

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MEMORANDUM

TO: CFX Board Members

FROM: Linda S. Brehmer Lanosa, Deputy General Counsel

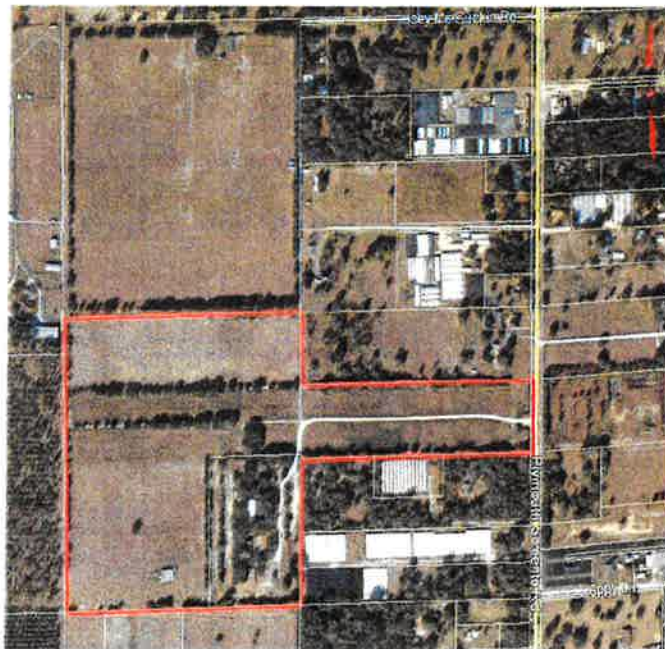
Linda S. B. Lanosa

DATE: June 28, 2016

RE: *Central Florida Expressway Authority v. Dennis R. Klepzig, et al.*,
Case No. 2014-003641-O, Project: 429-203, **Parcel 195**
Owners: Dennis R. Klepzig, Joann Klepzig, Ellen Christine Potts,
James R. Klepzig, and Jill L. Klepzig ("the Klepzig Family")
Address: 4140 Plymouth Sorrento Road, Apopka, Florida

DESCRIPTION OF PROPERTY

Prior to the taking, the Klepzig Family owned a 51.135-acre parent tract of property on the west of Plymouth Sorrento Road north of West Ponkan Road in Apopka. The property is zoned A-1 (Citrus Rural District) and A-2 (Farmland Rural District). The subject is improved with nine buildings within the south central portion of the parent tract. There is a residential homestead and a manufactured residence (used for extended family) with the remaining seven building structures consisting of four manufactured buildings and three larger structures. The property is utilized for an annual convention for a religious organization that has no official name. Up to 1,200 members attend once annually over four days with three meetings per day.



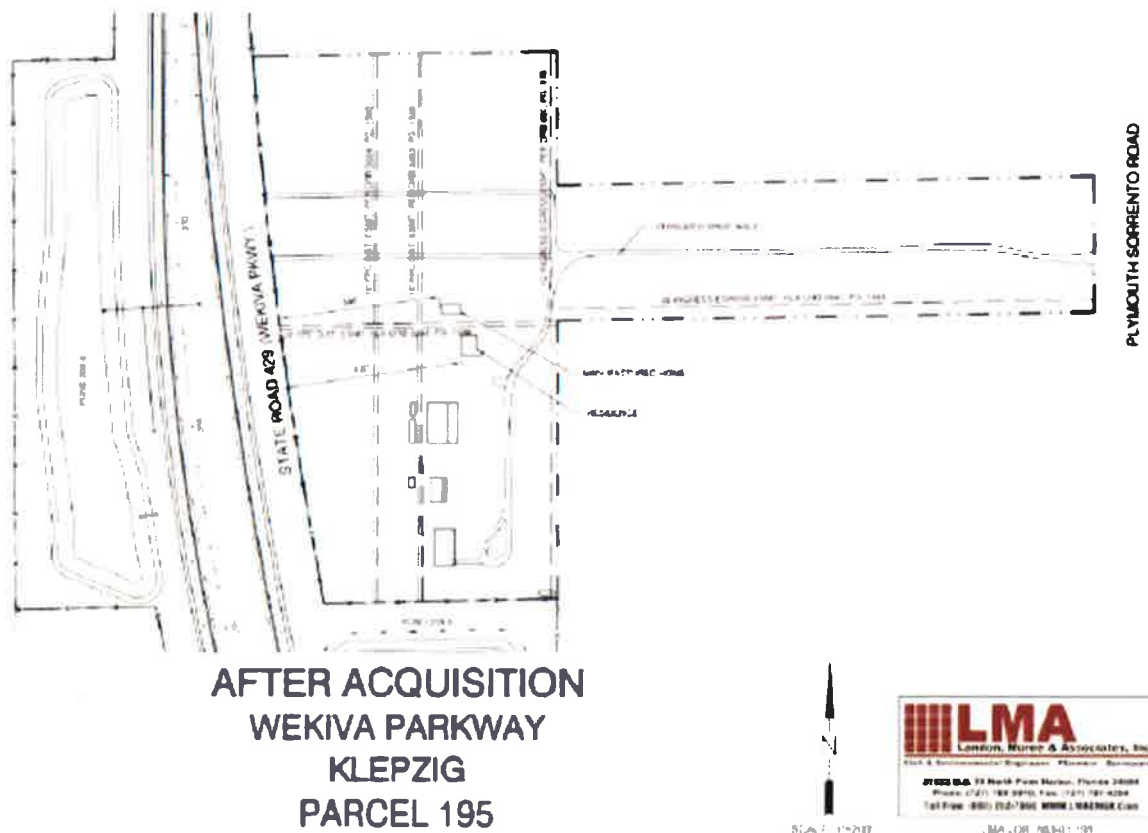
4974 ORL TOWER RD. ORLANDO, FL 32807 | PHONE: (407) 690-5000 | FAX: (407) 690-5011

WWW.CFXWAY.COM



The property taken, Parcel 195, consists of 20.333 acres on the west side of the parent tract as shown below. In the after condition, the remaining property will be adjacent to State Road 429. Title vested in CFX on May 30, 2104, when CFX deposited the sum of \$851,300. This case was set for trial on the August 15, 2016 docket in front of Judge Kest.

Remainder Parcel Sketch



APPRAISED VALUES OF PARCEL 195

CFX retained Christopher D. Starkey, MAI, to estimate full compensation for the taking of Parcel 195 and the Klepzigs retained Gary M. Pendergast, State-Certified General Real Estate Appraiser. The table below summarizes the estimates of value, the statutory attorney's fee, and the expert fees. Copies of the invoices from the owner's experts are attached.

	CFX (Starkey)	Klepzig (Pendergast)
BEFORE		
Land Value (Before)	\$28,000 per acre	\$68,000 per acre
Parent Tract (Before)	\$1,763,000*	\$3,477,200
AFTER		
Highest and Best Use (After)	Hold for future agricultural/residential development	Low-Density Residential
Land Value (After)	\$22,400 (20% reduction)	\$35,000 per acre
Part Taken	\$633,535	\$1,382,600
Damages	\$213,475	\$1,016,500
Cost to Cure (fencing/gates, irrigation lines, pathway)	\$4,300	0
Total for the Land	\$851,300	\$2,399,100
ATTORNEY'S FEES	Per Statute	\$ 379,560
EXPERT FEES		
Ovation Construction (Bert Karpenski)		\$ 2,887.50
Williams Development Services, Inc.		\$ 9,950.00
Power Acoustics, Inc.	Previously Stricken	\$14,227.50
Florida Real Estate Analysts, Inc. (Pendergast)		\$28,530.00
Vanasse Hangen Brustlin, Inc. (Planner)		\$23,446.12
Calhoun Dreggors & Assoc.	Duplicate	\$ 1237.00
MEI Civil		\$17,855.25
Total Expert Fees	-	\$98,133.37
ALL-IN TOTAL	-	\$2,876,793.30

*Includes land and improvements.

ANALYSIS

The biggest issue in this case involved the value of the land. Mr. Starkey valued the land at \$28,000 per acre and Mr. Pendergast valued the property at \$68,000 per acre. CFX questioned the credibility of Mr. Starkey's estimate because his comparable sales were outside the immediate vicinity of the subject property in areas such as Winter Garden. The believability of the experts' opinions and the comparability of the sales would likely be an issue of fact for the jury to decide.

The expert fees and costs totaled \$98,133.37, which sum is quite high for a mediated settlement agreement. Because this case was set for trial in August 2016, the parties needed to commence preparations for trial. The sound expert, however, was precluded from testifying in the recent trial of Parcel 113, wherein the trial court concluded that most of his testimony was speculative. Counsel for the owners understood this issue and its implication. CFX asserted that it should not have to pay for the fees of experts who are not qualified to render an opinion.

During mediation, the parties discussed the issues and reached a proposed all-inclusive settlement of \$1,533,000, contingent upon approval of the Right of Way Committee and the Board. Although we do not have a breakdown of the settlement, one possible allocation would be to assume that \$1,325,000 would be for the property owners, yielding a statutory attorney fee of \$138,425, and expert fees and costs of \$69,575. This allocation is merely a hypothetical example to illustrate the various components of the all-inclusive settlement.

REQUESTED ACTION

Board approval is requested to accept the proposed settlement in the amount of **\$1,533,000**, resolving all claims for compensation from CFX resulting from the taking of Parcel 195, including statutory interest and all claims related to the real estate and business damages, severance damages, attorney's fees and litigation costs, expert fees and costs.

The Right of Way Committee recommended approval on June 22, 2016.

Attachments: Settlement Agreement
Invoices

Reviewed by: _____



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: 2014-CA-003641-0

Subdivision _____

Petitioner,

Parcel 195

vs.

Robert Strienz and Adis Strienz
_____, et. al.

Respondent(s).
_____ /

SETTLEMENT AGREEMENT

Respondent(s), Dennis Klepis and JoAnn Klepis,
and representatives of the Central Florida Expressway Authority reached the following
Settlement Agreement:

1. Petitioner will pay to Respondent(s), Dennis Klepis and JoAnn Klepis

(referred to as "Respondent") the sum of ONE Million Five Hundred Thirty-Three
Thousand and NO/100 Dollars Dollars
exactly (\$ 1,533,000.00), in full settlement of all claims for compensation from Petitioner
whatsoever for the taking of Parcel 195, including statutory interest and all
claims related to real estate and business damages, severance damages, attorney's fees and
litigation costs, expert witness fees, and costs. The settlement proceeds are 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 \$851,300.00
Dollars (\$ _____). 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 SIX HUNDRED EIGHTY-ONE
Thousand Seven Hundred and NO/100 Dollars
exactly (\$ 681,700.00), representing the difference between the total settlement sum
referenced above and the Petitioner's previous deposit in this case.

2. 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.

3. Counsel for Petitioner will submit to the Court a standard Motion for 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.

4. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcel 195, severance damages, business damages, tort damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim.

5. Respondents confirm and represent that they are the fee simple owners of the property and have full authority to participate in the mediation of this parcel as the lawful owners of the property and to execute this Settlement Agreement. This Settlement Agreement is contingent upon delivery to counsel for the Petitioner proof of ownership.

6. This Settlement Agreement, executed by the parties and their counsel on this 31st day of MAY, 2016, contains all the agreements of the parties.

7. The Parties Agree to waive confidentiality provisions applicable to this Settlement Agreement and mediation session.

Print Name: Linda S. Bitanov
Central Florida Expressway Authority LINDA
S.B. LANASA

Print Name: DENNIS R. KLEPZIG
Owner

Dennis R. Klepzig

Print Name: SIDNEY CALLOWAY
Counsel for CFX

Print Name: _____
Owner

Print Name: _____
Mediator

Print Name: HAROLD A. LESSMAN
Attorney for Owner

Joann Klepzig
OWNER
JOANN KLEPZIG



POST OFFICE BOX 621287
OVIEDO, FLORIDA 32762
(407) 722-4161
Fax: (866) 431-6032

INVOICE #OV1652

May 12, 2016

Maguire Lassman, PA
605 E. Robinson Street, #140
Orlando, Florida 323801

Re: Klepzig Parcel
SR429 (Wekiva Parkway)

DESCRIPTION: Perform Eminent Domain work for the Klepzig Parcel.

TOTAL COST: 19.25 Hrs x \$150.00/hr = \$2,887.50

Thank you.

Sincerely,
Bert Karpinski
Ovation Construction, Inc.

TIME SHEET LOG
BERT KARPINSKI/OVATION CONSTRUCTION

PROJECT: Klepzig Parcel

DATE HOURS DESCRIPTION

11/14/2014	0.25	Engagement E-Mail
11/17/2014	0.5	Received drawing showing existing utilities & infrastructure/Reviewed
2/1/2015	0.5	Received & Reviewed drawings & appraisal (mail) from Attorney
4/20/2015	1	Conference call with Attorney, MEI Civil, Appraiser
5/12/2015	5	Site Visit to Verify Existing Conditions/Document Site
6/9/2015	3	Prepared Cost of Existing Conditions Report
6/10/2015	2.5	Prepared Cost of Existing Conditions Report/Items in the Take Report
6/11/2015	0.5	Sent out Cost of Existing Conditions Report for review.
10/27/2015	1	Conference call with Attorney, MEI Civil, Appraiser
2/5/2016	1	Conference Call with Attorney, MEI Civil, Appraiser
2/8/2016	0.5	Made minor corrections to report per Appraisers Comments
2/9/2016	1	Conference Call with Attorney, MEI Civil, Appraiser
3/28/2016	1	Conference Call with Attorney, MEI Civil, Appraiser
5/11/2016	1	Prepared for Deposition
5/12/2016	0.5	Further Preparation for Deposition/Received call that it was Cancelled

19.25 TOTAL HOURS

WILLIAMS DEVELOPMENT SERVICES INC.

May 17, 2016

Mr. Harold Lassman
Maguire and Lassman PA
605 East Robinson Street Suite 140
Orlando FL 32801

Subject: CFX v. Klepzig
Parcel 195 , Wekiva Parkway, Orange County

Dear Mr. Lassman

The following invoice id for professional land planning services in the above described case.
Your assistance in processing this invoice would be greatly appreciated

<u>DATE</u>	<u>SERVICES</u>	<u>HOURS</u>
10-13-15	Meeting with attorney, retained in case, received initial work assignments	1.0
10-27-15	Site and neighborhood inspections	2.5
2-4-16		2.0
12-15-15	Review right of way and construction plans for impacts to property	1.0
10-29-15	Review CFX appraisal by Integra from a land planning and development	3.5
11-3-15	Permitting standpoint	1.5
11-23-15	Collect and analyze background data on comprehensive plan, land	3.5
11-24-15	development code, utilities, concurrency and permitting history	3.0
10-26-15	Review and comment on MEI report	1.0
2-4-16	Conference with appraiser on condemnation blight and scope of project	1.5
2-18-15	Conference with appraiser on utilities issues	1.0
2-22-16	Highest and best use analysis, damage analysis, prepare report	4.0
2-23-16		2.5
10-27-15	Preparation for and attendance at team meeting of experts to report	1.0
5-6-15	findings, exchange information and coordinate work assignments.	0.5
2-9-16		1.0
4-25-16	Preparation for deposition	1.0
5-2-16		2.5
5-5-16	Attend deposition	2.5
5-9-16	Consultation with appraiser on timeline of government actions.	1.3

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


WILLIAMS DEVELOPMENT SERVICES INC.

5-13-16 Review owners appraisal by Pendergast from a land planning and development 2.0
Permitting standpoint

Subtotal: 39.8 Hours at \$250.00 per Hour

Total Due: 9,950.00

Approved By:



Edward J Williams President

Williams Development Services Inc.

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

Invoice

DATE	INVOICE #
5/22/2016	16-05260

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

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

P.O. NO.	TERMS	JOB
	Per Agreement	Klepzig case

DESCRIPTION	QTY	RATE	AMOUNT, US\$
Principal Consultant - Klepzig case See attached hourly breakdown	67.75	210.00	14,227.50
			Total, US Dollars \$14,227.50

Power Acoustics, Inc
Federal Identification Number: 59-3500644

Remit to the address above.

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

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

Date	Time	Rate	Work Accomplished
11/11/2014	2	210	420 Review aerial, Wekiva CFX/FDOT noise report, property info
11/12/2014	6	210	1260 Setup monitors/Meet with Lassman/Property Owner
11/13/2014	5	210	1050 Retrieve instrumentation, check out equipment.
11/14/2014	4	210	840 Download data, pictures, document data conditions
2/27/2015	6	210	1260 Review plot 24 hour sound data, location figure
3/5/2015	8	210	1680 modeling of traffic noise
3/11/2015	8	210	1680 prepare contour plot of noise on property
3/14/2015	8	210	1680 review data/standards and prepare report
3/16/2015	8	210	1680 report
3/17/2015	1	210	210 Review PAI report and send draft to Lassman
2/29/2016	2	210	420 Finalize report
3/28/2016	0.75	210	157.5 conference call
3/29/2016	4.25	210	892.5 review appraisals
4/18/2016	1.25	210	262.5 conference call
5/5/2016	3.5	210	735 Deposition Prep: CFX request on depos/trials, review files for scheduled May 17 deposition
TOTAL	67.75		Hours Worked
		\$14,227.50	



FLORIDA REAL ESTATE ANALYSTS, INC.

Appraisal & Consultation

May 25, 2016

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

RE: Project : Wekiva Parkway
County : Orange
Parcel : 195
Owner : Klepzig

INVOICE

Inspection of subject property and surrounding neighborhood. Research for and analysis of data. Research and analysis concerning project influence. Research for sales data and analysis of damages due to the acquisition. Consultation with owner's attorney, and other experts regarding the ROW acquisition. Preparation of appraisal reports, preparation for deposition, and attendance at deposition.

Pendergast: 158.50 Hrs @ \$180.00/Hr = \$28,530

Total Invoice Amount **\$28,530**

Thank you,

Gary M. Pendergast, MAI, President

SUMMARY OF SERVICES
(GARY M. PENDERGAST)

Parcel : 195
Project: Wekiva Parkway
Owner: Klepzig

<u>Date</u>	<u>Procedure</u>	<u>Time</u>
08/13/12	Analysis of data provided by property owner's attorney.	.25
04/29/13	Review project information and acquisition data for the subject property.	.25
03/24/14	Research and analysis with experts Williams, Parzych, and other experts. Review expressway authority appraisal. Consultation with owner's attorney.	1.00
04/24/14	Analysis and consultation with owner's attorney regarding property data and inspection.	.50
05/02/14	Highest and best use research. Research and analysis of property aerals and County data. Consultation with owner's attorney.	.50
05/07/14	Consultation with property owner and owner's attorney. Analysis of data.	.50
05/09/14	Analysis and consultation with property owner and owner's attorney regarding Usage of the property and highest and best use.	.25
05/13/14	Property inspection. Research and analysis of surrounding area. Inspection of exterior and interior of all improvements. Analysis of area acquired. Consultation with property owner and owner's attorney.	4.00
05/14/14	Analysis of property usage. Consultation with owner and owner's attorney regarding use and potential uses, upcoming OT hearing, and data requirements.	.50
05/22/14	Research and analysis of roadway construction details. Analysis and consultation with owner and owner's attorney regarding construction details, and future roadway noise issues raised by the owner. Research and analysis with other experts.	.75
06/18/14	Research concerning property encumbrances.	.50
06/24/14	Review right of way maps and data provided by owner's attorney. Review easement data.	1.00
07/10/14	Review deed and title info provided by owner's attorney.	.50
08/05/14	Review and analysis of data provided by engineer Dan Morris. Consultation With Morris regarding his report/analysis and 90% construction plans.	.75
08/19/14	Review and analysis of data provided by owner and owner's attorney.	.50

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

Parcel : 195

Project: Wekiva Parkway

Owner: Klepzig

08/29/14	Review updated expressway authority appraisal and data.	.50
09/15/14	Consultation with property owner.	.25
10/06/14	Neighborhood research and analysis. Research for comparable sales data, analysis of data, and inspection of sales data.	3.00
10/09/14	Consultation with expert planners and owner's attorney regarding land planning issues affecting the subject both before and after the taking.	.50
10/23/14	Research and consultation regarding assemblages for development occurring in the market.	1.00
10/24/14	Research and consultation regarding use, highest and best use, interim use, peanut grass value, etc. Analysis of data with other experts. Consultation with other experts and owner's attorney.	.75
10/31/14	Research concerning interim use. Consultation regarding interim use, peanut grass, and highest and best use.	.25
11/14/14	Property inspection and research with Jim Hall, Katie Shannon, and Dan Morris. Research into camp and retreat use. Consultation with property owner regarding retreat and use schedule. Consultation with Morris and Hall regarding data requirements and their reports.	2.50
11/15/14	Review data provided by David Parzych.	.25
11/17/14	Consultation with contractor Karpinsky.	.25
12/04/14	Research zoning, land use, future land use, aerial data, flood plan data, assessor data, etc. Highest and best use research and analysis.	4.00
01/05/15	Consultation with planner Hall's office regarding planning issues.	1.00
01/06/15	Highest and best use study and reserach.	3.75
01/07/15	Highest and best use study. Review data provided by planners Hall and Williams. Research and analysis concerning zoning and future land use.	4.00
01/08/15	Research and analysis concerning camp/retreat use. Analysis and consultation With other experts.	4.50
01/09/15	Research and analysis of appraisal data.	4.25

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

Parcel : 195

Project: Wekiva Parkway

Owner: Klepzig

01/12/15	Research, analysis, and verification of sales data and appraisal data.	4.00
01/13/15	Research, analysis, and verification of GIS sales data.	3.25
04/16/15	Consultation with experts and owner's attorney regarding planning and engineering data and reports.	.25
04/20/15	Research and analysis with Dan Morris and Jim Hall. Review Morris Data and exhibits.	1.00
06/15/15	Review of data provided by owner's attorney (appraisal updates, etc.)	1.00
08/17/15	Research and analysis of Hall and Shannon data. Consultation with Katie Shannon regarding findings.	3.00
08/18/15	Consultation with Katie Shannon regarding Apopka plans.	.50
08/19/15	Research, review, and analysis of data. Study of Parzych data and analysis.	3.00
09/24/15	Review CFX appraisal file. Consultation with owner's attorney. Analysis of data.	1.25
10/09/15	Research and consultation with Dan Morris. Review Parzych data. Research and analysis of appraisal data. Consultation with owner's attorney.	4.25
10/19/15	Research and analysis of planning data provided by other experts.	.50
10/26/15	Review and analysis of engineering data provided by Dan Morris.	1.00
10/27/15	Research and consultation with Karpinsky and Morris.	.50
02/04/16	Consultation and research with planner Ed Williams. Review of project influence and blight issues and data.	1.50
02/05/16	Research and consultation with Morris, Hall and Williams regarding the before And after conditions of the subject. Study and analysis of damages.	3.00
02/09/16	Research, review, and analysis of highest and best use data. Study of Karpinsky Cost data and report. Analysis of planner Hall data. Consultation with planner Williams.	3.50
02/11/16	Research and analysis regarding project influence and condemnation blight.	3.00
02/16/16	Review and analysis of data provided by owner's attorney.	.50

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

Parcel : 195

Project: Wekiva Parkway

Owner: Klepzig

02/18/16	Analysis of engineering report and data provided by Dan Morris. Consultation with Dan and Glenna Morris. Consultation with planner Williams.	2.75
02/19/16	Research for vacant land sales data for both a before and an after appraisal analysis. Analysis of data.	6.00
02/22/16	Analysis and review of updated data provided by Hall's office. Appraisal data research and analysis.	8.50
02/23/16	Appraisal research and analysis. Consultation and research with planners and Morris regarding utility locations and costs.	8.50
02/24/16	Research, analysis, and consultation with Karpinsky and Morris regarding utility locations for sewer and water. Research and consultation with Williams regarding septic tank/sewer difference, approvals, etc. Appraisal research and analysis.	8.00
02/25/16	Verification of sales data. Consultation with engineers regarding water vs water and sewer. Inspection of sales data.	7.00
02/26/16	Analysis of utility costs with Morris, Karpinsky, and Williams. Review of Hall analysis. Appraisal valuation research and analysis.	7.75
02/28/16	Consultation with owner's attorney regarding draft report.	.50
02/29/16	Review other experts final reports. Verification of data. Appraisal analysis.	2.75
03/28/16	Research, consultation and analysis with Hall, Williams, and Morris regarding Project influence and blight issues.	1.00
04/18/16	Research and consultation with experts and owner's attorney in preparation for deposition, rebuttal, and trial.	1.50
04/26/16	Research and analysis in preparation of rebuttal analysis and report.	7.50
04/28/16	Review data provided by owner's attorney. Research and analysis.	1.00
05/09/16	Consultation with planner Williams regarding planning issues both before and after the taking. Review data in preparation for deposition.	4.75
05/10/16	Analysis of data in preparation for deposition and trial.	4.75
05/11/16	Review file and research data in preparation for deposition. Analysis of data.	4.75
05/12/16	Prepare for and attend deposition. Analysis of data. Provide testimony.	4.00
	Total	158.50



Invoice

Please remit to:

Vanasse Hangen Brustlin, Inc.

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

617.924.1770 F 617.924.2286

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

Invoice No: **<Draft>**
May 26, 2016
VHB Project No: 61794.00

Invoice Total \$23,446.12

Professional Planning Services for Dennis R. Klepzig property

Professional Services Thru May 31, 2016

Professional Personnel

	Hours	Rate	Amount
Principal 1	26.50	250.00	6,625.00
Technical/Professional 07	2.50	125.00	312.50
Technical/Professional 06	1.00	125.00	125.00
Technical/Professional 05	120.50	125.00	15,062.50
Technical/Support 2	7.00	85.00	595.00
Technical/Support 5	1.50	95.00	142.50
Totals	159.00		22,862.50
Total Labor			22,862.50

Reimbursable Expenses

Printing	583.62
Total Reimbursables	583.62

Total this Invoice \$23,446.12

Billings to Date

	Current	Prior	Total
Labor	22,862.50	0.00	22,862.50
Expense	583.62	0.00	583.62
Totals	23,446.12	0.00	23,446.12

ServicePoint Reprographics - VHB Billing Backup Report

Project Number: 61794.00

Period: 201304

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



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

Project Number: 61794.00

Period: 201412

Date	Location	Job Type	User	Total
11/14/2014	Orlando FL	B/W Laser Printing	katieshannon	\$4.48
11/14/2014	Orlando FL	Sm Fmt Color Printing	katieshannon	\$1.07
			Total	\$5.55



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

Project Number: 61794.00

Period: 201413

Date	Location	Job Type	User	Total
11/19/2014	Orlando FL	B/W Laser Printing	katieshannon	\$1.16
11/24/2014	Orlando FL	B/W Laser Printing	katieshannon	\$0.13
11/19/2014	Orlando FL	Sm Fmt Color Printing	katieshannon	\$7.46
11/24/2014	Orlando FL	Sm Fmt Color Printing	katieshannon	\$4.27
12/1/2014	Orlando FL	Sm Fmt Color Printing	katieshannon	\$30.89
12/4/2014	Orlando FL	Sm Fmt Color Printing	katieshannon	\$17.04
			Total	\$60.95



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

Project Number: 61794.00

Period: 201507

Date	Location	Job Type	User	Total
6/9/2015	Orlando FL	B/W Laser Printing	katieshannon	\$0.64
6/8/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$33.02
6/9/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$47.93
6/10/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$3.20
6/25/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$3.20
6/26/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$70.30
			Total	\$158.29



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

Project Number: 61794.00

Period: 201512

Date	Location	Job Type	User	Total
10/27/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$40.47
			Total	\$40.47



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

Project Number: 61794.00

Period: 201602

Date	Location	Job Type	User	Total
2/5/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$57.51
			Total	\$57.51



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

Project Number: 61794.00

Period: 201603

Date	Location	Job Type	User	Total
2/16/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$75.62
			Total	\$75.62



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

Project Number: 61794.00

Period: 201604

Date	Location	Job Type	User	Total
3/25/2016	Orlando FL	B/W Laser Printing	kateshannon	\$14.19
			Total	\$14.19



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

Project Number: 61794.00

Period: 201605

Date	Location	Job Type	User	Total
4/19/2016	Orlando FL	B/W Laser Printing	katieshannon	\$0.26
4/20/2016	Orlando FL	B/W Laser Printing	katieshannon	\$0.52
4/21/2016	Orlando FL	B/W Laser Printing	KDavis	\$0.91
4/22/2016	Orlando FL	B/W Laser Printing	KDavis	\$1.16
4/29/2016	Orlando FL	B/W Laser Printing	KDavis	\$0.77
4/15/2016	Orlando FL	Large Format Bond Plot (SQ FT)	KDavis	\$15.98
4/13/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$6.39
4/19/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$3.21
4/20/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$64.98
4/15/2016	Orlando FL	Sm Fmt Color Printing	KDavis	\$5.33
4/18/2016	Orlando FL	Sm Fmt Color Printing	KDavis	\$3.20
4/19/2016	Orlando FL	Sm Fmt Color Printing	KDavis	\$24.51
4/20/2016	Orlando FL	Sm Fmt Color Printing	KDavis	\$11.72
4/21/2016	Orlando FL	Sm Fmt Color Printing	KDavis	\$7.46
4/27/2016	Orlando FL	Sm Fmt Color Printing	KDavis	\$24.51
			Total	\$170.91



101 Walnut Street
P. O. Box 9151
Watertown, MA 02471
617-924-1770
FAX 617-924-2286

Vanasse Hangen Brustlin, Inc.

Invoice

Billing Period thru 05/21/2016
Project No.: 61794.00
Project Title: Planning Services for Klepzig

CARRAGHER

11/19/13	0.5 Hr.	Review of contract
----------	---------	--------------------

DAVIS

04/01/16	1.5 Hrs.	Merging historic aerial exhibits
04/07/16	1.5 Hrs.	Merging 1970's aerials
04/08/16	1.5 Hrs.	1980's aerial merge
04/11/16	0.5 Hr.	80s aerial merge
04/12/16	1.0 Hr.	merging historic aerials
04/13/16	2.0 Hrs.	1990s Aerial
04/14/16	2.5 Hrs.	Preparing acquisition and development exhibits
04/15/16	2.0 Hrs.	Preparing acquisition and development exhibits
04/18/16	2.0 Hrs.	Historic Aerial Exhibits
04/19/16	2.0 Hrs.	Historic Aerial Exhibits
04/20/16	1.0 Hrs.	Historic Aerial Exhibits
04/21/16	2.0 Hrs.	Historic Aerial Exhibits
04/22/16	1.0 Hr.	Historic Aerial Exhibits
04/25/16	1.0 Hr.	Team meeting to discuss historic aerials
04/26/16	1.5 Hrs.	Revisions to historic aerials
04/27/16	1.5 Hrs.	Horizon west aerials
05/02/16	0.5 Hr.	80s aerial tile numbering
05/03/16	0.5 Hr.	90s aerial tile numbering
05/19/16	1.5 Hrs.	Changes to map exhibits
05/20/16	1.5 Hrs.	Changes to map exhibits



101 Walnut Street
P. O. Box 9151
Watertown, MA 02471
617-924-1770
FAX 617-924-2286

Vanasse Hangen Brustlin, Inc.

Invoice

Billing Period thru 05/21/2016
Project No.: 61794.00
Project Title: Planning Services for Klepzig

HALL

11/14/14	3.0 Hrs.	Site visit
11/24/14	1.0 Hr.	Review of property appraiser data
12/01/14	1.0 Hr.	Telephone conference with expert team
02/26/15	0.5 Hr.	Team telly
06/08/15	1.0 Hr.	Review of DPA with Shannon
06/09/15	1.0 Hr.	Review of DPA with Shannon
06/26/15	1.0 Hr.	Review of DPA with Shannon – pre-post condition
10/27/15	1.0 Hr.	Team telly
02/05/16	1.0 Hr.	Team telly
02/09/16	1.0 Hr.	Tele conference
03/03/16	0.5 Hr.	Tele conference
04/01/16	0.5 Hr.	Review of historic aerials with Shannon
04/18/16	1.0 Hr.	Review of historic aerials with Davis/Shannon
04/25/16	1.0 Hr.	Review of Hall Comp sales
04/27/16	1.0 Hr.	Review of Comp Maps
04/29/16	1.0 Hr.	Review of Comp FLU Descriptions
05/03/16	2.0 Hrs.	Review of historic aerials with project team
05/04/16	5.0 Hrs.	Team tele; exhibits
05/06/16	1.0 Hr.	Review of Comp Plan
05/11/16	0.5 Hr.	Meeting w/staff about Wekiva Parkway
05/17/16	0.5 Hr.	Review revisions to exhibits
05/20/16	0.5 Hr.	Review aerials

JACKOWSKI

12/08/12	1.0 Hr.	Open new proposal number for Fixel, Maguire & Willi for Eminent Domain Services for Klepzig and draft proposal; print finals; file and upload Client Authorization for ED services for Fixel Maguire/Klepzig and set up in BT; prepare new file folders for project
01/10/13	0.5 Hr.	Print, scan and file January 2013 Status Update from Fixel & Maguire re: O/OCEA/SR429 (Wekiva Pkwy)/Pre-Suit for Kennis Klepzig et.al; coord. and send invites for quarterly meetings.
05/16/16	1.0 Hr.	Type up Description of Services for Klepzig case from project opening on 12/8/2012.



101 Walnut Street
P. O. Box 9151
Watertown, MA 02471
617-924-1770
FAX 617-924-2286

Vanasse Hangen Brustlin, Inc.

Invoice

Billing Period thru 05/21/2016
Project No.: 61794.00
Project Title: Planning Services for Klepzig

NEEDLER

05/09/16	1.0 Hr.	Research
05/10/16	1.0 Hr.	Research
05/11/16	1.0 Hr.	Read more about the Wikiva Parkway
05/12/16	1.0 Hr.	Started reading Tom Callan's deposition
05/16/16	1.0 Hr.	Research
05/17/16	1.0 Hr.	Research
05/18/16	1.0 Hr.	Research

SHANNON

11/14/14	3.5 Hrs.	Site visit and due diligence report
11/17/14	2.5 Hrs.	Due Diligence report
11/19/14	4.5 Hrs.	Revisions to GIS Maps
11/24/14	2.5 Hrs.	Researched building data on property appraiser website
11/25/14	5.0 Hrs.	Created aerial of specific structures on Klepzig Retreat property and defined specific uses of each building
11/26/14	2.5 Hrs.	Reformatted document with new logo
12/01/14	2.5 Hrs.	Added table of contents, and input site images and aerials from OCPA website
12/03/14	2.5 Hrs.	Updated zoning and site analysis portion of the DPA
12/5/14	1.0 Hr.	Updated report with new report
12/26/14	2.0 Hrs.	Review of DPA for draft of pre-post condemnation conditions
12/29/14	1.0 Hrs.	Due Diligence report
01/28/15	0.5 Hr.	Updated Due Diligence report
04/20/15	1.0 Hr.	Review of DPA and conference call with Raymer/Dan/Hall
06/09/15	3.5 Hrs.	Prepped and edited DPA for draft submittal; meeting with Jim
06/25/15	4.0 Hrs.	Made updates to report, used Sketchup to create exhibits which show the entirety of the improvements on the property including the double wide trailer; general edits
06/26/15	2.5 Hrs.	Made revisions to the DPA - adding pre-condemnation condition with Plymouth Sorrento as the main arterial, appendix, etc. Sent updated draft report with review of Harold's concerns for review
08/18/15	0.5 Hr.	Updated vision plan graphic in before condition with Plymouth Sorrento as main arterial.



101 Walnut Street
P. O. Box 9151
Watertown, MA 02471
617-924-1770
FAX 617-924-2286

Vanasse Hangen Brustlin, Inc.

Invoice

Billing Period thru 05/21/2016

Project No.: 61794.00

Project Title: Planning Services for Klepzig

10/27/15	1.5 Hrs.	Meeting with Jim, client, Gary, Harold – revisions to report
02/05/16	1.5 Hrs.	Tele conference and review of report/Pendergast notes
02/09/16	2.0 Hrs.	Meeting with Gary, Dan, Jim, Harold/general edits to report
02/12/16	4.5 Hrs.	Revisions to report and GIS maps
02/16/16	3.0 Hrs.	Revised two GIS exhibits for appendix; building siting and measurement exhibits; general edits in DPA
02/22/16	1.5 Hrs.	General edits, meeting with Jim, emailed draft to client
03/03/16	0.5 Hr.	Tele conference
03/04/16	0.5 Hr.	Read Ellen Hardgrove's rebuttal
03/25/16	1.0 Hr.	Collaborated with Jerry/Matt about historic aerials; set up extranet system; delegated responsibilities to Katie for series of exhibits
04/01/16	0.5 Hr.	Historic aerials work
04/12/16	1.0 Hr.	Scheduling meetings; review of historic aerials
04/18/16	3.0 Hrs.	Meeting with experts; revisions to report to include DOT, revisions to historic graphics
04/27/16	5.5 Hrs.	GIS maps of comparable sales; correspondence with Pendergast
04/28/16	3.0 Hrs.	Klepzig Comparable Sales exhibits (18 total GIS Maps)
05/02/16	3.5 Hrs.	Created 7 GIS Maps for comparable exhibits
05/03/16	5.5 Hrs.	Prepped materials to take to deposition; review of those materials with Jim Hall; created 2 maps in GIS for Comp Sales Analysis
05/04/16	5.0 Hrs.	Revisions to Comp map series; research on FLU for 3 of the properties, started rebuttal InDesign Doc
05/09/16	3.5 Hrs.	Finalized information on InDesign Rebuttal
05/10/16	0.5 Hr.	Meeting with Jim Hall about Comp exhibits
05/11/16	1.5 Hrs.	Meeting with Jim, Melody, and Ben about Wekiva Parkway study; research on depos, documentation sent
05/13/16	0.5 Hr.	researched state statutes on JPAs
05/16/16	0.5 Hr.	Review of DOS for proposed invoice
05/17/16	0.5 Hr.	Meeting with Katie Davis about revisions to exhibits
05/20/16	0.5 Hr.	Review of historic aerials with Katie Davis

TANIGUCHI

05/13/16	2.5 hrs.	Work on the Wekiva Parkway history
----------	----------	------------------------------------

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

February 10, 2015

Raymer F. Maguire, III, Esq.
c/o Maguire Lassman
605 East Robinson Street
Suite 140
Orlando, FL 32801

RE: Owner: Klepzig
Project: Wekiva Parkway
County: Orange

INVOICE

Review information from owner's representative; conference with owner's representative, conference with owner and experts, assist with sales research; review/analysis of sales.

Dreggors:	5.50 Hrs. x \$225/Hr. =	<u>\$1,237</u>
Total		\$1,237

Thank you,

Richard C. Dreggors, GAA
President

RCD/ddp

728 West Smith Street • Orlando, Florida 32804
Tel (407) 835-3395 • Fax (407) 835-3393
affiliated with Calhoun, Collister & Parham, Inc. of Tampa

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

DATE	TYPE OF SERVICE	HOURS
02/06/12	REVIEW INFORMATION FROM OWNER'S REPRESENTATIVE.	0.75
02/07/12	PREPARE FOR CONFERENCE WITH RAYMER MAGUIRE REGARDING SUBJECT PARCEL; REVIEW OWNERSHIPS AND HISTORY/USE OF THE PARCEL(S)	1.25
02/14/12	GATHER INFORMATION AND REVIEW SUBJECT DATA AND CONFERENCE WITH OWNER'S REPRESENTATIVE.	1.75
08/03/12	REVIEW CONSTRUCTION PLANS FROM OWNER'S REPRESENTATIVE; CONSIDER IMPACTS TO REMAINDER(S).	0.75
09/04/12	PREPARE FOR AND CONFERENCE WITH EXPERTS AND OWNER.	<u>1.00</u>
	TOTAL HOURS	5.50

please make checks payable to:

m e i civil

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

bill to:

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

Invoice Date: 5/27/2016

Invoice Number: 191012H-1

Invoice Amount Due: **\$17,855.25**

JOB: SR 429, Parcel 195

Klepzig

Engineering Analysis

Description	Hours	Rate	Fee	Total
Principal (DLM, GSM)	50.5	\$250.00	\$12,625.00	\$12,625.00
Senior Designer (JRR)	36.5	\$120.00	\$4,380.00	\$4,380.00
Subtotal				\$17,005.00
Expense (5%)				\$850.25
Total Fee Due				\$17,855.25

See attachment for detail.

Payment is due upon settlement of compensation for subject parcel.

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

191012h

Job Name *Sr 429, P195 Klepzig*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
9/9/2014	2.5		review existing easements and right of way maps
11/14/2014	4.5		prepare for and attend site meeting with owners, experts and attorney. Tour existing facilities.
4/20/2015	1.5		prepare for and attend conf call with experts and attorney
5/12/2015	6.5		prepared for and made site visit with contractor to assist in meeting the owner and quantifying existing improvements on the property.
6/22/2015	1.5		review cost estimates
10/26/2015	4.0		analysis of after taking conditions.
2/21/2016	3.0		review cost estimates for existing facilities
2/23/2016	1.5		review cost estimates for utilities
2/26/2016	3.5		review completed preliminary engineering report and send to experts and attorney
<i>Total Hours:</i>		28.5	

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

191020H

Job Name *SR 429, Wekiva Pkwy, P195, Klepzig*

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
2/16/2016	3.0	review plans, appraisal, research
2/17/2016	8.0	preliminary engineering report
2/23/2016	3.0	preliminary engineering report revisions
2/24/2016	7.0	response to appraiser, preliminary engineering report revisions
2/26/2016	1.0	response to appraiser, preliminary engineering report revisions
<i>Total Hours:</i>	<i>22.0</i>	

Work Descriptions for John R. Russell

191012H

Job Name *SR 429 Klipzig*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
2/3/2015	2.0		Download & Review Appraisal and FDOT RoadWay Plans
2/5/2015	1.5		Download Aerial Files
2/6/2015	4.5		Before Conditions
2/6/2015	6.5		SR 429 BaseLine Alignment Geometry
2/9/2015	3.5		Area of Take
2/9/2015	1.5		USGS, FEMA, Aerial & Location Map Exhibits
2/11/2015	4.5		Draft RoadWay Plans
2/16/2015	1.0		Draft Roadway Drainage
2/21/2015	2.5		UnCured Remainder Exhibit
2/26/2015	1.0		Draft Roadway Drainage
3/2/2015	3.0		Draft Roadway Ponds
3/3/2015	1.5		UnCured Remainder Shade & Hatching
4/21/2015	1.5		Finalize Preliminary Exhibits & Check Plot
4/21/2015	1.5		Calculate Areas
2/24/2016	0.5		Revise UnCured Remainder Shading Colors
<i>Total Hours:</i>		36.5	