



MEMORANDUM

TO: Central Florida Expressway Authority Board Members CLIENT-MATTER NO.: 19125.0160

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

DATE: May 27, 2016

RE: State Road 429 Wekiva Parkway, Project 429-204; Parcel 304
Proposed Settlement Including Fees and Costs

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the approval of the CFX Board for the negotiated settlement between Jacqueline Gress aka Jacqueline Lewis-Gress and Roy Gress, (the "Owners") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 304 (the "Taking" or "Property") for the construction of State Road 429 Wekiva Parkway, Project 429-204.

DESCRIPTION AND BACKGROUND

Parcel 304 (Part A) is the fee simple acquisition of 1.613 acres and Parcel 304 (Part B) is the fee simple acquisition of 6,119 square feet from a parent tract totaling 19.460 acres located south of the Lake County/Orange County line in Orange County, Florida. The subject property is the homestead of Mr. and Mrs. Gress, and is improved with a single family residence of 1,224 square feet and a 552 square foot barn/accessory building. The Property is zoned A-1, Citrus Rural District, by Orange County, with a future land use of R, Rural/Agricultural, by Orange County (maximum of one dwelling unit per 10 acres). The CFX's appraiser, Walter N. Carpenter, Jr., of Pinel & Carpenter, Inc., concluded a highest and best use of the property is for continued use as a rural residential/agricultural site.

The CFX's appraisal of the property was prepared by Walter N. Carpenter, Jr., of Pinel & Carpenter, Inc. Mr. Carpenter used five (5) comparable land sales ranging in size from 5.10 acres to 35.04 acres, with prices ranging from \$12,842 to \$28,431 per acre (and \$0.29 to \$0.65 per square foot), to estimate the land value of the Subject Property. Mr. Carpenter opined the land value of the parent tract at \$19,000 per acre.

Mr. Carpenter also used three (3) comparable improved sales ranging in size from 6.06 acres to 20.39 acres, with prices ranging from \$17,165 per acre to \$41,500 per acre (and \$0.39 to

\$0.95 per square foot), to estimate the improved value of the parent tract at \$0.65 per square foot. Thus, Mr. Carpenter opines the value of the part taken at \$19,000 per acre or \$33,326. The depreciated replacement value of the metal gate is \$270, for a total of land and improvements taken of \$33,600.

Due to the proximity of the Wekiva Parkway and the Parkway bridge, Mr. Carpenter opines the remainder will be impacted by 20%, creating damages of \$58,680. Thus the total value of the taking is \$92,540 (\$33,600 land, \$58,680 damages, and \$260 cost to cure).

The Respondents are represented by Rachael Crews of GrayRobinson. Although the Gresses have not finalized their appraisal report, Mrs. Crews retained Rick Dreggors, appraiser, Bill Tipton, Jr., engineer, and Jim Hall, land planner. Based upon the experts' opinions, counsel for the property owner argued other comparable sales indicate land values up to \$51,400 per acre, additional severance damages to the remainder, greater value to the improvements and a cost to cure due to the access road to the property in the after condition.

The parties were able to reach a negotiated settlement in the amount of \$230,000 in full settlement of all claims for compensation by the property owners, plus reduced expert fees of \$15,350, plus statutory attorney's fees of \$45,361.80.

For the above-cited reasons, Right-of-Way counsel requests the CFX Board approve the negotiated settlement in the amount of \$230,000, plus attorney's fees and costs and expert's fees and costs totaling \$60,711.80, 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 304.

At its May 25, 2016, meeting, the Right-of-Way Committee agreed to recommend the settlement of this matter to the CFX Board.

RECOMMENDATION

We respectfully request that the CFX Board approve the proposed settlement agreement with a total settlement of \$290,711.80 in full settlement of all claims for compensation in the acquisition of Parcel 304, including all statutory attorney's fees and costs and all experts' fees and costs.

ATTACHMENTS

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

Reviewed by: _____



ORLDOCS 14722249 |

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

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

11/6/2014
DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

STATE ROAD 429

DESIGNED BY: RJM

DATE: 11/06/14

DRAWN BY: DJK

JOB NO:

APPROVED BY: RJM

OOCEA PROJECT NO: 429-204

URS

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

REVISIONS:

SHEET: 1 OF 4

EXHIBIT "A"

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:

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CONTAINING 6119 SQUARE FEET, MORE OR LESS.

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

STATE ROAD 429

SIGNED BY: RJM	DATE: 11/06/14
DRAWN BY: DJK	JOB NO:
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204

URS

URS CORPORATION
315 E. ROBINSON STREET
SUITE 245
ORLANDO, FL 32801-1949
PH (407) 422-0353
LICENSED BUSINESS NO. 6039

REVISIONS:

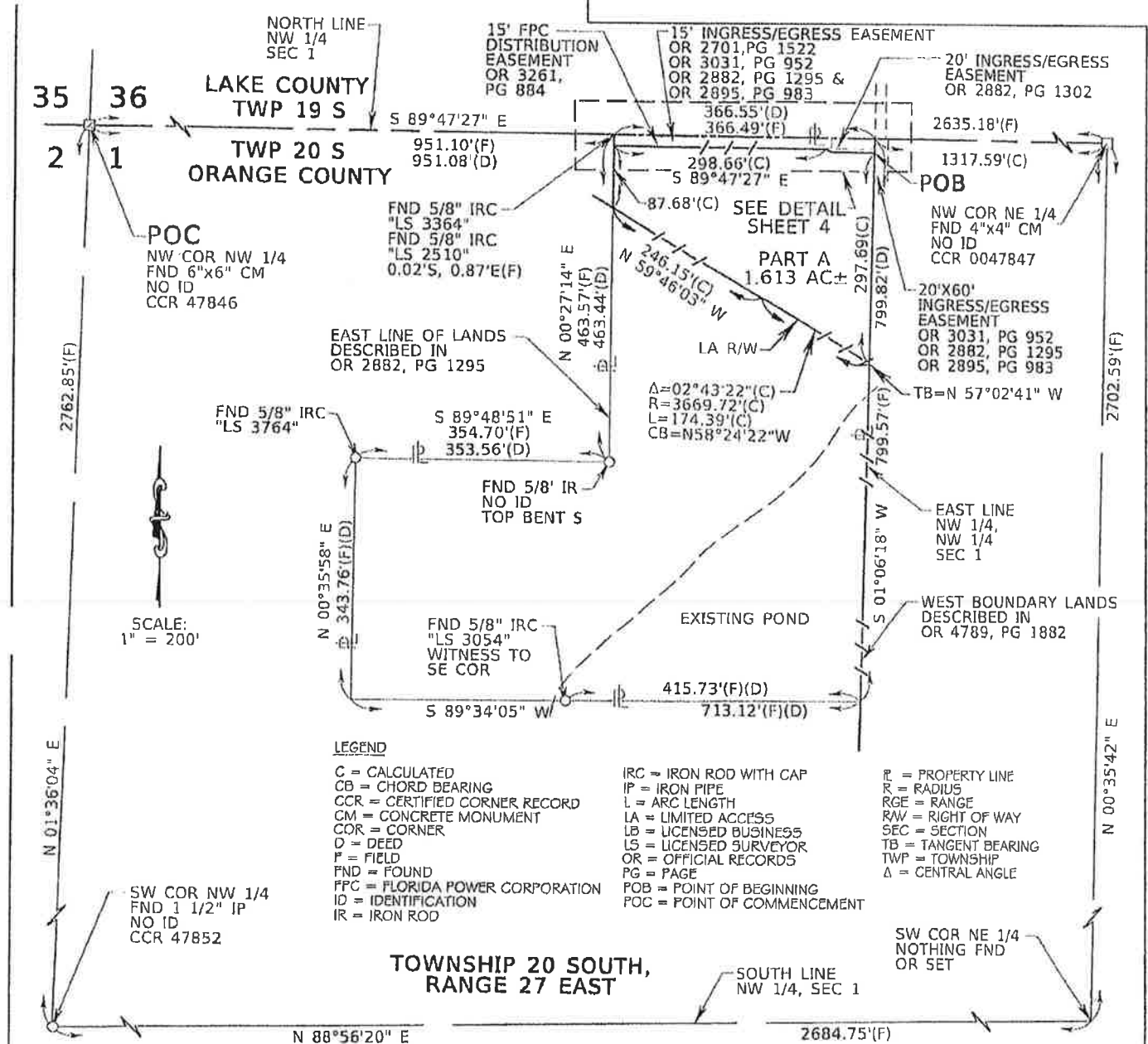
SHEET: 2 OF 4

SKETCH OF DESCRIPTION

PARCEL: 304

PURPOSE: LIMITED ACCESS 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 88°56'20\"
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

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

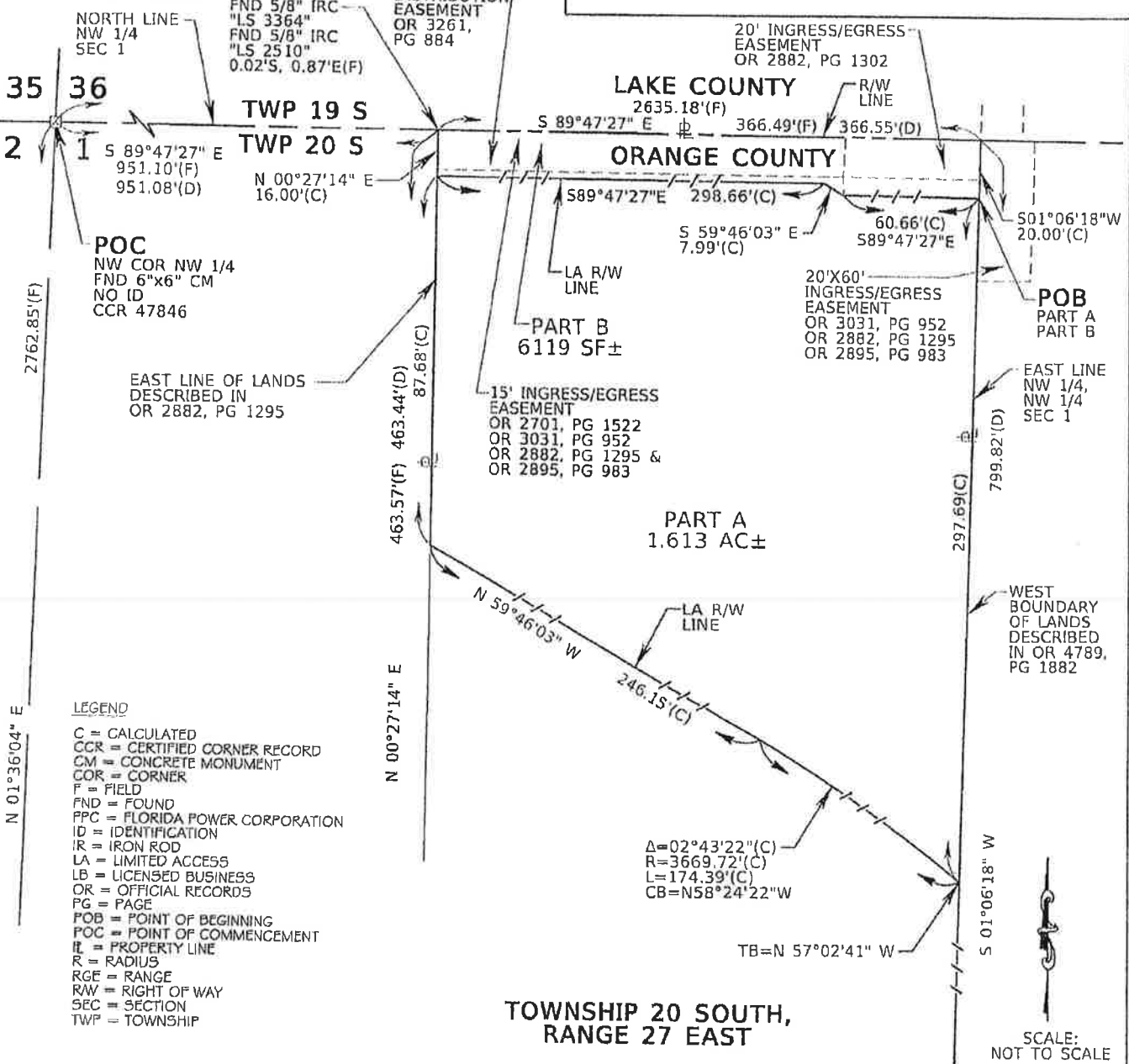
SHEET: 3 OF 4

SKETCH OF DESCRIPTION

PARCEL: 304

PURPOSE: LIMITED ACCESS RIGHT OF WAY
 & RIGHT OF WAY

ESTATE: FEE SIMPLE



GENERAL NOTES:

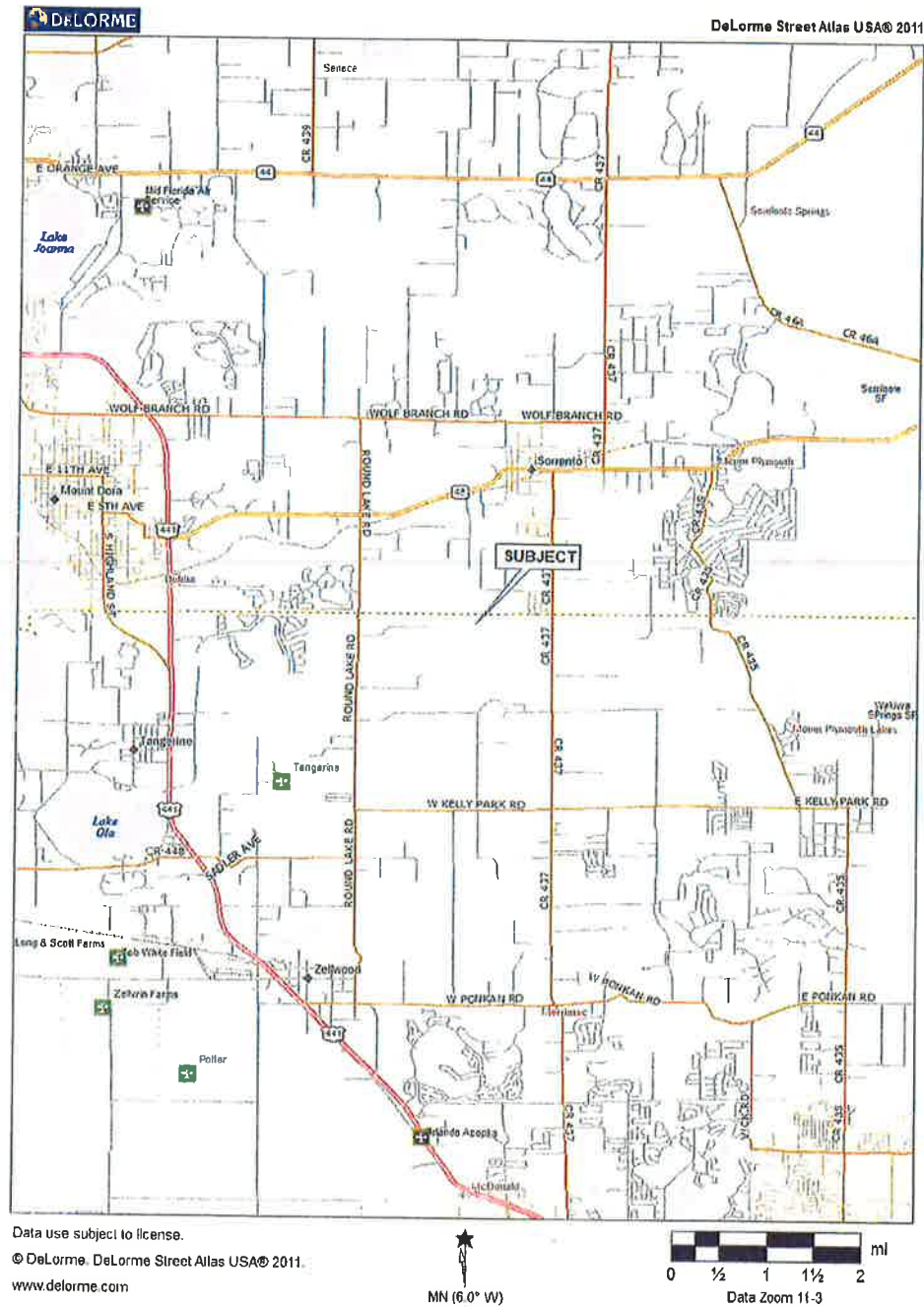
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 88°56'20" EAST.
2. THERE 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.
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FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 11/06/14	URS URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	REVISIONS:
DRAWN BY: DJK	JOB NO:		
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204		SHEET: 4 OF 4

PARCEL NO.: 304
OWNER: JACQUELINE LEWIS-GRESS AND ROY J. GRESS
PROJECT: STATE ROAD 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-204
CITY/COUNTY: ORANGE

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LOCATION MAP



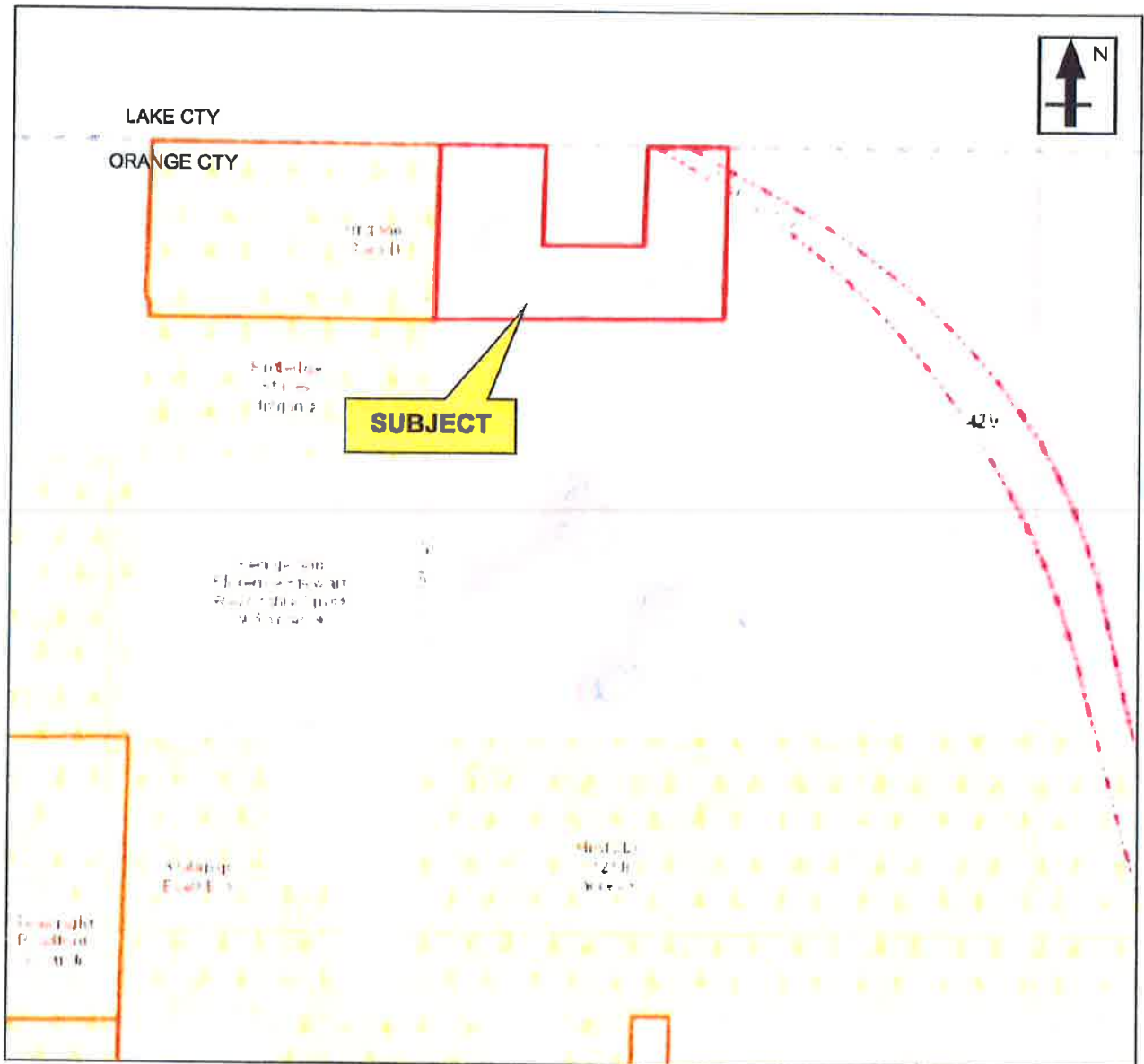
14-070
COPYRIGHT 2014, PINEL & CARPENTER, INC.

EXHIBIT "B"

PARCEL NO.: 304
OWNER: JACQUELINE LEWIS-GRESS AND ROY J. GRESS
PROJECT: STATE ROAD 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-204
CITY/COUNTY: ORANGE

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TAX MAP

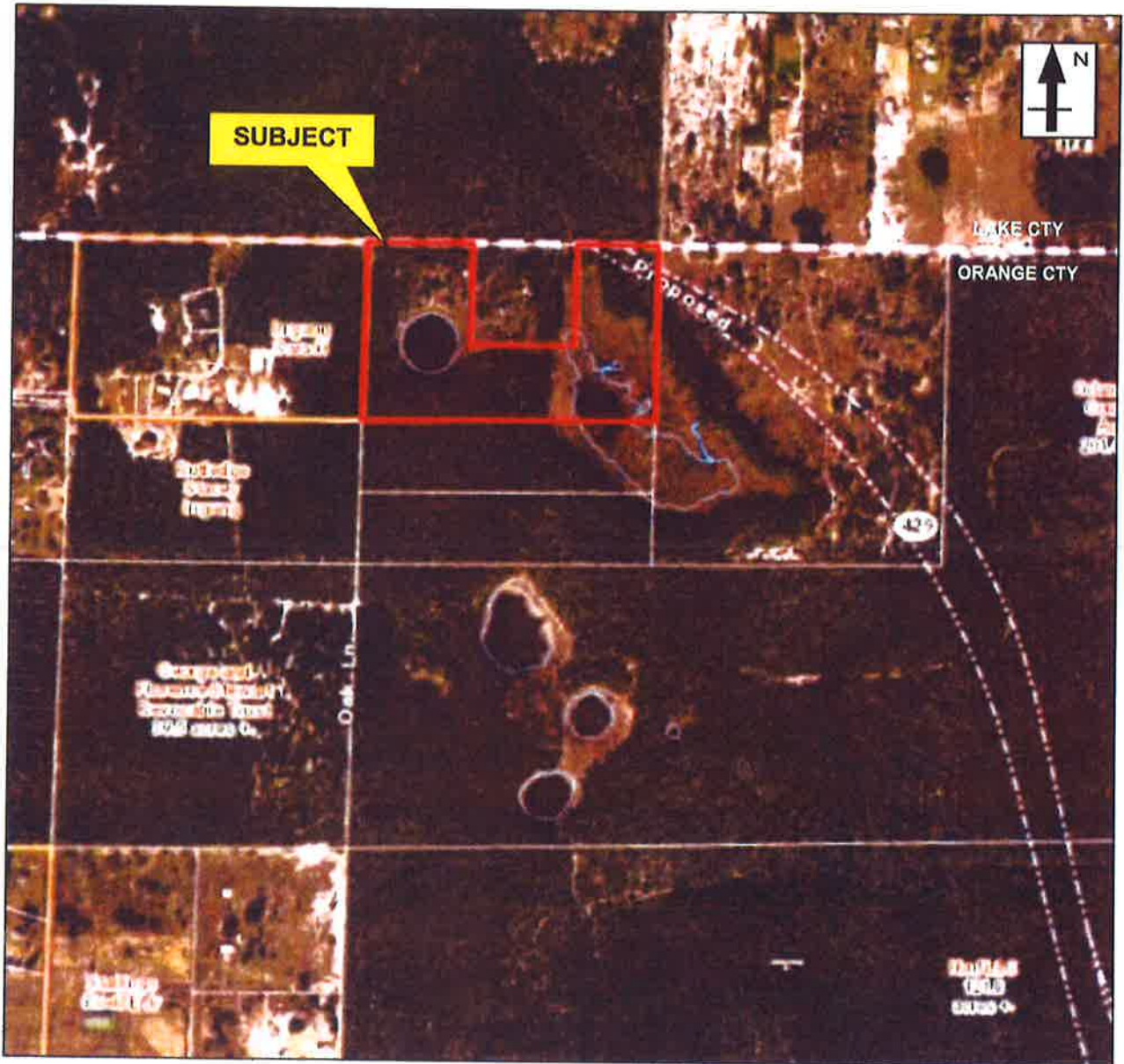


Approximate Representation
Source: Orange County Property Appraiser

PARCEL NO.: 304
OWNER: JACQUELINE LEWIS-GRESS AND ROY J. GRESS
PROJECT: STATE ROAD 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-204
CITY/COUNTY: ORANGE

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AERIAL PHOTOGRAPH



Approximate Representation
Source: Orange County Property Appraiser

PARCEL NO.: 304
OWNER: JACQUELINE LEWIS-GRESS AND ROY J. GRESS
PROJECT: STATE ROAD 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-204
CITY/COUNTY: ORANGE

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SUBJECT PHOTOGRAPHS
Photos taken 08/08/2014



Access to subject property, looking west along unpaved road.



View of the northeastern access easement, looking north from gate to northern access easement

PARCEL NO.: 304
OWNER: JACQUELINE LEWIS-GRESS AND ROY J. GRESS
PROJECT: STATE ROAD 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-204
CITY/COUNTY: ORANGE

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View of the driveway to the subject residence on the left, unpaved road on the right



View of the subject residence looking at the eastern and northern elevations

PARCEL NO.: 304
OWNER: JACQUELINE LEWIS-GRESS AND ROY J. GRESS
PROJECT: STATE ROAD 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-204
CITY/COUNTY: ORANGE

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View of the northeast corner of the subject residence



View of the western elevation of the subject residence

PARCEL NO.: 304
OWNER: JACQUELINE LEWIS-GRESS AND ROY J. GRESS
PROJECT: STATE ROAD 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-204
CITY/COUNTY: ORANGE

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View southeast of approximate location of taking parcel.



Marker denoting the eastern boundary of the acquisition for right of way as seen from the eastern assess easement at the northern access easement.



Invoice

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

Kent Hipp, Esq.
GrayRobinson
301 E. Pine Street, Suite 1400
Orlando, FL 32801

Invoice No: **<Draft>**
February 24, 2016
VHB Project No: 62245.00

Invoice Total \$3,071.46

Professional Planning Services for Eminent Domain Servies - Jacqueline Lewis-Gress & Roy Gress

Professional Services Thru February 13, 2016

Professional Personnel

	Hours	Rate	Amount	
Principal 1	2.00	250.00	500.00	
Technical/Professional 06	.50	125.00	62.50	
Technical/Professional 05	19.50	125.00	2,437.50	
Totals	22.00		3,000.00	
Total Labor				3,000.00

Reimbursable Expenses

Printing	71.46	
Total Reimbursables	71.46	71.46

Total this Invoice \$3,071.46

Billings to Date

	Current	Prior	Total
Labor	3,000.00	0.00	3,000.00
Expense	71.46	0.00	71.46
Totals	3,071.46	0.00	3,071.46



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

Project Number: 62245.00

Period: 201505

Date	Location	Job Type	User	Total
4/24/2015	Orlando FL	Sm Fmt Color Printing	katleshannon	\$1.07
			Total	\$1.07



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

Project Number: 62245.00

Period: 201506

Date	Location	Job Type	User	Total
5/20/2015	Orlando FL	B/W Laser Printing	katieshannon	\$1.03
5/18/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$2.14
5/20/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$60.72
			Total	\$63.89

STATEMENT OF WORK ACCOMPLISHED
LEWIS-GRESS ROW, WEKIVA PKWY.
4-465.1

<u>Invoice No.</u>	<u>Date</u>	<u>Amount</u>
15293	01-10-13	1,350.00
15331	03-07-13	450.00
15714	04-14-15	5,977.50
15738	06-04-15	2,222.43
15752	07-07-15	1,012.50
TOTAL AMOUNT DUE:		11,012.43

**Tipton Associates Incorporated**

760 Maguire Blvd

Orlando, FL 32803-

Tel: 407-894-2055 Fax: 407-896-9949

Invoice Number: 15293

January 10, 2013

Page number 1

Project 4465: Lewis-Gress ROW, Wekiva Pkwy

Kent L Hipp, Esq.

Gray Robinson

P.O. Box 3068

Orlando, FL 32802-3068

Professional Services for the period ended December 31, 2012

Project 4465:1 Parcel

Professional Services

Chief Engineer/Planner

Hours	Rate	Amount
6.00	\$225.00	\$1,350.00
Services Total		<u>\$1,350.00</u>
Charges Subtotal		<u>\$1,350.00</u>
Invoice Total		<u>\$1,350.00</u>

**Tipton Associates Incorporated**

760 Maguire Blvd
Orlando, FL 32803-
Tel: 407-894-2055 Fax: 407-896-9949

Invoice Number: 15331

March 07, 2013

Page number 1

Project 4465: Lewis-Gress ROW, Wekiva Pkwy

Kent L Hipp, Esq.
Gray Robinson
P.O. Box 3068
Orlando, FL 32802-3068

Professional Services for the period ended February 28, 2013

Project 4465:1 Parcel

Professional Services

Chief Engineer/Planner

Hours	Rate	Amount
2.00	\$225.00	\$450.00
Services Total		<u>\$450.00</u>
Charges Subtotal		<u>\$450.00</u>
Invoice Total		<u>\$450.00</u>

Outstanding Invoices	Number	Date	Amount
Invoice	15293	1/10/2013	\$1,350.00
Total Unpaid Invoices			<u>\$1,350.00</u>
Balance Due			<u>\$1,800.00</u>

**Tipton Associates Incorporated**

760 Maguire Blvd
Orlando, FL 32803-
Tel: 407-894-2055 Fax: 407-896-9949

Invoice Number: 15714

April 14, 2015

Page number 1

Project 4465: Lewis-Gress ROW, Wekiva Pkwy

Kent L Hipp, Esq.
Gray Robinson
P.O. Box 3068
Orlando, FL 32802-3068

Professional Services for the period ended March 31, 2015

Project 4465:1 Parcel

Professional Services

Chief Engineer/Planner
Engineer/Planner/Sr. Analyst

Hours	Rate	Amount
25.50	\$225.00	\$5,737.50
1.50	\$135.00	\$202.50
Services Total		\$5,940.00

Reimbursable Expense

Cadd/Computer

	Amount
Cadd/Computer	\$37.50
Reimbursable Total	\$37.50
Charges Subtotal	\$5,977.50
Invoice Total	\$5,977.50

Outstanding Invoices	Number	Date	Amount
Invoice	15293	1/10/2013	\$1,350.00
Invoice	15331	3/7/2013	\$450.00

Total Unpaid Invoices \$1,800.00**Balance Due** \$7,777.50

**Tipton Associates Incorporated**

760 Maguire Blvd

Orlando, FL 32803-

Tel: 407-894-2055 Fax: 407-896-9949

Invoice Number: 15738

June 04, 2015

Page number 1

Project 4465: Lewis-Gress ROW, Wekiva Pkwy

Kent L Hipp, Esq.

Gray Robinson

P.O. Box 3068

Orlando, FL 32802-3068

Professional Services for the period ended June 30, 2015

Project 4465:1 Parcel

Professional Services

Chief Engineer/Planner

Engineer/Planner/Sr. Analyst

Hours	Rate	Amount
8.00	\$225.00	\$1,800.00
2.50	\$135.00	\$337.50
Services Total		<u>\$2,137.50</u>

Reimbursable Expense

Cadd/Computer

Tolls

Personal Car Mileage

Amount

\$37.50

\$6.43

\$41.00Reimbursable Total \$84.93Charges Subtotal \$2,222.43**Invoice Total** **\$2,222.43**

Outstanding Invoices	Number	Date	Amount
Invoice	15293	1/10/2013	\$1,350.00
Invoice	15331	3/7/2013	\$450.00
Invoice	15714	4/14/2015	\$5,977.50

Total Unpaid Invoices **\$7,777.50****Balance Due** **\$9,999.93**

**Tipton Associates Incorporated**

760 Maguire Blvd

Orlando, FL 32803-

Tel: 407-894-2055 Fax: 407-896-9949

Invoice Number: 15752

July 07, 2015

Page number 1

Project 4465: Lewis-Gress ROW, Wekiva Pkwy

Kent L Hipp, Esq.

Gray Robinson

P.O. Box 3068

Orlando, FL 32802-3068

Professional Services for the period ended June 30, 2015

Project 4465:1 Parcel

Professional Services

Chief Engineer/Planner

Hours	Rate	Amount
4.50	\$225.00	\$1,012.50
Services Total		<u>\$1,012.50</u>
Charges Subtotal		<u>\$1,012.50</u>
Invoice Total		<u>\$1,012.50</u>

Outstanding Invoices	Number	Date	Amount
Invoice	15293	1/10/2013	\$1,350.00
Invoice	15331	3/7/2013	\$450.00
Invoice	15714	4/14/2015	\$5,977.50
Invoice	15738	6/4/2015	\$2,222.43

Total Unpaid Invoices \$9,999.93Balance Due \$11,012.43

STATEMENT OF WORK ACCOMPLISHED
LEWIS-GRESS ROW, WEKIVA PKWY.
4-465.1

Invoice No. 15293, January 10, 2013 - \$1,350.00

11/29/12	William E. Tipton, Jr. (WTJ) reviewed plans and information from attorney (1.0 hour)
12/05/12	WTJ downloaded and reviewed additional information from attorney (1.5 hours)
12/17/12	WTJ reviewed information for team meeting (1.0 hour)
12/20/12	WTJ attended team meeting with clients at attorney's office (2.5 hours)

Invoice No. 15331, March 7, 2013 - \$450.00

02/28/13	William E. Tipton, Jr. (WTJ) reviewed additional information from attorney, meeting with Rick Dreggors regarding title work and survey update needed per title work (2.0 hours)
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Invoice No. 15714, April 14, 2015 - \$5,977.50

05/01/14	William E. Tipton, Jr. (WTJ) reviewed plans to determine height of road above remainder parcel for attorney (0.5 hours)
03/11-12/15	WTJ reviewed plans and appraisal from the Central Florida Expressway (6.0 hours)
03/20/15	WTJ reviewed plans to evaluate after access for team meeting (3.0 hours)
03/23/15	WTJ reviewed plans and addressed client's questions for team meeting, attended team meeting at attorney's office (5.0 hours)
03/25-27/15	WTJ worked on draft letter report and drawings, evaluated after access based upon owner's concerns (9.0 hours)
03/26/15	Daniel N. Tipton (DNT) created Autoturn runs for the vehicles requested by the owner on the plan sheet for the new access road (1.5 hours)
03/31/15	WTJ continued work on draft letter report and drawings (2.0 hours)

Invoice No. 15738, June 4, 2015 - \$2,222.43

04/09/15	Daniel N. Tipton (DNT) created additional Auto-turn runs for additional vehicles, revised vehicles to align with existing remaining roadway (2.5 hours)
04/13/15	William E. Tipton, Jr. (WTJ) attended site meeting with Rick Dreggors (4.0 hours)
05/18/15	WTJ prepared and sent summary email of engineering and cure issues to project team (2.0 hours)
05/20/15	WTJ attended team meeting at attorney's office (2.0 hour)

**STATEMENT OF WORK ACCOMPLISHED
LEWIS-GRESS ROW, WEKIVA PKWY.
4-465.1**

Invoice No. 15752, July 7, 2015 - \$1,012.50

06/01/15	William E. Tipton, Jr. (WTJ) worked on Access Road 1 cure plan for stipulated Order of Taking (1.0 hour)
06/03/15	WTJ reviewed 100% plans provided by Central Florida Expressway attorney, corresponded with client's attorney, prepared Access road 1 cure plan based upon new 100% plans for Central Florida Expressway (3.5 hours)

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

PREPARED FOR MEDIATION

January 8, 2016

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

RE: Owner: Lewis-Gress
Project: Wekiva Parkway
Parcel No.: 304
County: Orange

INVOICE

Inspect subject property, meeting with owners and experts, review access and land size areas for the subject property, review titlework regarding same, conferences with owner's representative regarding highest and best use of the property before the taking, research/analysis of land sales, research/analysis of improved home sales, analysis of sales, meeting with experts and owner's representative to review our findings, review information regarding access easement for the Parkway contractor, analysis and review of the value of an easement, conference with owner's representative to review.

Abrams Schmidt:	22.25 Hrs. x \$175/Hr. =	\$3,894
Dreggors:	22.00 Hrs. x \$275/Hr. =	<u>6,050</u>
Total		\$9,944

Thank you,

Richard C. Dreggors, GAA
President

RCD/ddp

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

OWNER	LEWIS-GRESS	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	304	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
03/13/15	REVIEW OF FILE/SUBJECT DATA; REVIEW/ANALYSIS OF CONDEMNOR APPRAISAL; ANALYSIS OF CARPENTER SALES.	3.50
03/24/15	REVIEW NOTES FROM MEETING; REVIEW MAP SHOWING ACCESS.	1.25
04/10/15	PREPARE FOR SITE INSPECTION.	0.50
04/13/15	PREPARE FOR SITE INSPECTION; INSPECTED SUBJECT PROPERTY AND MET WITH OWNERS.	1.75
05/15/15	RESEARCH LAND SALES.	2.25
05/18/15	RESEARCH/ANALYSIS OF SALES; CONFERENCE CALL WITH ENGINEER; ANALYSIS OF DAMAGES; REVIEW OF ENGINEER'S ANALYSIS; PREPARE FOR MEETING WITH CLIENTS.	4.75
05/19/15	ANALYSIS OF SALES; RAN PRELIMINARY NUMBERS; ANALYSIS OF DAMAGES; CONFERENCE WITH RICK TO PREPARE FOR MEETING; PREPARE EXHIBITS FOR MEETING.	3.50
05/20/15	PREPARE FOR MEETING; MEETING WITH EXPERTS AND OWNERS.	3.00
09/03/15	PREPARE EXHIBITS FOR OWNER'S REPRESENTATIVE; MEETING WITH RICK TO REVIEW.	<u>1.75</u>
	TOTAL HOURS	22.25

OWNER	LEWIS-GRESS	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	304	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
11/27/12	REVIEW INFORMATION ON THE SUBJECT PARCEL; CONFERENCE WITH OWNER'S REPRESENTATIVE.	0.75
12/20/12	PREPARE FOR AND MEET WITH OWNER AND EXPERTS TO BECOME FAMILIAR WITH FAMILY OWNERSHIPS/USES AND REVIEW TAKING.	1.25
01/02/13	REVIEW SURVEY FOR SUBJECT.	0.50
01/03/13	REVIEW EASEMENTS PROVIDED BY OWNER REGARDING ACCESS.	1.25
01/24/13	REVIEW ADDITIONAL TITLEWORK REGARDING ACCESS; CONFERENCE WITH OWNER'S REPRESENTATIVE.	1.00
02/28/13	MEETING WITH ENGINEER; CONFERENCE WITH OWNER'S REPRESENTATIVE; REVIEW SURVEYS AND EASEMENTS.	1.00
04/21/14	CONFERENCE WITH OWNER'S REPRESENTATIVE TO DISCUSS PRELIMINARY OPINIONS ON HIGHEST AND BEST USE OF THE SUBJECT PARCEL.	0.75
04/22/14	REVIEW INFORMATION ON THE SUBJECT PARCEL FROM OWNER'S REPRESENTATIVE.	0.25
03/09/15	REVIEW AND CONFERENCE WITH OWNER'S REPRESENTATIVE TO PREPARE FOR MEETING.	1.25
03/23/15	REVIEW CFX APPRAISAL; PREPARE FOR AND MEET WITH OWNERS TO REVIEW VALUATION ISSUES AND SCOPE OF WORK.	3.75
04/13/15	PREPARE FOR AND INSPECT SUBJECT; MEET WITH OWNERS TO DISCUSS TAKING.	1.50
05/15/15	REVIEW INFORMATION TO PREPARE FOR MEETING; MEETING WITH ASSOCIATE TO PREPARE FOR MEETING.	1.50
05/20/15	PREPARE FOR AND MEET WITH OWNERS TO REVIEW OUR PRELIMINARY FINDINGS.	4.25

OWNER	LEWIS-GRESS	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	304	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
09/03/15	PREPARE AND REVIEW ADDITIONAL DOCUMENTS FOR CFX.	0.75
12/04/15	REVIEW INFORMATION ON THE ACCESS EASEMENT NEEDED BY CFX CONTRACTOR.	0.50
12/08/15	REVIEW INFORMATION WE HAVE RECEIVED FROM CFX; CONFERENCE WITH ENGINEER; ANALYSIS OF TWO YEAR TCE VALUES FOR HAUL ROAD; CONFERENCE WITH OWNER'S REPRESENTATIVE TO REVIEW.	<u>1.75</u>
	TOTAL HOURS	22.00