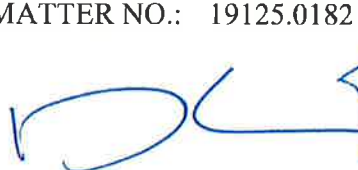




MEMORANDUM

TO: Central Florida Expressway Authority Board Members
FROM: David A. Shontz, Esq., Right-of-Way Counsel
DATE: May 27, 2016
RE: State Road 429 Wekiva Parkway, Project 429-204; Parcel 305
Proposed Settlement Including Fees and Costs

CLIENT-MATTER NO.: 19125.0182

A handwritten signature in blue ink, appearing to be "DAS", is written over the "FROM" and "DATE" lines.

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the approval of the CFX Board of the negotiated settlement between Thomas Lewis, (the "Owner") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 305 (the "Taking" or "Property") for the construction of State Road 429 Wekiva Parkway, Project 429-204.

DESCRIPTION AND BACKGROUND

Parcel 305 (Part A) is the fee simple acquisition of 1,548 square feet, more or less, and Parcel 305 (Part B) is the fee simple acquisition of 0.213 acres from a parent tract totaling 5.019 acres located south of the Lake County/Orange County line in Orange County, Florida. The subject is the homestead of Mr. Lewis, and is improved with a two-story 2,344 square foot single family residence. The property is zoned A-1, Citrus Rural District, by Orange County, with a future land use designation of R, Rural/Agricultural.

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 continued use of the existing residential improvements. Mr. Durrance used eight (8) comparable land sales ranging in size from 2.81 acres to 10.82 acres, with prices ranging from \$24,000 to \$29,300 per acre to arrive at an estimate of the land value of the Subject Property of \$25,000 per acre.

Mr. Durrance also used four (4) comparable improved sales ranging in size from 2.40 acres to 5.12 acres, with prices ranging from \$217,000 to \$295,000 (and \$94 to \$114 per square foot of living area), to estimate the improved value of the parent tract at \$125,000 land value and \$134,500 improvements for a total of \$260,000. Thus, Mr. Durrance opines the value of the part taken of 0.249 acres at \$25,000 per acre or \$6,200, and the improvements at \$1,500, for a total of land and improvements taken of \$7,700.

The remainder home will be 310 feet from the Wekiva Parkway right-of-way, and adjacent to the Parkway bridge. Due to the proximity of the expressway, Mr. Durrance opines the remainder will be damaged by 28.6%. Thus, Mr. Durrance opines the market value of the subject taking to be \$82,700, consisting of \$6,200 for land, \$1,500 for improvements, and \$75,000 for damages to the remainder.

Mr. Lewis is represented by Rachael Crews, of GrayRobinson. Although Mr. Lewis has not completed his appraisal report, Mrs. Crews retained Rick Dreggors for the appraisal, Bill Tipton, Jr., for engineering, and Jim Hall for land planning. Based upon the experts' input, Mrs. Crews argued other comparable sales indicate land values up to \$50,000 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 \$135,000 in full settlement of all claims for compensation by the property owners, plus reduced expert fees of \$12,600, plus statutory attorney's fees of \$17,259.

For the above-cited reasons, Right-of-Way counsel requests the CFX Board approve the negotiated settlement in the amount of \$135,000, plus attorney's fees and costs and expert's fees and costs totaling \$29,859, 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 305.

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 \$164,859 in full settlement of all claims for compensation in the acquisition of Parcel 305, 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 14722268 1

LEGAL DESCRIPTION

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

PART A

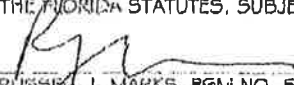
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1,
TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING
THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5923, PAGE 4943,
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

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.


RUSSELL J. MARKS, PGM NO. 5623

10/28/2014
DATE

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

STATE ROAD 429

DESIGNED BY: RJM

DATE: 10/28/14

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. 6639

REVISIONS:

SHEET: 1 OF 4

EXHIBIT "A"

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

SIGNED BY: RJM

DATE: 10/28/14

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

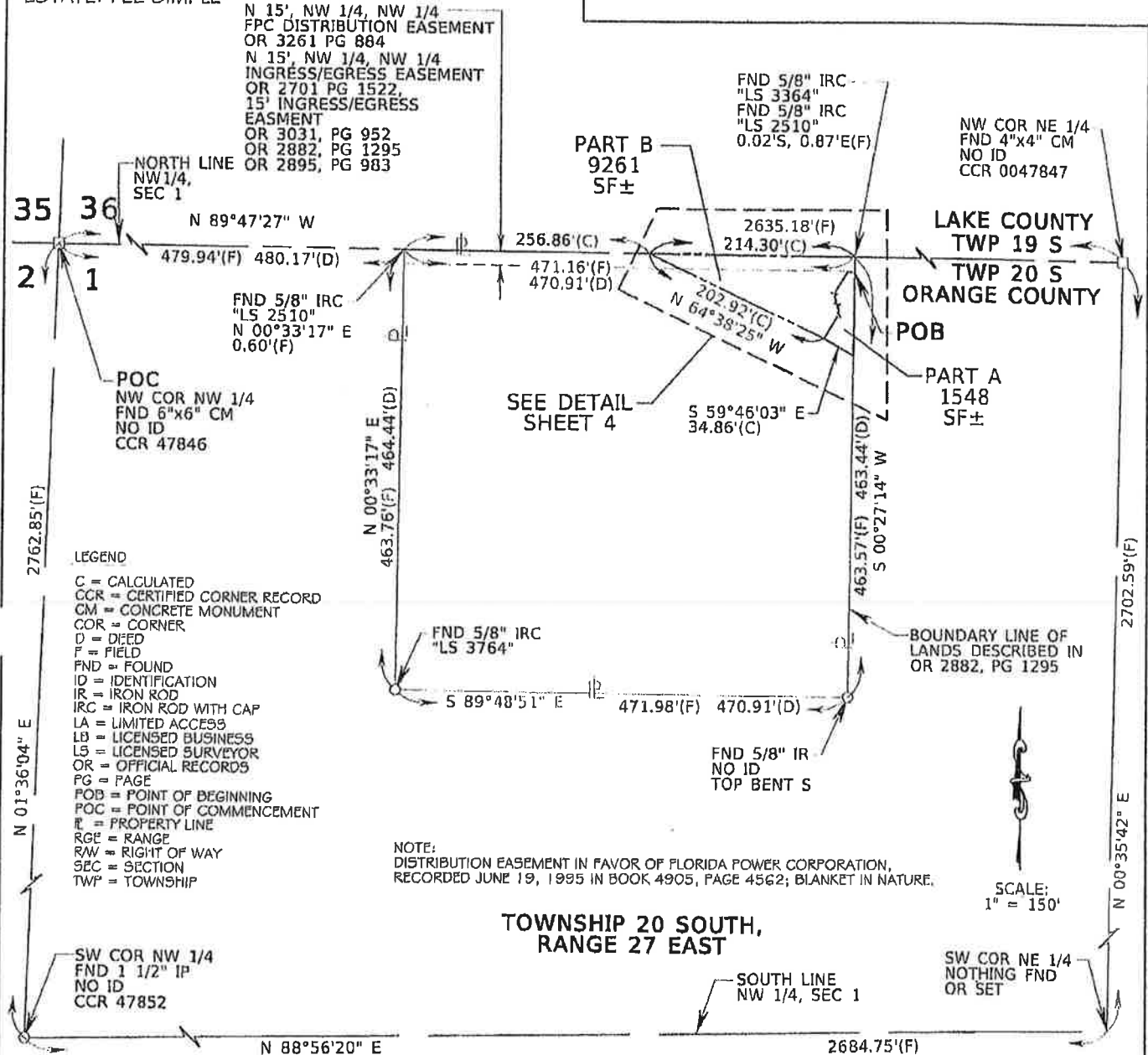
SHEET: 2 OF 4

SKETCH OF DESCRIPTION

PARCEL: 305

PURPOSE: LIMITED ACCESS RIGHT OF WAY
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 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.
- 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 "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

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

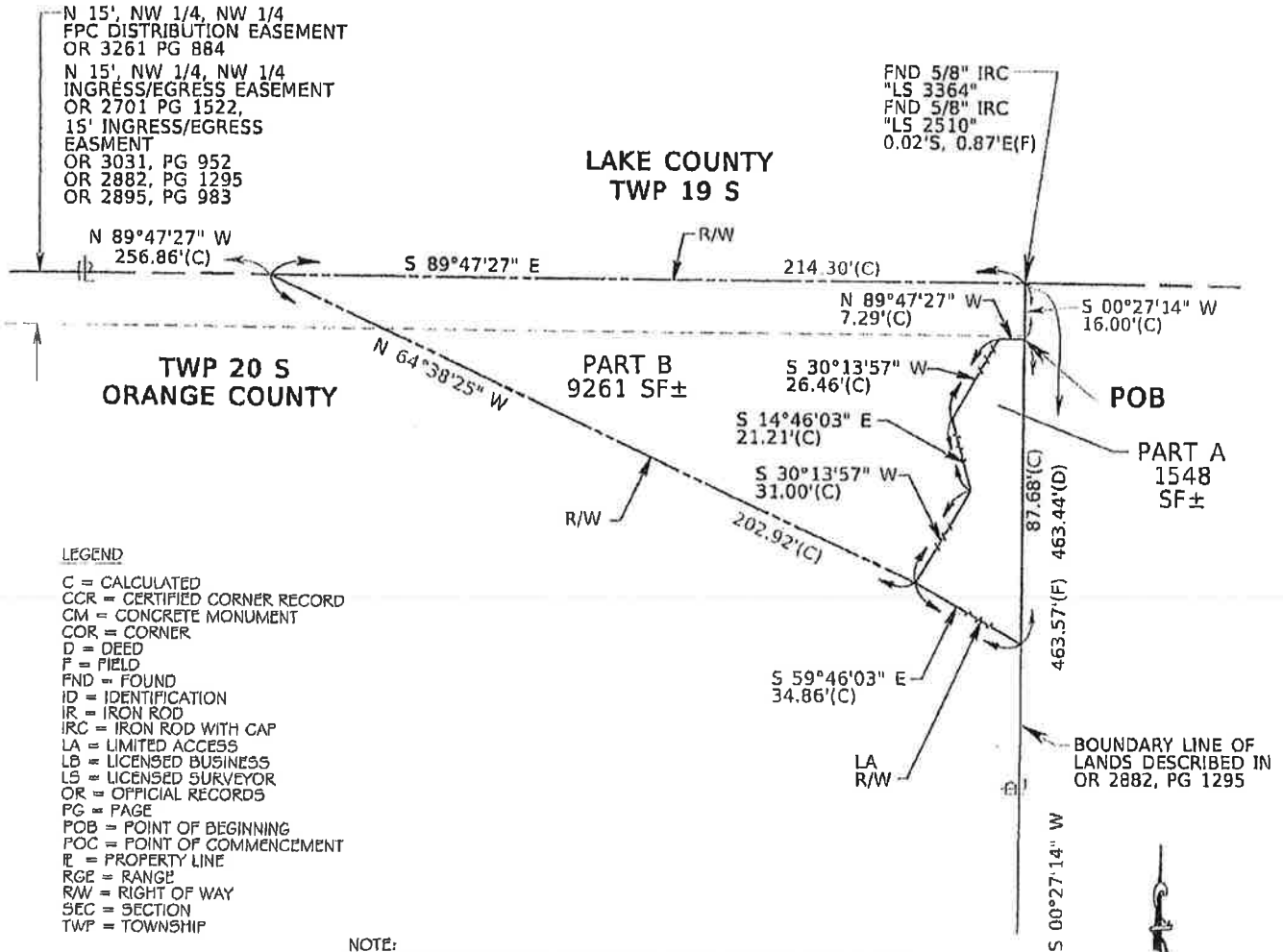
SKETCH OF DESCRIPTION

PARCEL: 305

PURPOSE: LIMITED ACCESS RIGHT OF WAY

& RIGHT OF WAY

ESTATE: FEE SIMPLE



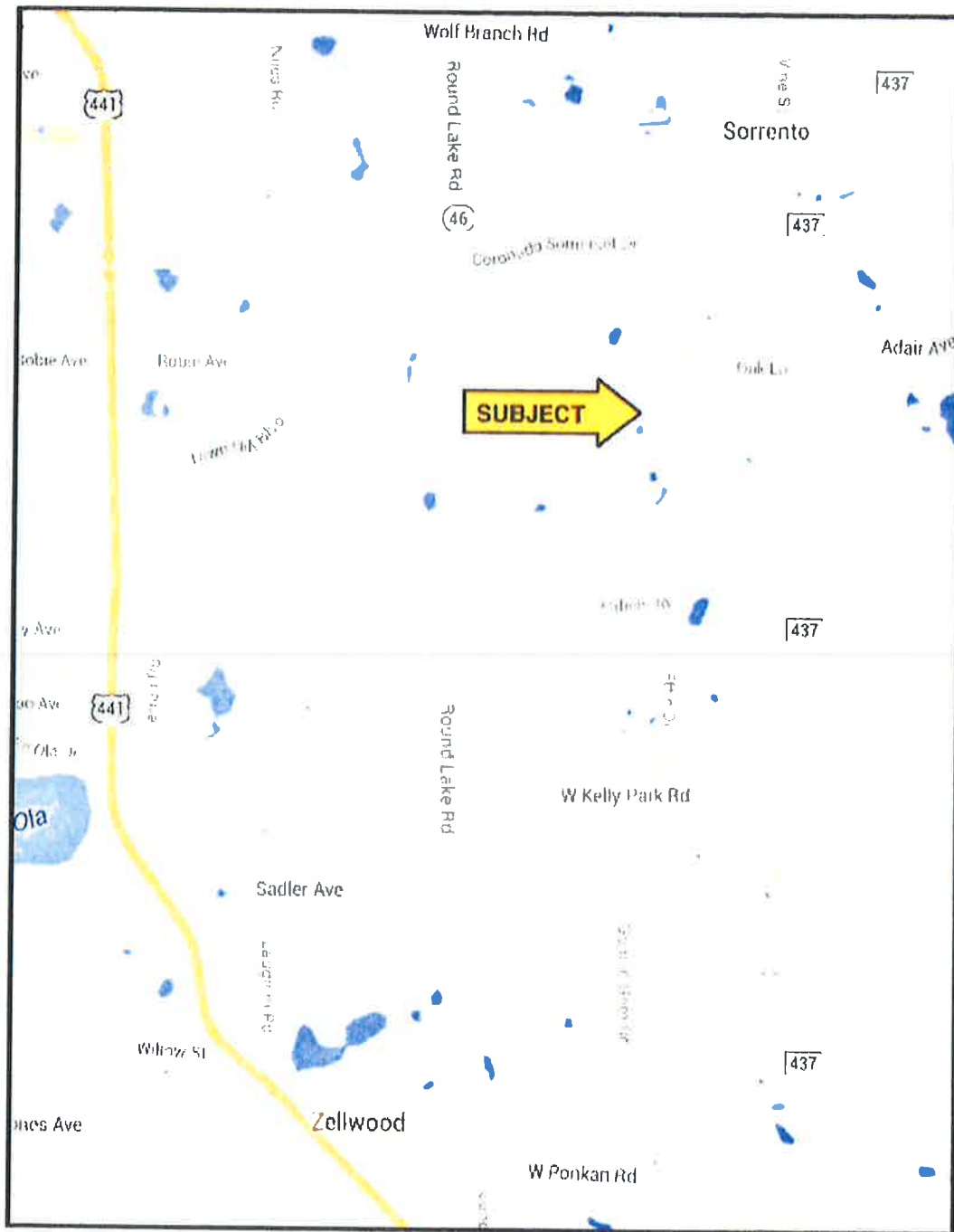
**TOWNSHIP 20 SOUTH,
 RANGE 27 EAST**

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. 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 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



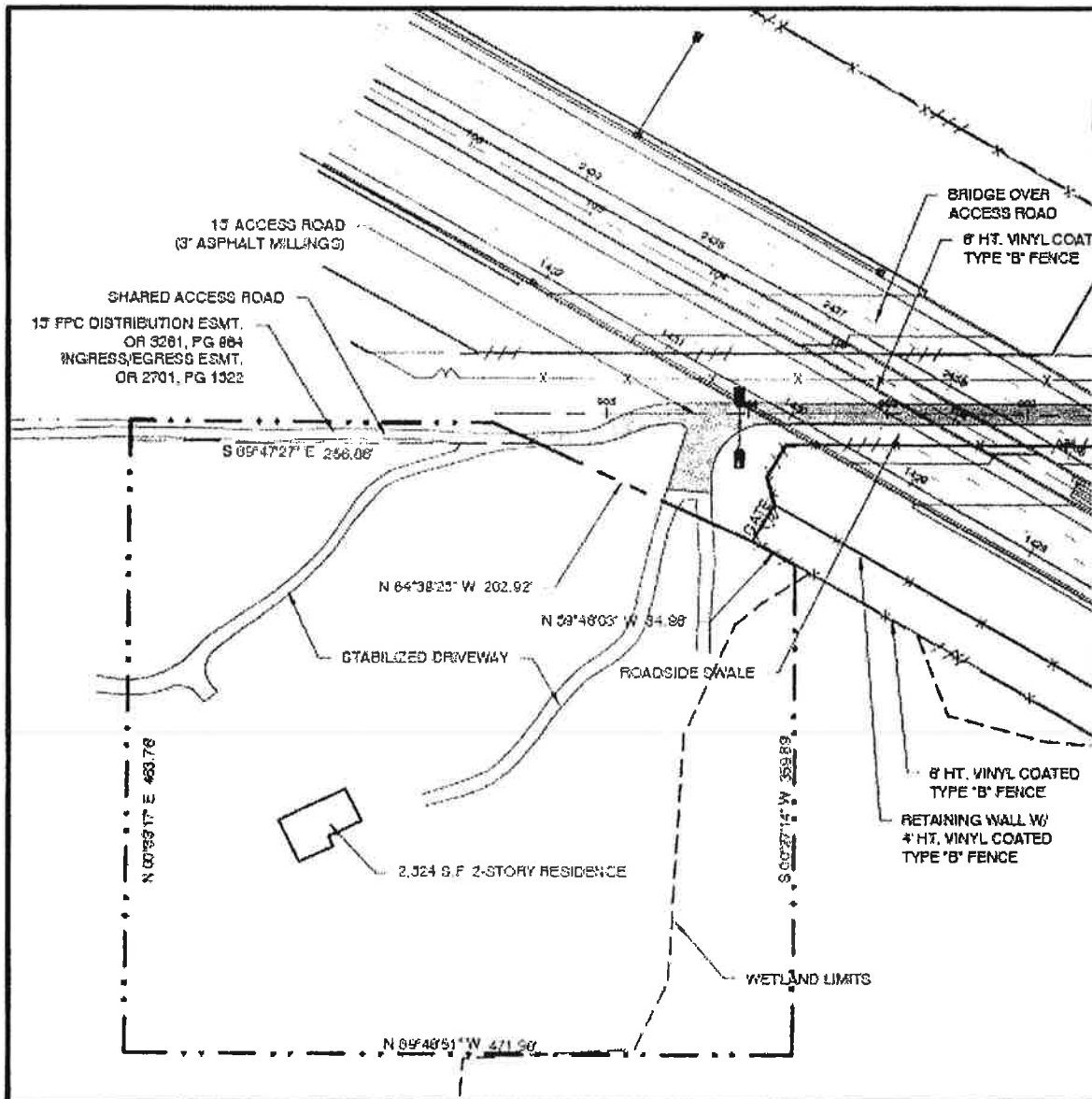
LOCATION MAP



LOCATION MAP



BIRD'S EYE VIEW



State Road 429 (Wekiva Parkway), within this section, will be constructed as a six-lane divided limited-access highway. The construction plans show the proposed roadway will be constructed with depressed center medians utilized for stormwater storage. The proposed roadway will have an open drainage system consisting of roadside swales that will direct stormwater runoff from the roadway to ditch bottom inlets and convey it to drainage retention areas, constructed with the roadway project, that will treat and attenuate stormwater prior to discharging.

This section of the roadway project includes an interchange with Ramp K that will connect the Wekiva Parkway to State Road 46 in Lake County. The construction plans show an elevated bridge will be constructed adjacent to the remainder to maintain access from the public right-of-way. The bridge will have a minimum span of 67 feet and a minimum vertical clearance of 16.5 feet over the access road. The proposed access road alignment will be located 21 feet



Northerly view of the single-family home. (Photo #1)



View of the stabilized driveway connection. (Photo #2)

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

February 24, 2016

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

RE: Owner: Lewis
 Project: Wekiva Parkway
 Parcel No.: 305A & B
 County: Orange

INVOICE

Meeting with owner and experts, review taking, review easements and titlework for subject, review valuation issues, inspect subject property, review subject plans and documents.

Researcher:	2.50 Hrs. x \$ 75/Hr. =	\$ 187
Abrams:	20.50 Hrs. x \$175/Hr. =	3,586
Dreggors:	10.75 Hrs. x \$275/Hr. =	<u>2,957</u>
Total		\$6,730

Thank you,

Richard C. Dreggors, GAA
President

RCD/ddp

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

EXHIBIT "C"

OWNER	LEWIS	RESEARCHER
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	305A & B	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
09/20/13	RESEARCH COMPARABLE SALES.	0.75
09/23/13	CONTINUE RESEARCH OF COMPARABLE SALES.	1.25
09/24/13	CONTINUE RESEARCH OF COMPARABLE SALES.	<u>0.50</u>
	TOTAL HOURS	2.50

OWNER	LEWIS	COURTNEY ABRAMS
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	305A & B	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
03/13/15	REVIEW OF FILE/SUBJECT DATA; REVIEW/ANALYSIS OF DURRANCE'S APPRAISAL/SALES.	3.00
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	3.75
05/18/15	RESEARCH/ANALYSIS OF SALES; CONFERENCE CALL WITH ENGINEER; ANALYSIS OF DAMAGES; REVIEW OF ENGINEER'S ANALYSIS.	4.00
05/19/15	ANALYSIS OF SALES; CONFERENCE WITH RICK TO PREPARE FOR MEETING; RAN PRELIMINARY NUMBERS; PREPARED EXHIBITS FOR MEETING.	3.75
05/20/15	PREPARE FOR MEETING; MEETING WITH EXPERTS AND OWNERS.	2.75
09/03/15	PREPARE EXHIBITS FOR OWNER'S REPRESENTATIVE; MEETING WITH RICK TO REVIEW EXHIBITS.	<u>1.00</u>
	TOTAL HOURS	20.50

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

DATE	TYPE OF SERVICE	HOURS
12/21/12	PREPARE FOR AND MEET WITH OWNER AND EXPERTS TO BECOME FAMILIAR WITH FAMILY OWNERSHIPS/USES AND REVIEW TAKING.	1.50
01/07/13	REVIEW EASEMENTS FOR SUBJECT REGARDING ACCESS.	0.25
01/24/13	REVIEW TITLEWORK REGARDING ACCESS; CONFERENCE WITH OWNER'S REPRESENTATIVE.	0.75
03/23/15	PREPARE FOR AND MEET WITH OWNERS TO REVIEW VALUATION ISSUES AND SCOPE OF WORK.	0.75
04/13/15	PREPARE FOR AND INSPECT SUBJECT; MEET WITH OWNERS TO DISCUSS TAKING.	1.75
05/19/15	REVIEW INFORMATION TO PREPARE FOR MEETING; MEETING WITH ASSOCIATE TO PREPARE FOR MEETING.	1.25
05/20/15	PREPARE FOR AND MEET WITH OWNERS TO REVIEW OUR PRELIMINARY FINDINGS.	4.00
07/30/15	REVIEW SUBJECT PLANS AND OTHER DOCUMENTS.	<u>0.50</u>
	TOTAL HOURS	10.75



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: 62337.00

Invoice Total \$319.53

Professional Planning Services for Lewis Property

Professional Services Thru February 13, 2016

Professional Personnel

	Hours	Rate	Amount	
Principal 1	1.00	250.00	250.00	
Technical/Professional 06	.50	125.00	62.50	
Totals	1.50		312.50	
Total Labor				312.50

Reimbursable Expenses

Printing			7.03	
Total Reimbursables			7.03	7.03

Total this Invoice \$319.53

Billings to Date

	Current	Prior	Total
Labor	312.50	0.00	312.50
Expense	7.03	0.00	7.03
Totals	319.53	0.00	319.53



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

Project Number: 62337.00

Period: 201508

Date	Location	Job Type	User	Total
7/1/2015	Orlando FL	Large Format Bond Plot (SQ FT)	PSalazar	\$6.39
		Total		\$6.39

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 \$450.00

Charges Subtotal \$450.00

Invoice Total \$450.00

Outstanding Invoices	Number	Date	Amount
Invoice	15293	1/10/2013	\$1,350.00

Total Unpaid Invoices \$1,350.00**Balance Due \$1,800.00**

**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**

	Hours	Rate	Amount
Chief Engineer/Planner	25.50	\$225.00	\$5,737.50
Engineer/Planner/Sr. Analyst	1.50	\$135.00	\$202.50
Services Total			\$5,940.00

Reimbursable Expense

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

<u>Outstanding Invoices</u>	<u>Number</u>	<u>Date</u>	<u>Amount</u>
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

	Hours	Rate	Amount
Chief Engineer/Planner	8.00	\$225.00	\$1,800.00
Engineer/Planner/Sr. Analyst	2.50	\$135.00	\$337.50
Services Total			<u>\$2,137.50</u>

Reimbursable Expense

	Amount
Cadd/Computer	\$37.50
Tolls	\$6.43
Personal Car Mileage	\$41.00
Reimbursable Total	<u>\$84.93</u>

Charges 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 Magulre 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:l 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				<u>\$9,999.93</u>
Balance Due				<u>\$11,012.43</u>

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)