Signed by see above  
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Billing Information

Tracking ID no. < Prev 774382913725 Next >

Invoice no. 4-034-10647

Account no. 3183-7731-6

Bill date 08/27/2015

Total Billed \$27.97

**Tracking ID Balance due \$0.00**

Status Paid CC

Messages

Distance Based Pricing, Zone 3

Fuel Surcharge - FedEx has applied a fuel surcharg [Read More..](#)

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Transaction Details

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Sender Information

Sidiki Bagayoko

201 N Franklin Street

TAMPA FL 33602

US

Recipient Information

Becka

Andrew Brigham Property Rihths

2963 DuPont Ave

JACKSONVILLE FL 32217

US

Shipment Details

Ship date 08/27/2015

Payment type Recipient

Service type FedEx Standard Overnight

Zone 03

Package type FedEx Box

Weight 3.00 lbs

Pieces 1

Meter No. 103783464

Declared value \$0.00

Charges

Transportation Charge	33.95
Fuel Surcharge	0.81
Weekday Delivery	0.00
Discount	-5.09
Automation Bonus Discount	-1.70
<b>Total charges</b>	<b>\$27.97</b>

Original Reference

Customer reference no. NO REFERENCE INFORMATION

Department no.

Reference #2

Reference #3

Proof of Delivery

Delivery date 08/28/2015 14:50

Service area code A2

Signed by R.MAULTBY

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Billing Information

Tracking ID no. < Prev 774494062850 Next >  
 Invoice no. 4-049-42348  
 Account no. 3183-7731-6  
 Bill date 09/11/2015  
 Total Billed \$15.01  
**Tracking ID Balance due \$0.00**  
 Status Paid CC

Messages

Distance Based Pricing, Zone 2  
Fuel Surcharge - FedEx has applied a fuel surcharge [Read More](#).

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Sender Information

Andrew Brigham  
Brigham Property Rights  
2963 Dupont Avenue #3  
JACKSONVILLE FL 32217  
US

Recipient Information

Honorable John Marshal Kest  
Orange County Courthouse  
425 N. Orange Avenue  
ORLANDO FL 32801  
US

Shipment Details

Ship date 09/11/2015  
 Payment type Shipper  
 Service type FedEx Standard Overnight  
 Zone 02  
 Package type FedEx Envelope  
 Weight 0.00 lbs  
 Pieces 1  
 Meter No. 103755643  
 Declared value \$0.00

Charges

Transportation Charge	19.90
Fuel Surcharge	0.29
Weekday Delivery	0.00
Discount	-4.18
Automation Bonus Discount	-1.00
<b>Total charges</b>	<b>\$15.01</b>

Original Reference

Customer reference no. Kelly / 173.00  
Department no.  
Reference #2  
Reference #3

Proof of Delivery

Delivery date 09/14/2015 09:22  
Service area code A1  
Signed by M. JOHNSON

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Billing Information

Tracking ID no. < Prev 774625653056 Next >

Invoice no. 4-064-34425

Account no. 3183-7731-6

Bill date 09/29/2015

Total Billed \$24.19

**Tracking ID Balance due \$0.00**

Status Paid CC

Messages

Distance Based Pricing, Zone 2

Fuel Surcharge - FedEx has applied a fuel surcharg [Read More.](#)

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Sender Information

Andrew Brigham  
 Brigham Property Rights  
 2963 Dupont Avenue #3  
 JACKSONVILLE FL 32217  
 US

Recipient Information

Honorable John Marshal Kest  
 Orange County Courthouse  
 425 N, Orange Avenue  
 ORLANDO FL 32801  
 US

Shipment Details

Ship date 09/29/2015

Payment type Shipper

Service type FedEx Standard Overnight

Zone 02

Package type FedEx Box

Weight 6.00 lbs

Pieces 1

Meter No. 103755643

Declared value \$0.00

Charges

Transportation Charge	29.65
Fuel Surcharge	0.47
Weekday Delivery	0.00
Discount	-4.45
Automation Bonus Discount	-1.48
<b>Total charges</b>	<b>\$24.19</b>

Original Reference

Customer reference no. Kelly / 173.00

Department no.

Reference #2

Reference #3

Proof of Delivery

Delivery date 09/30/2015 09:26

Service area code A1

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Tracking ID no. [< Prev](#) 774730949167 [Next >](#)

Invoice no. 4-077-44896

Account no. 3183-7731-6

Bill date 10/13/2015

Total Billed \$21.28

**Tracking ID Balance due \$0.00**

Status Paid CC

**Messages**

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Distance Based Pricing, Zone 3

Fuel Surcharge - FedEx has applied a fuel surcharge [Read More..](#)

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**Sender Information**

Andrew Brigham  
Brigham Property Rights  
2963 Dupont Avenue #3  
JACKSONVILLE FL 32217  
US

**Recipient Information**

Sue A. Murphy  
P&M Consulting Group, Inc.  
501 W. Euclid Avenue  
TAMPA FL 33602  
US

**Shipment Details**

Ship date 10/13/2015

Payment type Shipper

Service type FedEx Standard Overnight

Zone 03

Package type FedEx Envelope

Weight 3.00 lbs

Pieces 1

Meter No. 103755643

Declared value \$0.00

**Charges**

Transportation Charge	23.75
Fuel Surcharge	0.21
Residential Delivery	3.50
Weekday Delivery	0.00
Discount	-4.99
Automation Bonus Discount	-1.19
<b>Total charges</b>	<b>\$21.28</b>

**Original Reference**

Customer reference no. 173.00 / Kelly

Department no.

Reference #2

Reference #3

**Proof of Delivery**

Delivery date 10/14/2015 16:14

Service area code A1

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Tracking ID no. [<Prev](#) 774741776004 [Next>](#)  
 Invoice no. 4-078-85049  
 Account no. 3183-7731-6  
 Bill date 10/14/2015  
 Total Billed \$20.68  
**Tracking ID Balance due \$0.00**  
 Status Paid CC

##### Messages

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 Fuel Surcharge - FedEx has applied a fuel surcharg [Read More...](#)

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#### Sender Information

Andrew Brigham  
 Brigham Property Rights  
 2963 Dupont Avenue #3  
 JACKSONVILLE FL 32217  
 US

#### Recipient Information

Honorable John Marshal Kest  
 Orange County Courthouse  
 425 N. Orange Avenue  
 ORLANDO FL 32801  
 US

#### Shipment Details

Ship date 10/14/2015  
 Payment type Shipper  
 Service type FedEx Standard Overnight  
 Zone 02  
 Package type FedEx Box  
 Weight 3.00 lbs  
 Pieces 1  
 Meter No. 103755643  
 Declared value \$0.00

#### Charges

Transportation Charge	25.60
Fuel Surcharge	0.20
Weekday Delivery	0.00
Discount	-3.84
Automation Bonus Discount	-1.28
<b>Total charges</b>	<b>\$20.68</b>

#### Original Reference

Customer reference no. Kelly / 173.00  
 Department no.  
 Reference #2  
 Reference #3

#### Proof of Delivery

Delivery date 10/15/2015 09:37  
 Service area code A1  
 Signed by M.JOHNSON

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Billing Information

Tracking ID no. [<Prev](#) 774761337854 [Next>](#)

Invoice no. 4-082-11460

Account no. 3183-7731-6

Bill date 10/16/2015

Total Billed \$14.87

**Tracking ID Balance due \$0.00**

Status Paid CC

Messages

Distance Based Pricing, Zone 2

Fuel Surcharge - FedEx has applied a fuel surcharg [Read More..](#)

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Transaction Details

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Sender Information

Andrew Brigham  
 Brigham Property Rights  
 2963 Dupont Avenue #3  
 JACKSONVILLE FL 32217  
 US

Recipient Information

Honorable John Marshal Kest  
 Orange County Courthouse  
 425 N. Orange Avenue  
 ORLANDO FL 32801  
 US

Shipment Details

Ship date 10/16/2015

Payment type Shipper

Service type FedEx Standard Overnight

Zone 02

Package type FedEx Envelope

Weight 0.00 lbs

Pieces 1

Meter No. 103755643

Declared value \$0.00

Charges

Transportation Charge	19.90
Fuel Surcharge	0.15
Courier Pickup Charge	0.00
Weekday Delivery	0.00
Discount	-4.18
Automation Bonus Discount	-1.00
<b>Total charges</b>	<b>\$14.87</b>

Original Reference

Customer reference no. Kelly / 173.00

Department no.

Reference #2

Reference #3

Proof of Delivery

Delivery date 10/19/2015 09:40

Service area code A1

Signed by M.JACKSON

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**Billing Information**

Tracking ID no. [<Prev](#) 775483804403 [Next>](#)  
 Invoice no. 4-179-29809  
 Account no. 3183-7731-6  
 Bill date 01/22/2016  
 Total Billed \$24.32  
**Tracking ID Balance due \$0.00**  
 Status Paid CC

**Messages**

Package Delivered to Recipient Address - Release A [Read More](#).  
 Distance Based Pricing, Zone 2  
 Fuel Surcharge - FedEx has applied a fuel surcharg [Read More](#).

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**Sender Information**

Andrew Brigham  
 Brigham Property Rights  
 2963 Dupont Avenue #3  
 JACKSONVILLE FL 32217  
 US

**Recipient Information**

William H. Kelly, Sr., Trustee  
 2018 VOTAW RD  
 APOPKA FL 32703  
 US

**Shipment Details**

Ship date 01/22/2016  
 Payment type Shipper  
 Service type FedEx Standard Overnight  
 Zone 02  
 Package type FedEx Pak  
 Weight 2.00 lbs  
 Pieces 1  
 Meter No. 103755643  
 Declared value \$0.00

**Charges**

Transportation Charge	25.17
Fuel Surcharge	0.54
Residential Delivery	3.65
Weekday Delivery	0.00
Discount	-3.78
Automation Bonus Discount	-1.26
<b>Total charges</b>	<b>\$24.32</b>

**Original Reference**

Customer reference no. 173.00 / Kelly  
 Department no.  
 Reference #2  
 Reference #3

**Proof of Delivery**

Delivery date 01/25/2016 16:31  
 Service area code A2  
 Signed by see above

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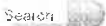
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Billing Information

Tracking ID no. [<Prev](#) 775680400712 [Next>](#)

Invoice no. 4-203-36690

Account no. 3183-7731-6

Bill date 02/18/2016

Total Billed \$15.86

Tracking ID Balance due \$0.00

Status Paid CC

Messages

Distance Based Pricing, Zone 2

Fuel Surcharge - FedEx has applied a fuel surcharg [Read More..](#)

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Transaction Details

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Sender Information

Andrew Brigham  
 Brigham Property Rights  
 2963 Dupont Avenue #3  
 JACKSONVILLE FL 32217  
 US

Recipient Information

Honorable John Marshall Kest  
 Orange County Courthouse  
 425 N. Orange Avenue  
 ORLANDO FL 32801  
 US

Shipment Details

Ship date 02/18/2016

Payment type Shipper

Service type FedEx Standard Overnight

Zone 02

Package type FedEx Envelope

Weight 0.00 lbs

Pieces 1

Meter No. 103755643

Declared value \$0.00

Charges

Transportation Charge	21.27
Fuel Surcharge	0.12
Courier Pickup Charge	0.00
Weekday Delivery	0.00
Discount	-4.47
Automation Bonus Discount	-1.06
<b>Total charges</b>	<b>\$15.86</b>

Original Reference

Customer reference no. Kelly / 173.00

Department no.

Reference #2

Reference #3

Proof of Delivery

Delivery date 02/19/2016 09:26

Service area code A1

Signed by M.CURI

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Tracking ID Summary

**Billing Information**

Tracking ID no.	<a href="#">&lt;Prev</a> 775882704541 <a href="#">Next&gt;</a>
Invoice no.	4-229-78731
Account no.	3183-7731-6
Bill date	03/15/2016
Total Billed	\$16.11
Tracking ID Balance due	\$0.00
Status	Paid CC

**Messages**

Distance Based Pricing, Zone 2

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Transaction Details [Help](#) [Hide](#)

**Sender Information**

Andrew Brigham  
 Brigham Property Rights  
 2963 Dupont Avenue #3  
 JACKSONVILLE FL 32217  
 US

**Recipient Information**

Honorable John Marshall Kest  
 Orange County Courthouse  
 425 N. Orange Avenue  
 ORLANDO FL 32801  
 US

**Shipment Details**

Ship date	03/15/2016
Payment type	Shipper
Service type	FedEx Priority Overnight
Zone	02
Package type	FedEx Envelope
Weight	1.00 lbs
Pieces	1
Meter No.	103755643
Declared value	\$0.00

**Charges**

Transportation Charge	21.77
Fuel Surcharge	0.00
Weekday Delivery	0.00
Discount	-4.57
Automation Bonus Discount	-1.09
<b>Total charges</b>	<b>\$16.11</b>

**Original Reference**

Customer reference no.	Kelly / 173.00
Department no.	
Reference #2	
Reference #3	

**Proof of Delivery**

Delivery date	03/16/2016 09:42
Service area code	A1
Signed by	A.HUI

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**RENAISSANCE TAMPA INTL PLAZA**

**357 BRIGHAM/ANDREW**      **189.00** **09/11/15** **12:00**      **2543**  
 Room      Name      Rate      Depart      Time      ACCT#  
**GD**                **09/09/15** **22:43**  
 Type                Arrive      Time  
**58**

**RWD#: XXXXX8163**

Room Clerk	Address	Payment			
DATE	REFERENCE	CHARGES	CREDITS	BALANCE DUE	
09/09	ROOM TR	357, 1	199.00		
09/09	ROOM TAX	357, 1	13.93		A
09/09	OCC TAX	357, 1	9.95		B
09/10	ROOM TR	357, 1	189.00		
09/10	ROOM TAX	357, 1	13.23		A
09/10	OCC TAX	357, 1	9.45		B
09/11	MC CARD			\$434.56	

**TO BE SETTLED TO:      MASTERCARD      CURRENT BALANCE      .00**

**THANK YOU FOR CHOOSING RENAISSANCE! TO EXPEDITE YOUR CHECK-OUT, PLEASE CALL THE FRONT DESK, OR PRESS "MENU" ON YOUR TV REMOTE CONTROL TO ACCESS VIDEO CHECK-OUT.**

----- SUMMARY OF TAXES -----

DESCRIPTION	TAXED AMOUNT	TAX
A ROOM TAX	.00	27.16
B OCCUPANCY TAX	.00	19.40
<b>NET CHARGES</b>	<b>TAX</b>	<b>CREDITS</b>
388.00	46.56	.00
		<b>FOLIO</b>
		434.56

**AS REQUESTED, A FINAL COPY OF YOUR BILL WILL BE EMAILED TO:  
 BLAING@PROPERTYRIGHTS.COM  
 SEE "INTERNET PRIVACY STATEMENT" ON MARRIOTT.COM**

Your Rewards points/miles earned on your eligible earnings will be credited to your account. Check your Rewards Account Statement for update activity. Marriott & A Woman's Nation appreciate housekeepers

**4200 JIM WALTER BLVD  
 TAMPA, FL 33607  
 813-877-9200**



Courthouse Garage  
46 East Amelia Street  
Orlando, FL 32801

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

09/21/2015

11:06:12

CREDIT CARD

MC SALE

Fee Computer Number: 31  
Cashier: P ID #20  
Transaction Number: 47  
Entered: 09/16/2015 07:50 AM  
Exited: 09/16/2015 08:59 AM  
Ticket #1969 Dispenser #26  
Rate: Courthouse Garage  
Parking Fee: \$4.00  
CC Transaction (1) -\$4.00  
Subtotal: \$0.00  
Total Fee: \$0.00

CARD # XXXXXXXXXXXX1870  
INVOICE 0030  
SEQ #: 0030  
Batch #: 000530  
CLERK 0043  
Approval Code: 02137E  
Entry Method: Swiped  
Mode: Online  
Tax Amount: \$0.00  
SALE AMOUNT \$4.00

Thank you for choosing  
Courthouse House Avenue Parking Garage  
Have a nice day

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

09/29/2015

09:27:56

CREDIT CARD

MC SALE

XXXXXXXXXXXXXXXX1870

0011

0011

000553

0043

02939E

Swiped

Online

\$0.00

\$4.00

CARD #

INVOICE

SEQ #:

Batch #

CLERK

Approval Code:

Entry Method:

Mode:

Tax Amount:

SALE AMOUNT

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

10/26/2015 18:04:21

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0007  
SEQ #: 0007  
Batch #: 000647  
CLERK 0011  
Approval Code: 02696E  
Entry Method: Swiped  
Mode: Online  
Tax Amount: \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

10/26/2015 18:04:56

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0008  
SEQ #: 0008  
Batch #: 000647  
CLERK 0011  
Approval Code: 02616E  
Entry Method: Swiped  
Mode: Online  
Tax Amount: \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

10/26/2015 18:05:46

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0009  
SEQ #: 0009  
Batch #: 000647  
CLERK 0011  
Approval Code: 02687E  
Entry Method: Swiped  
Mode: Online  
Tax Amount: \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

10/27/2015 17:39:25

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0068  
SEQ #: 0068  
Batch #: 000618  
CLERK 0023  
Approval Code: 02714E  
Entry Method: Swiped  
Mode: Online  
Tax Amount: \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

10/27/2015 17:40:12

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0069  
SEQ #: 0069  
Batch #: 000618  
CLERK 0023  
Approval Code: 02715E  
Entry Method: Swiped  
Mode: Online  
Tax Amount: \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

10/27/2015 17:40:52

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0070  
SEQ #: 0065  
Batch #: 000618  
CLERK 0023  
Approval Code: 02776E  
Entry Method: Swiped  
Mode: Online  
Tax Amount: \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY



CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

10/28/2015

18:12:01

Courthouse Garage  
46 East Amelia Street  
Orlando, FL 32801

CREDIT CARD

MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0009  
SEQ #: 0009  
Batch #: 000657  
CLERK 0011  
Approval Code: 02863E  
Entry Method: Swiped  
Mode: Online  
Tax Amount: \$0.00  
**SALE AMOUNT \$15.00**

Fee Computer Number: 32  
Cashier: K ID #11  
Transaction Number: 32  
Entered: 10/28/2015 07:32 AM  
Exited: 10/28/2015 06:11 PM  
Ticket #9408 Dispenser #34  
Rate: Courthouse Garage  
**Parking Fee: \$15.00**  
CC Transaction (1) -\$15.00  
**Subtotal: \$0.00**  
**Total Fee: \$0.00**

CUSTOMER COPY

Thank you for choosing  
Courthouse House Avenue Parking Garage  
Have a nice day

Courthouse Garage  
46 East Amelia Street  
Orlando, FL 32801

Fee Computer Number: 32  
Cashier: SHEUNTEE LO #113  
Transaction Number: 198  
Entered: 10/28/2015 04:54 PM  
Exited: 10/28/2015 05:20 PM  
Ticket #95095 Dispenser #33  
Rate: Courthouse Garage  
**Total Fee: \$1.00**  
Cash: \$5.00  
Charge: \$4.00

Thank you for choosing  
Courthouse House Avenue Parking Garage  
Have a nice day

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

10/29/2015 17:55:08

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0007  
SEQ # 0007  
Batch # 000662  
CLERK 0011  
Approval Code: 02926E  
Entry Method: Swiped  
Mode: Online  
Tax Amount: \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

10/29/2015 17:57:18

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0008  
SEQ # 0008  
Batch # 000662  
CLERK 0011  
Approval Code: 02930E  
Entry Method: Swiped  
Mode: Online  
Tax Amount: \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

10/29/2015 17:57:57

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0009  
SEQ # 0009  
Batch # 000662  
CLERK 0011  
Approval Code: 02952E  
Entry Method: Swiped  
Mode: Online  
Tax Amount: \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

MERCHANT COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

10/30/2015 18:42:07

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0049  
SEQ # 0046  
Batch # 000630  
CLERK 0022  
Approval Code: 03070E  
Entry Method: Swiped  
Mode: Online  
Tax Amount: \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

10/30/2015 18:43:16

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0050  
SEQ # 0047  
Batch # 000630  
CLERK 0023  
Approval Code: 03035E  
Entry Method: Swiped  
Mode: Online  
Tax Amount: \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

11-02-2015 19:54:22

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0051  
SEQ #: 0050  
Batch #: 000634  
CLERK 0023  
Approval Code 00254E  
Entry Method Swiped  
Mode: Online  
Tax Amount \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

11-02-2015 19:55:16

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0052  
SEQ #: 0051  
Batch #: 000634  
CLERK 0023  
Approval Code 00237E  
Entry Method Swiped  
Mode: Online  
Tax Amount \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

11-02-2015 19:56:25

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0054  
SEQ #: 0053  
Batch #: 000634  
CLERK 0023  
Approval Code 00203E  
Entry Method Swiped  
Mode: Online  
Tax Amount \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

11-03-2015 18:44:52

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0052  
SEQ #: 0051  
Batch #: 000638  
CLERK 0023  
Approval Code 00383E  
Entry Method Swiped  
Mode: Online  
Tax Amount \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

11-03-2015 18:45:25

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0053  
SEQ #: 0052  
Batch #: 000638  
CLERK 0023  
Approval Code 00395E  
Entry Method Swiped  
Mode: Online  
Tax Amount \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

CITY OF ORLANDO CTH  
46 AMELIA ST  
ORLANDO, FL 32801

11-03-2015 18:46:48

CREDIT CARD  
MC SALE

CARD # XXXXXXXXXXXX1870  
INVOICE 0054  
SEQ #: 0053  
Batch #: 000638  
CLERK 0023  
Approval Code 00383E  
Entry Method Swiped  
Mode: Online  
Tax Amount \$0.00  
  
SALE AMOUNT \$15.00

CUSTOMER COPY

Kelly

**Park Plaza Hotel**  
307 South Park Avenue  
Winter Park, FL 32789  
407-647-1072  
FrontDesk@ParkPlazaHotel.com

TAX ID:

**Andrew Brigham**  
2963 Dupont Ave  
Jacksonville, FL 32217  
904-730-9001

216 122955 10/25/2015 10/30/2015 0.00  
Corporate

10/25/2015	216	Room Taxable	199.00	0.00	199.00
10/25/2015	216	Sales Tax - 6.500%	12.94	0.00	211.94
10/25/2015	216	Room/Bed Tax - 6.000%	11.94	0.00	223.88
10/26/2015	216	Room Taxable	199.00	0.00	422.88
10/26/2015	216	Sales Tax - 6.500%	12.94	0.00	435.82
10/26/2015	216	Room/Bed Tax - 6.000%	11.94	0.00	447.76
10/27/2015	216	Room Taxable	199.00	0.00	646.76
10/27/2015	216	Sales Tax - 6.500%	12.94	0.00	659.70
10/27/2015	216	Room/Bed Tax - 6.000%	11.94	0.00	671.64
10/28/2015	216	Room Taxable	199.00	0.00	870.64
10/28/2015	216	Sales Tax - 6.500%	12.94	0.00	883.58
10/28/2015	216	Room/Bed Tax - 6.000%	11.94	0.00	895.52
10/29/2015	216	Room Taxable	199.00	0.00	1,094.52
10/29/2015	216	Sales Tax - 6.500%	12.94	0.00	1,107.46
10/29/2015	216	Room/Bed Tax - 6.000%	11.94	0.00	1,119.40
10/30/2015	216	Visa/Mastercard - ...1870 AP: 02598E	0.00	1,119.40	0.00

# Park Plaza Hotel

307 South Park Avenue  
Winter Park, FL 32789  
407-647-1072  
FrontDesk@ParkPlazaHotel.com

TAX ID:

Andrew Brigham/Andrew  
2963 Dupont Ave  
Jacksonville, FL 32217  
904-730-9001

(204) 123043 11/01/2015 11/02/2015 0.00  
Corporate

11/01/2015	204	Room Taxable	199.00	0.00	199.00
11/01/2015	204	Sales Tax - 6.500%	12.94	0.00	211.94
11/01/2015	204	Room/Bed Tax - 6.000%	11.94	0.00	223.88
11/02/2015	204	Visa/Mastercard - ...1870 AP: 00187E	0.00	223.88	0.00

# Park Plaza Hotel

307 South Park Avenue  
Winter Park, FL 32789  
407-647-1072

FrontDesk@ParkPlazaHotel.com

TAX ID:

Andrew Brigham  
2963 Dupont Ave  
Jacksonville, FL 32217

(204) 123057 11/02/2015 11/04/2015 0.00

11/02/2015	204	Room Taxable	199.00	0.00	199.00
11/02/2015	204	Sales Tax - 6.500%	12.94	0.00	211.94
11/02/2015	204	Room/Bed Tax - 6.000%	11.94	0.00	223.88
11/03/2015	204	Visa/Mastercard - ...1870 AP: 00247E	0.00	223.88	0.00
11/03/2015	204	Room Taxable	199.00	0.00	199.00
11/03/2015	204	Sales Tax - 6.500%	12.94	0.00	211.94
11/03/2015	204	Room/Bed Tax - 6.000%	11.94	0.00	223.88
11/04/2015	204	Visa/Mastercard - ...1870 AP: 00374E	0.00	223.88	0.00

**Park Plaza Hotel**  
 307 South Park Avenue  
 Winter Park, FL 32789  
 407-647-1072  
 FrontDesk@ParkPlazaHotel.com

**Kerry Collins / Brigham**  
 2963 Dupont Ave  
 Jacksonville, FL 32217  
 904-730-9001

**TAX ID:**

218 122956 10/25/2015 10/30/2015 0.00  
 Corporate

10/25/2015	218	Room Taxable	199.00	0.00	199.00
10/25/2015	218	Sales Tax - 6.500%	12.94	0.00	211.94
10/25/2015	218	Room/Bed Tax - 6.000%	11.94	0.00	223.88
10/26/2015	218	Room Taxable	199.00	0.00	422.88
10/26/2015	218	Sales Tax - 6.500%	12.94	0.00	435.82
10/26/2015	218	Room/Bed Tax - 6.000%	11.94	0.00	447.76
10/27/2015	218	Room Taxable	199.00	0.00	646.76
10/27/2015	218	Sales Tax - 6.500%	12.94	0.00	659.70
10/27/2015	218	Room/Bed Tax - 6.000%	11.94	0.00	671.64
10/28/2015	218	Room Taxable	199.00	0.00	870.64
10/28/2015	218	Sales Tax - 6.500%	12.94	0.00	883.58
10/28/2015	218	Room/Bed Tax - 6.000%	11.94	0.00	895.52
10/29/2015	218	Visa/Mastercard - ...1870 AP: 02504E	0.00	895.52	0.00
10/29/2015	218	Room Taxable	199.00	0.00	199.00
10/29/2015	218	Sales Tax - 6.500%	12.94	0.00	211.94
10/29/2015	218	Room/Bed Tax - 6.000%	11.94	0.00	223.88
10/30/2015	218	Visa/Mastercard - ...1870 AP: 02978E	0.00	223.88	0.00

# Park Plaza Hotel

307 South Park Avenue  
Winter Park, FL 32789  
407-647-1072  
FrontDesk@ParkPlazaHotel.com

Page 1 of 1

TAX ID:

Andrew Brigham/Andrew  
2963 Dupont Ave  
Jacksonville, FL 32217  
904-730-9001

(210) 123046 11/01/2015 11/02/2015 0.00

Corporate

11/01/2015	210	Room Taxable	199.00	0.00	199.00
11/01/2015	210	Sales Tax - 6.500%	12.94	0.00	211.94
11/01/2015	210	Room/Bed Tax - 6.000%	11.94	0.00	223.88
11/02/2015	210	Visa/Mastercard - ...1870 AP: 00193E	0.00	223.88	0.00

Collins



# Park Plaza Hotel

307 South Park Avenue  
Winter Park, FL 32789  
407-647-1072  
FrontDesk@ParkPlazaHotel.com

Page 1 of 1

TAX ID:

Andrew Brigham  
2963 Dupont Ave  
Jacksonville, FL 32217

(210) 123060 11/02/2015 11/03/2015 0.00

11/02/2015	210	Room Taxable	199.00	0.00	199.00
11/02/2015	210	Sales Tax - 6.500%	12.94	0.00	211.94
11/02/2015	210	Room/Bed Tax - 6.000%	11.94	0.00	223.88
11/03/2015	210	Visa/Mastercard - ...1870 AP: 00281E	0.00	223.88	0.00

Collins

Courthouse Garage  
46 East Amelia Street  
Orlando, FL 32801

Fee Computer Number:	31
Cashier:	SHEONTEE ID #23
Transaction Number:	172
Entered:	10/28/2015 07:32 AM
Exited:	10/28/2015 04:24 PM
Ticket #94779	Dispenser #33
Rate:	Courthouse Garage
<b>Total Fee:</b>	<b>\$15.00</b>
Cash:	\$20.00
Change:	\$5.00

Thank you for choosing  
Courthouse House Avenue Parking Garage  
Have a nice day

*Park Plaza Hotel*  
 307 South Park Avenue  
 Winter Park, FL 32789  
 407-647-1072  
 FrontDesk@ParkPlazaHotel.com

Ken Fleming / Brigham  
 2963 Dupont Ave  
 Jacksonville, FL 32217  
 904-730-9001

TAX ID:

211 122954 10/25/2015 10/30/2015 0.00  
 Corporate

10/25/2015	211	Room Taxable	159.00	0.00	159.00
10/25/2015	211	Sales Tax - 6.500%	10.34	0.00	169.34
10/25/2015	211	Room/Bed Tax - 6.000%	9.54	0.00	178.88
10/26/2015	211	Room Taxable	159.00	0.00	337.88
10/26/2015	211	Sales Tax - 6.500%	10.34	0.00	348.22
10/26/2015	211	Room/Bed Tax - 6.000%	9.54	0.00	357.76
10/27/2015	211	Visa/Mastercard - ...1870 AP: 02575E	0.00	357.76	0.00
10/27/2015	211	Room Taxable	159.00	0.00	159.00
10/27/2015	211	Sales Tax - 6.500%	10.34	0.00	169.34
10/27/2015	211	Room/Bed Tax - 6.000%	9.54	0.00	178.88
10/28/2015	211	Room Taxable	159.00	0.00	337.88
10/28/2015	211	Sales Tax - 6.500%	10.34	0.00	348.22
10/28/2015	211	Room/Bed Tax - 6.000%	9.54	0.00	357.76
10/29/2015	211	Room Taxable	159.00	0.00	516.76
10/29/2015	211	Sales Tax - 6.500%	10.34	0.00	527.10
10/29/2015	211	Room/Bed Tax - 6.000%	9.54	0.00	536.64
10/30/2015	211	Visa/Mastercard - ...1870 AP: 02981E	0.00	536.64	0.00

**Park Plaza Hotel**  
 307 South Park Avenue  
 Winter Park, FL 32789  
 407-647-1072  
 FrontDesk@ParkPlazaHotel.com

**TAX ID:**

Andrew Brigham/Andrew  
 2963 Dupont Ave  
 Jacksonville, FL 32217  
 904-730-9001

(208) 123045 11/01/2015 11/02/2015 0.00  
 Corporate

Date					
11/01/2015	208	Room Taxable	199.00	0.00	199.00
11/01/2015	208	Sales Tax - 6.500%	12.94	0.00	211.94
11/01/2015	208	Room/Bed Tax - 6.000%	11.94	0.00	223.88
11/02/2015	208	Visa/Mastercard - ...1870 AP: 00103E	0.00	223.88	0.00

*Fleming*

# Park Plaza Hotel

307 South Park Avenue  
Winter Park, FL 32789  
407-647-1072

FrontDesk@ParkPlazaHotel.com

TAX ID:

Andrew Brigham  
2963 Dupont Ave  
Jacksonville, FL 32217

(208) 123059 11/02/2015 11/03/2015 0.00

Date	Room	Description	Amount	Tax	Total
11/02/2015	208	Room Taxable	199.00	0.00	199.00
11/02/2015	208	Sales Tax - 6.500%	12.94	0.00	211.94
11/02/2015	208	Room/Bed Tax - 6.000%	11.94	0.00	223.88
11/03/2015	208	Visa/Mastercard - ...1870 AP: 00237E	0.00	223.88	0.00

Fleming

*Park Plaza Hotel*  
 307 South Park Avenue  
 Winter Park, FL 32789  
 407-647-1072  
 FrontDesk@ParkPlazaHotel.com

TAX ID:

Kim Maultsby / Brigham

207 122985 10/28/2015 10/30/2015 0.00

10/25/2015	220	Room Taxable	199.00	0.00	199.00
10/25/2015	220	Sales Tax - 6.500%	12.94	0.00	211.94
10/25/2015	220	Room/Bed Tax - 6.000%	11.94	0.00	223.88
10/27/2015	220	Room Taxable	159.00	0.00	382.88
10/27/2015	220	Sales Tax - 6.500%	10.34	0.00	393.22
10/27/2015	220	Room/Bed Tax - 6.000%	9.54	0.00	402.76
10/27/2015	220	Room Taxable	199.00	0.00	601.76
10/27/2015	220	Sales Tax - 6.500%	12.94	0.00	614.70
10/27/2015	220	Room/Bed Tax - 6.000%	11.94	0.00	626.64
10/28/2015	220	Visa/Mastercard - ...1870 AP: 02561E	0.00	626.64	0.00
10/28/2015	207	Room Taxable	159.00	0.00	159.00
10/28/2015	207	Sales Tax - 6.500%	10.34	0.00	169.34
10/28/2015	207	Room/Bed Tax - 6.000%	9.54	0.00	178.88
10/29/2015	207	Room Taxable	159.00	0.00	337.88
10/29/2015	207	Sales Tax - 6.500%	10.34	0.00	348.22
10/29/2015	207	Room/Bed Tax - 6.000%	9.54	0.00	357.76
10/30/2015	207	Visa/Mastercard - ...1870 AP: 03061E	0.00	357.76	0.00

**Park Plaza Hotel**  
 307 South Park Avenue  
 Winter Park, FL 32789  
 407-647-1072  
 FrontDesk@ParkPlazaHotel.com

TAX ID:

Andrew Brigham/Andrew  
 2963 Dupont Ave  
 Jacksonville, FL 32217  
 904-730-9001

(206) 123044 11/01/2015 11/02/2015 0.00  
 Corporate

11/01/2015	206	Room Taxable	199.00	0.00	199.00
11/01/2015	206	Sales Tax - 6.500%	12.94	0.00	211.94
11/01/2015	206	Room/Bed Tax - 6.000%	11.94	0.00	223.88
11/02/2015	206	Visa/Mastercard - ...1870 AP: 00120E	0.00	223.88	0.00

Maultsby

# Park Plaza Hotel

307 South Park Avenue  
Winter Park, FL 32789  
407-647-1072  
FrontDesk@ParkPlazaHotel.com

TAX ID:

Andrew Brigham  
2963 Dupont Ave  
Jacksonville, FL 32217

(206) 123058 11/02/2015 11/03/2015 0.00

11/02/2015	206	Room Taxable	199.00	0.00	199.00
11/02/2015	206	Sales Tax - 6.500%	12.94	0.00	211.94
11/02/2015	206	Room/Bed Tax - 6.000%	11.94	0.00	223.88
11/03/2015	206	Visa/Mastercard - ...1870 AP: 00208E	0.00	223.88	0.00

Maultsby



# **EXHIBIT B**

I EXPERTS:

TROPICAL REALTY APPRAISAL SERVICES		
A) 03/14/16, PROFESSIONAL SERVICES	\$176,069.16	
MESIMER AND ASSOCIATES, INC.		
A) 05/04/16, INV 14111.008, PROFESSIONAL SERVICES	\$19,868.73	
P&M CONSULTING GROUP		
A) 11/02/15, PROFESSIONAL SERVICES	\$26,101.63	
	-----	
EXPERTS SUBTOTAL		\$222,039.52

II COURT REPORTERS:

ORANGE LEGAL, INC.		
A) 09/10/15, INV 218338; ENGELMANN	\$85.40	
B) 09/11/15; INV 218464; KELLY/CHAPMAN	\$467.75	
C) 09/10/15; INV 219608; MESIMER/MURPHY/ ENGELMANN	\$1,032.50	
D) 10/28/15; INV 224478; PECK	\$597.95	
E) 10/30/15; INV 224942; HEARING	\$95.00	
F) 10/30/15; INV 224968; TRIAL EXCERPTS	\$832.33	
G) 10/29/15; INV 225277; TRIAL EXCERPTS	\$638.70	
H) 11/03/15; INV 225975; TRIAL EXCERPTS	\$575.95	
I) 10/27/15; INV 229589; TRIAL EXCERPT	\$49.50	
	-----	
		\$4,375.08
U.S. LEGAL SUPPORT, INC.		
A) 09/09/15; INV 1244682; CARPENTER/HARDGROVE	\$2,671.00	
B) 09/11/15; INV 1245430; NEWTON/PRESSIMONE	\$1,540.20	
C) 09/09/15; INV 1248669; BYRD	\$313.12	
	-----	
		\$4,524.32
	-----	
COURT REPORTERS SUBTOTAL		\$8,899.40

III PROCESS SERVERS:

ATTORNEYS LEGAL SERVICES, INC.		
A) 09/10/15, INV 2015006435; NEWTON	\$70.00	
B) 09/10/15, INV 2015006436; HARDGROVE	\$70.00	
C) 09/10/15, INV 2015006437; CARPENTER	\$70.00	
D) 09/10/15, INV 2015006438; PRESSIMONE	\$70.00	
E) 11/05/15, INV 2015006439; BYRD	\$110.00	
F) 09/21/15, INV 2015006811; HORNE (PRORATED)	\$23.34	
G) 09/23/15, INV 2015006812; RUBLE (PRORATED)	\$23.34	
H) 09/22/15, INV 2015006813; PECK (PRORATED)	\$23.34	

I) 09/22/15, INV 2015006814; PECK TRIAL	\$35.00	
J) 09/21/15, INV 2015006815; HORNE TRIAL	\$35.00	
K) 09/23/15, INV 2015006816; RUBLE TRIAL	\$35.00	
L) 10/19/15, INV 2015007514; BYRD TRIAL	\$55.00	
M) 10/16/15, INV 2015007515; HARDGROVE TRIAL	\$35.00	
N) 10/16/15, INV 2015007516; NEWTON TRIAL	\$35.00	
O) 10/15/15, INV 2015007517; CARPENTER TRIAL	\$35.00	
P) 10/15/15, INV 2015007518; PRESSIMONE TRIAL	\$35.00	
	-----	\$760.02

PROCESS SERVERS SUBTOTAL:

\$760.02

IV

EXHIBIT PREPARATION & RESEARCH:

BAKERHOSTETLER

A) 10/22/15; COPIES \$43.90

COPY RIGHT

A) 09/22/15, INV 34316, TRIAL EXHIBITS	\$4,537.87	
B) 09/23/15, INV 34329, TRIAL EXHIBITS	\$385.20	
C) 10/15/15, INV 34549, TRIAL EXHIBITS	\$10,467.81	
	-----	\$15,390.88

FEDEX OFFICE

A) 10/27/15; TRIAL EXHIBITS	\$92.66	
B) 11/01/15; TRIAL EXHIBITS	\$356.90	
C) 11/02/15; TRIAL EXHIBITS	\$196.05	
	-----	\$645.61

PICTERA SOLUTIONS

A) 09/03/16, INV 144303; EXPERT FILES \$808.91

TAMPA LEGAL COPIES

A) 08/24/15, INV 33989; EXPERT FILES \$148.05

THE TERRA ALTA GROUP, LLC

A) 04/18/16, INV 1080, TRIAL EXHIBITS \$4,400.00

EXHIBIT PREPARATION & RESEARCH SUBTOTAL:

\$21,437.35

V

COURIER EXPENSES:

FEDERAL EXPRESS

A) 08/20/14; W. KELLY	\$18.63
B) 08/27/15; COPY SERVICE	\$27.97
C) 09/11/15; JD KEST	\$15.01
D) 09/22/15; JD KEST	\$26.28
E) 09/29/15; JD KEST	\$24.19
F) 10/13/15; S MURPHY	\$21.28
G) 10/14/15; JD KEST	\$20.68

H) 10/16/15; JD KEST	\$14.87	
I) 01/22/16; W KELLY	\$24.32	
J) 02/18/16; JD KEST	\$15.86	
K) 03/15/16; JD KEST	\$16.11	
	-----	\$225.20

COURIER EXPENSES SUBTOTAL:		-----	\$225.20
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VI

MISCELLANEOUS EXPENSES:

REIMBURSEMENTS: BRIGHAM, ANDREW

A) 09/09-11/15, HOTEL; DEPOS	\$434.56	
B) 09/16/15, PARKING; CMC	\$4.00	
C) 09/21/15, PARKING; PRETRIAL	\$4.00	
D) 09/29/15, PARKING; HEARING	\$4.00	
E) 10/26/15, PARKING; TRIAL	\$45.00	
F) 10/27/15, PARKING; TRIAL	\$45.00	
G) 10/28/15, PARKING; TRIAL	\$31.00	
H) 10/29/15, PARKING; TRIAL	\$45.00	
I) 10/30/15, PARKING; TRIAL	\$30.00	
J) 11/02/15, PARKING; TRIAL	\$45.00	
K) 11/03/15, PARKING; TRIAL	\$45.00	
L) 10/25-30/15, HOTEL; TRIAL	\$1,119.40	
M) 11/01-03/15, HOTEL; TRIAL	\$671.64	
	-----	\$2,523.60

REIMBURSEMENTS; COLLINS, KERRY

A) 10/25-30/15, HOTEL; TRIAL	\$1,119.40	
B) 11/01-02/15, HOTEL; TRIAL	\$447.76	
	-----	\$1,567.16

REIMBURSEMENTS: FLEMING, KEN

A) 10/28/15, PARKING; TRIAL	\$16.00	
B) 10/25/-30/15; HOTEL; TRIAL	\$894.40	
C) 11/01-2/15; HOTEL; TRIAL	\$447.76	
	-----	\$1,358.16

REIMBURSEMENTS; MAULTSBY, KIM

A) 10/25-30/15, HOTEL; TRIAL	\$984.40	
B) 11/01-02/15, HOTEL; TRIAL	\$447.76	
	-----	\$1,432.16

MISCELLANEOUS EXPENSES SUBTOTAL		-----	\$6,881.08
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TOTAL COSTS INCURRED:		-----	\$260,242.57
		=====	

# Tab I



## MEMORANDUM

TO: Central Florida Expressway Authority      CLIENT-MATTER NO.: 19125.0120S  
Right-of-Way Committee Members

FROM: Sidney C. Calloway, Esquire

DATE: October 12, 2016

RE: Wekiva Parkway, Project 429-202 Parcel 219  
Proposed Offer of Judgment

---

Shutts & Bowen LLP, Right-of-Way Counsel, submits the following recommendation for service of an Offer of Judgment, pursuant to Fla. R. Civ. P. 1.442 upon Respondents, Charles R. Chapman, Kim Chapman Sr., Chapman Orchid's, Inc., ("Respondents") as full compensation and complete settlement of all Respondents' claims for compensation and damages associated with CFX's acquisition of Parcel 219.

### DESCRIPTION AND BACKGROUND

Parcel 219 is approximately 3.54 acres of real property owned by Respondents. It was in its entirety and will be used for the extension of the Wekiva Parkway a/k/a S.R. 429, under Project No. 429-203. The acquisition was effectuated pursuant to a Stipulated Order of Taking entered on July 21, 2014. The OT was subsequently ratified by CFX's deposit of **\$643,500.00** into the Court Registry on July 31, 2014. July 31, 2014 is the date of valuation.

Parcel 219 is located along the north side of West Kelly Park Road, a two-lane local street and lies just west of Plymouth Sorrento Road. The parent tract which constitutes Parcel 219 includes two adjacent land parcels with a total land area of 3.45 gross and net developable acres (150, 456 s.f.). All areas of the property are considered to be uplands and to be usable. The first parcel is identified as Orange County Parcel ID No. 12-20-27-000-00-089 is improved with a 3813 square foot single-family residence. It was built in 1959 and includes a pool and a well and septic system. The second parcel is identified as Orange County Parcel No. 12-20-27-0000-00-022, is improved with a shade house, 3 greenhouses, and a wooden structure barn/office area that were constructed between 1976 and 2008 and which serve the

Respondents' commercial nursery business. Chapman Orchids, Inc. operated the nursery on the site since 2005, growing and selling a variety of orchids and other exotic plants. On the date of valuation, the land was zoned A-1 (Citrus Rural District) by Orange County, with a Rural Agricultural (R) future land use category (FLU).

The CFX's current appraisal of the property was prepared by Michael McElveen, of Urban Economic, Incorporated. Mr. McElveen has concluded that the highest and best use of the property is commercial vehicle related, office or retail and the interim use is agricultural and single family residential. Mr. McElveen used four (4) comparable land sales with prices ranging from \$1.97 per s.f. to \$6.48 per s.f. *McElveen opines that the subject property has a market value of \$3.25 per s.f., which thus provides a land value conclusion of \$488,983 or \$489,000 rounded (\$3.25 X 150,456).*

In order to determine the market value of Respondents' residential and agricultural improvements, Mr. McElveen used three (3) improved sales to determine an interim rental value of the residential improvements to be \$5.50 per s.f. and the greenhouse and shade house improvements to have an interim rental value of \$.60 per s.f. McElveen concluded that the estimated present market value of the improvements was \$88,144 for the residential improvements and \$55, 364 for greenhouse and shade house (collectively *143,508 or \$143,500 rounded*). ***The total market value of both land and improvements, as of July 31, 2014 is thus concluded to be \$632,500.***

Respondents are represented by Andrew Brigham, Esquire. Discovery thus far revealed that Respondents are asserting \$2.9 million as full compensation for the taking of Parcel 219. The parties participated in mediation on August 14, 2015. Neither mediation, nor informal settlement discussions were successful. This matter is scheduled for a jury trial on April 10, 2017. A jury trial is likely to require seven business days to complete. Additionally, the parties will likely engage in significant pretrial discovery, including depositions. It is also certain that the parties will also prepare for, prosecute and defend several pre-trial motions in limine.

In an effort to resolve this case, minimize CFX's litigation expenses and costs and potentially cap the expenses and costs that are likely to be incurred by Respondents (which are recoverable against the CFX) it is recommended that CFX serve Respondents with an Offer of Judgment (OJ), which if accepted, would completely resolve the case, excepting attorney's fees and costs (experts). On the other hand, if the OJ is either rejected or not accepted by Respondents within 30 days from receipt of the OJ, and a jury subsequently renders a verdict equal to or less than the Offer of Judgment, then the property owner shall not recover any expenses or costs (including their expert witness fees), incurred after the expiration date of the OJ.

At this time we have extensive knowledge of property owners' market valuation approach for numerous parcels on this project. This especially includes the owners of Parcels 209/221 ("Kelly"), both of which abuts Parcel 219 and was the subject of a 7-day jury trial. We are also familiar with the positions taken by Respondents' legal counsel and experts, as well as prior court rulings, settlements and jury trial verdicts. ***Given such, I recommend that CFX serve***

***Respondents with an Offer of Judgment to fully settle Respondents' claims as to Parcel 219 in the amount of \$1,375,000.*** The recommended Offer of Judgment reflects a valuation of the Respondents property in keeping with the previous jury trial verdict in the *Kelly* case, which found that property to be worth roughly \$5.14 per s.f. Applied to this case a value of Respondents' land is estimated at \$773,344, which when added to the value of improvements (\$143,500) is totaled to be about \$916,844. As an incentive to Respondents, but also leverage its intended effectiveness, the recommended Offer of Judgment also includes a 50% increase in the \$916,844, or \$458,422.

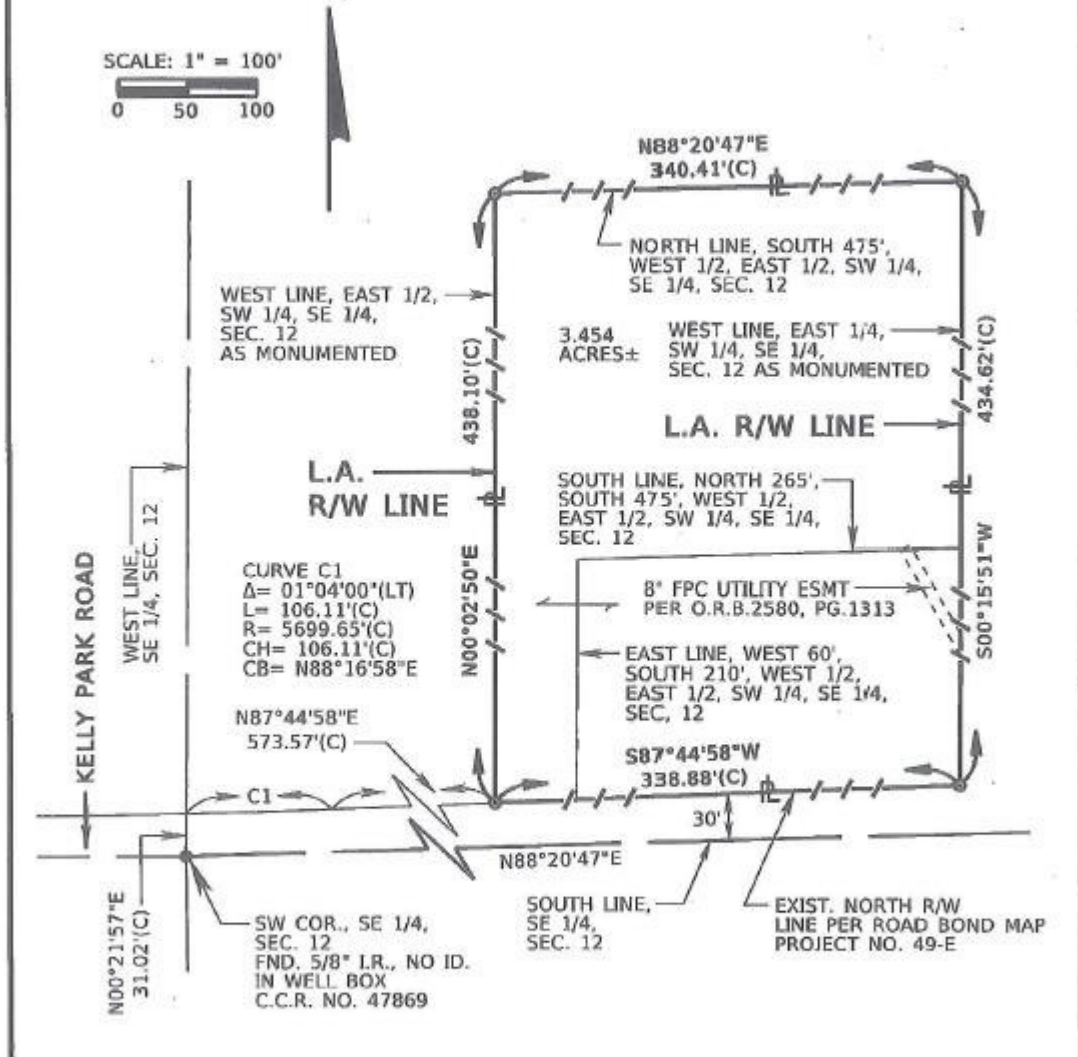
### **RECOMMENDATION**

We respectfully request that the Right-of-Way Committee recommend to the CFX Board the approval of the Offer of Judgment in the amount of \$1,375,000, in full settlement of all Respondents' for full compensation for the taking of Parcel 219. The recommended offer of Judgment does not include Respondents' statutory attorney's fees or costs under section 73.092 and 73.091, Florida Statutes.



BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 12-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.

SCALE: 1" = 100'  
 0 50 100



SECTION 12, 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 31-37, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTIONS 472.002, FLORIDA STATUTES.

*William E. Boyd, P.E.*  
 WILLIAM E. BOYD, P.E.  
 LICENSE NUMBER 5442  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION OF AUTHORITY No. 18 1221

**BOYD SURVEYING & ENGINEERING, LLC**  
 525 SOUTH MAGNOLIA AVENUE  
 ORLANDO, FLORIDA 32803  
 (407) 833-5126  
 FAX: 407-549-0569

SKETCH OF DESCRIPTION.  
 THIS IS NOT A BOUNDARY SURVEY.

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

PARCEL  
 219

SCALE: 1"=100'

SHEET 2 OF 2



Approximate Representation  
 Source: Orange County Property Appraiser





Approximate Representation  
Source: Orange County Property Appraiser




ORLDOCS 14986351 | 19125.0120

# Tab J

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

**MEMORANDUM**

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

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

**DATE: October 17, 2016**

**RE: S.R. 429 Wekiva Parkway, Project 429-204; Parcels 249/256 - Recommendation of Approval for Settlement**

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Winderweedle, Haines, Ward & Woodman, P.A., right of way counsel, seeks the Right of Way Committee's recommendation for approval of a settlement with A. Tanner Scofield, III, and Cathleen P. Scofield ("Owners"), for the acquisition of Parcels 249 and 256 (the "Taking" or "Property") for the construction of the S.R. 429 Wekiva Parkway, Project 429-204.

**DESCRIPTION and BACKGROUND:**

**Parcel 256** is a total taking of a 4.912 acre piece of property located along Ondich Road in unincorporated Orange County. The property is improved with a 1,686 square foot log cabin residence that was constructed in 1987. There is also a large, unfinished addition containing 610 square feet attached to the residence. Construction of this addition was abandoned after notification of the impending taking. Other site improvements include a greenhouse, in-ground irrigation, several sheds and animal pens, two wells and pumps, field wire fencing, a metal gate, shell/asphalt/concrete drive and landscaping. The property is zoned A-1, Citrus Rural District by Orange County, and the future land use designation is Rural/Agricultural, with a maximum of one dwelling unit per ten acres.

CFX's appraisal of the property was prepared by David Hall of Bullard, Hall & Adams, Inc. Mr. Hall issued an appraisal report for Parcel 256 in the amount of \$304,700.00, with a date of value of February 4, 2015. An Order of Taking was entered by the Court on April 28, 2015. CFX deposited \$307,100 (the combined amount of Parcel 249 and 256) as its good faith estimate of value on May 8, 2015. A proposed settlement was reached in this case before Mr. Hall's appraisal was updated to the date of deposit.

Mr. Hall arrived at his valuation conclusions by examining the highest and best use of the property. First, Mr. Hall valued the property as though vacant, with a highest and best use for rural residential development. He considered six vacant sales that ranged in value from \$22,874.00 per acre to \$30,021.00 per acre, and reconciled on a value of \$30,000.00 per acre for

the subject property, or a total of \$147,400.00 for 4.912 acres. Next, Mr. Hall evaluated the contributory value of the improvements. He considered four improved home sites which indicated a value between \$72.08 and \$79.67 per square foot of living area. Mr. Hall reconciled on a value of \$79.00 per square foot of living area, which yields \$133,194 (rounded) for the Scofield's home (1686 sq. ft of living area x \$79.00 per foot), plus an additional \$24,095.00 for the unfinished addition. The appraiser therefore concluded that the total compensation owed to the Scofields for Parcel 256 is **\$304,700.00** (\$147,000.00 for land + \$157,300.00 for improvements).

**Parcel 249** is a whole take of a hiatus parcel within Parcel 256. This parcel was mistakenly created by a scrivener's error through past deed transfers. It contains .076 acres, or 3,462 square feet. The "Across the Fence Method" ("ATF") was utilized to value this property. The ATF Method measures the value of the land by valuing the adjoining land. Since Parcel 249 is a hiatus strip that runs through the center of a rural residential homesite, the hiatus strip is valued as a portion of this homesite. Using the same methodology described above, Mr. Hall concluded that the total compensation owed to the Scofields for Parcel 249 is **\$2,400.00**. Mr. Hall issued his appraisal report for Parcel 249 with a date of value of January 22, 2015. The proposed settlement was reached before this appraisal was updated to the May 8, 2015 date of deposit.

As this settlement was negotiated in conjunction with the Order of Taking, the landowners have not submitted a final appraisal report. However, the Scofields have retained the services of Rick Dreggors, whose preliminary valuation was substantially higher than CFX's offer, and counsel has reviewed area comparable sales identified by Mr. Dreggors. The Scofields have submitted a compensation claim of **\$610,000.00** for this property.

#### **EXPERT AND ATTORNEY FEES:**

The Scofields retained the expert services of the following companies, whose requested fees are listed as below:

Richard Dreggors (appraiser)	\$13,737.00
PSG (construction company)	4,900.00
MEI (civil engineers)	3,019.00
Lakemont Group	3,465.00
<b>Total</b>	<b>\$25,121.00</b>

After considerable negotiations, the landowners' experts have agreed to accept a total of **\$15,700.00** for the above invoice amounts.

CFX retained the appraisal services of David Hall of Bullard, Hall & Adams, Inc. Mr. Hall has submitted invoices in a total amount of **\$14,370.00** to appraise the subject property.

The Scofields retained the legal services of Tom Callan, from The Callan Law Firm, P.A. Mr. Callan is seeking to recover attorney's fees based on the standard "betterment" payment described in § 73.092(1)(c), *Florida Statutes*, which provides for attorneys to receive 33% of the difference between the last written offer made by the condemning authority before the defendant hires an attorney (or, if no such offer is made, the first written offer after a landowner hires an attorney) and the amount of the settlement or final judgment. The last written offer CFX made to

the Scofields before they hired an attorney was in the amount of \$299,200.00. The statutory attorney fee formula results in an award of \$51,414.00 for attorneys fees ( $\$455,000.00 - \$299,200.00 = \$155,800.00 \times .33 = \$51,414.00$ ).

Counsel has reviewed the amounts sought by the owners' experts and paid to CFX's experts and believes them to be reasonable.

**PROPOSED SETTLEMENT:**

A settlement proposal was initially presented to this Committee in a memo dated May 20, 2015 in the amount of \$522,314.00. This proposal was not approved. Since that time, the landowners have had to incur additional costs because the improvements were demolished for construction of the roadway, and thus PSG had to complete its report.

The parties' recent settlement negotiations have culminated in an "all-in" settlement proposal for the amount of \$522,114.00, subject to Right of Way Committee recommendation and final CFX Board approval. This proposal does not apportion the settlement amount among the experts, attorneys and landowner. However, an estimated break-down of this amount is provided for informational purposes:

**Total Settlement Proposal for Parcel 249 and 256 – Approximate Break-down:**

Scofields (landowners):	\$455,000.00
Expert fees:	15,700.00
Tom Callan (statutory fee based on betterment):	51,414.00
<b>Total</b>	<b>\$522,114.00</b>

On behalf of the landowners, CFX paid \$25,302.000 to Sebastian Moving Company, \$1,378.00 for storage, and \$693.50 in incidental expenses. Mayflower Movers may have an additional claim for moving expenses of up to \$600.00. No purchase additive was paid in this case.

Acceptance of the proposed settlement is recommended and is in CFX's best interest. Prolonging litigation will subject CFX to additional attorney's fees and costs as well as additional expert fees and costs, which CFX would ultimately be responsible for as part of the landowner's compensation as provided by §73.091 and §73.092, *Florida Statutes*. Acceptance of the proposal will eliminate further risk and unnecessary expenses for CFX in this case. The proposed settlement will resolve all pending matters in this case, including the property owner's attorney's fees and expert costs.

**RECOMMENDATION:**

We respectfully request that the Right of Way Committee recommend CFX Board approval of the proposed settlement in the amount of \$522,114.00 in full settlement of all claims for compensation for the acquisition of Parcels 249 and 256.

**ATTACHMENT:**

Exhibit A-Sketch of Subject Property

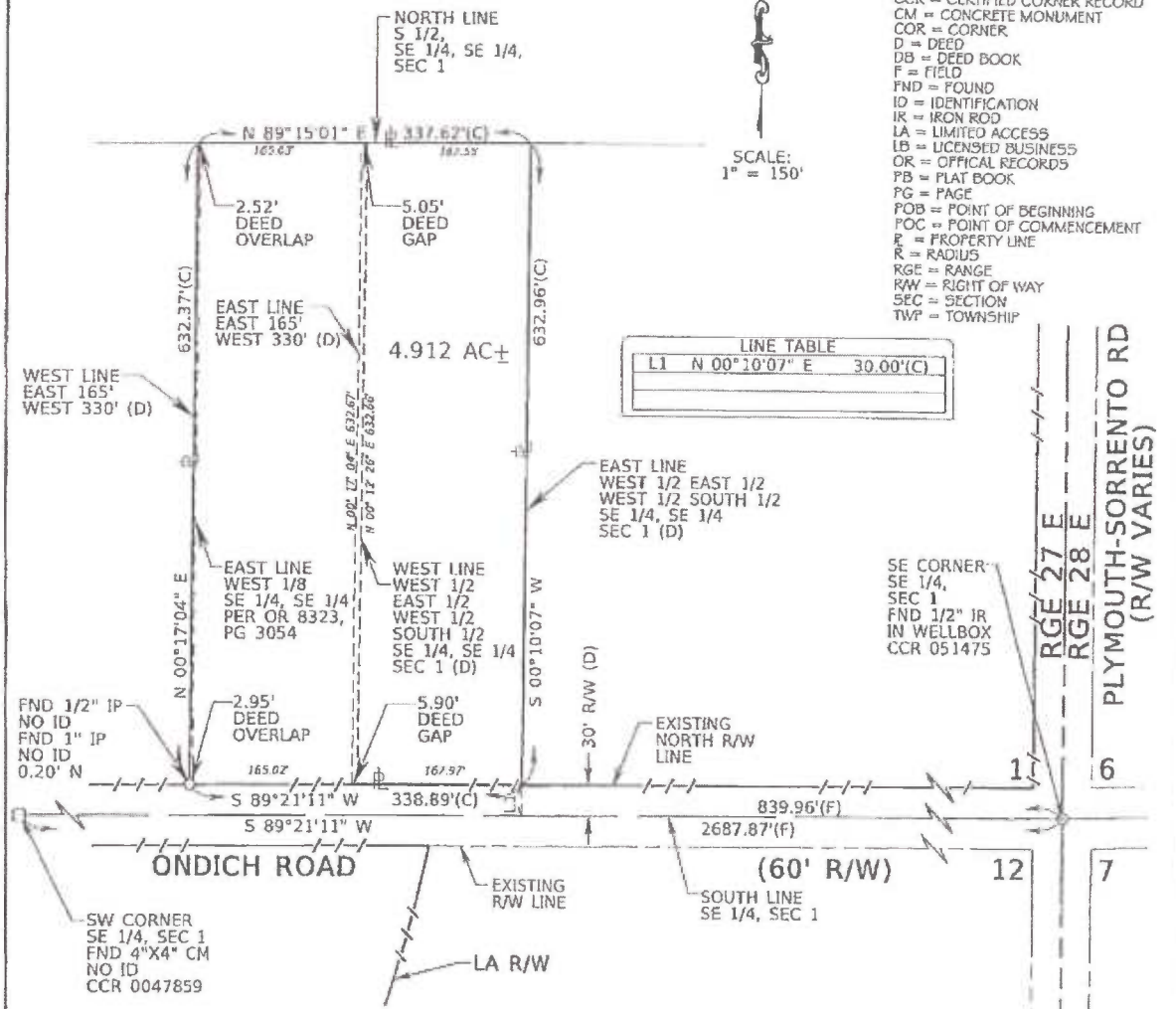
Exhibit B-Map Depicting Location of Property



# SKETCH OF DESCRIPTION

PARCEL 256  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 ESTATE: FEE SIMPLE

TOWNSHIP 20 SOUTH  
 RANGE 27 EAST



- LEGEND**
- C = CALCULATED
  - CCR = CERTIFIED CORNER RECORD
  - CM = CONCRETE MONUMENT
  - COR = CORNER
  - D = DEED
  - DB = DEED BOOK
  - F = FIELD
  - FND = FOUND
  - ID = IDENTIFICATION
  - IK = IRON ROD
  - LA = LIMITED ACCESS
  - LB = LICENSED BUSINESS
  - OR = OFFICIAL RECORDS
  - PB = PLAT BOOK
  - PG = PAGE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - P = PROPERTY LINE
  - R = RADIUS
  - RGE = RANGE
  - RAW = RIGHT OF WAY
  - SEC = SECTION
  - TWP = TOWNSHIP

SCALE:  
 1" = 150'

**GENERAL NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°21'11" WEST.
2. THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
3. ATTENTION IS DIRECTED TO THE FACT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALE DATA.
4. A CERTIFICATE OF TITLE INFORMATION PREPARED BY "FIRST AMERICAN TITLE INSURANCE COMPANY" DATED OCTOBER 4, 2012, FILE NO. 2037-2831151 WAS REVIEWED BY THE SURVEYOR AND EXCEPTIONS (IF ANY) NOTED ON SAID CERTIFICATE ARE SHOWN HEREON.

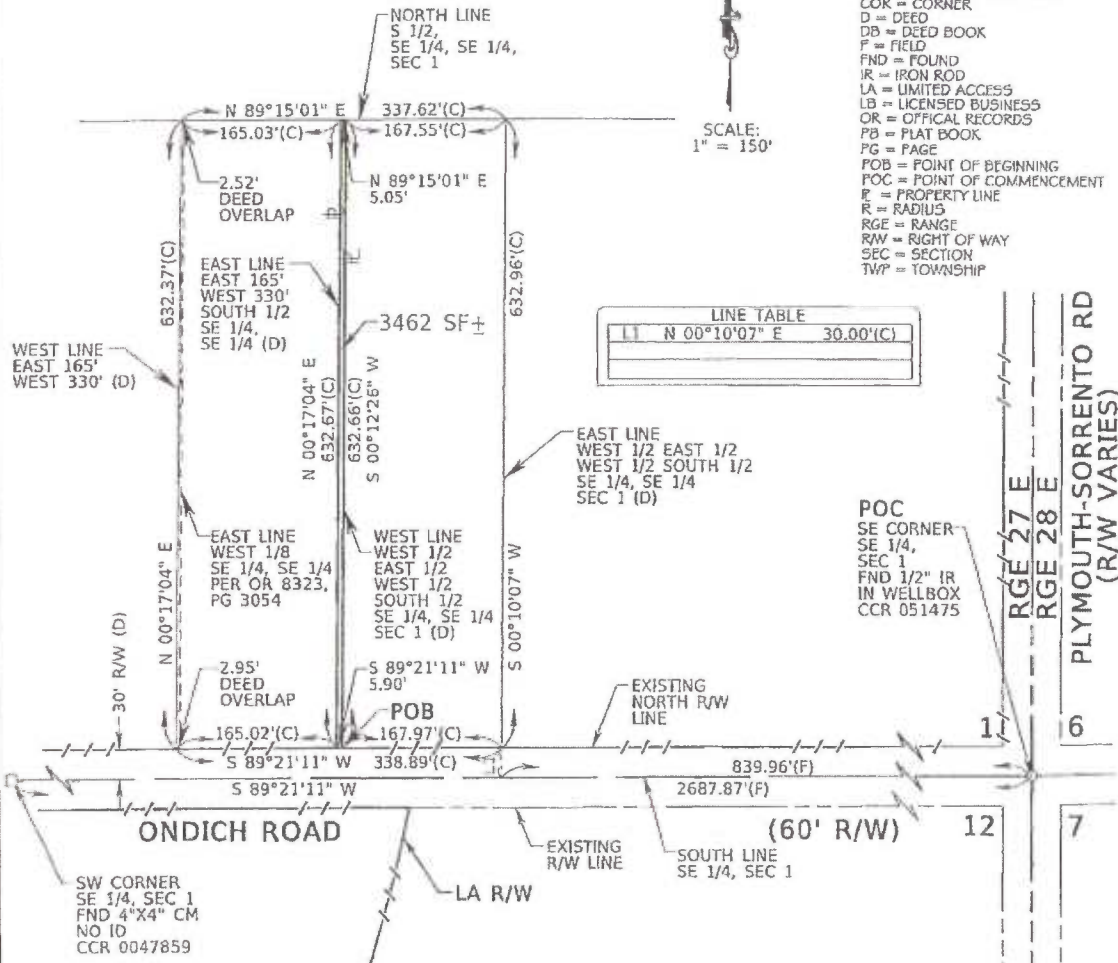
FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 12/18/13	<b>URS</b> URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	REVISIONS:
DRAWN BY: DJK	JOB NO:		
APPROVED BY: RJM	OCEA PROJECT NO: 429-204		SHEET: 2 OF 2

SKETCH OF DESCRIPTION  
 PARCEL 256

# SKETCH OF DESCRIPTION

PARCEL 249  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 ESTATE: FEE SIMPLE

TOWNSHIP 20 SOUTH  
 RANGE 27 EAST



- LEGEND**
- C = CALCULATED
  - CCK = CERTIFIED CORNER RECORD
  - CM = CONCRETE MONUMENT
  - COR = CORNER
  - D = DEED
  - DB = DEED BOOK
  - F = FIELD
  - FND = FOUND
  - IR = IRON ROD
  - LA = LIMITED ACCESS
  - LB = LICENSED BUSINESS
  - OR = OFFICIAL RECORDS
  - PB = PLAT BOOK
  - PG = PAGE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - P = PROPERTY LINE
  - R = RADIUS
  - RGE = RANGE
  - R/W = RIGHT OF WAY
  - SEC = SECTION
  - TWP = TOWNSHIP



**LINE TABLE**

N 00°10'07\"	E 30.00'(C)
--------------	-------------

- GENERAL NOTES:**
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°21'11\"
  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 4, 2012, FILE NO. 2037-2831151 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: 12/18/13	<b>URS</b> URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	REVISIONS:
DRAWN BY: DJK	JOB NO:		
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204		SHEET: 2 OF 2

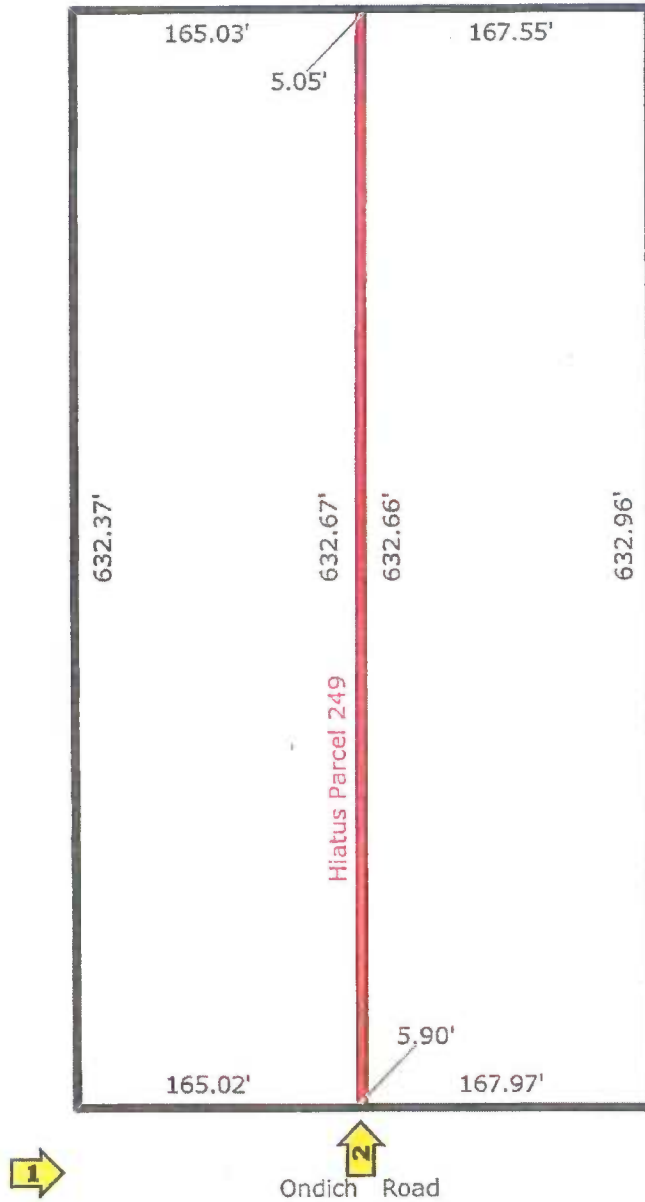
SIZE OF LAND:

Before: 3,462 Square Feet (.079 Acre)

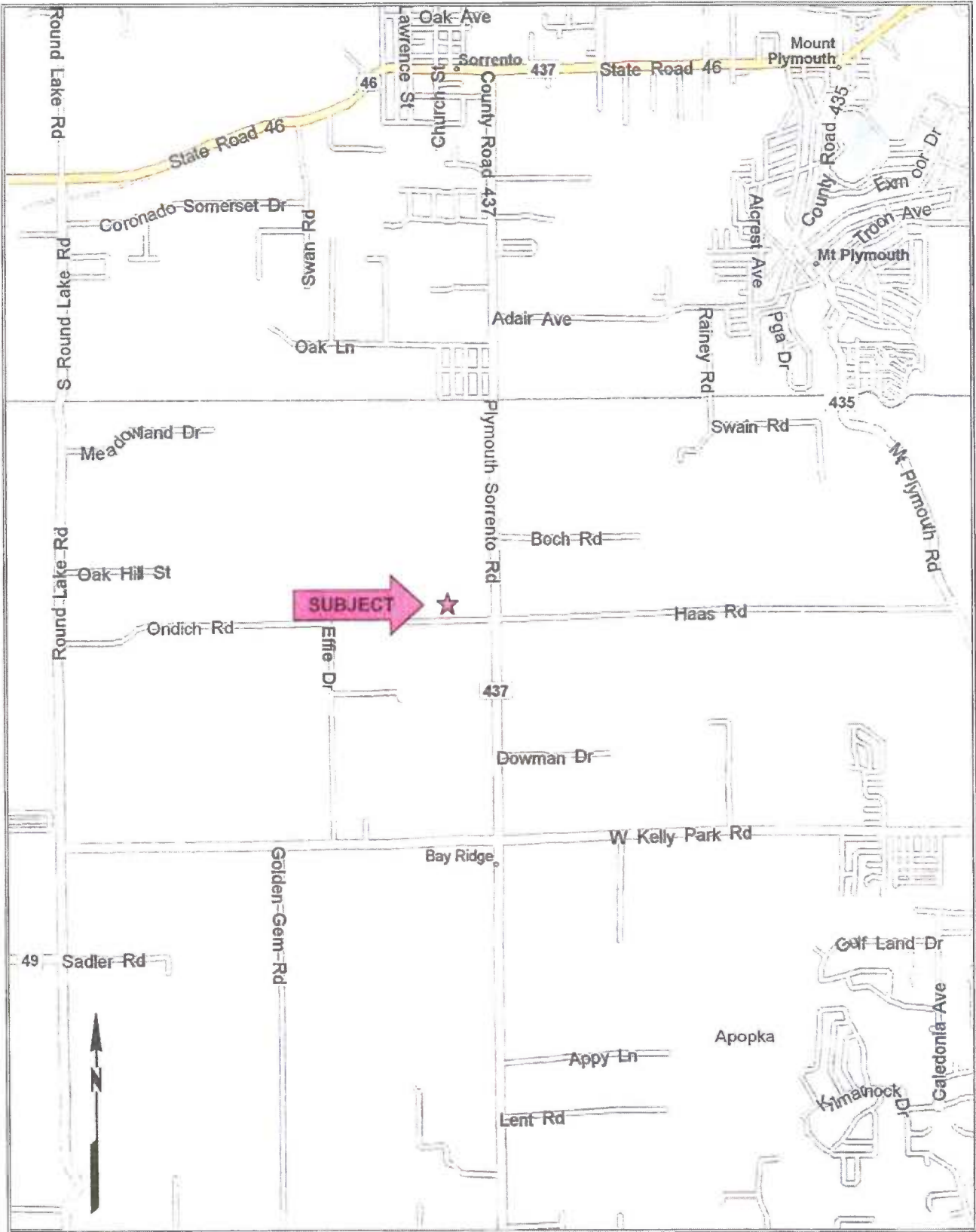
Taking: 3,462 Square Feet (.079 Acre)

Remainder: Whole Take

FOR VISUAL AID  
NOT TO SCALE



PARCEL SKETCH



SUBJECT LOCATION MAP



# CENTRAL FLORIDA EXPRESSWAY AUTHORITY



**Recommendation for  
Approval of Settlement**

**S.R. 429 Wekiva Parkway  
Project 429-204  
Parcels 249/256**



## Parcel 249 - Pictures of parcel





## Parcel 256 - Pictures of parcel









# Settlement

PARCELS 249/256	SETTLEMENT AMOUNT
Compensation to Owner	\$455,000.00
Expert Fees	\$15,700.00
<u>Attorney's fees (statutory betterment)</u>	<u>\$51,414.00</u>
<b>Total</b>	<b>\$522,114.00</b>




# RECOMMENDATION

We respectfully request that the Right of Way Committee recommend CFX Board approval of settlement in the amount of **\$522,114.00** for Parcels 249 and 256.

# Tab K

**MEMORANDUM**

TO: Right of Way Committee Members

FROM: Linda S. Brehmer Lanosa, Deputy General Counsel 

DATE: October 12, 2016

RE: Agreement No. 000805 with Orange County regarding Improvements to Valencia College Lane near the State Road 417 and S.R. 408 Interchange  
OOCEA Project No. 253E-E1, Parcel Nos. 1137, 1138, 1139, 1140  
Approval of Quit-Claim Deed to Orange County

---

**INTRODUCTION**

In December 2010, Orange County and the Central Florida Expressway Authority (“CFX”), by and through its predecessor, entered into an agreement to improve Valencia College Lane (“VCL”) near the State Road (S.R.) 417 and S.R. 408 interchange. As part of this Agreement, CFX added two lanes to VCL. Recently, Orange County transmitted its final acceptance letter, a copy of which is attached. Now that Orange County has accepted the work on this section of VCL, CFX is required to convey its interest in VCL to Orange County via Quit-Claim Deed.

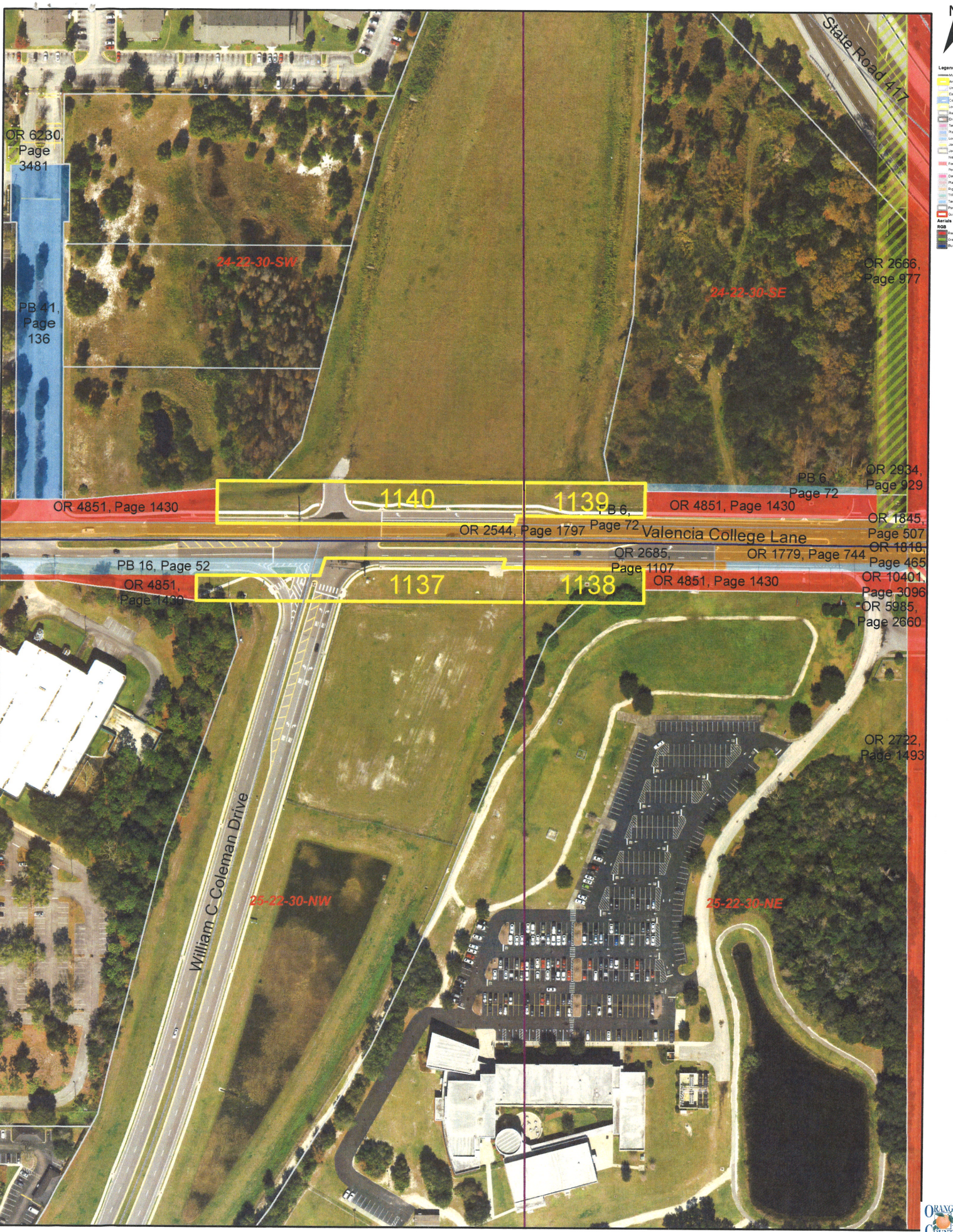
**REQUEST**

We request the Committee’s recommendation for Board approval of the attached Quit-Claim Deed transferring CFX’s interest in Valencia College Lane to Orange County.

Attachments: Parcel Map  
Email from Orange County  
Orange County’s Final Acceptance letter  
Certificate of Final Completion  
Quit-Claim Deed



- Legend
- Major Street
  - Road
  - Unclassified
  - Easement
  - Conservation Easement
  - Long Term Lease
  - Short Term Lease
  - Easement
  - Partial Fee Grant
  - Full Fee Grant
  - Long Term Lease
  - Joint Interest Easement
  - Joint Interest Road
  - Value of Remainder
  - Fee Simple
  - Partial Public L
  - Development Right
  - Partial Fee Grant
  - Right of Way
  - Full Fee Grant
  - Fee Grant
  - Easement
  - Partial Fee Grant
  - Fee Simple
- Aerials 2018
- Red
  - Green
  - Blue
- DOB
- Red
  - Green
  - Blue





**REAL ESTATE MANAGEMENT DIVISION**

400 East South Street, 5th Floor ■ Reply To: Post Office Box 1393 ■ Orlando, Florida 32802-1393  
407-836-7070 ■ Fax: 407-836-5969

October 12, 2016

Linda Brehmer Lanosa  
Deputy General Counsel  
Central Florida Expressway Authority  
4974 ORL Tower Road  
Orlando, Florida 32807

RE: Valencia College Lane (Goldenrod Road to Econlockhatchee Trail)  
Parcels 1137.1/1138.1/1139.1/1140.1

Pursuant to the certain agreement for "improvements to Valencia College Lane (VCL) and the intersection of Valencia College Lane and Econlockhatchee Trail," please find the attached Quit-Claim Deed and Final Acceptance to complete the transfer of these parcels and the improvements made thereon to the control of Orange County, Florida.

At your earliest possible convenience, please take the necessary action to have the Central Florida Expressway Authority approve and execute the Quit-Claim Deed. Upon approval, please forward the original document to our office for approval and acceptance by the Board of County Commissioners.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Virginia G. Williams", is written over the typed name.

Virginia G. Williams  
Senior Title Examiner

Attachments

C: Elizabeth Price Jackson, Senior Title Examiner, Real Estate Management Division



Interoffice Memorandum

July 23, 2014

TO: Raymond Williams, P.E., Senior Engineer, Engineering Division  
FROM: Julie R. Naditz, P.E., Manager, Highway Construction Division *JRN*  
SUBJ: **Valencia College Lane (Sta. 147+70 to Sta. 155+00)**  
**OOCEA Project No: 253E-E1 Contract No: 000688**  
**Final Acceptance**

In December of 2010, Orange County and the OOCEA entered into an agreement regarding "improvements to Valencia College Lane (VCL) and the intersection of Valencia College Lane and Econlockhatchee Trail."

As part of this agreement, the OOCEA has added two lanes to VCL for a distance of 700 linear feet from Station 147+70 to Station 155+00 as depicted on Exhibit "A" from the agreement. This portion of VCL was built by the OOCEA and inspected by CDM Smith, who served as the CEI on the project.

Attached is CDM Smith's final acceptance letter effective February 26, 2013, along with the OOCEA construction compliance certifications.

As per the above attachments, the Highway Construction Division feels confident that all work on this section of road is in substantial compliance with the approved plans and specifications for this project and all materials incorporated in the work satisfies contract requirements. All documents are currently stored by OOCEA.

Therefore, as per Section 2(d) of the agreement, Orange County accepts this section of the OOCEA project.

JRN/jo

Attachments

cc: Mark V. Massaro, P.E., Director, Public Works Department  
Joseph C. Kunkel, P.E., Deputy Director, Public Works Department  
Deodat Budhu, P.E., Manager, Roads & Drainage Division  
Robin L. Hammel, P.E., Manager, Engineering Division  
Juan Curi, P.E., Chief Engineer, Highway Construction Division



This Certificate is from the Highway Construction Division

**CERTIFICATE OF FINAL COMPLETION**

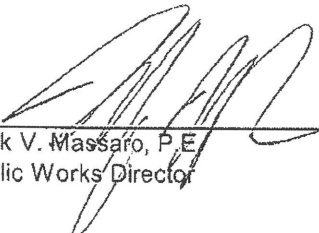
Project: Valencia College Lane (Sta. 147+70 to Sta. 155+00)  
 OOCEA Project No: 253E-E1 Contract No: 000688  
 Contractor: Lane Construction Corporation  
 Notice To Proceed Date: 10/4/10  
 Final Acceptance Date: 2/26/13

In accordance with an Agreement between Orange County and the Orlando-Orange County Expressway Authority, Orange County hereby accepts for its full and complete use, the road and drainage improvements completed by the Contractor.

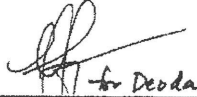
The acceptance is conditioned upon the Contractor's guaranteeing the subsequent remediation of any deficiencies in workmanship and materials, which may become apparent within a period of one-year following the Final Completion Date. This acceptance shall not release the Contractor from complete performance under the provisions of the aforementioned Contract.

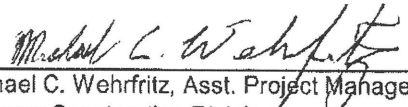
**ROADWAY CATEGORY**

<u>New Construction</u>		<u>Lane Miles</u>		<u>Roadway Type</u>			
<input type="checkbox"/>	Arterial	<input type="checkbox"/>	Lane Miles	<input type="checkbox"/>	Private	<input type="checkbox"/>	Public
<input type="checkbox"/>	Collector	<input type="checkbox"/>	Lane Miles	<input type="checkbox"/>	Private	<input type="checkbox"/>	Public
<input checked="" type="checkbox"/>	Urban (local)	0.553	Lane Miles (730 LF x 4 lanes)	<input type="checkbox"/>	Private	<input type="checkbox"/>	Public
<input type="checkbox"/>	Subdivision (local)	<input type="checkbox"/>	Lane Miles	<input type="checkbox"/>	Private	<input type="checkbox"/>	Public
<input type="checkbox"/>	Screen Wall(s)	<input type="checkbox"/>	Private	<input type="checkbox"/>	Public		
<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Private	<input type="checkbox"/>	Public		
<input type="checkbox"/>	Irrigation	<input type="checkbox"/>	Private	<input type="checkbox"/>	Public		

  
 Mark V. Massaro, P.E.  
 Public Works Director  
 Date: 7/24/14

  
 Julie R. Naditz, P.E., Manager  
 Highway Construction Division  
 Date: 7/23/14

  
 Deodat Budhu, P.E., Manager  
 Roads And Drainage Division  
 Date: 7/23/14

  
 Michael C. Wehrfritz, Asst. Project Manager  
 Highway Construction Division  
 Date: 7/24/14



Instrument: 1137.1/1138.1/1139.1/1140.1

Project: Valencia College Lane (Goldenrod Road to Econlockhatchee Trail)

**This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.0114(10), F.A.C.**

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, Executed this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, by CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, formerly known as Orlando-Orange County Expressway Authority, whose address is 4974 ORL Tower Road, Orlando, Florida 32807, GRANTOR, to ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the said GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in Orange County, Florida, to-wit:

**SEE ATTACHED SCHEDULE "A"**

**Property Appraiser's Parcel Identification Numbers:**

**unassigned**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the said GRANTEE forever.

Instrument: 1137.1/1138.1/1139.1/1140.1

Project: Valencia College Lane (Goldenrod Road to Econlockhatchee Trail)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed, and delivered  
in the presence of:

Central Florida Expressway Authority,  
a body corporate and an agency of the State of  
Florida, created by Part III of Chapter 348, Florida  
Statutes, formerly known as Orlando-Orange County  
Expressway Authority

\_\_\_\_\_  
Witness

BY: \_\_\_\_\_  
Welton Cadwell  
Chairman

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by Welton Cadwell as Chairman of Central Florida Expressway Authority, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, formerly known as Orlando-Orange County Expressway Authority, on behalf of said Authority. He is personally known to me or presented \_\_\_\_\_ as identification.

(Notary Seal)

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid

**This instrument prepared by:**  
E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

My commission expires:

# LEGAL DESCRIPTION

**SCHEDULE "A"**

**PARCEL NUMBER 1137**

A PARCEL OF LAND, BEING A PORTION OF THE EXISTING LIMITED ACCESS RIGHT OF WAY OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408), AS DEPICTED ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP, PROJECT 75008-6410-101, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3903, PAGE 342, REFERENCED AS PARCEL NUMBER 1-145, LIMITED ACCESS RIGHT-OF-WAY TAKING "B", AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4086, PAGE 3666, REFERENCED AS PARCEL "LIMITED-ACCESS RIGHT-OF-WAY", IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD AND CAP STAMPED "LB 1221", LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°32'54" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 25, A DISTANCE OF 45.01 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE AS DEPICTED ON THE PLAT OF KAW-LIGE LANE, RECORDED IN PLAT BOOK 6, PAGE 72, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°32'54" EAST, ALONG SAID EAST LINE, A DISTANCE OF 59.70 FEET; THENCE, DEPARTING SAID EAST LINE, RUN NORTH 89°57'58" WEST, A DISTANCE OF 508.12 FEET TO A POINT ON THE EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408), AS DEPICTED ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP, PROJECT 75008-6410-101; THENCE RUN THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE: SOUTH 89°57'19" WEST, A DISTANCE OF 58.00 FEET; THENCE NORTH 00°02'41" WEST, A DISTANCE OF 44.00 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4086, PAGE 3666, IN SAID PUBLIC RECORDS; THENCE, DEPARTING SAID EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 89°57'19" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 211.92 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY,

LEGAL DESCRIPTION CONTINUED ON SHEET 2

NOTE:  
BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

WRITTEN BY: RRC	DATE: 11/02/10	SECTION: 25	<b>VALENCIA COLLEGE LANE - ORANGE COUNTY</b>	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	<b>Bowyer-Singleton &amp; Assoc., Inc.</b> 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 1 OF 4
	REV.:			C.I.P. - 5029

# LEGAL DESCRIPTION

SCHEDULE "A"

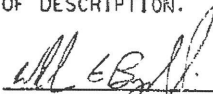
PARCEL NUMBER 1137

## LEGAL DESCRIPTION CONTINUED FROM SHEET 1

HAVING A RADIUS OF 5,579.58 FEET, A CHORD BEARING OF NORTH 16°32'57" EAST AND A CHORD DISTANCE OF 31.30 FEET; THENCE, FROM A TANGENT BEARING OF NORTH 16°42'35" EAST, RUN NORTHEASTERLY ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°19'17", A DISTANCE OF 31.30 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE AS DEPICTED ON THE AFOREMENTIONED RIGHT OF WAY MAP OF THE EAST-WEST EXPRESSWAY; THENCE, DEPARTING SAID CURVE, RUN NORTH 89°57'19" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 312.09 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,879.58 FEET, A CHORD BEARING OF SOUTH 15°36'14" WEST AND A CHORD DISTANCE OF 15.58 FEET; THENCE, FROM A TANGENT BEARING OF SOUTH 15°31'41" WEST, RUN SOUTHWESTERLY ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°09'07", A DISTANCE OF 15.58 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE, AS DEPICTED ON THE AFORESAID PLAT OF KAW-LIGE LANE; THENCE, DEPARTING SAID CURVE, RUN NORTH 89°57'19" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 36.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,033 SQUARE FEET or 0.804 ACRES MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

 11/09/2010  
 WILLIAM E. BYRD DATE  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER 5442  
 520 SOUTH MAGNOLIA AVENUE  
 ORLANDO, FLORIDA 32801

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

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

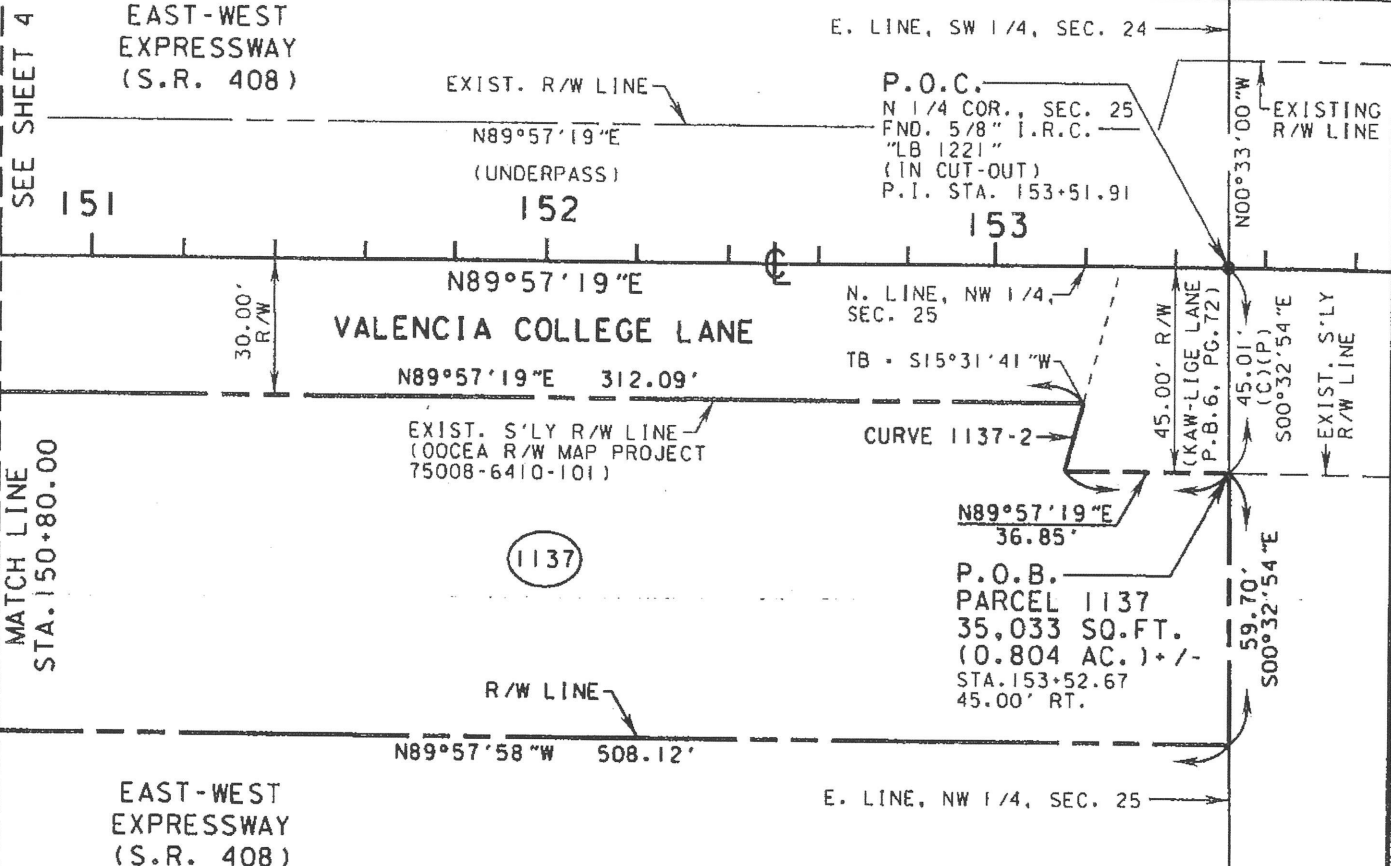
NOTE:  
 BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.

WRITTEN BY: RRC	DATE: 11/02/10	SECTION: 25	VALENCIA COLLEGE LANE - ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 2 OF 4
	REV.:			C.I.P. • 5029

# SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER 1137



MATCH LINE  
STA. 150+80.00

1137

### LEGEND & ABBREVIATIONS

- AC. - ACRE(S)
- CB - CHORD BEARING
- CD - CHORD LENGTH
- C.M. - CONCRETE MONUMENT
- COR. - CORNER
- D.B. - DEED BOOK
- ESMT. - EASEMENT
- EXIST. - EXISTING
- FND. - FOUND
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- ID. - IDENTIFICATION
- I.P. - IRON PIPE
- I.R.C. - IRON ROD AND CAP
- L - ARC LENGTH
- L.A. - LIMITED ACCESS
- LB - CERTIFICATE OF AUTHORIZATION
- LT. - LEFT
- N.D. - NAIL & DISK
- OOCEA - ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
- O.R.B. - OFFICIAL RECORDS BOOK
- ORIG. - ORIGINAL
- P.B. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.I. - POINT OF INTERSECTION
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.R.C. - POINT OF REVERSE CURVATURE
- P.T. - POINT OF TANGENCY
- R - RADIUS
- RGE - RANGE
- RT. - RIGHT
- RR - RAILROAD
- R/W - RIGHT OF WAY
- SEC. - SECTION
- SO.FT. - SQUARE FEET
- S.R. - STATE ROAD
- TB - TANGENT BEARING
- TWP - TOWNSHIP
- N'LY - NORTHERLY
- S'LY - SOUTHERLY
- E'LY - EASTERLY
- W'LY - WESTERLY
- (C) - CALCULATED
- (F) - FIELD MEASUREMENT
- (P) - PER PLAT
- (D) - PER DEED
- CL - CENTER LINE
- PL - PROPERTY LINE
- LB - LINE BREAK
- Δ - DELTA (CENTRAL ANGLE)

CURVE 1137-2  
 Δ = 00°09'07"  
 L = 15.58'(C)  
 R = 5879.58'(P)  
 C.D. = 15.58'(C)  
 C.B. = S15°36'14"W

SCALE: 1" = 40'

SEE SHEETS 15 & 16 OF ORANGE COUNTY PROJECT C.I.P. 5029, VALENCIA COLLEGE LANE R/W MAP.

NOTE:  
 BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.

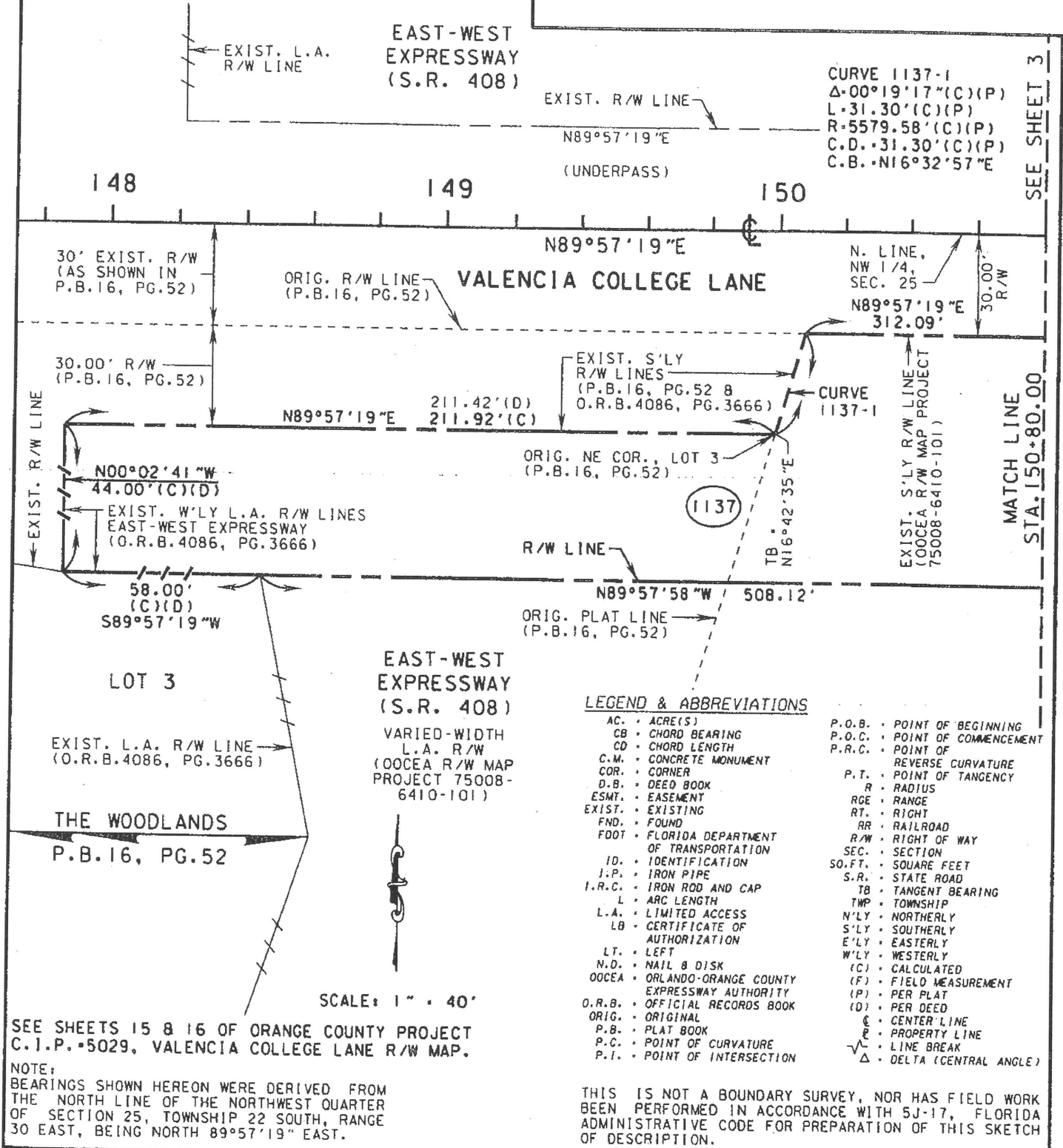
THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: CDF	DATE: 11/02/10	SECTION: 25	VALENCIA COLLEGE LANE-ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc.	DRAWING SCALE: 1" = 40'
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 3 OF 4
	REV.:		520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	C.I.P. = 5029

# SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER 1137



**CURVE 1137-1**  
 $\Delta$ -00°19'17"(C)(P)  
 L-31.30'(C)(P)  
 R-5579.58'(C)(P)  
 C.D.-31.30'(C)(P)  
 C.B.-N16°32'57"E

SEE SHEET 3

MATCH LINE  
STA. 150+80.00

**LEGEND & ABBREVIATIONS**

- AC. - ACRE(S)
- CB - CHORD BEARING
- CD - CHORD LENGTH
- C.M. - CONCRETE MONUMENT
- COR. - CORNER
- D.B. - DEED BOOK
- ESMT. - EASEMENT
- EXIST. - EXISTING
- FND. - FOUND
- FOOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- ID. - IDENTIFICATION
- I.P. - IRON PIPE
- I.R.C. - IRON ROD AND CAP
- L - ARC LENGTH
- L.A. - LIMITED ACCESS
- LB - CERTIFICATE OF AUTHORIZATION
- LT. - LEFT
- N.D. - NAIL & DISK
- OOCEA - ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
- O.R.B. - OFFICIAL RECORDS BOOK
- ORIG. - ORIGINAL
- P.B. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.I. - POINT OF INTERSECTION
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.R.C. - POINT OF REVERSE CURVATURE
- P.T. - POINT OF TANGENCY
- R - RADIUS
- RGE - RANGE
- RT. - RIGHT
- RR - RAILROAD
- R/W - RIGHT OF WAY
- SEC. - SECTION
- SO.FT. - SQUARE FEET
- S.R. - STATE ROAD
- TB - TANGENT BEARING
- TWP - TOWNSHIP
- N'LY - NORTHERLY
- S'LY - SOUTHERLY
- E'LY - EASTERLY
- W'LY - WESTERLY
- (C) - CALCULATED
- (F) - FIELD MEASUREMENT
- (P) - PER PLAT
- (D) - PER DEED
- CL - CENTER LINE
- PL - PROPERTY LINE
- LB - LINE BREAK
- Δ - DELTA (CENTRAL ANGLE)

SCALE: 1" = 40'

SEE SHEETS 15 & 16 OF ORANGE COUNTY PROJECT C.I.P.-5029, VALENCIA COLLEGE LANE R/W MAP.

NOTE:  
 BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: CDF	DATE: 11/02/10	SECTION: 25	<b>VALENCIA COLLEGE LANE-ORANGE COUNTY</b>	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	<b>Bowyer-Singleton &amp; Assoc., Inc.</b>	DRAWING SCALE: 1" = 40'
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 4 OF 4
	REV.:			C.I.P. = 5029
			520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	

# LEGAL DESCRIPTION

SCHEDULE "A"

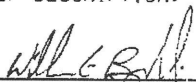
PARCEL NUMBER 1138

A PARCEL OF LAND, BEING A PORTION OF THE EXISTING LIMITED ACCESS RIGHT OF WAY OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408), AS RECORDED IN OFFICIAL RECORDS BOOK 3903, PAGE 342, REFERENCED AS PARCEL NUMBER 1-145, LIMITED ACCESS RIGHT-OF-WAY TAKING "B", IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD AND CAP STAMPED "LB 1221", LOCATED AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°32'54" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 45.01 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE AS DEPICTED ON THE PLAT OF KAW-LIGE LANE, RECORDED IN PLAT BOOK 6, PAGE 72, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID WEST LINE, RUN SOUTH 89°35'12" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 207.75 FEET TO A POINT ON THE EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408), AS RECORDED IN OFFICIAL RECORDS BOOK 3903, PAGE 342, REFERENCED AS PARCEL NUMBER 1-145, LIMITED ACCESS RIGHT-OF-WAY TAKING "B", IN SAID PUBLIC RECORDS; THENCE, DEPARTING SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE: SOUTH 00°24'48" WEST, A DISTANCE OF 59.00 FEET; THENCE NORTH 89°35'12" WEST, A DISTANCE OF 103.00 FEET; THENCE, DEPARTING SAID EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 89°57'58" WEST, A DISTANCE OF 103.75 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 25; THENCE RUN NORTH 00°32'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 59.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,264 SQUARE FEET or 0.282 ACRES MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

 11/09/2010  
 WILLIAM E. BYRD DATE  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER 5442  
 520 SOUTH MAGNOLIA AVENUE  
 ORLANDO, FLORIDA 32801

NOTE:  
 BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING SOUTH 89°35'12" EAST.

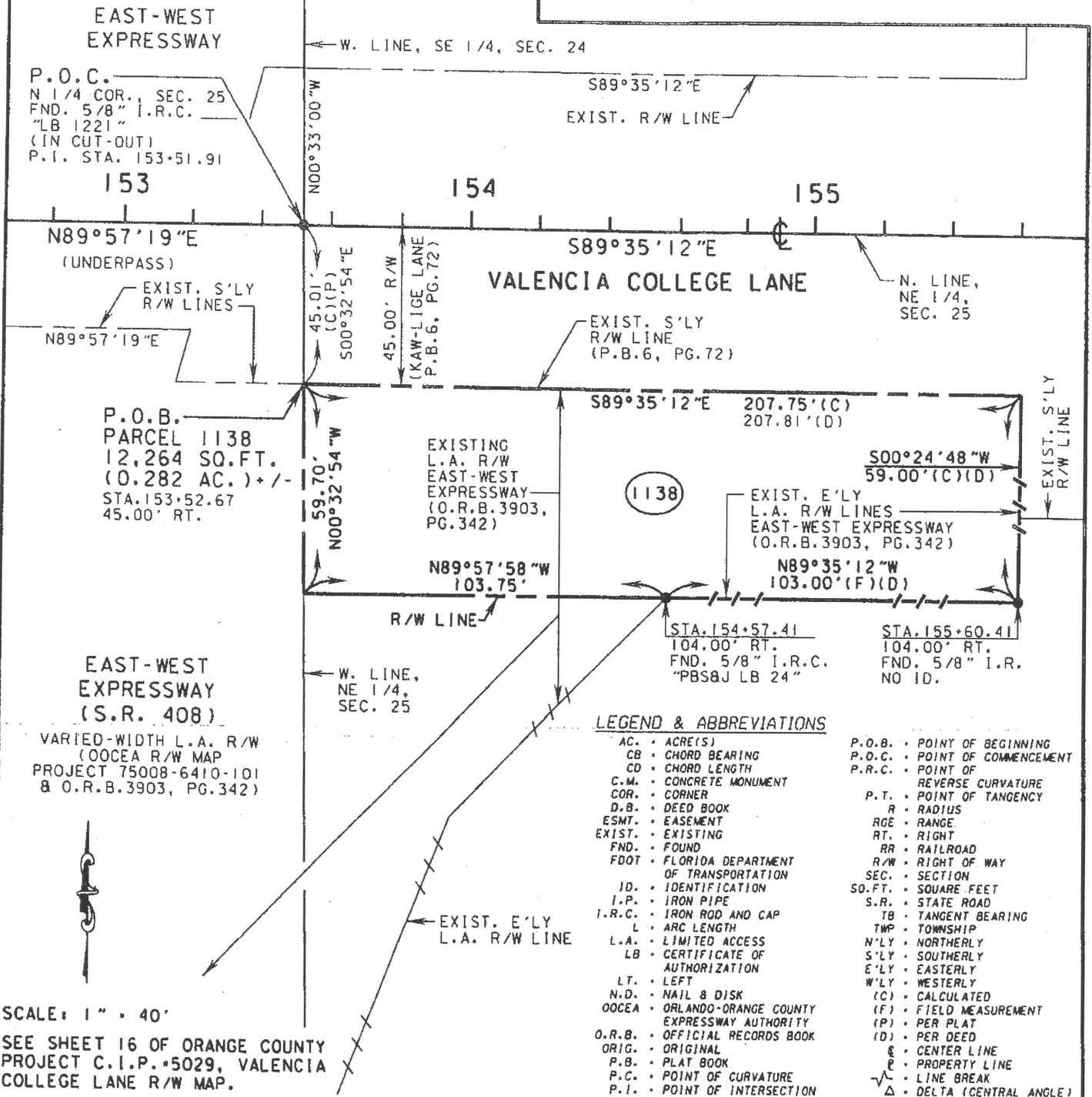
NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/02/10	SECTION: 25	VALENCIA COLLEGE LANE - ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 1 OF 2
	REV.:			C.I.P. • 5029

# SKETCH OF DESCRIPTION

SCHEDULE "A"  
PARCEL NUMBER 1138



### LEGEND & ABBREVIATIONS

- |  |                                     |
|--|-------------------------------------|
| AC. • ACRE(S)                                      | P.O.B. • POINT OF BEGINNING         |
| CB • CHORD BEARING                                 | P.O.C. • POINT OF COMMENCEMENT      |
| CD • CHORD LENGTH                                  | P.R.C. • POINT OF REVERSE CURVATURE |
| C.M. • CONCRETE MONUMENT                           | P.T. • POINT OF TANGENCY            |
| COR. • CORNER                                      | R • RADIUS                          |
| D.B. • DEED BOOK                                   | RGE • RANGE                         |
| ESMT. • EASEMENT                                   | RT. • RIGHT                         |
| EXIST. • EXISTING                                  | RR • RAILROAD                       |
| FND. • FOUND                                       | R/W • RIGHT OF WAY                  |
| FDOT • FLORIDA DEPARTMENT OF TRANSPORTATION        | SEC. • SECTION                      |
| JD. • IDENTIFICATION                               | SO. FT. • SQUARE FEET               |
| I.P. • IRON PIPE                                   | S.R. • STATE ROAD                   |
| I.R.C. • IRON ROD AND CAP                          | TB • TANGENT BEARING                |
| L • ARC LENGTH                                     | TWP • TOWNSHIP                      |
| L.A. • LIMITED ACCESS                              | N'LY • NORTHERLY                    |
| LB • CERTIFICATE OF AUTHORIZATION                  | S'LY • SOUTHERLY                    |
| LT. • LEFT   | E'LY • EASTERLY                     |
| N.D. • NAIL & DISK                                 | W'LY • WESTERLY                     |
| OOCEA • ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY | (C) • CALCULATED                    |
| O.R.B. • OFFICIAL RECORDS BOOK                     | (F) • FIELD MEASUREMENT             |
| ORIG. • ORIGINAL                                   | (P) • PER PLAT                      |
| P.B. • PLAT BOOK                                   | (D) • PER DEED                      |
| P.C. • POINT OF CURVATURE                          | CL • CENTER LINE                    |
| P.I. • POINT OF INTERSECTION                       | PL • PROPERTY LINE                  |
|  | LB • LINE BREAK                     |
|  | Δ • DELTA (CENTRAL ANGLE)           |

SCALE: 1" = 40'  
SEE SHEET 16 OF ORANGE COUNTY PROJECT C.I.P. 5029, VALENCIA COLLEGE LANE R/W MAP.  
NOTE: BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING SOUTH 89°35'12" EAST.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: CDF	DATE: 11/02/10	SECTION: 25	VALENCIA COLLEGE LANE-ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc.	DRAWING SCALE: 1" = 40'
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 2 OF 2
	REV.:		520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	C.I.P. • 5029



# LEGAL DESCRIPTION

**SCHEDULE "A"**

**PARCEL NUMBER 1139**

A PARCEL OF LAND, BEING A PORTION OF THE EXISTING LIMITED ACCESS RIGHT OF WAY OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408), AS RECORDED IN OFFICIAL RECORDS BOOK 3903, PAGE 342, REFERENCED AS PARCEL NUMBER 1-148, LIMITED ACCESS RIGHT-OF-WAY "B", IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD AND CAP STAMPED "LB 1221", LOCATED AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°33'00" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 45.01 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE AS DEPICTED ON THE PLAT OF KAW-LIGE LANE, RECORDED IN PLAT BOOK 6, PAGE 72, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°33'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 58.12 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°55'52" EAST, DISTANCE OF 148.15 FEET TO A POINT ON THE EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408) AS RECORDED IN OFFICIAL RECORDS BOOK 3903, PAGE 342, REFERENCED AS PARCEL NUMBER 1-148, LIMITED ACCESS RIGHT-OF-WAY "B", IN SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE: SOUTH 89°35'12" EAST, A DISTANCE OF 62.00 FEET; THENCE SOUTH 00°24'48" WEST, A DISTANCE OF 59.00 FEET TO A POINT ON THE AFOREMENTIONED EXISTING NORTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE; THENCE, DEPARTING SAID EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 89°35'12" WEST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 209.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,304 SQUARE FEET or 0.282 ACRES MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH SJ-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

*William E. Byrd*      11/09/2010

---

WILLIAM E. BYRD      DATE  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER 5442  
 520 SOUTH MAGNOLIA AVENUE  
 ORLANDO, FLORIDA 32801

NOTE:  
 BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING SOUTH 89°35'12" EAST.

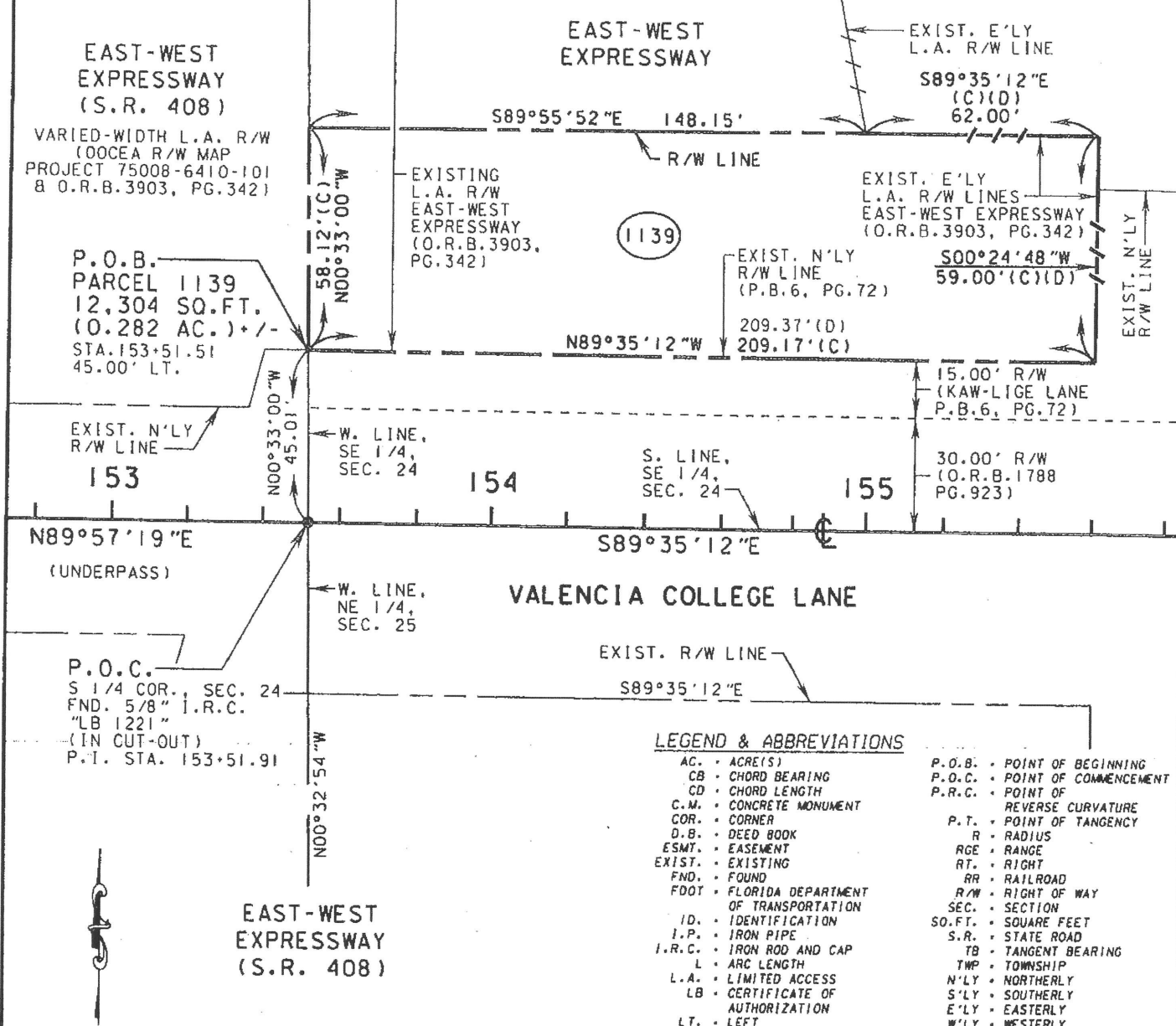
NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/02/10	SECTION: 24	<b>VALENCIA COLLEGE LANE-ORANGE COUNTY</b>	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	<b>Bowyer-Singleton &amp; Assoc., Inc.</b> 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 1 OF 2
	REV.:			C.I.P. * 5029

# SKETCH OF DESCRIPTION

SCHEDULE "A"  
PARCEL NUMBER 1139



### LEGEND & ABBREVIATIONS

- |   |                                     |
|---|-------------------------------------|
| AC. • ACRE(S)                                     | P.O.B. • POINT OF BEGINNING         |
| CB • CHORD BEARING                                | P.O.C. • POINT OF COMMENCEMENT      |
| CD • CHORD LENGTH                                 | P.R.C. • POINT OF REVERSE CURVATURE |
| C.M. • CONCRETE MONUMENT                          | P.T. • POINT OF TANGENCY            |
| COR. • CORNER                                     | R • RADIUS                          |
| D.B. • DEED BOOK                                  | RGE • RANGE                         |
| ESMT. • EASEMENT                                  | RT. • RIGHT                         |
| EXIST. • EXISTING                                 | RR • RAILROAD                       |
| FND. • FOUND                                      | R/W • RIGHT OF WAY                  |
| FOOT • FLORIDA DEPARTMENT OF TRANSPORTATION       | SEC. • SECTION                      |
| ID. • IDENTIFICATION                              | SO.FT. • SQUARE FEET                |
| I.P. • IRON PIPE                                  | S.R. • STATE ROAD                   |
| I.R.C. • IRON ROD AND CAP                         | TB • TANGENT BEARING                |
| L • ARC LENGTH                                    | TWP • TOWNSHIP                      |
| L.A. • LIMITED ACCESS                             | N'LY • NORTHERLY                    |
| LB • CERTIFICATE OF AUTHORIZATION                 | S'LY • SOUTHERLY                    |
| LT. • LEFT  | E'LY • EASTERLY                     |
| N.D. • NAIL & DISK                                | W'LY • WESTERLY                     |
| OCEA • ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY | (C) • CALCULATED                    |
| ORIG. • ORIGINAL                                  | (F) • FIELD MEASUREMENT             |
| P.B. • PLAT BOOK                                  | (P) • PER PLAT                      |
| P.C. • POINT OF CURVATURE                         | (D) • PER DEED                      |
| P.I. • POINT OF INTERSECTION                      | CL • CENTER LINE                    |
|   | PL • PROPERTY LINE                  |
|   | —/— • LINE BREAK                    |
|   | Δ • DELTA (CENTRAL ANGLE)           |

SCALE: 1" = 40'

SEE SHEET 16 OF ORANGE COUNTY PROJECT C.I.P.-5029, VALENCIA COLLEGE LANE R/W MAP.

NOTE:  
BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING SOUTH 89°35'12" EAST.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: CDF	DATE: 11/02/10	SECTION: 24	VALENCIA COLLEGE LANE-ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc.	DRAWING SCALE: 1" = 40'
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 2 OF 2
	REV.:		520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	C.I.P. - 5029

# LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER 1140

A PARCEL OF LAND, BEING A PORTION OF THE EXISTING LIMITED ACCESS RIGHT OF WAY OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408), AS DEPICTED ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP, PROJECT 75008-6410-101, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 283, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3903, PAGE 342 (REFERENCED AS PARCEL NUMBER 1-148, LIMITED ACCESS RIGHT-OF-WAY "A"), IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD AND CAP STAMPED "LB 1221", LOCATED AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°33'00" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 24, A DISTANCE OF 45.01 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE AS DEPICTED ON THE PLAT OF KAW-LIGE LANE, RECORDED IN PLAT BOOK 6, PAGE 72, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 24, RUN SOUTH 89°57'19" WEST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.49 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,879.58 FEET, A CHORD BEARING OF SOUTH 14°50'46" WEST AND A CHORD DISTANCE OF 15.53 FEET; THENCE, FROM A TANGENT BEARING OF SOUTH 14°46'14" WEST, RUN SOUTHWESTERLY ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°09'05", A DISTANCE OF 15.53 FEET; THENCE, DEPARTING SAID CURVE, RUN SOUTH 89°57'19" WEST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1788, PAGE 923, IN SAID PUBLIC RECORDS, A DISTANCE OF 514.50 FEET TO A POINT ON THE EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408), AS DESCRIBED IN OFFICIAL RECORDS BOOK 3903, PAGE 342 (REFERENCED AS PARCEL NUMBER 1-148, LIMITED ACCESS RIGHT-OF-WAY "A"), IN SAID PUBLIC RECORDS; THENCE, DEPARTING SAID EXISTING NORTHERLY RIGHT OF WAY LINE,

LEGAL DESCRIPTION CONTINUED ON SHEET 2

NOTE:  
BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

WRITTEN BY: RRC	DATE: 11/02/10	SECTION: 24	<b>VALENCIA COLLEGE LANE-ORANGE COUNTY</b>	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	<b>Bowyer-Singleton &amp; Assoc., Inc.</b> 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 1 OF 4
	REV.:			C.I.P. • 5029

# LEGAL DESCRIPTION

SCHEDULE "A"

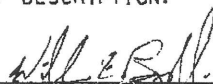
PARCEL NUMBER 1140

LEGAL DESCRIPTION CONTINUED FROM SHEET 1

RUN THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE: NORTH 00°02'41" WEST, A DISTANCE OF 74.00 FEET; THENCE NORTH 89°57'19" EAST, A DISTANCE OF 86.03 FEET; THENCE, DEPARTING SAID EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN SOUTH 89°55'52" EAST, A DISTANCE OF 443.44 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 24; THENCE RUN SOUTH 00°33'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 58.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,806 SQUARE FEET or 0.891 ACRES MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

  
 WILLIAM E. BYRD  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER 5442  
 520 SOUTH MAGNOLIA AVENUE  
 ORLANDO, FLORIDA 32801

11/09/2010

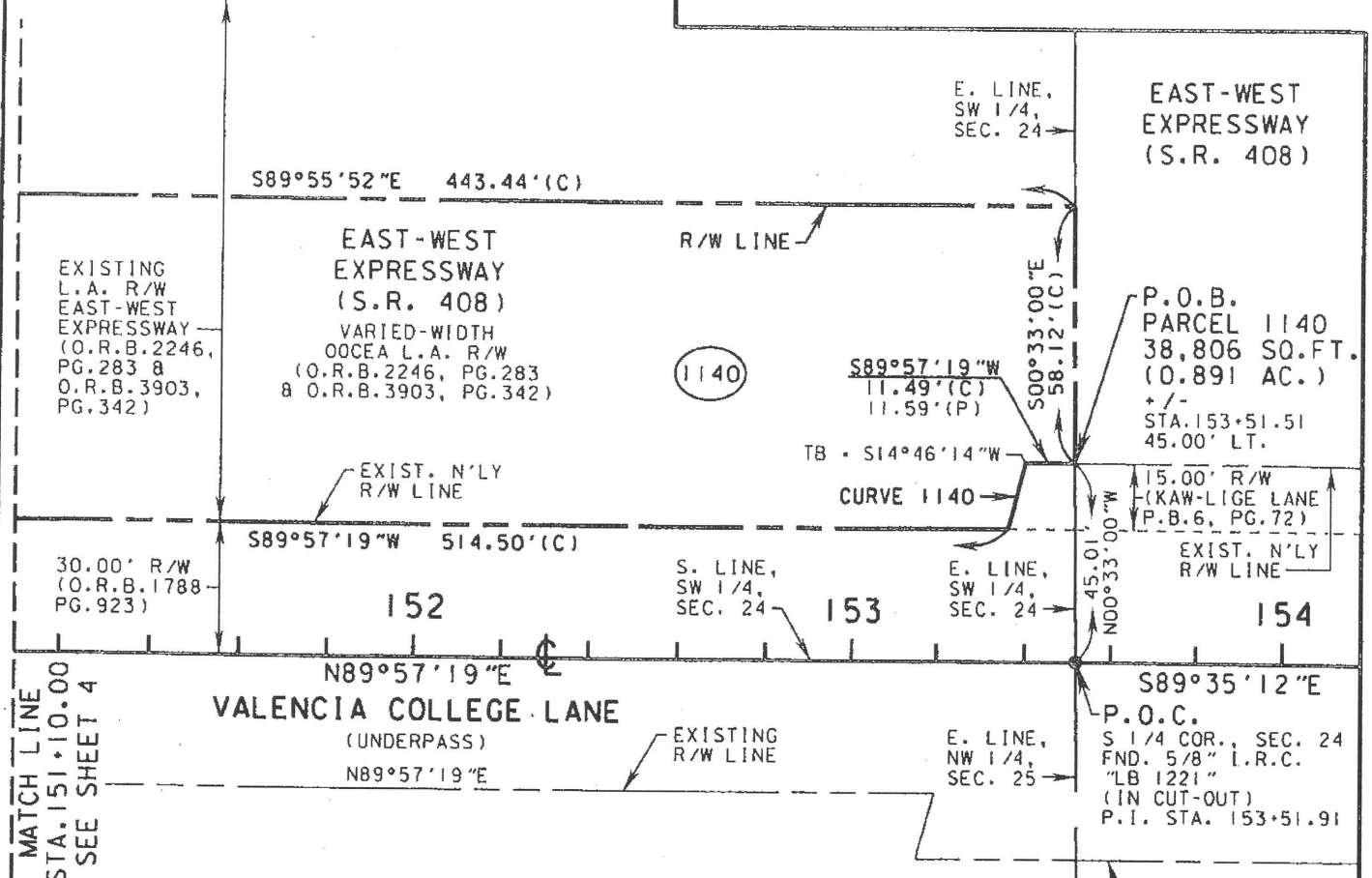
NOTE:  
 BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.

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

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/02/10	SECTION: 24	VALENCIA COLLEGE LANE - ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 2 OF 4
	REV.:			C.I.P. • 5029

**SKETCH OF DESCRIPTION**  
**SCHEDULE "A"**  
**PARCEL NUMBER 1140**



**LEGEND & ABBREVIATIONS**

- AC. - ACRE(S)
- CB - CHORD BEARING
- CD - CHORD LENGTH
- C.M. - CONCRETE MONUMENT
- COR. - CORNER
- D.B. - DEED BOOK
- ESMT. - EASEMENT
- EXIST. - EXISTING
- FND. - FOUND
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- ID. - IDENTIFICATION
- I.P. - IRON PIPE
- I.R.C. - IRON ROD AND CAP
- L - ARC LENGTH
- L.A. - LIMITED ACCESS
- LB - CERTIFICATE OF AUTHORIZATION
- LT. - LEFT
- N.D. - NAIL & DISK
- OOCEA - ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
- O.R.B. - OFFICIAL RECORDS BOOK
- ORIG. - ORIGINAL
- P.B. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.I. - POINT OF INTERSECTION
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.R.C. - POINT OF REVERSE CURVATURE
- P.T. - POINT OF TANGENCY
- R - RADIUS
- RGE - RANGE
- RT. - RIGHT
- RR - RAILROAD
- R/W - RIGHT OF WAY
- SEC. - SECTION
- SO.FT. - SQUARE FEET
- S.R. - STATE ROAD
- TB - TANGENT BEARING
- TWP - TOWNSHIP
- N'LY - NORTHERLY
- S'LY - SOUTHERLY
- E'LY - EASTERLY
- W'LY - WESTERLY
- (C) - CALCULATED
- (F) - FIELD MEASUREMENT
- (P) - PER PLAT
- (D) - PER DEED
- CL - CENTER LINE
- PL - PROPERTY LINE
- LB - LINE BREAK
- Δ - DELTA (CENTRAL ANGLE)

**NOTE:**  
 BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.

**EAST-WEST EXPRESSWAY (S.R. 408)**

**CURVE 1140**  
 Δ • 00°09'05"  
 L • 15.53'(C)  
 15.51'(P)  
 R • 5879.58'(C)(P)  
 C.D. • 15.53'(C)  
 C.B. • S14°50'46"W

SCALE: 1" = 40'

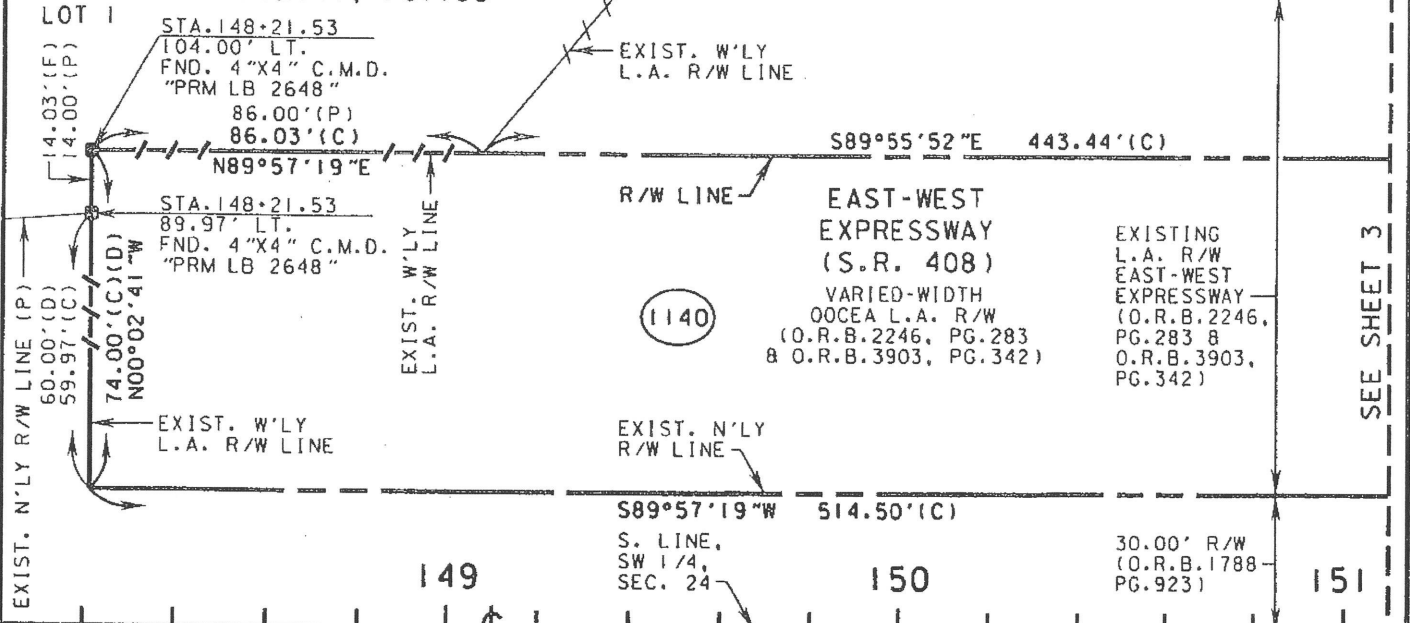
SEE SHEETS 15 & 16 OF ORANGE COUNTY PROJECT C.I.P. = 5029, VALENCIA COLLEGE LANE R/W MAP.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: CDF	DATE: 11/02/10	SECTION: 24	<b>VALENCIA COLLEGE LANE-ORANGE COUNTY</b>	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	<b>Bowyer-Singleton &amp; Assoc., Inc.</b> 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	
APPROVED BY: WEB	REV.:	RANGE: 30E		
	REV.:		SHEET 3 OF 4 C.I.P. • 5029	

**SKETCH OF DESCRIPTION**  
**SCHEDULE "A"**  
**PARCEL NUMBER 1140**

VALENCIA SQUARE  
P.B. 41, PG. 136



SEE SHEET 3

VALENCIA COLLEGE LANE

(UNDERPASS)

**LEGEND & ABBREVIATIONS**

- |  |                                     |
|--|-------------------------------------|
| AC. - ACRE(S)                                      | P.O.B. - POINT OF BEGINNING         |
| CB - CHORD BEARING                                 | P.O.C. - POINT OF COMMENCEMENT      |
| CD - CHORD LENGTH                                  | P.R.C. - POINT OF REVERSE CURVATURE |
| C.M. - CONCRETE MONUMENT                           | P.T. - POINT OF TANGENCY            |
| COR. - CORNER                                      | R - RADIUS                          |
| D.B. - DEED BOOK                                   | RGE - RANGE                         |
| ESMT. - EASEMENT                                   | RT. - RIGHT                         |
| EXIST. - EXISTING                                  | RR - RAILROAD                       |
| FND. - FOUND                                       | R/W - RIGHT OF WAY                  |
| FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION        | SEC. - SECTION                      |
| ID. - IDENTIFICATION                               | SO.FT. - SQUARE FEET                |
| I.P. - IRON PIPE                                   | S.R. - STATE ROAD                   |
| I.R.C. - IRON ROD AND CAP                          | TB - TANGENT BEARING                |
| L - ARC LENGTH                                     | TWP - TOWNSHIP                      |
| L.A. - LIMITED ACCESS                              | N'LY - NORTHERLY                    |
| LB - CERTIFICATE OF AUTHORIZATION                  | S'LY - SOUTHERLY                    |
| LT. - LEFT   | E'LY - EASTERLY                     |
| N.D. - NAIL & DISK                                 | W'LY - WESTERLY                     |
| OOCEA - ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY | (C) - CALCULATED                    |
| O.R.B. - OFFICIAL RECORDS BOOK                     | (F) - FIELD MEASUREMENT             |
| ORIG. - ORIGINAL                                   | (P) - PER PLAT                      |
| P.B. - PLAT BOOK                                   | (D) - PER DEED                      |
| P.C. - POINT OF CURVATURE                          | CL - CENTER LINE                    |
| P.I. - POINT OF INTERSECTION                       | PL - PROPERTY LINE                  |
|  | LB - LINE BREAK                     |
|  | Δ - DELTA (CENTRAL ANGLE)           |

**NOTE:**  
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SEE SHEETS 15 & 16 OF ORANGE COUNTY PROJECT C.I.P. 5029, VALENCIA COLLEGE LANE R/W MAP.

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SCALE: 1" = 40'

MATCH LINE  
STA. 151+10.00

DESIGNED BY: CDF	DATE: 11/02/10	SECTION: 24	VALENCIA COLLEGE LANE-ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc.	DRAWING SCALE: 1" = 40'
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 4 OF 4
	REV.:		520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	C.I.P. 5029