

MATEER HARBERT, P.A.
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Orlando, Florida 32801
Telephone (407) 425-9044
Facsimile (407) 423-2016

MEMORANDUM

TO: Central Florida Expressway Authority Board Members

FROM: Jay W. Small, Right of Way Counsel
Mateer Harbert, P.A.



DATE: January 24, 2017

RE: S.R. 429 Wekiva Parkway, Project 429-203; Project Orlando, LLC; Parcels 197/897;
Ms. Vickie Davis d/b/a Bay Hills Equestrian Center; apportionment claim

Mateer & Harbert, P.A., right of way counsel, seeks this Board's approval of a settlement of an apportionment claim with Respondent, Vicki Davis d/b/a Bay Hills Equestrian Center ("Davis"). Davis was the tenant on the parent tract of property owned by Project Orlando, LLC ("Project Orlando").

INTRODUCTION

After settlement discussions and meetings, subject to approval by the Right of Way Committee and the Board, CFX and Davis have negotiated an all-inclusive settlement of Davis' apportionment claim for \$60,000.00, including interest, and attorneys' fees and costs. This settlement will resolve all remaining claims of Davis. Davis has also agreed to assign her apportionment claim to CFX which will allow CFX to stand in her shoes to assert, prosecute, and claim any apportionment claim Davis had against the owner of Parcels 197/897.

PROCEDURAL HISTORY

The valuation trial regarding Parcels 197/897 is scheduled on the March 2017 trial docket in front of Judge Janet C. Thorpe. Davis will not present evidence of the value of the parcels taken and severance damages at the trial.

Davis made a claim for business damages, and the Right of Way Committee and the Board approved a settlement of her business damage claim for \$85,000.00. A final judgment was entered by the Court ratifying that settlement on September 16, 2015. That settlement did not resolve her apportionment claim. Her sole remaining claim is for apportionment of the award of compensation payable to Project Orlando. Davis claims that her existing lease was below market value and that she is entitled to be paid a share of the condemnation award based on the difference between the rent she paid (referred to as the contract rental rate) and a fair market rental rate. Davis' lease of

the subject property contained an automatic renewal provision although it was terminable at will by either the tenant or landlord upon thirty (30) days' notice.

Davis and Project Orlando, after the entry of a final judgment awarding compensation for the taking of parcels 197/897, would have to try the apportionment claim before the trial Court judge in a separate, post-jury trial evidentiary hearing. Davis presumably would argue that her lease represented a bonus value, i.e., the contract rental rate was below the market rental rate, and Project Orlando presumably would present evidence disputing her entitlement to make a claim or the amount thereof. An apportionment hearing would require both Davis and Project Orlando to present appraisal testimony and valuation evidence on the issue of whether Davis had a bonus value to the lease. This sort of evidence would require the appraisers for Davis and Project Orlando to undertake an analysis of Davis' existing equestrian lease, the rent rates for comparable rental properties, and the value, if any, of the lease's automatic renewal option. An order of apportionment would then be entered by the Court allocating the award of compensation between the tenant's interest in the property (the leasehold interest) and the landlord's interest in the property (the leased fee).

Under Florida's condemnation law, the Central Florida Expressway Authority ("CFX") is responsible for the reasonable costs incurred by owners in determining the amount of compensation to be paid for the taking and supplemental proceedings, including apportionment proceedings. Florida's case law and condemnation law regard a tenant and a landlord to be owners entitled to reimbursement of reasonable attorneys' fees and costs. Consequently, CFX is obligated to pay the tenant's and landlord's reasonable attorneys' fees and costs, including reasonable court costs and appraisal fees, for litigating the apportionment claim.

DESCRIPTION OF PROPERTY AND TAKING

The abbreviated parent tract to parcels 197/897 is 102.064± acres. On September 9, 2014, CFX condemned parcels 197/897 for Section 1B of the Wekiva Parkway project. Parcel 197 is further identified as parcels 197 and 197 (A through D). CFX condemned parcel 897 as a permanent easement to construct a bridge linking parcels 197(A) and 197(D). This easement allows for a connection between Project Orlando's eastern and western remainders. It is wide enough to permit Project Orlando to construct an internal connector road linking the eastern and western remainders when the property was ripe for ultimate development.

CFX'S AND PROJECT ORLANDO'S APPRAISAL REPORTS

Walter N. Carpenter, MAI, State-Certified General Real Estate Appraiser, appraised the property for CFX. Applying the sales comparison approach, he estimated the value of parcels 197 and 897 to be \$9,530,000.00 and \$38,600.00, respectively. His estimated severance damages are \$2,161,400.00, and his total estimate of value of the taking is \$11,730,000.00. Heywood M. Cantrell, MAI, State-Certified General Real Estate Appraiser, appraised the property for Project Orlando. He estimated the values of parcels 197 and 987 to be \$15,059,027.00, respectively. His estimated severance damages are \$15,756,254.00, and his total estimate of value of the taking is \$30,815,281.00. Neither appraiser estimated the value of Davis' leasehold interest or based their

opinions of value on the income approach. Nor did they estimate the value of the tenant's and landlord's leasehold and leased fee interests.

DAVIS' APPRAISAL REPORT

Since no final judgment for the taking has been entered yet, the procedural posture of the case makes it premature for Davis to prepare a detailed apportionment analysis by a real estate appraiser. Without disclosing the specific details of Davis potential apportionment claim, the amount that she claims for apportionment is substantial.

While CFX would not be involved in litigating the apportionment claim between Davis and Project Orlando, it is reasonable to assume that CFX would incur some attorneys' fees and costs in reviewing various pleadings and motions filed in that apportionment proceeding, and it would have to pay Davis' and Project Orlando's reasonable attorneys' fees and costs.

VICKIE DAVIS' ATTORNEYS' FEES AND EXPERT COSTS

Attached to this memorandum are edited and redacted copies of the invoices from Davis' counsel indicating her attorneys' and expert witnesses' fees. These are summarized below:

Attorneys' Fees	Hourly Rates	Amount Invoiced
Fishback Dominick (A. Kurt Ardaman)	\$500.00 \$475.00 \$400.00 \$275.00 \$225.00	\$183,297.50
Experts' Fees	Hourly Rates	Amount Invoiced
Cawthra Consulting & Appraisals, Inc. (Charles E. Cawthra III, ASA)	\$150.00	\$2,400.00
Allen H. Angus, LLC (Allen Angus, General Contractor)	\$150.00	\$862.50
Calhoun, Dreggors & Associates, Inc. (Richard C. Dreggors, GAA)	\$175.00 \$275.00	\$9,662.00
Total		\$196,222.00

Irrespective of the merits of Davis' apportionment claim, conservatively it could cost the tenant and landlord \$25,000.00 each in attorneys' fees and costs to litigate this issue – the reasonable costs for which CFX is ultimately liable. For settlement purposes, the amounts of experts' fees appear reasonably supported in light of the complexity of the issues, the tasks assigned the experts, and the amount in controversy although counsel does not necessarily agree that all fees and costs are properly taxable against CFX.

Given the forgoing review of Davis' claim, attorneys' fees and costs and considering CFX's exposure for additional attorneys' fees and costs in connection with the apportionment

claim, we believe the amount of the settlement and Davis' assignment of her apportionment claim to CFX to be reasonable. A table summarizing Ms. Davis' claim against the proposed settlement is below.

	Davis' Initial Demand	Proposed Settlement
Tenant's Requested Apportionment	Substantial	--
Attorneys' Fees (Fishback Dominick)	\$183,297.50	--
Experts' Fees (Cawthra, Angus, and Dreggors)	\$ 12,924.50	--
Total	\$ 196,222.00	\$60,000.00

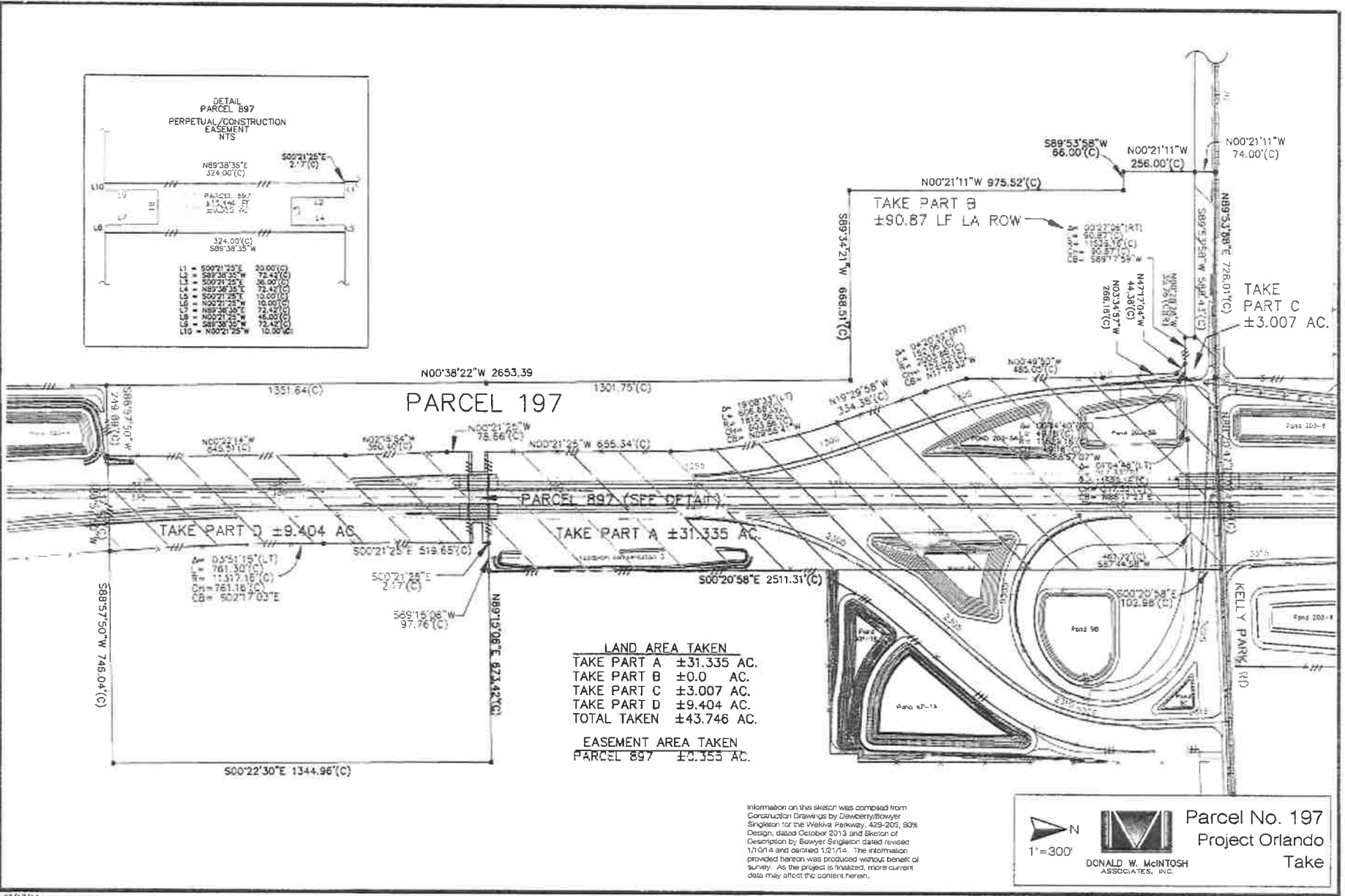
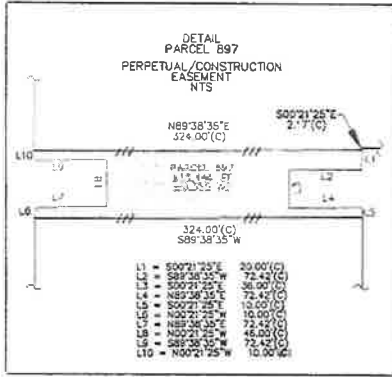
RECOMMENDATION

The Right of Way Committee recommended CFX's Board approval of the proposed settlement on January 25, 2017. The undersigned respectfully requests that this Board approve the proposed settlement in the amount of \$60,000.00 to settle any and all remaining claims of Davis, including her pending apportionment claim, attorney's fees, expert fees, and costs, provided that Ms. Davis, at counsel for CFX's election, include in the Stipulated Final Judgment an assignment to CFX of Respondent's apportionment claim against the owners of Parcels 197/897 and their successors and assigns.

Attachments:

- Diagram of the Wekiva Parkway
- Aerial
- Sketch of the Property
- Settlement Agreement
- Invoices from the Owner's Counsel and Experts

REVIEWED BY: *Joseph Hassiatore*



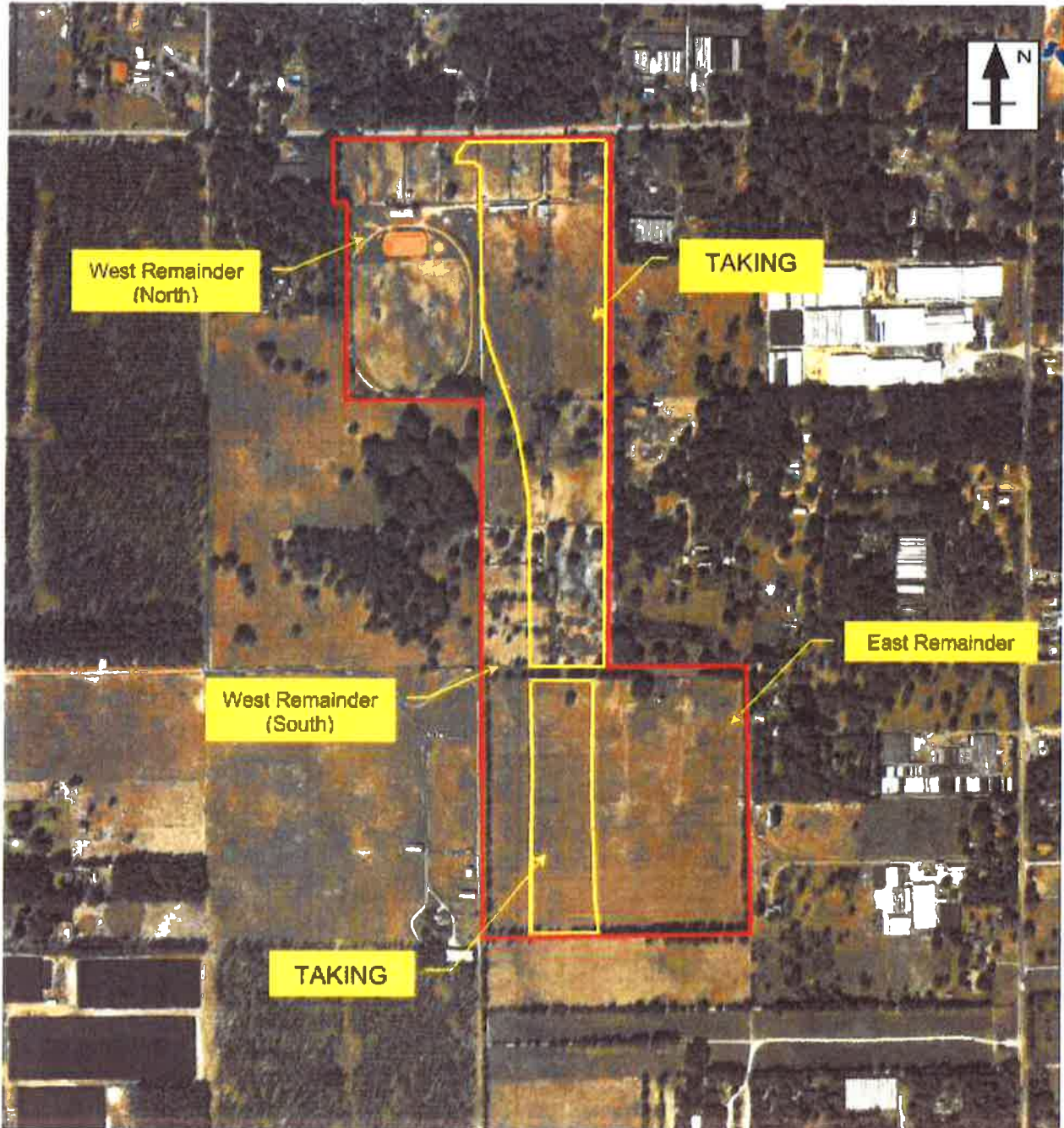
Information on this sketch was compiled from Construction Drawings by Devoery/Bowyer Singleton for the Wekiva Parkway, 429-202, 80% Design, dated October 2013 and Sketch of Description by Bowyer Singleton dated revised 1/1/14 and dated 1/2/14. The information provided hereon was produced without benefit of survey. As the project is finalized, more current data may affect this content herein.

N
 1" = 300'
 DONALD W. McINTOSH ASSOCIATES, INC.
 Parcel No. 197
 Project Orlando
 Take

PARCEL NO.: 197 AND 897
OWNER: PROJECT ORLANDO, LLC
PROJECT: STATE ROAD 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-203
CITY/COUNTY: APOPKA/ORANGE

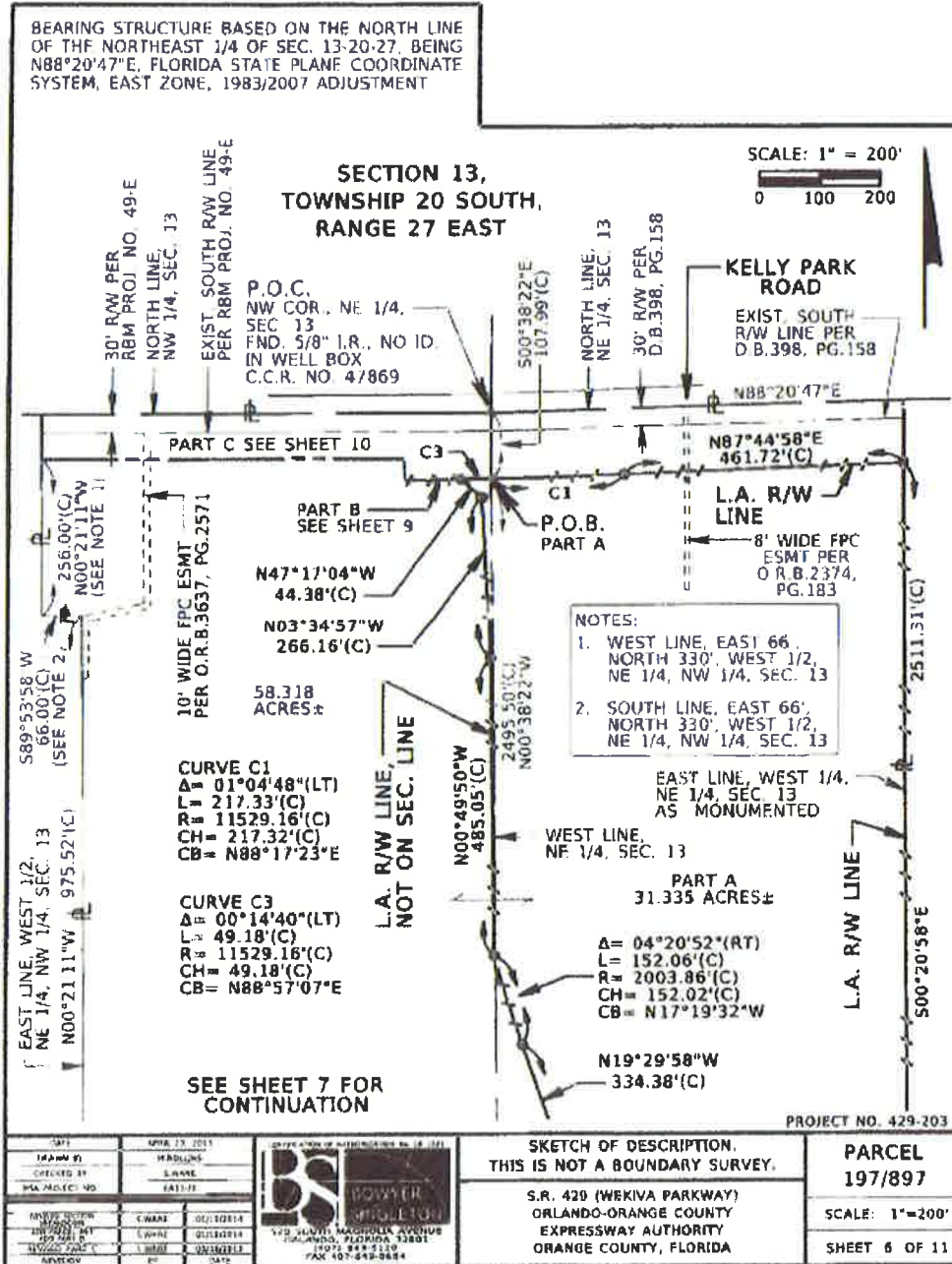
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AERIAL PHOTO (ACQUISITION)



PARCEL NO.: 197 AND 897
 OWNER: PROJECT ORLANDO, LLC
 PROJECT: STATE ROAD 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-203
 CITY/COUNTY: APOPKA/ORANGE

PARCEL SKETCH OF THE ACQUISITION



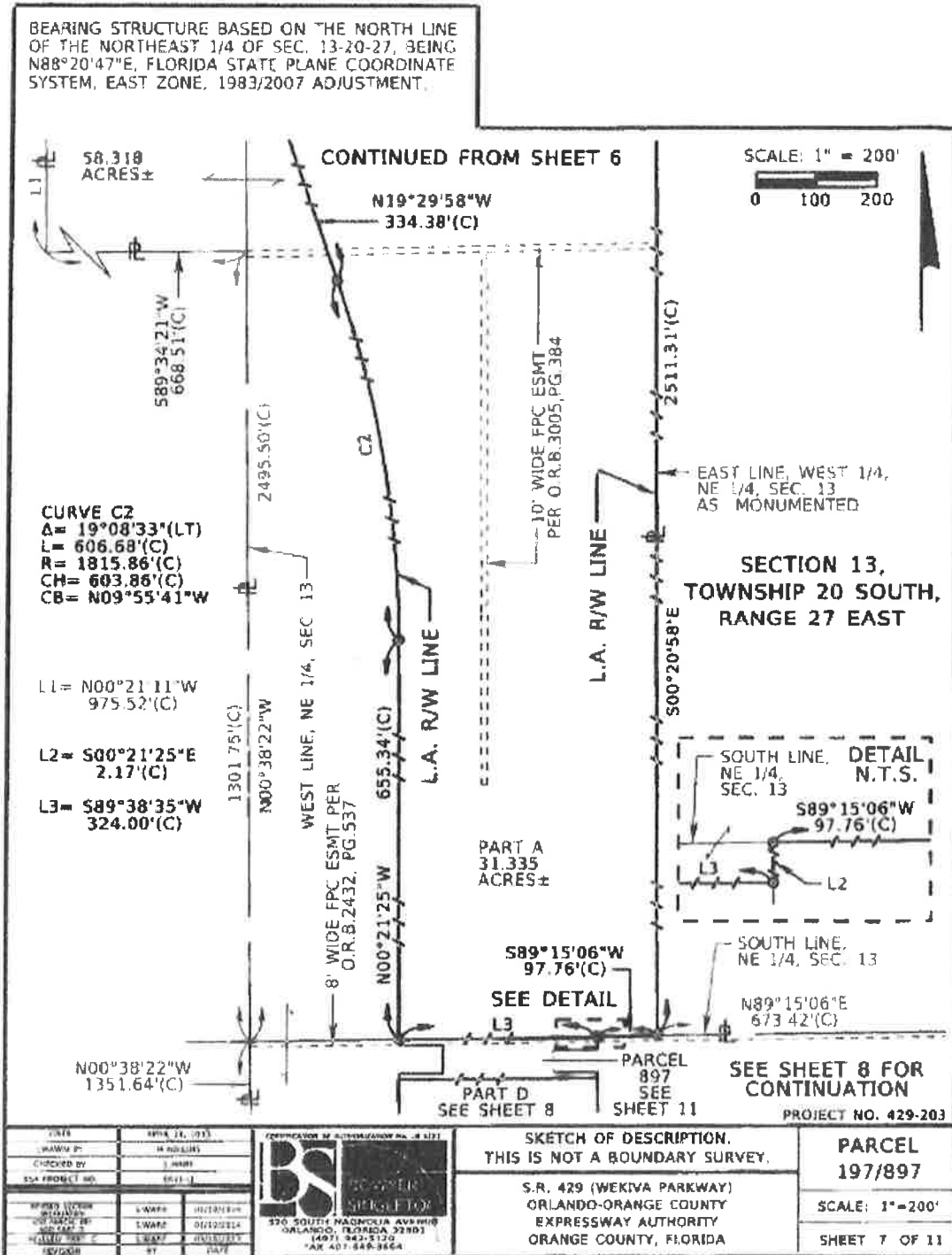
PARCEL NO.: 197 AND 897

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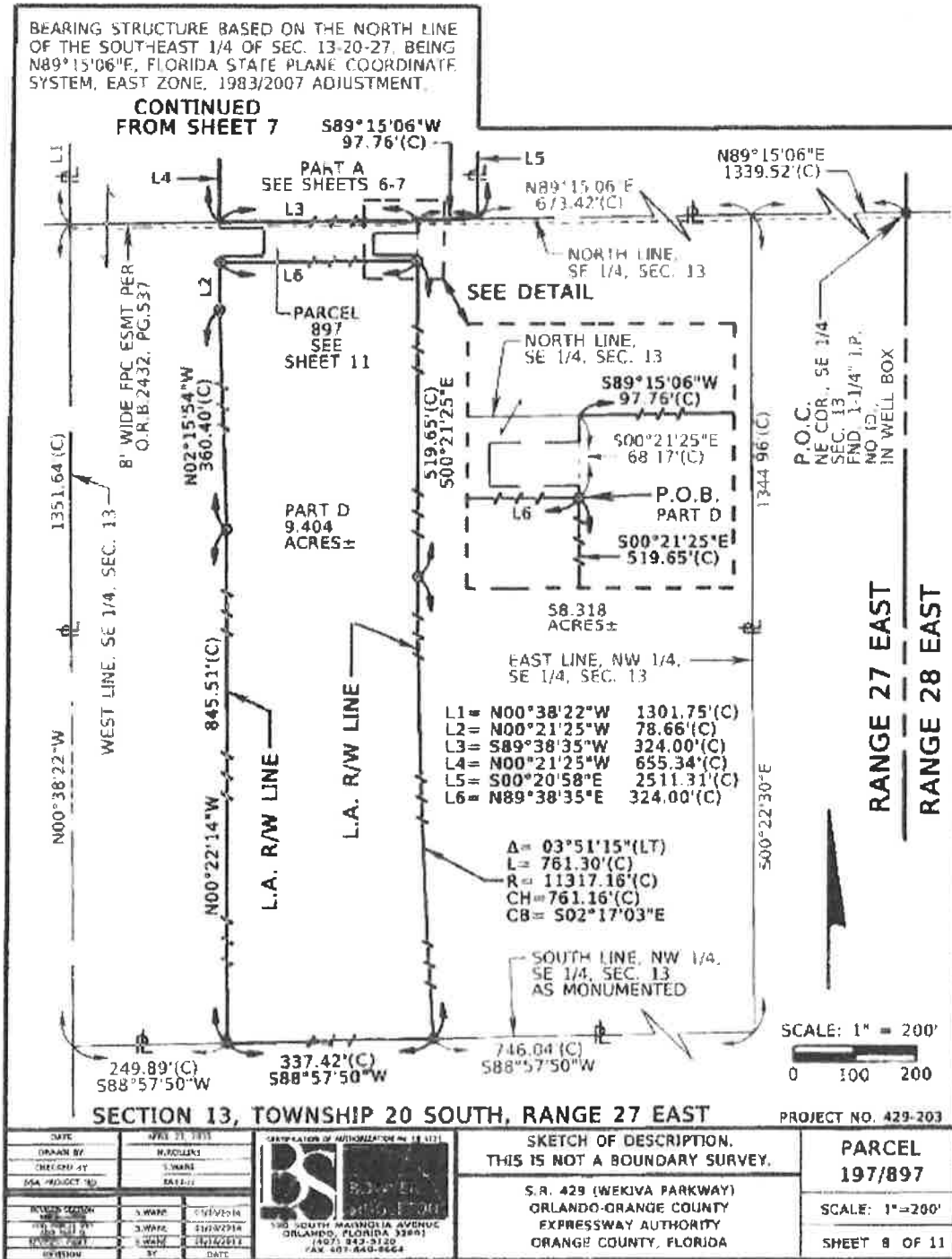
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PROJECT: STATE ROAD 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-203

CITY/COUNTY: APOPKA/ORANGE



PARCEL NO.: 197 AND 897
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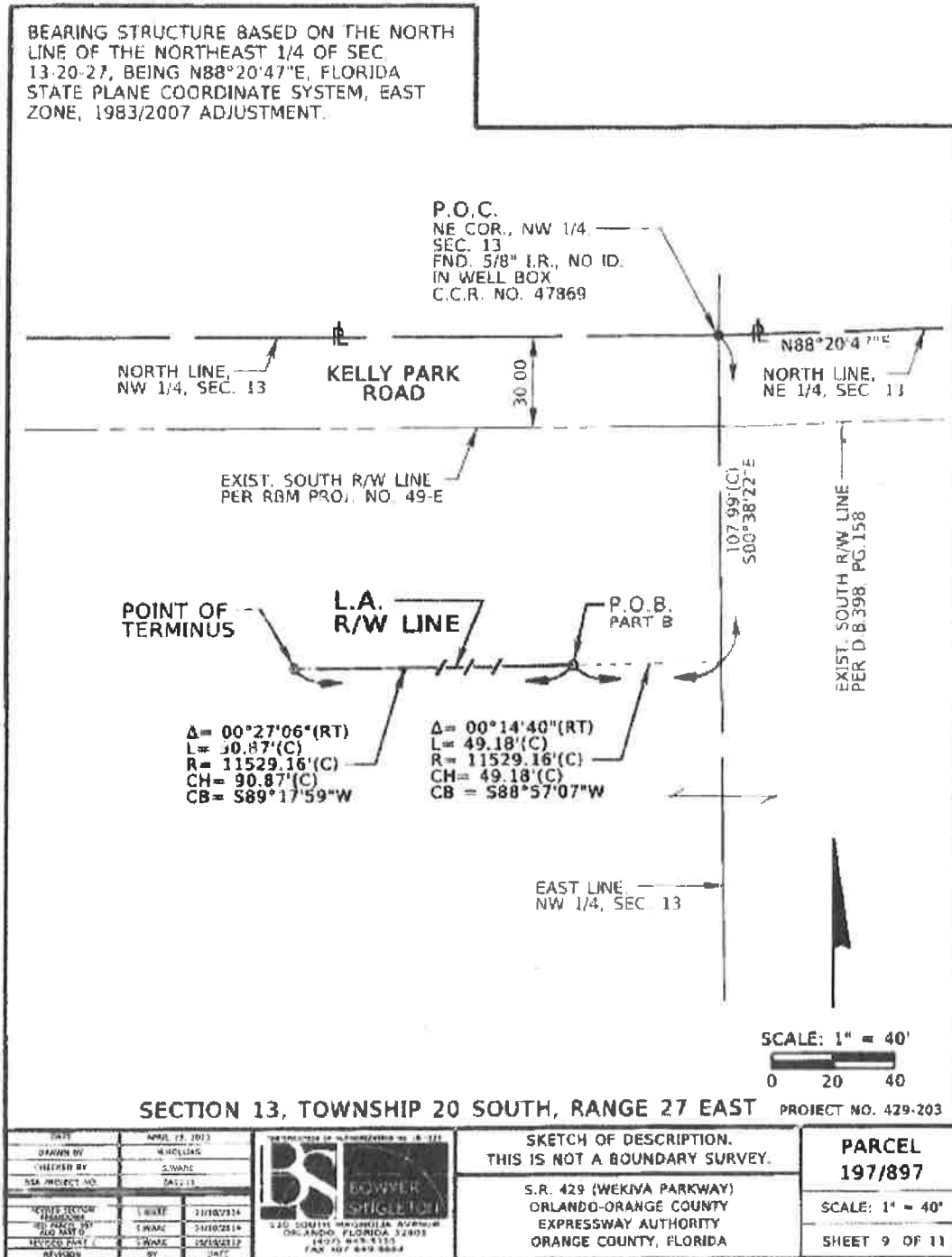
PARCEL NO.: 197 AND 897

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OWNER: PROJECT ORLANDO, LLC

PROJECT: STATE ROAD 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-203

CITY/COUNTY: APOPKA/ORANGE



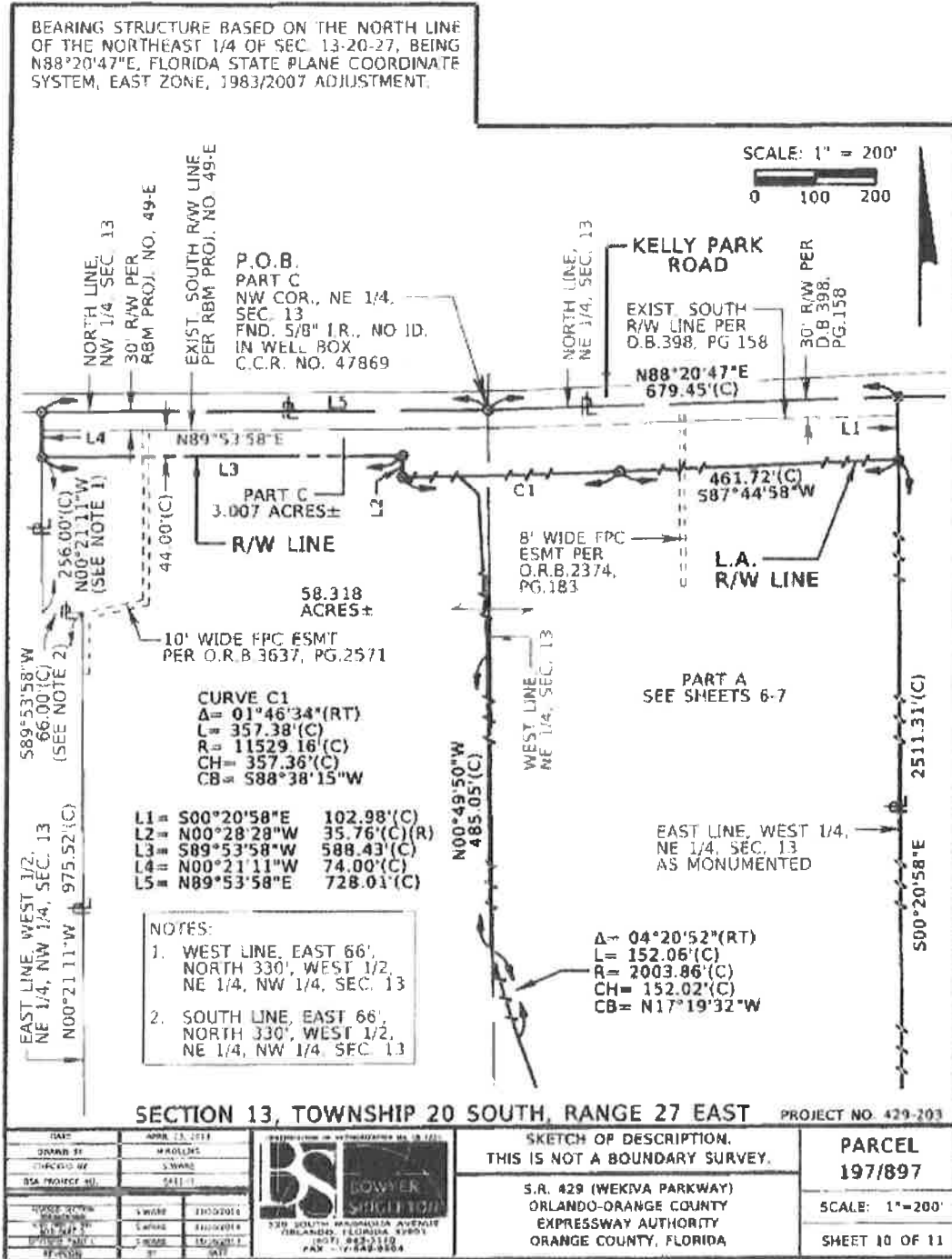
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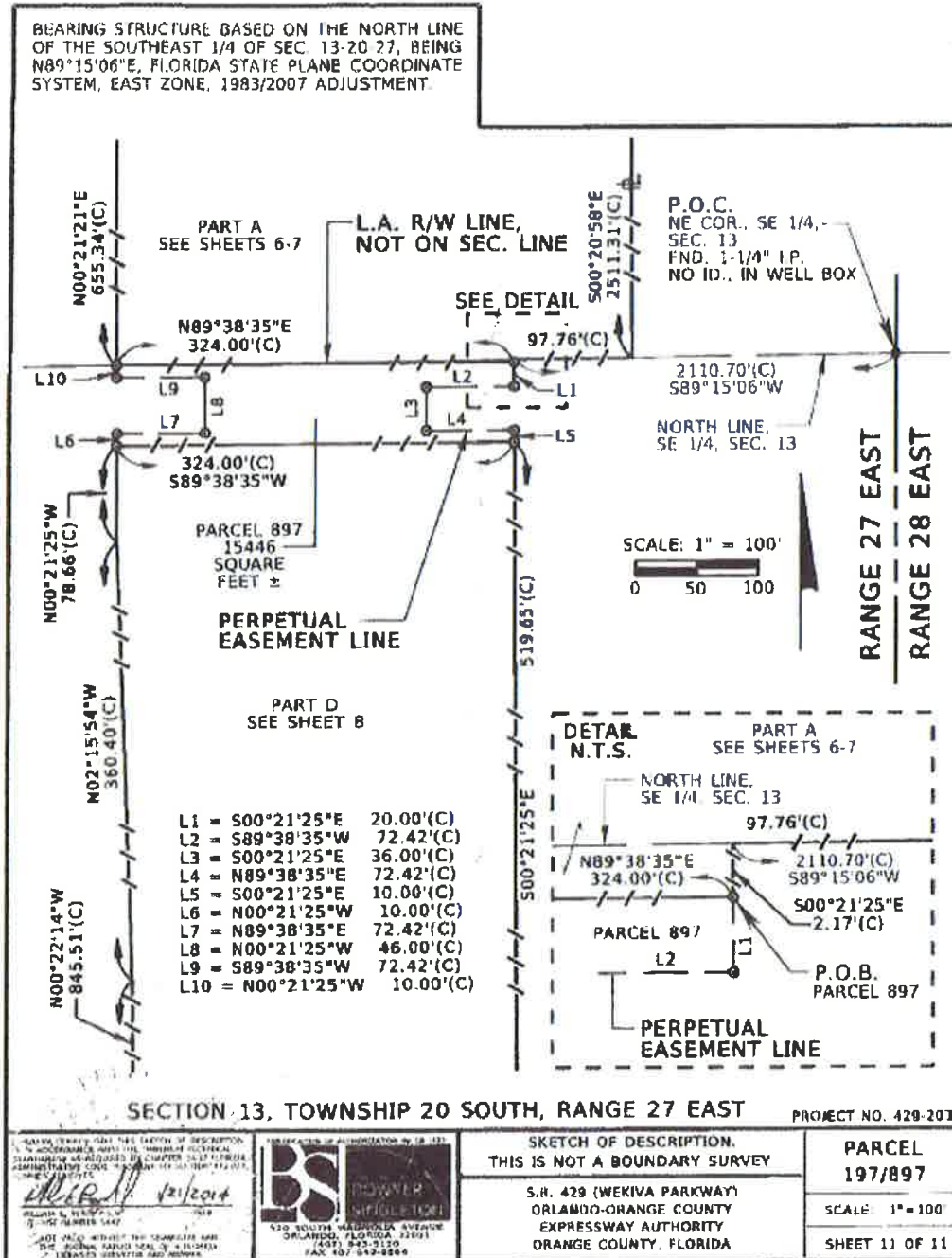
OWNER: PROJECT ORLANDO, LLC

PROJECT: STATE ROAD 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-203

CITY/COUNTY: APOPKA/ORANGE



PARCEL NO.: 197 AND 897
 OWNER: PROJECT ORLANDO, LLC
 PROJECT: STATE ROAD 429 WEKIVA PARKWAY EXTENSION PROJECT NO. 429-203
 CITY/COUNTY: APOPKA/ORANGE



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY, CASE NO: 2014-CA-005589-O
body politic and corporate, and an agency of the state
under the laws of the State of Florida,

Subdivision 37

Petitioner,

Parcels 197/897

vs.

Project Orlando, LLC, a Florida limited liability
company, VICKIE DAVIS d/b/a BAY HILLS
EQUESTRIAN CENTER; et. al.,

Respondents.

SETTLEMENT AGREEMENT

Respondent, VICKIE DAVIS d/b/a BAY HILLS EQUESTRIAN CENTER, and
representatives of the Central Florida Expressway Authority reached the following Settlement
Agreement:

1. Petitioner will pay to Respondent, VICKIE DAVIS d/b/a BAY HILLS EQUESTRIAN CENTER (referred to as "Respondent") the sum of Sixty Thousand Dollars exactly (\$60,000.00), in full settlement of all remaining claims for compensation from Petitioner whatsoever for the taking of Parcels 197/897, including any and all claims related to apportionment against any party in this case having a property interest in or a lien on the subject property and including attorney's fees, expert fees, and costs relating to the apportionment claim. 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 counsel for Respondent the sum of Sixty Thousand Dollars exactly (\$60,000.00), representing the total sum payable to Respondent, including attorney's fees, expert fees, and costs relating to the apportionment claim.

2. Respondent hereby agrees, at counsel for CFX's election, to include in the Stipulated Final Judgment an assignment to CFX of Respondent's apportionment claim against the owners of Parcels 197/897 and their successors and assigns, and Respondent expressly agrees that CFX can stand in Respondent's shoes to assert, prosecute, and collect any claim against the owners of Parcel 197/897 and their successors and assigns. This assignment will be given without any recourse to Respondent, and Respondent does not guarantee payment of the claim assigned. Respondent agrees, however, that in the event any payment under the claim is made to Respondent other than the payment by CFX to Respondent provided in this Settlement Agreement, Respondent will promptly transmit such payment to CFX.

3. 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.

4. 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.

5. Counsel for Petitioner and Respondent will submit to the Court a 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. This Agreement resolves all remaining claims whatsoever, including claims of compensation arising from the taking of Parcels 197/897, apportionment claims, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim.

7. This Settlement Agreement, executed by the parties and their counsel on this 4TH day of January, 2017, contains all the agreements of the parties. This Settlement Agreement may be executed in counterparts, the aggregate of which shall constitute a single document, and electronic and/or facsimile signatures shall be deemed original signatures.

Print Name: _____
Central Florida Expressway Authority

Print Name: _____
Counsel for CFX

Print Name: VICKIE DAVIS
Owner Vickie Davis

Print Name: _____
Attorney for Owner

LAW OFFICES

Fishback, Dominick, Bennett, Ardaman,
Ahlers, Langley & Geller LLP

1947 LEE ROAD
WINTER PARK, FLORIDA 32789-1834

June 06, 2016

Billed through 06/06/2016

Bill Number 95898

Vickie Davis
3727 Ocoee Apopka Road
Apopka, FL 32703

adv. Orlando-Orange County Expressway Authority
D451 23754

Balance Forward \$0.00

FOR PROFESSIONAL SERVICES RENDERED

07/09/2014	AKA	Conference with Ms. Vickie Davis; Instructions to Ms. Lindsay; Review multiple documents; Review pleadings; Review statutory provisions.	2.50 hrs	\$1,250.00
07/09/2014	ML	Prepare for and attend meeting with Mr. Ardaman and Ms. Vickie Davis re: [REDACTED]; Review multiple documents; Memo to file re: retainer; Review Property Appraiser information and maps; Review pleadings.	2.50 hrs	\$375.00
07/10/2014	AKA	[REDACTED]; Legal research Re: month to month tenancies, 7 month tenancy, reasonable probability of continuation, apportionment matters, [REDACTED] Conference with Mr. Langley; Conference with Mr. Conley; Instructions to Ms. Lindsay.	3.00 hrs 2.0	\$1,500.00
07/10/2014	ML	Review file; Review Division of Corporations website re: Fictitious Name filing for Bay Hills Equestrian Center; Draft Fee Agreement; Memo to Mr. Ardaman; Revise Fee Agreement; Perform conflict check for all parties, [REDACTED]; [REDACTED]; Instructions to Ms. Foster; Conference with same; Telephone Conferences Ms. Vickie Davis; Email to same.	3.00 hrs 2.0	\$450.00

07/10/2014	DL	(Vickie Davis D451-23754) Confer with Mr. Ardaman regarding potential [REDACTED] lease terms; Review and revise retainer agreement; Review lease agreement.	^{1.5} 2.00 hrs	\$850.00
07/10/2014	CRC	Review previous lease agreements; Research regarding apportionment claims, [REDACTED] and leasehold interest damages, holdover tenancies and tenancies created upon expiration of written lease.	^{1.8} 2.10 hrs	\$577.50
07/11/2014	ML	Review initial pleadings; Memo to file re: deadlines; Draft Pleading Index; Instructions to Ms. Gonzalez; Review lease documents; Draft Lease Chronology.	2.00 hrs	\$300.00
07/14/2014	AKA	Conference with Mr. Langley re: full compensation.	0.50 hrs	\$250.00
07/14/2014	DL	[REDACTED] Confer with Mr. Ardaman regarding tenant's entitlement to attorneys' fees for trial work concerning full compensation for land taken.	⁴ 0.70 hrs	\$297.50
07/16/2014	ML	Review file and Petition; Telephone call and message to Ms. Vickie Davis; Email to same.	0.40 hrs	\$60.00
07/18/2014	AKA	Additional e-mails and communications with Vickie Davis Re: [REDACTED] research Re: same.	0.80 hrs	\$400.00
07/18/2014	ML	Review emails between Mr. Ardaman and Ms. Vickie Davis; Emails to/from Mr. Ardaman; Review Petition; Draft Answer, Request for Hearing and Email Designation Notice; Memo to file re: Service List.	1.50 hrs	\$225.00
07/18/2014	DL	Correspondence from client and Mr. Ardaman regarding filing an Answer.	0.10 hrs	\$42.50
07/18/2014	CRC	Review correspondence from V. Davis [REDACTED]	0.20 hrs	\$55.00
07/21/2014	AKA	Conference with Mr. Langley Re: strategy with respect to answer or responding, extension from Jim Spoonhour; Need for Boarder Agreements and related matters; E-mail to Vickie Davis Re: [REDACTED] Instructions to Ms. Lindsay; Review portions of propose answer and initial documents.	1.50 hrs	\$750.00
07/21/2014	AKA	Instructions to Ms. Lindsay Re: responsive pleadings; Telephone conference with attorney for OOCEA Jim Spoonhour; E-mail to Mr. Spoonhour	0.60 hrs	\$300.00
07/21/2014	DL	Review OOCEA Petition in Eminent Domain; Review draft Answer and Affirmative Defenses; Confer with Mr. Ardaman regarding strategy for making and prosecuting claim and dealing with potential termination of lease by landlord.	1.70 hrs	\$722.50

07/22/2014	AKA	E-mails from Vickie Davis; Instructions to Ms. Lindsay Re: Boarder Agreement; Conference with Mr. Langley and Mr. Ahlers Re: valuation of claim and strategy and methodology; Memorandum to Mr. King Re: leasehold interest; Memo to Mr. Conley Re: pleadings with respect to apportionment claim; Review eminent domain practice and procedures manual with respect to various issues.	2.00 hrs	\$1,000.00
07/22/2014	ML	Review emails, Boarder Agreements and executed fee agreement; Conference with Mr. Ardaman; Email to Ms. Davis.	1.00 hrs	\$150.00
07/22/2014	DL	Confer with Mr. Ardaman regarding apportionment claim and whether to raise it in the Answer and Affirmative Defenses.	0.50 hrs	\$212.50
07/23/2014	AKA	Instructions to Ms. Lindsay Re: review portions of appraisal and other items to deal with; Review portions of appraisal.	1.20 hrs	\$600.00
07/24/2014	ML	Review OOCEA Appraisal and Addenda; Review email from Mr. Ardaman; Emails to/from Mr. King re: lease documents; Review file.	1.40 hrs	\$210.00
07/24/2014	LDK	Receive instruction from Mr. Ardaman. Review lease documents. Begin drafting memorandum regarding the law of condemnation of a leasehold.	1.20 hrs	\$270.00
07/25/2014	ML	Review multiple websites re: property information including ownership, OOCEA project, taxes and agricultural classification, and related matters; Memo to Mr. Ardaman.	1.50 hrs	\$225.00
07/25/2014	LDK	Review lease documents. Research methods for valuing leaseholds in condemnation action. Research types of evidence that can be presented in such cases. Research whether options to renew are compensable.	5.30 hrs	\$1,192.50
07/28/2014	AKA	Conference with Mr. Langley re: apportionment pleading.	0.30 hrs	\$150.00
07/28/2014	DL	Confer with Mr. Ardaman regarding answer and affirmative defenses to preserve apportionment claim.	0.30 hrs	\$127.50
07/28/2014	CRC	Research regarding apportionment claims, affirmative defenses, and crossclaims; Preparation of short memorandum regarding proposed answer; Research regarding supplemental proceedings; Review and revisions to answer, affirmative defenses, and damage claims; Instructions to M. Lindsey regarding answer to petition.	1.40 hrs	\$385.00
07/28/2014	LDK	Research valuation of leasehold interest in condemnation proceeding. Prepare legal memorandum.	1.30 hrs	\$292.50

07/29/2014	AKA	Legal research Re: multiple issues surrounding leasehold valuation and position of lessee; Research Re: order of proof and pleadings.	2.10 hrs	\$1,050.00
07/29/2014	ML	Review OOCEA Request for Admissions; Email and memo to Mr. Ardaman and Mr. Conley; Conference with Mr. Conley re: Answer; Review Amended Notice of Lis Pendens and Service List; Draft Service List; Memo re: same.	1.50 hrs	\$225.00
07/29/2014	CRC	Review condemnation petition and request for admissions; Review and revisions to answer and affirmative defenses; Research regarding	¹⁴ 0.80 hrs	\$220.00
07/29/2014	LDK	Review and update memorandum regarding condemnation of leaseholds, and transmit to Mr. Ardaman.	0.20 hrs	\$45.00
07/30/2014	AKA	Review appraisal; Review draft proposed answer and defenses and damage claim; Telephone conference with Mrs. Vickie Davis; Instructions to Ms. Lindsay; Review aerial; Instructions to Ms. Gonzalez.	1.50 hrs	\$750.00
07/30/2014	ML	Review emails re: lease terms and issues; Review Lease documents; Email re: same; Conference with Mr. Ardaman; Review file re: multiple various documents; Review OOCEA Appraisal; View City of Apopka website re: Kelly Park Crossing DRI Development Order; Email to Clerk's office; Telephone Conference with Ms. Vickie Davis; Review and prepare Google Earth images; Review Property Appraiser website; Review aerial photographs.	2.00 hrs	\$300.00
07/31/2014	AKA	Review maps; View subject property; Conference with Mrs. Vickie Davis; Photographs of property; Drive surrounding areas; Instructions to Mr. King Re: research; Instructions to Mr. Conley Re: potential Motion for Dismissal and related issues; Legal research Re: same.	4.00 hrs	\$2,000.00
07/31/2014	AKA	Telephone conference with Vickie Davis Re: _____ ; Review and revise answer for defenses and further claims; Legal research Re: _____ , fixtures, mobile home related matters; Instructions to Ms. Gonzalez; Instructions to Mr. Conley.	^{2.0} 2.30 hrs	\$1,150.00
07/31/2014	ML	Review email from Apopka City Clerk re: Development Order for Kelly Park Crossing DRI; Email to Mr. Ardaman; Emails to/from Mr. King re: title work; Emails to/from Mr. Conley re: Response to Request for Admissions; Review revised Answer.	0.70 hrs	\$105.00
07/31/2014	CRC	Research regarding pre-condemnation notice	^{1.5} 1.90 hrs	\$522.50

	and good faith negotiations, [REDACTED] despite existence of condemnation clause within lease; Research condemnation statutes regarding notice and negotiation pre-suit requirements; Review and revisions to answer and affirmative defenses to condemnation petition; Review first set of admissions; Research regarding responses to admissions; R [REDACTED]		
07/31/2014 LDK	Conference call with Mr. Ardaman and Mr. Conley. Research whether a leasehold interest could be subordinated to a mortgage for the purposes of apportionment in a condemnation case. Review lease documents for condemnation clause. Research whether a lessee in a condemnation case may put on evidence of the value of the overall property.	2.10 hrs	\$472.50
08/01/2014 AKA	Review chronology of events for leasing, purchase and sale and related matters; Instructions to Ms. Lindsay Re: same; Review leases; Review and revise Answer, Defenses and Claims; [REDACTED] Review eminent domain practice and procedural manual; Instructions to Ms. Lindsay Re: Notice of Appearance, Email Designation and related matters; Discovery responses; Instructions to Mr. Conley Re: same.	4.00 hrs 3.2	\$2,000.00
08/01/2014 ML	Review memo from Mr. Conley re: needed information and action items; Emails to/from Mr. King re: title work; Review Property Appraiser information; Upload and request title search report with Stewart Title; Emails to/from same.	1.00 hrs	\$150.00
08/01/2014 ML	Review OOCEA's Notice of Dropping Parties and associated Disclaimers of Interest; Review OOCEA's Motion for Default for several Respondents; Review Tax Collector's Amended Answer and Amended Motion for Payment of Taxes; Revise Service List; Review OOCEA's Request for Admissions; Memo to Mr. Ardaman; Revise Answer and Affirmative Defenses.	1.00 hrs	\$150.00
08/01/2014 ML	Further revisions to Answer and Affirmative Defenses; Draft Notice of Appearance; Revise Email Designation Notice; Upload and electronically notices; Review multiple filed court documents filed by other parties; Revise Service List; Upload and electronically file Answer and Affirmative Defenses and Request for Hearing; Revise Pleading Index.	2.80 hrs	\$420.00

08/01/2014	ML	Review Request for Admissions; Draft Response; Draft letter to Jim Spoonhour.	0.80 hrs	\$120.00
08/01/2014	DL	Confer with Mr. Ardaman regarding valuation for apportionment purposes and answer.	0.30 hrs	\$127.50
08/01/2014	CRC	Review and revisions to answer, affirmative defenses/claims to condemnation petition; Research regarding severance damages, [REDACTED], noise damages, rents, and special damages; Instructions to M. Lindsey regarding response to admissions; Review notice of appearance and notice of designation of email addresses.	2.10 hrs 1.8	\$577.50
08/01/2014	LDK	Research whether a mortgagee's claim in an eminent domain case can take priority over a lessee's claim.	1.00 hrs	\$225.00
08/02/2014	AKA	E-mail to Vickie Davis Re: [REDACTED] Instructions to Mr. King Re: review of mortgage priorities claim; Review pleadings from other parties; Instructions to Ms. Lindsay.	1.00 hrs	\$500.00
08/04/2014	AKA	Conference with Mr. Langley re: apportionment claim.	0.20 hrs	\$100.00
08/04/2014	AKA	E-mail from Ms. Davis; Instructions to Ms. Lindsay Re: title work, mortgage issues and related matters; Review and revise letter to OCEA counsel; Review and revise response Request for Admissions; Conference with Mr. Conley Re: same.	1.40 hrs	\$700.00
08/04/2014	AKA	Review legal research Re: lease/mortgage priority; Instructions to Mr. King Re: same; Review e-mails from Vickie Davis; Conference with potential experts.	1.80 hrs	\$900.00
08/04/2014	AKA	Instructions to Ms. Lindsay Re: chart for boarders, residential tenants and other interests in property; Instructions to Ms. Gonzalez Re: various parties in the case; Review and revise response to Request for Admissions; [REDACTED] call to business damage expert.	1.20 hrs 1.0	\$600.00
08/04/2014	AKA	Instructions to Ms. Lindsay Re: boarders subtenants and related matters.	0.60 hrs	\$300.00
08/04/2014	AKA	Conference with Mr. Langley re: apportionment claim.	0.20 hrs	\$100.00
08/04/2014	ML	Review and revise Response to Request for Admissions; Revise letter to Jim Spoonhour; Review Answers filed by mortgagee, PSP/MRC Debt Portfolio and Alfred Kager; Review file and pleadings; Emails to/from Mr. Ardaman; Review Mortgage and Assignment; Memo to Mr. Ardaman; Revise Pleading Index; Conference with Mr. Ardaman; Review Lease documents; Review notes; Email to Ms. Davis	2.50 hrs	\$375.00

		re: [REDACTED]; Review Division of Corporations website and perform Google search re: PSP/MRC Debt Portfolio; Review Property Appraiser information.		
08/04/2014	ML	Review file re: tenants and boarders; Draft list and who disclaimer and default status; Conference with Mr. Ardaman; Email to Ms. Vickie Davis.	1.00 hrs	\$150.00
08/04/2014	DL	Discussion with Mr. Ardaman regarding apportionment claim.	0.20 hrs	\$85.00
08/04/2014	DL	Correspondence from Attorney, Zachary Broome regarding service of pleading issue.	0.10 hrs	\$42.50
08/04/2014	CRC	Review proposed correspondence regarding admissions; Review proposed responses to request for admissions; Instructions to M. Lindsay regarding same; Review answer and affirmative defenses of PSP/MRC Debt Portfolio.	0.80 hrs	\$220.00
08/04/2014	LDK	Research and review relevant statutes and case law as to whether and when a mortgagee has priority over a lessee in a condemnation proceeding. Review and research case law regarding lease renewals and modifications and their impact on priority as to mortgagees. Review and research case law regarding how notice of a lessee's interest by a mortgagee may be achieved without recordation. Add to legal memorandum and communicate research to Mr. Ardaman.	6.40 hrs	\$1,440.00
08/05/2014	AKA	Conference with Mr. Langley re: apportionment issues and mortgage.	0.60 hrs	\$300.00
08/05/2014	ML	Telephone Conference with Ms. Vickie Davis re: [REDACTED]; Revise List; Memo to Mr. Ardaman; [REDACTED] expert; Telephone Conference with [REDACTED]	^{1.4} 1.80 hrs	\$270.00
08/05/2014	ML	Review bank's Response to Request for Admissions; Revise Pleading Index; Review Fictitious name filing and status of d/b/a Bay Hills Equestrian Center; Memo to Mr. Conley.	0.30 hrs	\$45.00
08/05/2014	DL	Confer with Mr. Ardaman regarding apportionment issues concerning mortgage holder and strategy regarding same.	0.60 hrs	\$255.00
08/05/2014	CRC	Review memorandum regarding priority and lease issues; Review PSP/MRC Debt Portfolio's responses to first request for admissions; Review notice of inclusion on eService list; Review correspondence from Z. Broome regarding service of answer and affirmative defenses; Research regarding fictitious name registration; Review fictitious name records.	1.10 hrs	\$302.50

08/05/2014	LDK	Research lease vs. mortgage priority in condemnation proceeding. Assess discovery needs. Prepare request to produce from PSP.	3.10 hrs	\$697.50
08/06/2014	AKA	Telephone conference with attorney for OOCEA, Mr. Jim Spoonhour Re: discovery request, Order of Taking and related matters; Review multiple articles and pleadings; Instructions to Ms. Lindsay Re: mortgage foreclosure action and mortgagee interest; Memo to file Re: telephone conference with Jim Spoonhour; Instructions to Mr. Conley Re: discovery; Instructions to Mr. King Re: priority related matters.	3.00 hrs	\$1,500.00
08/06/2014	JFB	Conference with Attorneys' Ahlers and King re: wisdom of intervention in foreclosure of subordinate mortgage.	0.50 hrs	\$200.00
08/06/2014	MFA	Conference with Attorney King and Attorney Bennett regarding intervening is foreclosure case.	0.50 hrs	\$187.50
08/06/2014	ML	Conference with Mr. Ardaman; Telephone Conference with Jim Spoonhour re: documents requested in connection with Request for Admissions; Review pleadings; Review CFX Replies to lenders' affirmative defenses; Review lease documents; View Official Records website and multiple mortgage documents; Review Clerk of Court website re: mortgage foreclosure and docket; Review multiple articles and other documents.	2.50 hrs	\$375.00
08/06/2014	DL	Review Expressway Authority's Reply to Affirmative Defenses.	0.10 hrs	\$42.50
08/06/2014	DL	Confer with Mr. Ardaman regarding mortgage lien priority status in relationship to client's lease.	0.20 hrs	\$85.00
08/06/2014	CRC	Review reply to affirmative defenses of PSP/MRC Debt Portfolio and reply to affirmative defenses of The Patriot Group; Preparation of correspondence to B. Lynch regarding confirmation of documents received; Review correspondence from B. Lynch regarding document production to answer admissions and review attached documents.	1.10 hrs	\$302.50
08/07/2014	AKA	Review priority with respect to lease related matters and mortgage foreclosure action; Instructions to Ms. Lindsay and Mr. King.	0.50 hrs	\$250.00
08/07/2014	ML	Review title work and related Review Lease, Mortgage and ownership documents; Revise Chronology; Emails to/from Mr. King; Telephone call and message to Ms. Vickie Davis; Review title work and related	1.50 hrs	\$225.00

		documents; Review RFT Trust's Answer and Response to Request for Admissions; Revise Pleading Index.		
08/07/2014	DL	Confer with Mr. Ardaman regarding mortgagee claims and potential superiority of leasehold claims to mortgage and appointment issues.	0.50 hrs	\$212.50
08/07/2014	CRC	Review response to request for admissions, answer, and affirmative defenses of RFT Trust, LLC; Review revised chronology; Review affirmative defenses of Kagers.	0.90 hrs	\$247.50
08/07/2014	JDK	Advise Mr. Ardaman as to advisability of intervening in foreclosure suit to protect client's leasehold interest. Review mortgage documents and title work.	0.80 hrs	\$180.00
08/08/2014	AKA	Review memo from Ms. Lindsay; Instructions to same.	0.30 hrs	\$150.00
08/08/2014	CRC	Preparation of discovery relating to mortgage entities; Review lease and mortgage chronology.	1.10 hrs	\$302.50
08/11/2014	DL	Review property owner's answer and affirmative defenses to petition and response to discovery requests.	0.30 hrs	\$127.50
08/11/2014	CRC	Review Answer and Affirmative Defenses, Response to Request to Produce, and Response to Request for Admissions of Project Orlando, LLC.	0.60 hrs	\$165.00
08/12/2014	AKA	Review e-mail from attorney for fee simple owner; Review filing by fee simple owner attorney; Instructions to Ms. Lindsay Re: Expressway Authority default for additional party; Research Re: leasehold interest and term.	0.80 hrs	\$400.00
08/12/2014	AKA	Telephone conference with appraiser Re: valuation standards, lease renewals and successive renewals; Legal research Re: same; Instructions to Ms. Gonzalez Re: same.	1.30 hrs	\$650.00
08/12/2014	AKA	Review portions of title insurance commitment; Instructions to Mr. King Re: review of same and preparation of chart; Review multiple pleadings from other parties.	1.10 hrs	\$550.00
08/12/2014	CRC	Review motion for default and proposed order regarding same as to Demi Daggibi; Review correspondence from B. Lynch regarding same; Review correspondence from J. Spejenkowski regarding dropping of party; Preparation of requests for production.	0.70 hrs	\$192.50
08/13/2014	CRC	Preparation of requests for production to co-respondents; Review file materials regarding mortgages and lease issues; Research regarding various interests of co-Respondents; Review recorded interests, assignments, mortgages, and agreements; Research regarding priority.	2.20 hrs	\$605.00

08/13/2014	LDK	Review title work, mortgage, and other documents evidencing interests in the subject property. Assess which interests are compensable in condemnation proceedings and determine priority of interests. Compose memorandum and chart on the subject.	3.20 hrs	\$720.00
08/15/2014	AKA	Review pleadings filed by various parties; Instructions to Ms. Lindsay and Ms. Gonzalez Re: proposed deposit money and Amended Declaration of Taking.	0.30 hrs	\$150.00
08/15/2014	AKA	E-mails from and to Expressway Authority counsel Re: Stipulated Order of Taking; Instructions to Ms. Lindsay Re: same; E-mail to client Re: same and extended possession; Legal research Re: impacts of extended possession.	1.20 hrs	\$600.00
08/15/2014	DL	Review Amended Declaration of Taking and proposed Stipulated Order of Taking; Review default entered against one of the respondents.	0.40 hrs	\$170.00
08/15/2014	CRC	Review amended declaration of taking and estimate of value; Review stipulated order of taking; Review correspondence from B. Lynch regarding same; Review Joint Motion and Default as to D. Daggibi; Review correspondence to B. Lynch regarding extended possession and modifications to stipulated order of taking; _____ _____	0.70 hrs 0.4	\$192.50
08/18/2014	AKA	Review photos; Instructions to Ms. Gonzalez and Ms. Lindsay; E-mails from Mrs. Davis Re: _____ ; Instructions to Ms. Lindsay.	0.80 hrs	\$400.00
08/18/2014	ML	Review Project Orlando, LLC's Answer and Affirmative Defenses and responses to discovery requests; Review Default entered against Dcmi Daggibi; Revise Service List; Review emails re: Order of Taking and extended possession; Emails to/from Mr. Ardaman; Email to Ms. Vickie Davis.	1.20 hrs	\$180.00
08/18/2014	DL	Correspondence from Expressway's counsel regarding potential extended possession.	0.10 hrs	\$42.50
08/18/2014	CRC	_____ _____ _____ Research regarding special damages in eminent domain proceedings; Review correspondence from B. Lynch regarding stipulation and extended possession.	1.20 hrs 1.6	\$330.00
08/19/2014	ML	Review photographs of subject property; Review Amended Declaration of Taking; Review emails; Revise Stipulated Order of	0.60 hrs	\$90.00

Taking; Email to Ms. Davis re: [REDACTED]

08/19/2014	LDK	Work on memorandum/chart of current interests encumbering subject property and their relevance to condemnation proceeding. Review case law as to the effect of a mortgage modification on its priority over other interests in a piece of property.	0.70 hrs	\$157.50
08/25/2014	AKA	Review multiple pleadings and e-mails Re: various filings of Affirmative Defenses and Claims and Responses thereto; Instructions to Ms. Gonzalez Re: communications from Expressway Authority counsel.	0.70 hrs	\$350.00
08/25/2014	AKA	Review certain title documents provided by Expressway Authority; Instructions to Ms. Lindsay.	0.90 hrs	\$450.00
08/25/2014	AKA	Review research Re: priority; Further instructions to Mr. King Re: lease date, execution date and mortgage recording date and related matters.	0.80 hrs	\$400.00
08/25/2014	ML	Review all Answers filed by parties with security interests; Emails and memo to/from Mr. Ardaman; Review Kelly Park Crossing DRI Development Order and maps re: preservation areas; Email and memo to Mr. Ardaman.	1.00 hrs	\$150.00
08/25/2014	LDK	Confer with Mr. Ardaman concerning priority issues in condemnation proceedings and the priority of client's lease vs. the mortgage on the property.	0.20 hrs	\$45.00
08/26/2014	LDK	Review case law as to whether there is a presumption that a lease is executed on the start date of the lease.	0.90 hrs	\$202.50
08/27/2014	ML	Review Judicial Disclosure of Judge Doherty re: de minimus interest; Revise Pleading Index; Conference with Mr. Conley.	0.40 hrs	\$60.00
08/27/2014	CRC	Review Judicial Disclosure of Judge Doherty; Instructions to M. Lindsey regarding same.	0.20 hrs	\$55.00
08/28/2014	AKA	Instructions to Mr. King Re: legal research regarding apportionment proceedings for estimated value and thereafter and rights of parties to apportionment; Review proposed Amendment to Answer Affirmative Defenses and Damage Claims.	1.00 hrs	\$500.00
08/28/2014	AKA	Instructions to Mr. King Re: additional research concerning apportionment/withdrawals; Instructions to Ms. Lindsay Re: Amendment to Answer Affirmative Defenses and Damage Claims.	0.80 hrs	\$400.00
08/28/2014	ML	Emails to/from appraiser regarding review of file; Review file; Conference with Mr.	0.60 hrs	\$90.00

		Ardaman re: site visit, Order of Taking, and extended possession; Emails to/from Ms. Vickie Davis; Review Civil Procedure Rules regarding amending Answer and Affirmative Defenses.		
08/28/2014	LDK	Review statute and case law as to whether apportionment is allowable in a condemnation action before settlement or final judgment. Communicate results to Mr. Ardaman.	1.30 hrs	\$292.50
08/29/2014	ML	Review Amended Answer; Upload and electronically file same; Revise Pleading Index; Emails to/from appraiser; Conference with appraiser re: review of file; Memo to file.	1.50 hrs	\$225.00
09/02/2014	AKA	Instructions to Ms. Lindsay Re: communications between Vickie Davis and Expressway Authority Acquisition Agent; Review file.	0.50 hrs	\$250.00
09/02/2014	AKA	Telephone conference with attorney for Expressway Authority; Instructions to Ms. Lindsay Re: lease and relocation; Telephone call to Ms. Vickie Davis Re: same; Review lease; Instructions to Mr. King Re: legal research concerning lease term.	1.20 hrs	\$600.00
09/02/2014	ML	Review emails regarding potential property for relocation and communications with CFX representative; Emails to/from Mr. Ardaman; Emails to/from Ms. Davis; Conference with Mr. Ardaman; Review Lease documents; Telephone Conference with Ms. Davis; Review Notices from Expressway Authority.	1.00 hrs	\$150.00
09/02/2014	LDK	Confer with Mr. Ardaman and Ms. Lindsay regarding lease renewals and current status of lease. Review case law and statute regarding lease renewals and contract interpretation to determine whether automatic renewal provision is still in effect. Communicate results to Mr. Ardaman. Add to Legal Memorandum in opposition to the court's disbursal of the condemnation deposit.	1.80 hrs	\$405.00
09/02/2014	LDK	Prepare memorandum in opposition to court disbursing initial deposit of estimated condemnation award for use if property owner moves to withdraw the deposit.	0.50 hrs	\$112.50
09/03/2014	AKA	Review Expressway Authority letter to separate tenant; Instructions to Ms. Lindsay; Review and revise e-mail to Expressway Authority from Ms. Lindsay; Instructions to Mr. King Re: multiple research.	1.00 hrs	\$500.00
09/03/2014	AKA	Conference with Ms. Lindsay Re: documents to appraiser concerning Vickie Davis interest in the real estate; Review Expressway Authority	1.00 hrs	\$500.00

09/03/2014	ML	related matters and appraisal. Review emails and 90-Day Letters of Assurance; Email and memo to Mr. Ardaman; Review mortgage foreclosure court docket re: status; Emails to/from Mr. King; Review Chronology of Events; Review file and documents for appraiser; Draft letter to same; Emails to/from Ms. Davis; Email to attorneys for Expressway Authority re: 90-Day Letter of Assurance.	2.00 hrs	\$300.00
09/03/2014	DL	Review proposed Stipulated Order of Taking.	0.20 hrs	\$85.00
09/03/2014	LDK	Prepare Memorandum of Law arguing against disbursement of good faith deposit and for client's priority over mortgagee and lienholders.	1.30 hrs	\$292.50
09/04/2014	AKA	Review and revise Memorandum of Law with respect to priority and apportionment.	0.80 hrs	\$400.00
09/04/2014	AKA	Further revisions to Memorandum of Law with respect to priority, disbursement and apportionment.	0.30 hrs	\$150.00
09/04/2014	AKA	Legal research Re: apportionment vs. disbursement; Further instructions to Mr. King Re: same.	0.80 hrs	\$400.00
09/04/2014	AKA	Telephone conference with Vickie Davis Re: [REDACTED] [REDACTED] [REDACTED] Instructions to Ms. Lindsay; Review Stipulated Order of Taking and proposed Stipulation; Telephone conference with Jim Spoonhour Re: his request for Stipulation to the Order of Taking, extended position, apportionment, lien and related matters; Instructions to Ms. Lindsay; E-mails to and from Mr. Spoonhour.	1.90 hrs	\$950.00
09/04/2014	AKA	E-mails with Jim Spoonhour as counsel for the Expressway Authority Re: multiple matters; Instructions to Ms. Lindsay Re: Stipulated Order of Taking and [REDACTED]; Legal research Re: apportionment priority and disbursement and related issues.	2.20 hrs	\$1,100.00
09/04/2014	ML	Review revised proposed Stipulated Order of Taking and compare with prior version; Telephone Conference with Ms. Vickie Davis re: [REDACTED] [REDACTED] Review emails from Jim Spoonhour; Review file; Review proposed Stipulated Order of Taking and compare with other versions; Email and memo to Mr. Ardaman.	1.50 hrs	\$225.00
09/04/2014	ML	Review revised Stipulated Order of Taking; Email to Ms. Vickie Davis; Review Joint	0.30 hrs	\$45.00

09/04/2014	LDK	Motion; Draft email to Jim Spoonhour. Review statutes and case law regarding when apportionment may occur. Confer with Mr. Ardaman regarding timing of apportionment and contents of Legal Memorandum for court. Update agreement accordingly.	2.30 hrs	\$517.50
09/05/2014	AKA	E-mails from and to counsel for Expressway Authority; Instructions to Ms. Lindsay Re: proceedings affecting Vickie Davis' rights; Instructions to Mr. King Re: further research with respect to the unit rule and Ms. Davis' right to present certain evidence in certain circumstances.	1.20 hrs	\$600.00
09/05/2014	AKA	E-mails from Expressway Authority counsel and its surveyors; Instructions to Ms. Lindsay Re: communications with Vickie Davis [REDACTED]	0.70 hrs	\$350.00
09/05/2014	AKA	Additional e-mails to and from attorney for Expressway Authority; Instructions to Mr. King Re: additional research Re: Order of Taking Hearing on Monday; Instructions to Ms. Lindsay Re: Vickie Davis communication with the Expressway Authority; E-mail to attorney for Expressway Authority with respect to surveying and Stipulated Order of Taking.	1.20 hrs	\$600.00
09/05/2014	AKA	E-mails from Expressway Authority and its surveyors Re: flagging; Instructions to Ms. Lindsay Re: same.	0.50 hrs	\$250.00
09/05/2014	AKA	Review memo from Ms. Lindsay re: communications with Ms. Davis.	0.20 hrs	\$100.00
09/05/2014	ML	Review multiple emails from Mr. Ardaman and between Mr. Ardaman and Expressway Authority re: flagging area of taking and related matters; Emails to experts and Ms. Davis; Draft email to Jim Spoonhour; Review Joint Motion and Stipulated Order of Taking; Memo to file; Review Appraisal and maps re: area of taking; Review emails regarding flagging west boundary of taking; Emails to/from Ms. Davis; Emails to/from Jim Spoonhour and Brendan Lynch.	1.50 hrs	\$225.00
09/05/2014	ML	Review emails re: potential replacement property; Telephone Conference with Ms. Vickie Davis.	0.20 hrs	\$30.00
09/05/2014	CRC	Review correspondence from J. Spoonhour and G. Pressimone regarding survey and staking of property; Review joint motion and stipulated order of taking;	0.60 hrs	\$165.00
09/05/2014	LDK	Research the "Unity Rule" and compose memorandum discussing how this rule bears on	2.30 hrs	\$517.50

		valuation of leasehold interests and the role of the jury in doing so.		
09/06/2014	DL	Review joint motion for stipulated order of taking.	0.20 hrs	\$85.00
09/07/2014	AKA	E-mails from and to attorney for Expressway Authority; Legal research Re: apportionment and disbursement and review various lease matters.	1.30 hrs	\$650.00
09/08/2014	AKA	Instructions to Ms. Lindsay Re: lease and matters pertaining to Order of Taking hearing.	0.40 hrs	\$200.00
09/08/2014	AKA	Conference with attorneys for CFX; Attend hearing on Order of Taking; Instructions to Ms. Lindsay.	1.00 hrs	\$500.00
09/08/2014	AKA	Review e-mails, notes and drawings in preparation for Order of Taking; Multiple e-mails to attorney for CFX; Telephone conference with Mrs. Vickie Davis Re: [REDACTED]; [REDACTED]; Review matters in preparation of Order of Taking.	1.70 hrs	\$850.00
09/08/2014	AKA	Review documents from Mrs. Vickie Davis; Multiple e-mails and telephone calls to attorneys for Expressway Authority.	1.50 hrs	\$750.00
09/08/2014	AKA	Conference with Mr. Langley re: extended possession.	0.20 hrs	\$100.00
09/08/2014	ML	Prepare for and assist Mr. Ardaman for Order of Taking hearing; Review file and multiple documents; Review Joint Motions attached to proposed Stipulated Order of Taking; Review CFX Motion for Final Judgment After Default; Telephone Conference with Ms. Vickie Davis.	2.00 hrs	\$300.00
09/08/2014	ML	Review Stipulated Order of Taking and Final Judgment After Default entered by Judge Doherty; Review email re: lease documents.	0.50 hrs	\$75.00
09/08/2014	DL	Confer with Mr. Ardaman regarding extended possession issues.	0.20 hrs	\$85.00
09/08/2014	CRC	Review motion for final judgment; Review notice of condemnation letters; Review final judgment post-default.	0.40 hrs	\$110.00
09/09/2014	ML	Telephone Conferences with Ms. Vickie Davis re: [REDACTED]; Email to same; Memo to Mr. Ardaman.	0.60 hrs	\$90.00
09/09/2014	DL	Review notice of deposit.	0.10 hrs	\$42.50
09/09/2014	CRC	Review notice of deposit; Review correspondence from B. Lynch regarding same; Review correspondence from D. Schroth, S. Harris, M. Simring regarding proposed order to withdraw funds; Review proposed order to withdraw funds; Review correspondence from K. Baucrlc regarding proposed Order to	0.60 hrs	\$165.00

		Withdraw Funds.		
09/10/2014	AKA	Craft proposed discovery; Conference with Mr. Conley Re: same; E-mails from and to attorneys for Expressway Authority; Instructions to Ms. Lindsay.	1.10 hrs	\$550.00
		Review motion to withdraw funds, motion for final judgment after default; Review order directing payment of taxes; Review correspondence from B. Lynch regarding extension of time to vacate premises.	0.80 hrs	\$120.00
		E-mail to Mr. King regarding business questions.		
09/10/2014	CRC	Review motion to withdraw funds, motion for final judgment after default; Review order directing payment of taxes; Review correspondence from B. Lynch regarding extension of time to vacate premises.	0.40 hrs	\$110.00
09/11/2014	AKA	Review e-mails from counsel for mortgage holder; Instructions to Mr. King and Mr. Conley Re: Motion for Withdrawal and Response and Affirmative Defenses.	0.50 hrs	\$250.00
09/11/2014	AKA	Legal research in preparation for response to Motion to Withdrawal.	0.50 hrs	\$250.00
09/11/2014	AKA	E-mails Re: deposit; Telephone conference with Vickie Davis Re: [REDACTED]; Instructions to Ms. Lindsay Re: documents related to deposit.	0.80 hrs	\$400.00
09/11/2014	AKA	E-mails from and to Expressway Authority attorneys; E-mail and telephone conference with Vickie Davis Re: [REDACTED]	1.00 hrs	\$500.00
09/11/2014	ML	Review multiple emails re: extended possession and notice to vacate served upon hoarse boarders; Telephone Conference with Ms. Vickie Davis; Review additional emails; Memo to file re: relocation assistance requirements.	1.20 hrs	\$180.00
09/11/2014	DL	Review correspondence from Mr. Ardaman to Expressway's lawyer regarding extended possession issue.	0.10 hrs	\$42.50
09/11/2014	CRC	Review correspondence regarding extended possession of premises; Review correspondence from B. Lynch regarding same.	0.30 hrs	\$82.50
09/12/2014	CRC	Review proposed response in opposition to motion to withdraw funds; Review notice of hearing on second order of taking hearing.	0.60 hrs	\$165.00
09/12/2014	LDK	Prepare reply to PSP/MRC's motion to withdraw the initial deposit.	1.20 hrs	\$270.00
09/15/2014	AKA	Review and revise multiple Requests for Production; Review mortgages.	1.90 hrs	\$950.00
09/16/2014	ML	Review draft discovery requests; Review Order Directing Payment of Taxes; Instructions to Ms. Gonzalez.	0.50 hrs	\$75.00
09/16/2014	CRC	Research regarding non-party subpoenas and non-party production; Preparation of	2.60 hrs	\$715.00

		interrogatories; Review answers and affirmative defenses raised by co-respondents; Research regarding lien priorities in condemnation proceedings; Telephone conference with D. Armeni regarding disbursement motion and objections thereto; Instructions to M. Lindsay regarding discovery issues.		
09/17/2014	AKA	E-mails from and to attorneys Re: Motion for Withdraw; Instructions to Mr. Conley and Mr. King Re: response to Motion to Withdraw and discovery.	0.80 hrs	\$400.00
09/17/2014	ML	Review multiple emails regarding PSP/MRC Debt Portfolio's Motion to Withdraw and response in opposition or stipulation to same; Review PSP's Motion; Receive memo from Mr. Conley re: discovery to CFX.	0.60 hrs	\$90.00
09/17/2014	CRC	Research regarding availability of interlocutory appeal on issue of withdrawal of deposit; Preparation of short memorandum on same; Review correspondence from D. Armeni regarding hearing on motion to withdraw; Review correspondence from M. Paasch regarding hearing dates and non-attendance; Review correspondence from B. Lynch and C. Keller regarding CFX's hearing attendance;	1.20 hrs	\$330.00
09/18/2014	AKA	Instructions to Ms. Gonzalez Re: Motion for Withdrawl; E-mails to and from other parties; Instructions to Mr. Conley Re: Stipulation for Withdrawl; telephone call to attorney for Mortgagee; Instructions to Ms. Lindsay Re: staking of property; E-mail from CFX surveyor; Review interlocutory appellate issues; Instructions to Mr. King.	1.50 hrs	\$750.00
09/18/2014	CRC	Revisions to and preparation of interrogatories to co-respondents; Review answers and affirmative defenses filed by co-respondents.	0.70 hrs	\$192.50
09/19/2014	ML	Review emails re: staking area of taking and site visit; Memo to file.	0.20 hrs	\$30.00
09/22/2014	AKA	Review various pleadings and Motions; E-mail to Mr. Rob Kelly; Telephone conference with Rob Kelly on 9/19/14; Instructions to Mr. Conley Re: response and facts.	0.80 hrs	\$400.00
09/22/2014	AKA	Review and revise multiple Requests for Production; Review and revise multiple sets of Interrogatories; Instructions to Ms. Lindsay Re: same; Review portions of legal descriptions and pleadings; Review maps and portions of appraisal.	2.00 hrs	\$1,000.00
09/22/2014	ML	Review emails and maps re: area of taking; Review legal descriptions and sketches attached to Petition; Conference with Mr. Ardaman.	0.60 hrs	\$90.00

09/22/2014	CRC	Review answers and affirmative defenses of respondents; Preparation of extensive discovery requests including interrogatories and requests for production to various co-respondents; Preparation of non-party discovery subpoena and notice of non-party subpoena; Research regarding discovery issues; Review priority summary and condemnation petition.	3.10 hrs	\$852.50
09/23/2014	AKA	Review and revise subpoena; Review and revise discovery; Instructions to Ms. Lindsay.	1.80 hrs	\$900.00
09/23/2014	ML	Review and revise Notice of Production from Non-Party; Review and revise multiple discovery requests to all other Respondents for 197 Parcels; Memo to Mr. Ardaman; Review Petition and Final Judgment After Default re: initial parties and defaulted parties; Draft Notice of Service of First Set of Interrogatories for all other Respondents.	3.00 hrs	\$450.00
09/23/2014	ML	Conference with Mr. Ardaman and Mr. Conley re: discovery to other Respondents; Upload and electronically file and Notices of Service of Interrogatories and production requests; Email and serve Interrogatories; Revise Pleading Index.	1.00 hrs	\$150.00
09/23/2014	CRC	Review correspondence to R. Kelley regarding motion to withdraw and proposed joint motion or stipulation on same; Revisions to notice of production of non-party; Revisions to interrogatories and requests for production.	0.90 hrs	\$247.50
		REDACTED	0.40 hrs	\$200.00
		REDACTED	1.00 hrs	\$150.00
		REDACTED		
		REDACTED		
09/24/2014	ML	Revise Subpoena for Documents from Non-Party directed to New Rochelle Holdings, LLC; Conference with Mr. Conley; Upload and electronically file Notice of Production from Non-Party; Review email notifications; Revise Pleading Index.	0.50 hrs	\$75.00
09/24/2014	CRC	Research regarding leasehold interests and priority issues; Revisions to notice of production to non-party and subpoena regarding same.	1.00 hrs	\$275.00
09/26/2014	AKA	Review emails from counsel for mortgagee re: priority and leasehold.	0.50 hrs	\$250.00
09/26/2014	ML	Review emails between Mr. Ardaman and attorney for mortgagee re: lease documents; Review file; Emails to/from Mr. Ardaman; Review Memoranda re: priority and leasehold	1.00 hrs	\$150.00

		interest.		
09/26/2014	CRC	Review correspondence from R. Kelley regarding withdrawal of deposit and document production request; Research regarding leasehold interest in condemnation actions.	0.90 hrs	\$247.50
09/29/2014	AKA	Communications with Vickie Davis Re: [REDACTED]	0.50 hrs	\$250.00
09/29/2014	AKA	Instructions to Mr. King and Ms. Lindsay Re: lease payments.		
09/29/2014	AKA	Conference with Ms. Lindsay Re: lease interest and matters to be submitted to other defendants; E-mails from and to Vickie Davis; Emails to attorneys for CFX and Project Orlando	0.80 hrs	\$400.00
09/29/2014	ML	Review emails from Mr. Ardaman and Ms. Vickie Davis re: [REDACTED]	0.50 hrs	\$75.00
09/30/2014	AKA	[REDACTED] Review Lease documents; Email and memo to Mr. Ardaman.		
09/30/2014	AKA	Telephone conference with appraiser and Vickie Davis Re: [REDACTED]	0.50 hrs	\$250.00
09/30/2014	CRC	[REDACTED] Review lease.		
10/01/2014	AKA	Review correspondence to J. Spoonhour and S. Harris regarding retention of premises and pro-ration of lease payments; Research regarding leasehold interests and lease terms.	0.40 hrs	\$110.00
10/01/2014	LDK	Instructions to Mr. King re: lease documents.	0.40 hrs	\$200.00
10/01/2014	LDK	Review lease documents for provisions dealing with reduced rent or pro-rations. Confer with Attorney Ardaman re. status of matter.	0.40 hrs	\$90.00
10/02/2014	LDK	Review Florida Jurisprudence as to leasehold issues in condemnation cases.	0.40 hrs	\$90.00
10/03/2014	AKA	Conference with and instructions to Ms. Lindsay and Mr. King re: lease documents and priority.	0.50 hrs	\$250.00
10/03/2014	ML	Review emails re: lease documents to mortgagee, priority over mortgage and related issues; Review file and lease documents including lease given to attorney for Expressway Authority; Email to Mr. Ardaman and Mr. King.	0.50 hrs	\$75.00
10/03/2014	LDK	Confer with attorney Ardaman regarding which lease documents to provide in response to informal request by opposing party.	0.30 hrs	\$67.50
10/13/2014	AKA	Telephone conference with attorney for Project Orlando and Rochelle Holding; Instructions to Ms. Lindsay Re: service of subpoena; Instructions to Ms. Lindsay Re: lease related documents.	0.70 hrs	\$350.00
10/13/2014	ML	Review emails between Mr. Ardaman and fee	1.50 hrs	\$225.00

		owner re: lease information and related matters; Review and revise third party Subpoena to New Rochelle Holdings; Review Rules of Civil Procedure; Draft Waiver of Service of Process; Conference with Mr. Conley re: waiver and service; Memo to Mr. Ardaman.		
10/13/2014	CRC	Review correspondence from K. Bauerle regarding telephone conference for discussion of case issues; Research regarding leasehold interests and continuation of leases; Research regarding waiver of service of process issues; Review Florida Rules of Civil Procedure regarding subpoena duces tecums; Instructions to M. Lindsey regarding same.	0.90 hrs	\$247.50
10/14/2014	AKA	Instructions to Ms. Lindsay re: lease documents.	0.30 hrs	\$150.00
10/14/2014	ML	Review PSP/MRC Debt Portfolio's Request for Copies in response to proposed Subpoena to be served upon Non-Party, New Rochelle Holdings; Emails to/from Mr. Conley; Memo to file re: compliance with request for copies; Revise Pleading Index.	0.40 hrs	\$60.00
10/14/2014	ML	Review multiple emails re: lease documents; Review same; Conference with Mr. Ardaman; Prepare lease documents for delivery to CFX and Owner's attorney.	0.50 hrs	\$75.00
10/14/2014	CRC	Review correspondence to K. Bauerle with nonparty subpoena and waiver of service of process; Review waiver of service of process.	0.20 hrs	\$55.00
10/14/2014	CRC	Review request for copies; Instructions to M. Lindsey regarding same.	0.20 hrs	\$55.00
10/15/2014	AKA	Instructions to Ms. Lindsay re: lease documents.	0.20 hrs	\$100.00
10/15/2014	ML	Review multiple emails re: lease documents; Review same; Emails to/from Mr. Ardaman; Review Request for Copies served by CFX; Memo to file	0.40 hrs	\$60.00
10/15/2014	CRC	Review request for copies; Instructions to M. Lindsey regarding same.	0.10 hrs	\$27.50
10/15/2014	LDK	Assemble lease documents to be sent to opposing counsel and transmit to Mr. Ardaman.	0.30 hrs	\$67.50
10/16/2014	ML	Review RFT Trust's Request for Copies; Memo to file.	0.20 hrs	\$30.00
10/16/2014	CRC	Review request for copies; Instructions to M. Lindsey regarding same; Review correspondence from K. Bauerle regarding acceptance of service of subpoena duces tecum and signing of waiver.	0.20 hrs	\$55.00
10/17/2014	ML	Review executed Waiver of Service of Process of Non-Party Subpoena from counsel for New	1.00 hrs	\$150.00

		Rochelle Holdings, LLC; Emails to/from Mr. Conley; Draft Notice of Filing Waiver of Service of Process; Electronically file and serve same; Revise Pleading Index.		
10/17/2014	ML	Review Request for Copies from RFT Trust; Memo to file; Revise Pleading Index.	0.30 hrs	\$45.00
10/17/2014	CRC	Review executed waiver of service; Research regarding waivers of service of process; Review and execute notice of filing waiver of service.	0.60 hrs	\$165.00
10/18/2014	CRC	Review pleadings; Review memorandum regarding priority issues.	0.80 hrs	\$220.00
10/20/2014	ML	[REDACTED]	0.30 hrs	\$45.00
10/20/2014	CRC	[REDACTED]	1.00 hrs	\$275.00
10/22/2014	AKA	Review draft of Motion in Opposition to Withdraw Funds for Deposit; [REDACTED]	0.60 hrs	\$300.00
10/22/2014	ML	Review multiple emails re: hearing on PSP/MRC Debt Portfolio's Motion to Withdraw; Review file; Email to Mr. Ardaman; Review Patriot Group's Request for Copies; Revise Pleading Index; Memo to file; Telephone Conference with Mr. Ardaman and Ms. Vickie Davis; [REDACTED]	0.40 hrs	\$90.00
10/22/2014	CRC	Review correspondence from R. Kelley regarding disbursement of funds; Review correspondence to R. Kelley regarding proposed joint motion/stipulation on order disbursing funds; Review request for copies from the Patriot Group; Review finalized relocation expenses summary.	0.40 hrs	\$110.00
10/23/2014	ML	Review multiple emails re: non party subpoena and lease documents to owner and mortgagee; Review file; Email to Kurt Bauerle; Email to Rob Kelley; Memo to file.	0.60 hrs	\$90.00
10/23/2014	CRC	[REDACTED]	0.50 hrs	\$137.50
10/24/2014	CRC	Review motion for extension of time; Review interrogatory and request for production responses; Research regarding motions to compel.	0.70 hrs	\$192.50

10/27/2014	AKA	Review emails re: request for discovery extension.	0.20 hrs	\$100.00
10/27/2014	ML	Review discovery responses from The Patriot Group; Review RFT Trust's Motion for Extension of Time; Telephone Conference with attorney's office for PSP/MRC Debt Portfolio re: extension of time to respond to discovery requests; Review email re: same; Email and memo to Mr. Ardaman and Mr. Conley; Instructions to Ms. Gonzalez.	0.80 hrs	\$120.00
10/27/2014	CRC	Review second amended answer of Project Orlando, LLC; Second amended motion for payment of taxes and second amended cross-notice of hearing; Review correspondence from D. Armeni regarding discovery extension request.	0.40 hrs	\$110.00
10/28/2014	AKA	Review Response to mortgagee's request for withdraw.	0.60 hrs	\$300.00
10/28/2014	CRC	Review correspondence from D. Armeni regarding discovery extension; Review discovery responses.	0.40 hrs	\$110.00
10/29/2014	AKA	Telephone conference with attorney for Project Orlando; Review discovery; Instructions to Ms. Lindsay.	0.50 hrs	\$250.00
10/29/2014	ML	Extended telephone conference with Mr. Ardaman and counsel for Project Orlando re: Interrogatories; Review same; Memo to file; Review pleadings and file re: outstanding discovery requests and extensions of same.	0.50 hrs	\$75.00
10/30/2014	AKA	Review discovery responses from CFX.	0.40 hrs	\$200.00
10/31/2014	AKA	Instructions to Mr. Lindsay Re: discovery items	0.50 hrs	\$250.00
10/31/2014	ML	Review emails and discovery responses from attorney for Project Orlando and New Rochelle; Review file and pleadings; Email to Kurt Bauerle re: enclosures; Telephone Conference with same; Memo to file.	0.60 hrs	\$90.00
11/03/2014	ML	Review documents from Project Orlando and New Rochelle in response to discovery requests and non-party subpoena; Conference with Mr. Conley; Review Lease with Project Orlando; Email and memo to Mr. King re: priority; Review multiple Requests for Copies from other parties in lawsuit regarding non-party subpoena documents.	0.80 hrs	\$120.00
11/03/2014	LDK	Review additional lease documents received and assess significance as to priority against mortgage.	0.40 hrs	\$90.00
11/04/2014	AKA	Instructions to Ms. Lindsay Re: discovery items received by Project Orlando.	0.30 hrs	\$150.00
11/04/2014	AKA	Review discovery from prior parties;	1.20 hrs	\$600.00

Date	Case Type	Description	Hours	Amount
		Instructions to Ms. Lindsay Re: Ms. Davis' contention [REDACTED] Instructions to Mr. King.		
11/04/2014	AKA	Legal research Re: lease renewal vs. novation and other matters; Instructions to Mr. King and Mr. Conley.	1.30 hrs	\$650.00
11/04/2014	AKA	Review alleged lease in 2007; Telephone conference with Vickie Davis; Instructions to Ms. Lindsay; Legal research Re: lease renewal, authentication, and forgery.	0.40 hrs	\$200.00
11/04/2014	ML	Review emails re: priority as result of change in lease terms; Review Lease with Project Orlando; Emails to/from Ms. Vickie Davis; Review documents in response to Non Party Subpoena to New Rochelle; Draft Notices of Compliance of Request for Copies from multiple parties; Memo re: same; Upload and electronically file and serve all Notices of Compliance; Email documents in response to Requests for Copies; Review multiple emails re: lease priority and lease renewals; Review 2006 and 2007 leases; Revise Pleading Index.	2.50 hrs	\$375.00
11/04/2014	ML	Telephone Conference with Ms. Vickie Davis re: [REDACTED]; Review same; Memo to file.	0.30 hrs	\$45.00
11/04/2014	CRC	Review correspondence from B. Lynch regarding extension of time; Review additional lease arrangement; Review correspondence regarding priority issue; Research regarding renewal issues and priority; Review correspondence from V. Davis regarding [REDACTED] Review and execute various certificates of compliance as to requests for copies.	1.90 hrs	\$522.50
11/04/2014	LDK	Review law regarding lease renewals and the relevance of such to priority and confer with Mr. Ardaman regarding such.	1.30 hrs	\$292.50
11/05/2014	AKA	Instructions to Ms. Lindsay Re: handwritten expert forgery and related matters.	0.60 hrs	\$300.00
11/05/2014	ML	Emails to/from Ms. Vickie Davis; Memo to Mr. Ardaman; Conference with Mr. Ardaman and Mr. Conley re: outstanding issues including new lease, termination of existing lease, and relocation assistance; Emails to/from Ms. Davis; Review Eminent Domain Manual re: lease termination and related matters regarding leasehold interests; Draft termination letter to landlord; Email to Mr. Conley.	1.30 hrs	\$195.00
11/05/2014	ML	Review multiple websites and documents regarding forensic expert, Thomas Vastrick; Memo to Mr. Ardaman.	0.80 hrs	\$120.00

11/05/2014	CRC	Research regarding rental payments, compensability of leasehold interest and unexercised renewal, and termination of leasehold interest due to condemnation; Instructions to M. Lindsey regarding rent and vacation of property letter.	1.10 hrs	\$302.50
11/06/2014	AKA	Review memo from Ms. Lindsay re: lease termination letter.	0.20 hrs	\$100.00
11/06/2014	ML	Review email from Ms. Vickie Davis re: [REDACTED] Revise lease termination letter; Memo to Mr. Ardaman.	0.50 hrs	\$75.00
11/06/2014	CRC	Research regarding lease termination; Review and revisions to lease termination correspondence; Review curriculum vitae and fee schedule for handwriting expert.	0.40 hrs	\$110.00
11/07/2014	ML	Telephone Conference with Rob Kelley's office re: additional extension to respond to discovery requests; Emails to/from same; Conference with Mr. Ardaman; Review email and letter of intent from Ms. Vickie Davis re: [REDACTED]; Email to Mr. Ardaman and Mr. Conley.	0.50 hrs	\$75.00
11/07/2014	CRC	Review correspondence from C. Boyd regarding extension of time to answer discovery; Review correspondence from V. Davis regarding [REDACTED]; Review letter of intent.	0.50 hrs	\$137.50
11/10/2014	ML	[REDACTED]	1.00 hrs	\$150.00
11/11/2014	AKA	Conference with Mr. Conley and Ms. Lindsay re: lease termination letter.	0.60 hrs	\$300.00
11/11/2014	ML	Revise lease termination letter; Conference with Mr. Ardaman and Mr. Conley; Emails to/from Ms. Vickie Davis.	0.60 hrs	\$90.00
11/11/2014	CRC	Review and revisions to lease termination letter.	0.20 hrs	\$55.00
11/12/2014	ML	[REDACTED]	1.50 hrs	\$225.00
11/14/2014	AKA	Telephone conference with appraiser Re: improvements and new cost of construction; Instructions to Ms. Lindsay Re: same; Instructions to Mr. Conley and Ms. Lindsay Re: review of documents from Mortgagees and lenders; Review pleadings.	0.80 hrs	\$400.00
11/14/2014	ML	Conference with Mr. Ardaman re: Vickie Davis' communications and meeting with Debra Reddick, forgery expert, and related matters;	1.50 hrs	\$225.00

	Review forgery expert qualifications; Review Respondents' responses to our discovery requests; Email and memo to Mr. Conley; Conference with Mr. Conley; Telephone Conference with forensic/forgery expert re: lease; Memo to file.		
11/14/2014 ML	Telephone Conferences with Ms. Vickie Davis re: [REDACTED]; Conference with Mr. Ardaman; Memo to file; Review discovery requests to and responses from multiple respondents; Review multiple emails re: same; Telephone Conference with appraiser re: replacement cost expert.	1.00 hrs	\$150.00
11/14/2014 CRC	Review response of PSP/MRC to first set of interrogatories and first request for production; Preparation of correspondence to opposing counsel regarding document production and inspection; Review correspondence from C. Keller regarding response to request for production; Review correspondence from R. Kelley regarding discovery document inspection.	0.80 hrs	\$220.00
11/17/2014 ML	Review Notice of Appearance and Email Designation Notice from Matt Simring; Email and instructions to Ms. Gonzalez; Revise Service List; Review email from attorney for Project Orlando; Review emails from Mr. Ardaman and cost estimate contractor, Al . Angus; Telephone Conference with Ms. Vickie; Email to Al Angus; Review emails from Mr. Conley and Kurt Bauerle re: responsive discovery documents; Review documents; Memo to Mr. Conley.	1.50 hrs	\$225.00
11/17/2014 MT	Telephone Conference with forgery expert; Instructions to Ms. Gonzalez.	0.30 hrs	\$45.00
11/17/2014 CRC	Review correspondence from K. Bauerle regarding document production; Review notice of appearance of special counsel and notice of designation of email addresses; Review Expressway Authority rules regarding compensation for relocation.	0.40 hrs	\$110.00
11/18/2014 AKA	Review multiple discovery responses; Conference with Mr. Conley Re: needed discovery work; Review e-mails and information and estimates from Vickie Davis; [REDACTED] and also with [REDACTED] distinguishing between [REDACTED]	1.5 hrs	\$450.00
11/18/2014 ML	Review emails and estimates from contractors	1.00 hrs	\$150.00

		for fencing and related improvements; Emails to/from Mr. Ardaman; [REDACTED]; [REDACTED]; Create chart of all expenses.		
11/18/2014	CRC	Telephone conference with D. Armeni regarding arrangements for document production.	0.10 hrs	\$27.50
11/19/2014	AKA	Conference with handwriting expert; Conference with Mr. Conley Re: strategy; Instructions to Ms. Lindsay Re: discovery and additional signatures of Vickie Davis.	1.20 hrs	\$600.00
11/19/2014	ML	Review multiple documents with Ms. Davis' signature and prepare for meeting with forensic document/forgery expert; Attend meeting with same; Conference with Mr. Ardaman; Memo to file.	2.00 hrs	\$300.00
12/03/2014	ML	Review discovery requests served upon Project Orlando by CFX for Parcels 257 and 267; Email and memo to Mr. Ardaman and Mr. Conley.	0.30 hrs	\$45.00
12/04/2014	ML	Review disc of documents from The Patriot Group, LLC; Memo re: same.	1.50 hrs	\$225.00
12/04/2014	ML	Review emails and sketches from cost expert, Al Angus.	0.20 hrs	\$30.00
12/04/2014	CRC	Review notice of service of interrogatories, interrogatories to Project Orlando, and second request for production to Project Orlando.	0.30 hrs	\$82.50
12/05/2014	AKA	E-mail from contractor Re: building sketches; Instructions to Ms. Lindsay Re: cross field location matters and status of numerous matters.	0.60 hrs	\$300.00
12/05/2014	ML	[REDACTED] Review file; Email to Ms. Vickie Davis; Telephone Conference with same; Conference with Mr. Ardaman; Memo to file.	1.00 hrs	\$150.00
12/05/2014	CRC	Review interrogatories and request for production to Central Florida Expressway Authority.	0.30 hrs	\$82.50
12/08/2014	ML	Emails to/from Ms. Vickie re: [REDACTED]; [REDACTED]; Review receipts; Review email and replacement cost new estimates from Al Angus.	0.70 hrs	\$105.00
12/08/2014	CRC	Review correspondence from A. Angus and attachments regarding leased property sketches, buildings and site preparations.	0.40 hrs	\$110.00
12/09/2014	ML	Emails to/from Ms. Vickie Davis; Review memo from Mr. Ardaman re: original version of 2007 lease from landlord; Review file.	0.30 hrs	\$45.00

12/10/2014	ML	Review Rules of Civil Procedure re: inspection and copying of documents; Review 2007 Lease Agreement with Project Orlando, LLC; Draft Second Request for Production to same.	1.00 hrs	\$150.00
12/10/2014	CRC	Review and revisions to second request for production; Research regarding scope of examination of documents.	0.30 hrs	\$82.50
12/16/2014	AKA	Review pleadings from lender to Project Orlando; Instructions to Ms. Lindsay and Mr. Conley.	0.50 hrs	\$250.00
12/16/2014	ML	Review RFT Trust discovery requests propounded upon Project Orlando; Instructions to Ms. Gonzalez.	0.40 hrs	\$60.00
12/17/2014	AKA	Telephone conference with contractor; Review contractor's documents; Telephone call to appraiser; Instructions to Mr. King Re: pleadings and election of remedies and mutual claims; Instructions to Ms. Lindsay Re: business damage claim.	1.20 hrs	\$600.00
12/17/2014	ML	Telephone Conference with appraiser re: real estate damages and valuation and related issues; Memo to Mr. Ardaman.	0.20 hrs	\$30.00
12/17/2014	CRC	Review interrogatories, requests for admission, and request to produce propounded by RFT Trust upon Project Orlando, LLC.	0.30 hrs	\$82.50
12/18/2014	AKA	Legal research Re: election of remedies, applicability and potential amendment of pleadings.	0.90 hrs	\$450.00
12/19/2014	ML	REDACTED	0.30 hrs	\$45.00
12/23/2014	LDK	Review statute, case law, and IRS opinions as to tax status of various categories of awards in eminent domain and advise Mr. Ardaman.	2.10 hrs	\$472.50
01/05/2015	AKA	Review Response to Request for Produce and Notice of Service of Interrogatories; Instructions to Ms. Lindsay and Mr. Conley.	0.40 hrs	\$200.00
01/05/2015	CRC	Review Project Orlando's response to Petitioner's interrogatories and request for production.	0.40 hrs	\$110.00
01/06/2015	ML	Emails to/from attorney for Project Orlando re: Answers to CFX Interrogatories; Review Answers; Memo re: same.	0.30 hrs	\$45.00
01/07/2015	CRC	Review petitioner's response to Project Orlando's request for production.	0.30 hrs	\$82.50
01/08/2015	ML	Review Project Orlando's Answers to CFX Interrogatories; Review CFX Response to Project Orlando's Request for Production; Instructions to Ms. Gonzalez.	0.40 hrs	\$60.00
01/09/2015	AKA	Interrogatories Answers from parties;	0.50 hrs	\$250.00


01/09/2015	ML	Instructions to Ms. Lindsay Re: same. Review CFX Answers to Project Orlando's Interrogatories; Review Stipulated Final Judgment for Kager Farm; Emails re: same.	0.60 hrs	\$90.00
01/09/2015	CRC	Review Expressway Authority's Answers to Interrogatories of Project Orlando, LLC; Review stipulated final judgment as to respondents A. Kager and A. Kager, Jr.; Review admissions, interrogatories, and request for production propounded by RFT Trust upon The Patriot Group; Review discovery propounded by RFT Trust.	0.70 hrs	\$192.50
01/15/2015	CRC	Review stipulated final judgment; Review discovery requests.	0.40 hrs	\$110.00
01/20/2015	AKA	Review memo from Ms. Lindsay re: depositions and communications with Kurt Bauerle.	0.40 hrs	\$200.00
01/20/2015	ML	Review Notice of Service of Project Orlando's Answers to RFT's Interrogatories; Review Response to Request for Admissions; Review email from Mr. Conley re: Answers; Emails to/from Kurt Bauerle; Review Notice of Taking Deposition of CFX engineer, Glen Pressimone; Review email from Mr. Conley re: attendance at same; Telephone Conference with Kurt Bauerle; Email and memo to Mr. Ardaman and Mr. Conley.	1.00 hrs	\$150.00
01/20/2015	ML	Review Stipulated Final Judgment as to Alfred Kager; Review multiple discovery requests propounded by RFT Trust to The Patriot Group and PSP/MRC Debt Portfolio; Memo re: same.	0.60 hrs	\$90.00
01/20/2015	CRC	Review notice of service of answers to interrogatories from Project Orlando to RFT Trust, review response of Project Orlando to RFT Trust's first request for admissions; Review answers to interrogatories; Review notices of taking deposition.	0.40 hrs	\$110.00
01/21/2015	ML	Review Project Orlando's Response to RFT's Request for Admissions and Answers to Interrogatories; Instructions to Ms. Gonzalez; Emails to/from Kurt Bauerle; Revise Pleading Index.	0.50 hrs	\$75.00
01/21/2015	CRC	Review notice of taking deposition of C. Lee; Review documents responsive to discovery requests.	0.40 hrs	\$110.00
01/27/2015	CRC	Review discovery responses.	0.20 hrs	\$55.00
01/28/2015	CRC	Review order directing payment of taxes and filing of certificate of service regarding same; Review joint motion for entry of stipulated order of taking and orders of taking as to	0.40 hrs	\$110.00

		parcels 257 and 267. .		
01/29/2015	CRC	Review notices of taking deposition.	0.20 hrs	\$55.00
02/02/2015	ML	Telephone Conferences with attorney's office for The Patriot Group re: discovery responses from Project Orlando, PSP/MRC and RFT Trust; Review file and pleadings; Emails to/from Lori Spangler.	1.00 hrs	\$150.00
02/03/2015	ML	Review multiple Requests for Copies from The Patriot Group; Review file and pleadings; Emails to/from Mr. Conley.	0.80 hrs	\$120.00
02/03/2015	CRC	Review multiple requests for copies from the Patriot Group; Instructions to M. Lindsey regarding responses to same.	0.20 hrs	\$55.00
02/06/2015	ML	Review discovery responses; Instructions to Ms. Gonzalez.	0.30 hrs	\$45.00
02/06/2015	CRC	Review response to request to produce; Review notice of compliance; Preparation of correspondence to D. Armeni regarding discovery responses.	0.50 hrs	\$137.50
02/09/2015	CRC	Review file materials and motion for extension of time; Review documents responsive to Davis' first request for production; Instructions to M. Lindsey regarding responses to requests for copies; Review motion for rehearing on order of taking.	0.60 hrs	\$165.00
02/10/2015	ML	Review memo from Mr. Conley re: Requests for Copies and documents to other parties; Review discovery documents.	0.50 hrs	\$75.00
02/10/2015	ML	Review memo from Mr. Conley re: discovery requests, responses and requests for copies; Review pleadings; Draft emails to counsel for The Patriot Group, PSP/MRC Debt Portfolio, and RFT Trust; Review prior emails to counsel for The Patriot Group re: documents produced by Project Orlando; Draft Notice of Compliance; Upload and electronically file and serve same; Revise Pleading Index; Review notice regarding e-service; Revise Service List to remove counsel for Alfred Kager.	1.50 hrs	\$225.00
02/10/2015	CRC	Review and execute notice of compliance with request for copies; Review election by Z. Broome to be removed from service list.	0.10 hrs	\$27.50
02/11/2015	AKA	Review pleadings and notice from CFX; Instructions to Mr. Conley and Ms. Lindsay.	0.40 hrs	\$200.00
02/11/2015	ML	Review and revise emails to counsel for other Respondents re: discovery documents; Review file re: previously produced documents; Email and memo to Mr. Conley.	0.50 hrs	\$75.00
02/11/2015	CRC	Review correspondence from B. Lynch to Judge Thorpe, proposed order denying	0.60 hrs	\$165.00

		rehearing, and motion for rehearing; Review and revisions to correspondence regarding discovery; Review amended notice of deposit and notices of deposit for the parcels; Review correspondence from C. Keller regarding discovery responses.		
02/12/2015	ML	Review multiple emails re: documents in response to multiple discovery requests from other Respondents; Review email from Mr. Conley; Memo to file.	0.40 hrs	\$60.00
02/12/2015	CRC	Preparation of correspondence to R. Kelley regarding discovery; Preparation of correspondence to M. Simring regarding discovery; Telephone conference with D. Armeni regarding discovery; Review correspondence from R. Kelley regarding production of documents; Review correspondence from M. Simring regarding discovery issues.	0.50 hrs	\$137.50
02/13/2015	ML	Review email from counsel for RFT Trust re: discovery response; Review Notices of Deposit; Instructions to Ms. Gonzalez.	0.40 hrs	\$60.00
02/13/2015	ML	Conference with Mr. Conley re: public disclosure requirement under Chapter 286, Florida Statutes; Review requirement and Vickie Davis' d/b/a entity information; View Division of Corporations website.	0.40 hrs	\$60.00
02/13/2015	CRC	Research regarding section 286.23, Florida Statutes, regarding disclosure of beneficial interests; Review Florida Attorney General Opinions regarding same; Preparation of short memorandum regarding same.	0.60 hrs	\$165.00
02/16/2015	CRC	Review response to request for admissions, answer to interrogatories, and response to request to produce by PSP/MRC to RFT Trust.	0.30 hrs	\$82.50
02/20/2015	ML	Review discovery responses from PSP/MRC Debt Portfolio propounded by RFT Trust; Review email from Mr. Conley re: request for copies; Draft Request for Copies.	0.50 hrs	\$75.00
02/23/2015	CRC	Review response to request to produce, response to request for admissions, and notice of service of answers to interrogatories from the Patriot Group from RFT Trust; Instructions to M. Lindsey regarding same.	0.40 hrs	\$110.00
02/24/2015	CRC	Review interrogatory responses and response to requests for admissions propounded on the Patriot Group.	0.30 hrs	\$82.50
02/26/2015	CRC	Review notice of appeal of order of taking and exhibits.	0.20 hrs	\$55.00
02/27/2015	ML	Review Project Orlando's Notice of Appeal of Order of Taking for Parcel 267; Instructions to	0.20 hrs	\$30.00

03/03/2015	ML	Ms. Gonzalez. Review Patriot Group's responses to RFT's discovery requests; Instructions to Ms. Gonzalez.	0.50 hrs	\$75.00
03/04/2015	ML	Review DCA's Acknowledgement of Project Orlando's appeal regarding order of taking for Parcel 267.	0.10 hrs	\$15.00
03/09/2015	CRC	Review motion for case management conference.	0.20 hrs	\$55.00
03/10/2015	CRC	Review correspondence from B. Lynch regarding coordination of case management conference.	0.20 hrs	\$55.00
03/12/2015	CRC	Review unopposed motion for extension of time to file brief.	0.20 hrs	\$55.00
03/18/2015	CRC	Review unopposed motion to correct case style.	0.10 hrs	\$27.50
03/24/2015	CRC	Review proposed case management order; Instructions to M. Lindsey regarding same; Preparation of correspondence to J. Spoonhour regarding same.	0.30 hrs	\$82.50
03/27/2015	CRC	Preparation of correspondence to J. Spoonhour regarding proposed case management order; Review correspondence from J. Spoonhour regarding same; Telephone conference with D. Armeeni regarding pending discovery; Review file materials; Telephone conference with K. Baurle regarding case management order proposal.	0.60 hrs	\$165.00
03/30/2015	AKA	E-mail and communications from property owners' attorney and Expressway Authority's attorney; Conference with Mr. Conley Re: same; Instructions to Ms. Lindsay.	0.50 hrs	\$250.00
03/30/2015	CRC	Telephone conference with K. Baurle regarding case management order.	0.20 hrs	\$55.00
04/02/2015	AKA	Telephone conference with appraiser Re: strategy and numbers; Instructions to Ms. Lindsay Re: outline for discussion with attorney for property owner; Telephone conference with Charles Cawthra Re: _____ personal property; Instructions to Ms. Lindsay Re: acquisition; Memo to file; Review portions of file.	1.0 1.20 hrs	\$600.00
04/02/2015	AKA	Telephone conference with appraiser and personal property expert; Instructions to Mr. Conley Re: original of claim lease by property owner and related matters; Review portions of pleadings and schedule.	1.50 hrs	\$750.00
04/02/2015	ML	Extended telephone conference with Mr. Ardaman and appraiser; Telephone Conference with equipment and fixtures expert; Review file; Email to Ms. Vickie Davis.	1.50 hrs	\$225.00

04/06/2015	AKA	Telephone conference with attorney for Expressway Authority Jim Spoonhour Re: extension on business damage claim, lease interest, acreage for parcel 197 and additional subparcel; Instructions to Ms. Lindsay; Review pleadings; Instructions to Ms. Lindsay Re: communications with Vickie Davis as well as Charles Cawthra; Review portions of appraiser.	1.20 hrs	\$600.00
04/06/2015	ML	Draft Second Request to Produce to Project Orlando re: original 2007 lease; Prepare Exhibit to same; Emails to/from Ms. Vickie Davis; Review file and cost estimates prepared by Al Angus; Emails to equipment and fixture appraiser; Telephone Conference with Ms. Davis; Revise Second Request to Produce; Upload and electronically file and serve same. Revise Pleading Index.	1.20 hrs	\$180.00
04/06/2015	CRC	Review initial brief and appendix to same;	0.60 hrs	\$165.00
04/07/2015	AKA	Conference with Ms. Lindsay and Mr. Conley Re: preparation for conference call with property owner's attorney.	0.60 hrs	\$300.00
04/07/2015	CRC	Review correspondence from K. Bauerle regarding planning issues, case management order, and request for production.	0.30 hrs	\$82.50
04/09/2015	AKA	Emails and instructions to Ms. Lindsay re: discovery requests.	0.20 hrs	\$100.00
04/09/2015	ML	Emails to/from Mr. Ardaman re: discovery request regarding lease with Project Orlando; Review file.	0.20 hrs	\$30.00
04/09/2015	CRC	Review previous discovery requests; Review voicemail transcription from Crystal with R. Kelley's office regarding document production; Review documents produced by Project Orlando; Review correspondence from K. Baurle regarding telephone conference; Preparation of correspondence to M. Baurle regarding telephone conference.	0.60 hrs	\$165.00
04/10/2015	ML	Review emails re: additional discovery request to Project Orlando re: documents relating to lease with Project Orlando; Memo to file; Emails to/from Mr. Ardaman re: case law on relocation costs and business damages; Review System Components case; Email re: same; Review additional emails.	0.70 hrs	\$105.00
04/13/2015	AKA	Telephone conference with appraiser Re: real estate claim claim and fees and costs; Instructions to Ms. Lindsay Re: discovery; Review draft case management order by CFX attorneys; Telephone conference with attorney for Project Orlando; Instructions to Ms. Lindsay Re: communication with Vickie	1.0 hrs	\$1,000.00

04/13/2015 CRC	Davis; Telephone conference with and e-mail to Vickie Davis; Instructions to Mr. Conley and Mr. King Re: successive automatic renewals; Review prior e-mails Re: same.	 2.7 hrs	\$632.50
	Preparation of correspondence to M. Simring regarding discovery; [REDACTED] [REDACTED] lease agreement with New Rochelle Holdings; Preparation of correspondence to K. Baurle regarding conference call; R [REDACTED]		
	[REDACTED] [REDACTED] under Discussion of [REDACTED]		
	[REDACTED] Telephone conference with M. Bauerle and K. Ardaman regarding strategy and various claims; Instructions to L. King regarding viability of claim; Research regarding leasehold interests and unilateral right of termination; Review correspondence from J. Spoonhour regarding accumulated attorneys' fees and expert fees.		
04/14/2015 AKA	E-mail from Vickie Davis; Instructions to Mr. Conley and Ms. Lindsay Re: documents to be provided to Expressway Authority.	0.60 hrs	\$300.00
04/14/2015 CRC	Review lease and amendment to lease documents and insurance declarations page; Discussions with M. Lindsey regarding same.	0.40 hrs	\$110.00
04/15/2015 AKA	E-mails from and to Ms. Davis Re: [REDACTED]; Telephone conference with attorney for Project Orlando; Conference with Mr. Conley Re: strategy and case management order request by CFX attorney.	0.60 hrs	\$300.00
04/15/2015 ML	Review Request for Production to Vickie Davis from CFX; Emails re: same; Revise Pleading Index.	0.50 hrs	\$75.00
04/15/2015 CRC	Review file materials; Review lease agreement and amendment to lease agreement; Review correspondence from V. Davis regarding [REDACTED]; Review correspondence from D. Reddick regarding clarification and potential double payment issue; Review and revisions and preparation of redline of proposed agreed case management order; Telephone conference with K. Bauerle and K. Ardaman regarding proposed case management order and further handling; Review request for production from CFX directed to Davis; Review documents produced by PSP/MRC.	1.60 hrs	\$440.00
04/16/2015 LDK	Review law regarding compensation for leaseholds in condemnation proceedings, and the degree to which lease renewals or options to renew are compensable. Prepare legal	1.50 hrs	\$337.50

		memorandum on the subject.		
04/17/2015	AKA	E-mails from CFX attorney; Instructions to Ms. Lindsay and Mr. Conley; E-mail to CFX attorney and Pjorect Orlando attorney; Review portions of file.	0.60 hrs	\$300.00
04/17/2015	AKA	Further e-mails to and from attorney for CFX; Review and revise proposed order; Conference with Mr. Conley.	0.50 hrs	\$250.00
04/17/2015	AKA	Additional e-mails from attorney for CFX; Instructions to Ms. Lindsay and Mr. Conley Re: strategy, timing and proposed order.	0.60 hrs	\$300.00
04/17/2015	CRC	Research regarding bifurcation; Review correspondence from J. Spoonhour and K. Bauerle regarding case management and scheduling; Review notice of hearing; Review correspondence from J. Spoonhour and K. Bauerle regarding bifurcation and hearing dates; Research regarding compensability of leasehold interests; Review proposed agreed order and stipulation on pretrial order and bifurcation; Review memorandum regarding compensability of leasehold interest; Review motions to set jury trial.	1.90 hrs	\$522.50
04/17/2015	LDK	Research effects of lessor's right to terminate lease on lessee's right to participate in condemnation proceedings, and draft legal memorandum. Confer with Mr. Conley on the subject.	1.40 hrs	\$315.00
04/20/2015	ML	Review Memorandum regarding lessee compensability issues; Review multiple emails on business damage claim, bifurcation and hearing on same.	0.20 hrs	\$30.00
04/20/2015	CRC	Research regarding compensability of leasehold interests; Preparation of memorandum to opposing counsel regarding compensability of leasehold renewals; Review previous memorandum regarding same; Review correspondence from K. Bauerle and J. Spoonhour regarding hearing time for case management conference; Review correspondence from J. Spoonhour regarding hearing time updates; Review amended notice of hearing; Review discovery responses; Instructions to M. Lindsey regarding discovery issues and lease termination.	2.70 hrs	\$742.50
04/21/2015	AKA	Review Request to Produce from CFX; Instructions to Ms. Lindsay.	0.50 hrs	\$250.00
04/21/2015	AKA	Conference with Mr. Conley Re: legal research regarding right to lessee compensation for automatic renewals; Review research Re: same.	1.00 hrs	\$500.00
04/21/2015	AKA	Review Motions for hearings on setting trial;	0.60 hrs	\$300.00

04/21/2015	ML	Instructions to Ms. Lindsay Re: communications with Vickie Davis. Review email re: discovery response; Conference with Mr. Conley re: lease termination letter to New Rochelle; Review prior emails and lease termination sent to Ms. Davis; Telephone Conference with Ms. Davis; Email and memo to Mr. Ardaman and Mr. Conley.	0.50 hrs	\$75.00
04/21/2015	ML	Review documents from PSP/MRC Debt Portfolio in response to Request for Production; Emails to/from counsel for The Patriot Group re: Request for Copies; Draft Notice of Compliance; Upload and electronically file and serve same; Conference with Mr. Conley; Revise Pleading Index; Review Motions to Set Trial and Amended Notice of Hearing on same; Email to Ms. Gonzalez; Revise Pleading Index.	1.60 hrs	\$240.00
04/21/2015	CRC	Review and revisions to memorandum to K. Bauerle; Discussions with K. Ardaman and M. Lindsey regarding strategy and further claim handling; Instructions to M. Lindsey regarding follow-up with client regarding [REDACTED]; [REDACTED]; Review correspondence to C. Keller regarding request for copies; Review and finalize certificate of compliance for PSP's request for copies; Review documents produced by PSP; Review answer brief of CFX.	2.40 hrs	\$660.00
04/22/2015	ML	Review Request for Production from CFX; Review file; Draft Response; Email and memo to Mr. Conley.	1.00 hrs	\$150.00
04/25/2015	CRC	Review interrogatories and second interrogatories propounded on V. Davis; Review notices of service; Instructions to M. Lindsey regarding same.	0.40 hrs	\$110.00
04/27/2015	ML	Review Notices of Service and Interrogatories propounded upon Project Orlando and Vickie Davis by CFX; Review file; Memo to same; Create new Pleadings folder and index; Emails to/from CFX's Brendan Lynch.	0.70 hrs	\$105.00
04/27/2015	CRC	Preparation of responses and objections to request for production; Review correspondence from B. Lynch regarding interrogatories; Research regarding business damages and requirements for establishment of a business; Review correspondence to K. Bauerle regarding authority for position on real estate entitlement;	1.20 hrs	\$330.00
04/28/2015	ML	Review Interrogatories from CFX; Emails to/from Brendan Lynch; Review file; Draft Answers; Emails to/from Mr. Ardaman re: documents needed from Vickie Davis; Email to	1.50 hrs	\$225.00

04/28/2015	CRC	Ms. Davis; Email to Mr. Conley. Review correspondence from B. Lynch regarding cancellation of hearing and new hearing availability; Preparation of response and objections to response to CFX's first request for production; Research regarding work product doctrine protection; Review correspondence from K. Bauerle regarding scheduling issues; Review portions of proposed response to first interrogatories propounded upon Davis.	1.20 hrs	\$330.00
04/29/2015	AKA	Review emails from Ms. Lindsay and instructions to same re: hearing and trial.	0.30 hrs	\$150.00
04/29/2015	ML	Review multiple emails re: hearing on setting real estate and discovery claims for trial; Conference with Mr. Conley; Review Notice of Cancellation of 5/18 Hearing and Notices of Hearing for 5/4 and 5/5 hearings; Emails to/from Mr. Ardaman; Review Mr. Conley's email to Brendan Lynch re: availability.	0.50 hrs 1.4	\$75.00
04/29/2015	CRC	Review documents produced by CFX and property owner; Review interrogatories; Review telephone message from B. Lynch; Preparation of correspondence to B. Lynch regarding availability; Review correspondence from B. Lynch regarding availability for hearing to set trial date; Review correspondence from K. Bauerle regarding availability for hearing; Review notices of hearing and notice of cancellation of hearing; Review and revisions to joint stipulation on bifurcation; Instructions to S. Gonzalez regarding hearings and cancellations of same;	1.50 hrs	\$412.50
04/30/2015	AKA	Review memo from Ms. Lindsay re: discovery and responses.	0.30 hrs	\$150.00
05/01/2015	ML	Review file and prior emails to equipment and fixture expert; Conference with Mr. Ardaman; Email to Charles Cawthra.	0.20 hrs	\$30.00
05/04/2015	AKA	Instructions to Ms. Lindsay Re: additional documentation and discovery related to request from Expressway Authority; Review calendar, pleadings and status with respect to work effort and trial and Motions for setting trial for valuation for valuation . Attend hearings on Expressway Authority's Motion to Set Trial for Valuation at for valuation at for valuation ; Instructions to Ms. Lindsay.	2.20 hrs 1.0	\$1,100.00
05/06/2015	AKA	Conference with and instructions to Ms. Lindsay re: documents from Vickie Davis.	0.20 hrs	\$100.00
05/06/2015	ML	Review Project Orlando's Response to Second	0.50 hrs	\$75.00

		Request for Production; Review production request; Email and memo to Mr. Ardaman and Mr. Conley.		
05/06/2015	ML	Conference with Mr. Ardaman re: documents and response from Vickie Davis; Review file and prior emails; Email to Ms. Davis.	0.20 hrs	\$30.00
05/07/2015	ML	Email to Ms. Vickie Davis; Conference with Mr. Ardaman.	0.10 hrs	\$15.00
05/07/2015	ML	Conference with Mr. Ardaman re: documents and response from Ms. Davis; Email to Ms. Davis.	0.20 hrs	\$30.00
05/08/2015	AKA	Telephone conference with Vickie Davis Re: [REDACTED]; Instructions to Ms. Lindsay Re: Vickie Davis communications with Expressway Authority.	0.80 hrs	\$400.00
05/08/2015	ML	Telephone Conference with Mr. Ardaman and Ms. Vickie Davis; Memo to file.	0.30 hrs	\$45.00
05/11/2015	CRC	Review correspondence to V. Davis regarding [REDACTED]; Review response to request for production regarding inspection of original lease; Review amended order on bifurcation.	0.40 hrs	\$110.00
05/12/2015	AKA	Telephone conference with Vickie Davis Re: [REDACTED]; Authority representative concerning itemization and outstanding discovery; Instructions to Ms. Lindsay; Instructions to Mr. Conley.	0.80 hrs	\$400.00
05/12/2015	AKA	Review Response to Request to Produce; Instructions to Ms. Gonzalez.	0.30 hrs	\$150.00
05/12/2015	CRC	[REDACTED]; Review [REDACTED]; [REDACTED]; [REDACTED]; Review motion for attorneys' fees, request for oral argument, and reply brief of Project Orlando; Preparation of correspondence to V. Davis regarding [REDACTED]; Telephone conference with V. Davis and K. Ardaman regarding [REDACTED]; Preparation of letter for V. Davis [REDACTED]; [REDACTED]; [REDACTED]	1.60 hrs (1.0)	\$440.00
05/13/2015	ML	Review emails re: Project Orlando's Response to Second Request for Production and coordination with counsel for same to review documents; Review email from Ms. Davis [REDACTED]; [REDACTED]; [REDACTED]; Review documents.	0.50 hrs	\$75.00
05/14/2015	AKA	Telephone conferences with Vickie Davis;	0.80 hrs	\$400.00

		E-mail to and from Vickie Davis; Instructions to Ms. Lindsay and Mr. Conley Re: response to discovery.		
05/14/2015	ML	Review email re: discovery response to CFX; Review and revise same; Email and memo to Mr. Conley; Review emails and multiple documents from Ms. Davis; Memo to file.	1.20 hrs	\$180.00
05/14/2015	ML	Review and revise same; Email and memo to Mr. Conley; Review emails and multiple documents from Ms. Davis; Memo to file.	0.50 hrs	\$75.00
05/14/2015	CRC	Review and revisions to request for production response; Telephone conference with K. Ardaman and V. Davis regarding [REDACTED]; Review correspondence from V. Davis regarding [REDACTED]; Review documents produced by V. Davis for response to request for production.	0.70 hrs	\$192.50
05/15/2015	AKA	Review proposed discovery responses and documents from Vickie Davis; Instructions to Ms. Lindsay; Review offer of judgment; Instructions to Mr. Conley Re: same; Review Request for Production of Documents and other matters in response thereto.	2.00 hrs	\$1,000.00
05/15/2015	AKA	Review Request to Produce; Review and revise Response to Request to Produce; Instructions to Ms. Lindsay; Review additional discovery request and Offer of Judgment; Instructions to Mr. Conley Re: same.	1.40 hrs	\$700.00
05/15/2015	ML	Review multiple emails re: documents responsive to request for production; Revise Response to CFX Request for Production; Memo to Mr. Ardaman; Instructions to Ms. Gonzalez re: inspection of Project Orlando document in response to request for production and coordination with forensic document expert; Revise Response to RFP; Upload and electronically file and serve same; Revise Pleading Index.	1.00 hrs	\$150.00
05/16/2015	CRC	Review correspondence to V. Davis regarding [REDACTED]	0.10 hrs	\$27.50
05/18/2015	CRC	Review pretrial order and trial order for valuation; Review pretrial and trial order for business damages; Review order on motions in limine; Preparation of proposed correspondence to V. Davis regarding [REDACTED]	1.5 hrs	\$495.00

05/19/2015	ML	<p>Review offer of judgment statute and costs statute; Review offer of judgment; Instructions to Ms. Lindsay regarding relocation reimbursement and federal relocation assistance; Review correspondence from J. Spoonhour regarding proposed case management orders.</p> <p>Deborah Reinhardt, Review email from attorney for CFX re: review of documents in response to production request.</p>	0.20 hrs	\$30.00
05/20/2015	AKA	Review portions of Charles Cawthra report; Instructions to Ms. Lindsay.	0.40 hrs	\$200.00
05/20/2015	CRC	<p>Research regarding federal relocation program to be used by judge, double recovery, Instructions to Ms. Lindsay regarding proposed relocation claim; Review relocation assistance</p>	1.00 hrs	\$440.00
05/21/2015	ML	Review email and lease documents from attorney for Project Orlando; Review file; Emails to/from Mr. Ardaman.	0.60 hrs	\$90.00
05/21/2015	CRC	Review correspondence from K. Bauerle regarding document production response; Review attached original copies of various leases; Review portions of relocation assistance packet; Review offer of judgment.	0.40 hrs	\$110.00
05/22/2015	AKA	Review discovery responses; Instructions to Mr. Conley and Ms. Lindsay.	0.40 hrs	\$200.00
05/22/2015	ML	Review multiple emails re: production of documents and Answers to Interrogatories; Emails to/from Ms. Vickie Davis; Review file and all documents to be produced; Revise Answers to Interrogatories; Review emails from Spoonhour re: document production review and deposition of Vickie Davis; Memo to Mr. Ardaman.	2.00 hrs	\$300.00
05/26/2015	AKA	Review discovery request with respect to Request to Produce and Interrogatories; Review rules; Review various definitions; Conference with Mr. Conley and Ms. Lindsay Re: responses and objections; Communications from Vickie Davis; Telephone call with appraiser; Telephone call to equipment expert Charles Cawthra; Instructions to Ms. Gonzalez Re: communications with experts; Review various reports and statutory provisions.	1.40 hrs	\$700.00
05/26/2015	AKA	Telephone conference with Charles Cawthra.	0.20 hrs	\$100.00
05/26/2015	AKA	Review Answers to Interrogatories; Instructions to Ms. Lindsay; Review documents to be produced to and discovery responses.	0.80 hrs	\$400.00
05/26/2015	ML	Conference with Mr. Ardaman and Mr. Conley	2.00 hrs	\$300.00

	re: discovery responses and production of documents; Telephone Conference with appraiser re: Cawthra's report on moving personal property and CFX's Offer of Judgment; Telephone call and message to Charles Cawthra; Emails to/from Rick Dreggors; Prepare documents for production to CFX; Emails re: Answers to Interrogatories; Revise same; Emails to/from and conference with Ms. Vickie Davis.		
05/26/2015 ML	Conference with Ms. Davis re: documents in response to CFX production and request and Answers to Interrogatories; Complic documents; Prepare CD; Emails to/from CFX; Upload and electronically file and serve discovery response; Revise Pleading Index.	1.50 hrs	\$225.00
05/26/2015 CRC	Preparation of interrogatory responses and objections; Review public records privilege for eminent domain business records; Review documents responsive to request for production; Instructions to M. Lindsey regarding discovery responses; Research regarding business damage issues; Review interrogatory responses of Project Orlando in response to Petitioner's request; Review correspondence from B. Lynch regarding document production; Review notice of service; Review correspondence from K. Bauerle regarding document inspection; Instructions to M. Lindsey regarding same.	2.20 hrs	\$605.00
05/27/2015 AKA	Instructions to Ms. Lindsay and Ms. Gonzalez Re: discovery and inspection of records.	0.30 hrs	\$150.00
05/27/2015 AKA	Communications with attorney for Project Orlando.	0.30 hrs	\$150.00
05/27/2015 AKA	Conference with Charles Cawthra, Allen Angus, Ms. Lindsay and Richard Dreggors Re: business damage , offer of judgment; Instructions to Ms. Lindsay; Instructions to Richard Dreggors Re: valuation issues and strategy; Conference with Mr. Conley Re: same.	1.60 hrs (16)	\$500.00
05/27/2015 ML	Conference with Mr. Ardaman and Mr. Conley re: strategy and action items; Review file; Prepare for and attend meeting and telephone conference with experts; Memo to file re: action items.	1.50 hrs	\$225.00
05/27/2015 CRC	Review correspondence from K. Bauerle regarding coordination of document review and inspection; Review correspondence from K. Bauerle regarding coordination of document review and inspection; Review correspondence from B. Lynch regarding valuation issues and strategy; Conference with Mr. Conley Re: same. Discussion with K. Ardaman and	0.9 hrs (5)	\$247.50

05/28/2015	ML	M. Lindsey regarding strategy and further handling. Review notes from meetings and conference calls; Email to Ms. Vickie Davis re: [REDACTED] documents from Debra Reddick reflecting payments made from [REDACTED] [REDACTED] Memo re: same.	0.70 hrs 0.2	\$105.00
05/28/2015	CRC	[REDACTED] Review documents produced in response to discovery requests; Review correspondence from B. Reddick regarding compensation paid to date and calculation of [REDACTED] regarding same.	1.00 hrs 1.0	\$440.00
05/29/2015	ML	Review emails re: improvements made by Ms. Davis at subject property; Review file; Email to appraiser.	0.20 hrs	\$30.00
05/29/2015	CRC	Research regarding administrative res judicata, identities of cause of action, and collateral estoppel.	0.80 hrs	\$220.00
06/01/2015	AKA	[REDACTED] Telephone conference with appraiser Re: multiple issues; Instructions to Ms. Lindsay; Legal research Re: subjective v. objective valuation of lease hold interest; Instructions to Ms. Lindsay Re: multiple cases; Instructions to Ms. Lindsay Re: needed additional discovery related to agricultural exemption and other matters.	2.00 hrs 1.6	\$1,000.00
06/01/2015	ML	Extended telephone Conference with Mr. Ardaman, [REDACTED] and appraiser re: damages and valuation; Conference with Mr. Ardaman and Mr. Conley re: strategy and action items; Review Leases and other documents.	1.50 hrs 1.0	\$225.00
06/01/2015	CRC	Review proposed case management orders and uniform orders entered by court; Review correspondence from B. Lynch regarding same.	0.40 hrs	\$110.00
06/02/2015	ML	Review Property Appraiser and Tax Collector websites re: agricultural classification, taking and remainder; Emails to/from Ms. Vickie Davis re: [REDACTED]; Review Pleadings re: estimate of value/good faith deposit and amounts; Review Petition and Stipulated Order of Taking; Memo re: same.	1.20 hrs	\$180.00
06/03/2015	ML	Review prior production requests to Project Orlando re: agricultural classification records and documents; Review same; Memo to Mr. Ardaman.	1.00 hrs	\$150.00
06/03/2015	LDK	Legal research regarding valuation of leasehold interest.	1.90 hrs	\$427.50

06/04/2015	AKA	Telephone conference with handwriting expert; Conference with Ms. Lindsay Re: prior findings and outstanding issues and questions; Meeting with handwriting expert; Conference with attorney for Project Orlando, Kurt Bauerle; Memo to file; Review Allen Angus' report and Vickie Davis' summary of improvements; Instructions to Ms. Lindsay.	2.20 hrs	\$1,100.00
06/04/2015	ML	Review emails re: meeting with forgery expert to inspect Vickie Davis original signature; Review file and documents previously reviewed by forgery expert; Travel to/from and attend meeting regarding same; Review notes; Memorandum to file.	2.00 hrs	\$300.00
06/04/2015	ML	Review Replacement Cost New estimates from Al Angus; Review emails re: improvements constructed and/or repaired by Ms. Davis; Telephone Conference with same; Memo to file re: needed information.	1.20 hrs	\$180.00
06/04/2015	LDK	Legal research regarding valuation of leasehold interest. _____ _____ and research law related to _____	2.3 hrs <i>1.8</i>	\$517.50
06/05/2015	AKA	Review legal research Re: Expressway's Offer of Judgment inclusive of more than just business damages; Review communications with Vickie Davis with Ms. Lindsay Re: _____	0.60 hrs	\$300.00
06/05/2015	ML	Review memo on leasehold interest and valuation of same.	0.20 hrs	\$30.00
06/05/2015	LDK	Legal research regarding valuation of leasehold interest.	0.60 hrs	\$135.00
06/10/2015	CRC	Review correspondence from B. Lynch regarding proposed case management reports.	0.20 hrs	\$55.00
06/11/2015	ML	Conference with Ms. Vickie Davis re: _____ ; Review maps and drawings; Review spreadsheets and receipts; Email and memo to Mr. Ardaman and Mr. Conley; Multiple emails re: Offer of Judgment, additional reimbursement check from CFX and related matters.	2.00 hrs	\$300.00
06/12/2015	AKA	Review and revise proposed e-mail to Expressway Authority from Ms. Vickie Davis _____	0.40 hrs	\$200.00
06/12/2015	ML	_____ Review multiple emails re: reimbursement checks from CFX for relocation expenses; Review file; Review spreadsheets from Ms. Davis re: costs of improvements and repairs; Calculate same; Memo to Mr. Ardaman; Emails	1.00 hrs <i>1.7</i>	\$150.00

06/12/2015	CRC	to/from same; Review proposed email to Ms. Davis. [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] Review damages iterations; Review revised correspondence to V. Davis regarding [REDACTED]	0.80 hrs	\$220.00
06/15/2015	ML	Review draft email from Ms. Vickie Davis to Debra Reddick re: [REDACTED] [REDACTED] Email to Ms. Davis.	0.20 hrs	\$30.00
06/16/2015	AKA	E-mails from Expressway Authority attorneys and Project Orlando attorney; Instructions to Ms. Lindsay and Mr. Conley.	0.40 hrs	\$200.00
06/16/2015	CRC	Review correspondence from K. Bauerle and B. Lynch regarding case management orders; Review judge's uniform case management orders and proposed revised case management orders; Research regarding administrative res judicata, business damages, claim and issue preclusions; Review correspondence from B. Lynch regarding potential settlement and status meeting.	1.5 hrs	\$495.00
06/17/2015	AKA	Review legal research Re: lease continuation for valuation purposes and lease termination, renewal issue; Review various cases; Conference with Mr. Conley.	1.50 hrs	\$750.00
06/17/2015	ML	Review Leases and case law on lease terms, priority, month to month and related issues; Conference with Mr. Conley.	0.60 hrs	\$90.00
06/17/2015	ML	Review Notice of Hearing on CFX's proposed Case Management Orders; Review file; Email and instructions to Ms. Gonzalez.	0.20 hrs	\$30.00
06/17/2015	CRC	Research regarding business damages and valuation issues; Preparation for settlement meeting; Instructions to M. Lindsey regarding same; Review notice of hearing; Research regarding perpetual leases, compensability of same, and lease option renewals; Prepare materials and packet for settlement meeting.	3.0 hrs	\$1,045.00
06/18/2015	ML	Conference with Mr. Conley re: lease renewal, month to month tenancy and claims/damages regarding same; Review case law.	0.50 hrs	\$75.00
06/18/2015	CRC	Research regarding compensability of leasehold interests, lease terms and termination, month-to-month tenancies; Review previous lease arrangements; Review Commercial Lease	2.80 hrs	\$770.00

		Treatise; Research Florida statutory provisions regarding commercial leases.		
06/19/2015	DL	Confer with Mr. Conley regarding lease termination provisions.	0.40 hrs	\$170.00
06/22/2015	AKA	Conference with Mr. Conley Re: valuation and success of lease renewal; Further telephone conference with appraiser; Instructions to Ms. Lindsay.	0.80 hrs	\$400.00
06/22/2015	AKA	Telephone conference with appraiser Re: land, valuation, approach and issues and risks and strategy; Instructions to Ms. Lindsay.	0.70 hrs	\$350.00
06/22/2015	ML	Conference with Mr. Conley re: business damages versus valuation claim; Telephone Conference with appraiser, Rick Dreggors.	0.30 hrs	\$45.00
06/22/2015	CRC	Research regarding leasehold interests; Review leases; Review documents for potential settlement meeting; Instructions to M. Lindsey regarding same.	0.90 hrs	\$247.50
06/22/2015	CRC	Research regarding business destruction damages; Review summaries of claims and potential damages; Review expert reports regarding fees accrued thus far; Telephone conference with R. Dreggors regarding valuation issues and case strategy; Research regarding perpetual royalties.	2.10 hrs	\$577.50
06/23/2015	AKA	Review file in preparation for meeting with Expressway Authority attorneys; Review business damage offer; Review case law, lease extension, leases and related matters; Instructions to Ms. Lindsay Re: additional information from contractor expert Allen Angus; Review expert fees and costs.	3.00 hrs	\$1,500.00
06/23/2015	CRC	Research regarding leasehold valuation, perpetuity issues, business damage valuation demands, research of business damage, regulatory scheme and regulations provisions, Instructions to M. Lindsey regarding same.	3.00 hrs	\$1,017.50
06/24/2015	ML	Conference with Mr. Conley regarding claim for moving costs, research responses and potential business responses; Review claim application and Federal Regulations; Review spreadsheets and payments from CFA; Draft Summary of claim and payments.	2.50 hrs	\$375.00
06/25/2015	AKA	Telephone conference with Vickie Davis Re: _____ _____ _____ _____	1.00 hrs	\$500.00

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Date	Client	Description	Hours	Amount
		Instructions to Ms. Lindsay Communications with the Expressway Authority Location agents		
06/30/2015	AKA	Telephone conference with Vickie Davis Re: _____ _____ ; E-mail to Expressway Authority attorney; Conference with Mr. Conley Re: same.	0.40 hrs	\$200.00
07/06/2015	AKA	Review information from contractor; Instructions to Ms. Lindsay.	0.40 hrs	\$200.00
07/06/2015	ML	Review email and revised/new cost estimates and sketch from Al Angus; Emails to/from Mr. Ardaman; Conference with Mr. Conley re: proposed settlement to CFX; Review old cost estimate and sketch and compare differences; Memo to file.	0.80 hrs	\$120.00
07/07/2015	AKA	Review and revise proposed case management order; Telephone call from CFX attorney Re: same; Instructions to Mr. Conley Re: same.	1.20 hrs	\$600.00
07/09/2015	AKA	Review and revise CFX's proposed Case Management Order.	1.00 hrs	\$500.00
07/09/2015	ML	Review emails and Mr. Ardaman's revisions to CFX's proposed Case Management Order.	0.20 hrs	\$30.00
07/09/2015	CRC	Review amended notice of hearing.	0.10 hrs	\$27.50
07/14/2015	CRC	Research regarding owner and leasehold interest holder's rights to testify during real property valuation phase; Review order of Motion for Reconsideration of Sua Sponte Order Dispensing with Oral Argument; Revisions to proposed case management orders.	1.30 hrs	\$357.50
07/15/2015	ML	Review and revise proposed Case Management Orders; Review emails.	0.70 hrs	\$105.00
07/16/2015	CRC	Revisions and finalize proposed case management report redlines; Review correspondence from J. Spoonhour regarding same; Review correspondence from D. Fody regarding scheduling.	0.40 hrs	\$110.00
07/17/2015	CRC	Review notice of oral argument.	0.10 hrs	\$27.50
07/20/2015	CRC	Review order denying motion to reschedule oral argument.	0.20 hrs	\$55.00
07/29/2015	ML	_____ Revise Expert Fees/Costs Chart; Emails to/from Mr. Ardaman; Review Agreed Order on Substitution of Counsel for RFT Trust; Revise Service List; Review multiple emails re: case management orders, revisions to same, _____ _____ and valuation trial; Memo to file.	1.00 hrs	\$150.00
07/30/2015	AKA	Review letter from CFX attorney to Judge Thorpe; Telephone conference with Ms.	0.80 hrs	\$400.00

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		Lindsay and Mr. Conley Re: multiple issues for upcoming matters.		
07/30/2015	ML	Review multiple emails re: revisions to Case Management Orders; Review file; Review email re: research on leasehold interest.	0.40 hrs	\$60.00
07/30/2015	CRC	Review correspondence from J. Spoonhour regarding revised case management orders; Review revised case management orders; Preparation of correspondence to J. Spoonhour, K. Bauerle and B. Lynch regarding proposed revisions to same; Review correspondence from K. Bauerle regarding case management orders; Research regarding undivided fee rule, leasehold interests, month-to-month leases; Review correspondence to Judge Thorpe regarding case management orders and related matters.	3.40 hrs	\$935.00
07/31/2015	AKA	Communications with Mr. Conley Re: real estate case management order and related matters; Instructions to Ms. Lindsay.	0.40 hrs	\$200.00
07/31/2015	CRC	Review case management orders; Research regarding separate trials and unity or unit rule; Preparation of memorandum regarding same.	1.10 hrs	\$302.50
08/03/2015	LDK	Prepare bench memoranda regarding leasehold valuation evidence and separation of trials.	1.60 hrs	\$360.00
08/04/2015	AKA	Telephone conference with business damage expert; Conference with Ms. Lindsay; Review information from Al Angus; Review e-mails from CFX attorney.	0.80 hrs	\$400.00
08/04/2015	AKA	Telephone confrence with Mr. Conley and appraiser re: strategy and valuation.	0.40 hrs	\$200.00
08/04/2015	CRC	Instructions to L. King regarding bench memoranda; Research regarding separate trials and right to put on a valuation trial; Telephone conference with K. Ardaman and R. Dreggors regarding strategy and further handling of valuation case; Review amended notice of hearing.	1.60 hrs	\$440.00
08/05/2015	LDK	Draft bench memos re. trial severance and right to put on leasehold valuation evidence.	0.50 hrs	\$112.50
08/06/2015	CRC	Review memoranda on separate trials and entitlement to present valuation opinions and evidence; Research regarding motion in limine standards in eminent domain proceedings; Research regarding lease renewals and valuation of same.	0.90 hrs	\$247.50
08/10/2015	ML	Review multiple emails re. business damage entitlement to right to apportionment in real estate valuation; Review file; Memo to same.	<u>0.3</u> 0.3 hrs	\$60.00
08/10/2015	CRC	Review correspondence to and from	<u>1.5</u> 2.00 hrs	\$632.50

		Review correspondence Review correspondence from J. Spoonhour regarding timeline for approvals; Research regarding leasehold issues; Review bench memoranda on separate trials and ability to present leasehold case in valuation proceeding.		
08/11/2015	ML	Telephone Conference with appraiser, Rick Dreggors re: valuation and apportionment; Memo to Mr. Ardaman.	0.10 hrs	\$15.00
08/11/2015	CRC	Telephone conference with K. Ardaman and K. Bauerle regarding appraisal and apportionment issues; Research regarding apportionment fee issues.	0.70 hrs	\$192.50
08/12/2015	AKA	Review cases and case management orders in preparation for case management order hearing on business damages and case management on real property valuation.	1.80 hrs 1.0	\$900.00
08/12/2015	AKA	Prepare for and attend hearing on case management order on business damages and for valuation trial; Conference with Kurt Bauerle Re: potential settlement and issues.	2.0 2.1 hrs	\$1,100.00
08/12/2015	AKA	Instructions to Ms. Lindsay re: real estate apportionment.	0.20 hrs	\$100.00
08/12/2015	ML	Email and memo to Mr. Ardaman re: business damage claim settlement, apportionment of real estate valuation, and hearing on proposed Case Management Orders; Review Hearing Notebook; Assist Mr. Ardaman in preparation for hearing; Revise Hearing Notebook; Review Petition and Amended Answer.	1.20 hrs	\$180.00
08/12/2015	ML	Review electronic filing notifications and Case Management Orders entered by Judge Thorpe and compare with prior orders entered by Judge; Calendar all deadlines; Revise Pleading Index.	1.00 hrs	\$150.00
08/16/2015	CRC	Review settlement counter-offer and follow-up with appraisal expert regarding apportionment issues and valuation trial; Review new case management orders.	0.40 hrs	\$110.00
08/18/2015	CRC	Research regarding apportionment; Review leases; Research regarding leasehold interests.	1.30 hrs	\$357.50
08/19/2015	CRC	Research regarding leasehold interests, apportionment priority.	1.90 hrs	\$522.50
08/21/2015	CRC	Review Order sua sponte dispensing with oral argument; Research regarding leasehold interests, priority, constructive notice; Review case management orders; Review correspondence from R. Dreggors regarding apportionment issues and strategy.	2.10 hrs	\$577.50

08/24/2015	CRC	Review lease agreements, promissory notes, discovery produced by various mortgagors; Research regarding priority.	1.20 hrs	\$330.00
08/26/2015	ML	Review file; Email to Ms. Vickie Davis re: [REDACTED]	0.20 hrs	\$30.00
08/28/2015	ML	Review emails re: reservation of apportionment claim versus right to same; Review Florida Statutes.	0.20 hrs	\$30.00
08/28/2015	CRC	Review correspondence from J. Spoonhour regarding proposed order; Research regarding apportionment interests and rights relating thereto; Review eminent domain statutory provisions; Preparation of short memorandum regarding same; Review correspondence to J. Spoonhour regarding language of proposed stipulation.	0.90 hrs	\$247.50
08/31/2015	AKA	E-mail to attorney for CFX.	0.30 hrs	\$150.00
09/04/2015	CRC	Review motion for issuance of written opinion; Research regarding rule allowing motions for issuance of written opinion.	0.40 hrs	\$110.00
09/08/2015	AKA	E-mails to attorney for Project Orlando; Telephone conference with Brendan Lynch.	0.30 hrs	\$150.00
09/14/2015	ML	Review email from Brendan Lynch and letter and Joint Motion to Judge Thorpe; Memo to file.	0.20 hrs	\$30.00
09/15/2015	AKA	Review emails and instructions to Ms. Lindsay re: Appellee's Response.	0.20 hrs	\$100.00
09/15/2015	ML	Review Appellee's Response to Appellant's Motion for Issuance of Written Opinion; Review Motion; Emails to/from Mr. Ardaman.	0.20 hrs	\$30.00
09/15/2015	CRC	Review response to motion for issuance of written opinion; Research appellate rules regarding same.	0.50 hrs	\$137.50
09/24/2015	CRC	Review motion for leave to file cross-claim and proposed cross-claim; Review expert invoices and correspondence regarding same.	0.60 hrs	\$165.00
09/28/2015	ML	Review RFT Trust's Motion for Leave to File Cross Claim and email from counsel for same.	0.20 hrs	\$30.00
09/28/2015	CRC	Review correspondence from D. Levine regarding RFT's motion to file cross-claim and objections to same; Research regarding apportionment; Review lease agreements and supportive documents attached to cross-claim.	0.90 hrs	\$247.50
09/29/2015	ML	Review emails re: RFT's Cross Claim and apportionment issues; Review Cross Claim.	0.20 hrs	\$30.00
09/29/2015	CRC	Review RFT's proposed cross-claim and attachments thereto; Research regarding eminent domain apportionment; Review file materials; Review correspondence from B. Lynch regarding settlement proceeds status;	1.40 hrs	\$385.00

		Preparation of short memorandum regarding potential objection to cross-claim.		
10/01/2015	ML	Review electronic notifications and The Patriot Group's Disclaimer of Interest; Review CFX's Notice of Dropping Party; Revise Service List and Pleading Index; Emails to Ms. Gonzalez.	0.40 hrs	\$60.00
10/01/2015	CRC	Review correspondence from K. Bauerle regarding RFT's motion for leave to amend to assert crossclaim; Research regarding supplemental proceedings; Review the Patriot Group's disclaimer of interest; Review notice of dropping parties.	1.20 hrs	\$330.00
10/02/2015	CRC	Review correspondence from K. Bauerle regarding treatment of crossclaim; Review crossclaim; Review correspondence from B. Lynch regarding settlement proceeds.	0.60 hrs	\$165.00
10/06/2015	CRC	Telephone conferences with A. Angus and V. Davis regarding [REDACTED]; [REDACTED] Review fee breakdowns from experts; Instructions to M. Lindsey regarding correspondence to V. Davis; Review and revisions to correspondence to V. Davis regarding [REDACTED]; Research regarding apportionment and attorneys' fees for same; Research regarding leasehold interests.	1.90 hrs	\$522.50
10/09/2015	CRC	Research regarding priority and leasehold interests, renewal, and compensation for leasehold interests terminated because of the taking.	1.10 hrs	\$302.50
10/15/2015	CRC	Research regarding priority, leasehold interests and valuation of same.	0.70 hrs	\$192.50
10/19/2015	CRC	Research regarding priority and valuation of leasehold interests.	0.60 hrs	\$165.00
10/21/2015	CRC	Review case management orders; Research regarding priority, lease valuation; Review memoranda on same.	1.10 hrs	\$302.50
10/23/2015	CRC	Review Expressway Authority's witness list for valuation trial; Research regarding lien priority; Review lease documents.	0.90 hrs	\$247.50
10/26/2015	CRC	Research regarding compensation for unexpired term of leasehold interest; Review correspondence from B. Lynch regarding correspondence to Judge as to extension of deadlines; Review stipulated order regarding extension of deadline to produce rebuttal expert reports.	0.80 hrs	\$220.00
10/27/2015	CRC	Review notice of unavailability; Review lease extension.	0.40 hrs	\$110.00
10/28/2015	CRC	Research regarding supplemental proceedings; Review file memoranda regarding leasehold	0.90 hrs	\$247.50

		valuation.		
11/05/2015	CRC	Instructions to L. King regarding apportionment motion and arguments and strategy regarding same; Review file materials.	0.50 hrs	\$137.50
11/05/2015	LDK	Receive instruction from Mr. Conley, and begin drafting Motion for Apportionment.	1.30 hrs	\$292.50
11/06/2015	CRC	Review Project Orlando's rebuttal witness list; Review Expressway Authority's supplemental witness list.	0.20 hrs	\$55.00
11/06/2015	LDK	Draft Motion for Apportionment. Research law regarding valuation of month-to-month lease and valuation of options to renew.	1.30 hrs	\$292.50
11/12/2015	CRC	Review notice of supplemental case management conference and scheduling hearing.	0.20 hrs	\$55.00
11/13/2015	CRC	Review disclaimer of interest; Review stipulated final judgment.	0.30 hrs	\$82.50
11/16/2015	CRC	Review notice of supplemental case management conference; Review previous case management orders; Research regarding valuation of leasehold interests.	0.80 hrs	\$220.00
11/17/2015	CRC	Research regarding leasehold interests and valuation of same.	0.60 hrs	\$165.00
11/23/2015	AKA	Conference with Mr. Conley concerning Case Management Hearing and results; Review Case Management Order; E-mails to attorneys for CFX and for Project Orlando; Conference with Mrs. Lindsay.	0.70 hrs	\$350.00
11/23/2015	ML	Conference with Mr. Conley re: Case Management Conference; Review Mr. Ardaman's email to attorneys for CFX regarding mediation and apportionment claim; Review Order Striking Order Setting Trial on business damage claim; Email and instructions to Ms. Reisinger.	0.20 hrs	\$30.00
11/23/2015	CRC	Preparation for case management conference; Travel to and attend same; Review file materials; Conferences with J. Spoonhour, K. Bauerle, and B. Lynch regarding status and further handling; Review correspondence regarding mediation; Office conference with K. Ardaman regarding same.	2.10 hrs	\$577.50
11/23/2015	LDK	Draft Motion for Apportionment.	0.20 hrs	\$45.00
11/25/2015	LDK	Legal research related to motion for apportionment.	0.50 hrs	\$112.50
12/01/2015	CRC	Review correspondence from B. Lynch regarding ex parte hearing; Review notice of hearing; Review case management orders; Research regarding priority.	0.60 hrs	\$165.00
12/03/2015	LDK	Draft motion for apportionment and associated	2.00 hrs	\$450.00

		legal research.		
12/04/2015	LDK	Draft motion for apportionment and associated legal research.	1.70 hrs	\$382.50
12/14/2015	LDK	Draft motion for apportionment, and associated legal research.	1.40 hrs	\$315.00
12/15/2015	LDK	Draft motion for apportionment, and associated legal research.	0.40 hrs	\$90.00
12/16/2015	CRC	Review correspondence from C. Cawthra regarding status of valuation case; Research regarding supplemental proceedings; Review memorandum regarding potential apportionment claim; Review mediation order; Review notice of taking deposition.	0.80 hrs	\$220.00
12/17/2015	CRC	Review correspondence to C. Cawthra regarding case status and update; Research regarding lease extensions and leases of indefinite duration/perpetual leases.	0.80 hrs	\$220.00
12/22/2015	CRC	Review notices of taking depositions of P. Sherma and J. Hall; Review correspondence to R. Dreggors regarding same.	0.30 hrs	\$82.50
12/23/2015	CRC	Review correspondence to R. Dreggors regarding deposition attendance; Review deposition notices.	0.30 hrs	\$82.50
12/28/2015	ML	Review multiple emails and Notices of Taking Deposition in valuation case; Review emails re: attendance at mediation; Conference with Mr. Conley re: same.	0.20 hrs	\$30.00
12/28/2015	CRC	Review deposition notices; Telephone conference with K. Bauerle regarding depositions; Telephone conference with R. Dreggors regarding necessity of attending depositions; Office conference with L. King regarding leasehold estate issue; Research regarding leasehold interests and perpetual leases; Preparation of correspondence to K. Bauerle regarding reservation of right to depose experts.	1.30 hrs	\$357.50
01/04/2016	ML	Review Certifications of Mediation Authority; Review Project Orlando's First Request to Produce to CFX.	0.20 hrs	\$30.00
01/04/2016	CRC	Review certifications of mediation authority; Review mediation notices; Review request for production to Expressway Authority.	0.40 hrs	\$110.00
01/06/2016	AKA	Instructions to Ms. Lindsay re: mediation order.	0.20 hrs	\$100.00
01/06/2016	ML	Review PSP's Certification of Mediation Authority; Conference with Mr. Conley re: same; Review Agreed Mediation Order; Conference with Mr. Ardaman.	0.20 hrs	\$30.00
01/06/2016	CRC	Review file materials; Review certificate of mediation authority.	0.30 hrs	\$82.50

01/07/2016	AKA	Instructions to Mr. Conley Re: mediation.	0.40 hrs	\$200.00
01/07/2016	ML	Conference with Mr. Conley re: mediation attendance; Email to Ms. Vickie Davis.	0.20 hrs	\$30.00
01/08/2016	ML	Conference with Mr. Conley re: mediation; Review email from same; Email re: same; Review RFT Trust's Motion for Leave to File Cross Claim and proposed Cross Claim; Review Certifications of Mediation Authority; Revise Pleading Index.	0.60 hrs	\$90.00
01/08/2016	ML	Telephone Conferences with Ms. Vickie Davis re: [REDACTED]; Emails to/from Mr. Ardaman; Conference with Mr. Conley; Review Rules on mediation attendance; Draft Certification of Mediation Authority; Revise Service List; Upload and electronically file and serve Certification; Email to Ms. Davis.	1.20 hrs	\$180.00
01/08/2016	CRC	Review proposed crossclaim and motion for leave to amend to assert crossclaim; Research regarding non-condemnation claim assertion in eminent domain proceedings; Preparation of certificate of mediation authority; Instructions to M. Lindsey regarding same; Research regarding powers of attorney and conflicts of interest.	1.20 hrs	\$330.00
01/11/2016	ML	Review electronic notifications re: Certification of Mediation Authority; Revise Pleading Index.	0.20 hrs	\$30.00
01/11/2016	CRC	Review notice of cancellation of depositions.	0.20 hrs	\$55.00
01/12/2016	CRC	Review file materials; Preparation for mediation; Instructions to L. King and M. Lindsey regarding materials and preparation for same.	1.00 hrs	\$275.00
01/13/2016	ML	Review emails re: preparation for mediation and notebook; Review file and expert invoices for valuation; Emails to/from Rick Dreggors; Email to Charles Cawthra; Prepare Table of Contents and notebook cover; Review and revise Lease, Ownership and Mortgage Chronology; Review Clerk website re: status of mortgage foreclosure; Review Stipulated Final Judgment as to Business Damage Claim re: right to seek apportionment in valuation case; Draft Fees and Costs Summary; Email to Mr. Conley; Conference with same; Review file re: area of taking and leased premises; Prepare calculations summary; Email to Mr. Conley; Revise mediation notebook.	2.00 hrs	\$300.00
01/13/2016	CRC	Review mediation packet and materials; Instructions to M. Lindsey regarding same.	0.40 hrs	\$110.00
01/13/2016	LDK	Assemble case law and memoranda for Mr. Conley in preparation for mediation.	1.10 hrs	\$247.50

01/14/2016	AKA	Legal research Re: lease extensions, automatic renewals and valuations; Review notebook; Conference with Ms. Lindsay and instructions concerning presentation for mediation; Conference with Mr. Conley Re: same; Review eminent domain manual.	1.50 hrs	\$750.00
01/14/2016	ML	Emails to/from Mr. Conley re: preparation for mediation; Review file and notebook; Emails to/from Charles Cawthra re: personal property appraiser fee; Revise Expert Fee Summary; Review file re: lease termination letter, leasehold interest and valuation and related issues; Review notes regarding leasehold valuation; Conference with Mr. Ardaman and Mr. Conley; Telephone Conference with appraiser re: leasehold valuation; Email to same; Revise Table of Contents and Mediation Notebook.	1.50 hrs	\$225.00
01/14/2016	ML	Review CFX's Interrogatories and Request for Production to Project Orlando.	0.20 hrs	\$30.00
01/14/2016	ML	Conference with Mr. Conley re: mediation and attendance; Review Agreed Mediation Order; Email to Ms. Vickie Davis.	0.20 hrs	\$30.00
01/14/2016	CRC	Review mediation binder; Research regarding bonus value for leases; Instructions to M. Lindsey regarding mediation preparations; Office conferences with K. Ardaman and M. Lindsey regarding same; Review notice of service of third interrogatories and third interrogatories.	1.60 hrs	\$440.00
01/15/2016	ML	Assist Mr. Conley in preparation for mediation; Review Memorandum on compensability issues and download case law; Emails re: same; Review Fee Agreement re: compensation and settlement; Email to Mr. Conley.	1.20 hrs	\$180.00
01/15/2016	LDK	Confer with Mr. Conley regarding mediation strategy and arguments in favor of Davis's right to compensation for lease renewals.	0.70 hrs	\$157.50
01/17/2016	CRC	Preparation for mediation.	1.10 hrs	\$302.50
01/18/2016	AKA	Review file, calculations; Telephone conference with appraiser; Instructions to Mr. Conley Re: mediation; Instructions to Ms. Lindsay Re: information for Mr. Conley and Vickie Davis for mediation.	1.20 hrs	\$600.00
01/18/2016	ML	Continue preparation for mediation; Revise Table of Contents and mediation notebook; Emails to/from Mr. Conley.	1.00 hrs	\$150.00
01/18/2016	ML	Telephone Conference with appraiser re: valuation and apportionment; Conference with Mr. Ardaman and Mr. Conley; Calculate	0.50 hrs	\$75.00

01/18/2016	CRC	valuation and apportionment claim. Telephone conference with V. Davis regarding [REDACTED]; Preparation for mediation; Instructions to M. Lindsey regarding same; Telephone conference with R. Dreggors and M. Lindsey regarding mediation, strategy, and further handling; Review file materials.	3.70 hrs	\$1,017.50
01/18/2016	LDK	Confer with Mr. Conley regarding issues relevant to upcoming mediation.	0.30 hrs	\$67.50
01/19/2016	AKA	Conference with Mr. Conley Re: strategy for mediation, calculation of numbers and evaluation; Review information from contractor Re: build out of new facilities and value thereof and calculation of value of construction at new location to provide to same improvements on new location on property taken; Calculate percentage of overall take area.	2.00 hrs	\$1,000.00
01/19/2016	AKA	Conference with Mr. Conley Re: preparation for mediation; Telephone conference and communications with Mr. Conley Re: status of mediation and impasse.	0.80 hrs	\$400.00
01/19/2016	CRC	Preparation for, travel to/from, and attend mediation; Research regarding compensability of leasehold interests; Review file materials; Research regarding purchase money mortgages.	12.60 hrs	\$3,465.00
01/20/2016	AKA	Conference with Mr. Conley Re: results of mediation and impasse.	0.40 hrs	\$200.00
01/20/2016	ML	Conference with Mr. Conley re: mediation and results; Review Mediation Report; Revise Pleading Index.	0.30 hrs	\$45.00
01/20/2016	CRC	Review mediation report; Research regarding priority and purchase money mortgages; Review notice of filing terms of easement for parcel 897.	1.10 hrs	\$302.50
01/21/2016	CRC	Research regarding leasehold valuation.	0.90 hrs	\$247.50
01/22/2016	ML	Conference with Mr. Conley re: appraisals; Review file; Email to Rick Dreggors.	0.10 hrs	\$15.00
01/22/2016	CRC	Telephone conference with R. Dreggors regarding further handling and apportionment claim; Telephone conference with K. Bauerle regarding copy of final appraisal for Project Orlando; Research regarding leasehold valuation; Preparation of correspondence to and review correspondence from R. Dreggors regarding appraisal of Project Orlando; Review exhibit and witness lists.	1.20 hrs	\$330.00
01/25/2016	CRC	Review corrected motion for leave to file cross-cliam; Review supplemental witness and exhibit list; Review trial docket; Review file materials; Preparation for status meeting.	0.70 hrs	\$192.50

01/26/2016	ML	Review file re: history and current status; Draft Summary of case including fees and costs.	0.50 hrs	\$75.00
01/27/2016	CRC	Review and revisions to case summary analyses; Review file materials; Instructions to M. Lindsey regarding further handling and status conference.	0.30 hrs	\$82.50
01/28/2016	CRC	Review affidavits in support of motion in limine and motion in limine regarding appraisal drafts.	0.60 hrs	\$165.00
01/29/2016	ML	Review Petitioner's and Project Orlando's Exhibit Lists for trial; Review Motion in Limine to exclude Integra appraisal.	0.40 hrs	\$60.00
02/01/2016	ML	Review Motion in Limine regarding conceptual plans; Emails re: same.	0.30 hrs	\$45.00
02/01/2016	CRC	Review second motion in limine and notice of intent to take corporate representative depositions; Review additional notices of taking depositions; Review authorities cited in motion in limine.	1.10 hrs	\$302.50
02/02/2016	ML	Review Notices of Taking Deposition; Review Order Striking Trial Period for business damages; Conference with Mr. Conley re: same.	0.20 hrs	\$30.00
02/02/2016	CRC	Review order striking pre-trial and trial period; Review notices of taking deposition duces tecum; Instructions to M. Lindsey regarding apportionment issues; Review amended notice of taking deposition; Research regarding purchase money mortgages.	0.80 hrs	\$220.00
02/03/2016	CRC	Review notice of taking deposition duces tecum; Review motion for apportionment.	0.70 hrs	\$192.50
02/04/2016	AKA	Conference with Mr. Conley and Ms. Lindsay re: potential settlement.	0.60 hrs	\$300.00
02/04/2016	ML	Review multiple Notices of Taking Deposition in valuation case; Conference with Mr. Conley.	0.20 hrs	\$30.00
02/04/2016	CRC	Review discovery responses; Review file materials; Research regarding purchase money mortgages; Review amended affidavits; Attend strategy session with K. Ardaman and M. Lindsey regarding further handling and potential proceeding resolution.	1.10 hrs	\$302.50
02/08/2016	ML	Review multiple motions in limine and CFX letter to Judge Thorpe; Conference with Mr. Conley.	0.20 hrs	\$30.00
02/08/2016	CRC	Review numerous motions in limine and memoranda of law in support; Review correspondence to Judge Thorpe regarding motions in limine and materials in support; Review response to Project Orlando's First Request for Production.	0.90 hrs	\$247.50

02/09/2016	AKA	Review multiple filings; E-mails from multiple parties related to Motions in Limine, Discovery Orders and letters to Judge.	1.00 hrs	\$500.00
02/09/2016	ML	Review multiple emails and documents regarding CFX and Project Orlando preparation for trial; Memo to file.	0.40 hrs	\$60.00
02/09/2016	CRC	Preparation of correspondence to K. Bauerle regarding appraisal for Project Orlando.	0.20 hrs	\$55.00
02/10/2016	CRC	Review amended notice of intent to take corporate deposition and demand for designation of representative deponent; Telephone conference with B. Lynch regarding Project Orlando's appraisal.	0.30 hrs	\$82.50
02/12/2016	ML	Review email from Mr. Conley re: Appraisal prepared for Project Orlando; Brief review of same; Email to Rick Dreggors.	0.30 hrs	\$45.00
02/12/2016	CRC	Review correspondence from B. Lynch with copy of Project Orlando's appraisal; Review correspondence to R. Dreggors regarding same; Review Project Orlando's appraisal; Instructions to M. Lindsey; Review notice of service of subpoena for trial.	0.60 hrs	\$165.00
02/15/2016	CRC	Review amended notice of taking depositions.	0.20 hrs	\$55.00
02/16/2016	ML	Review email from Mr. Conley re: package for Motion for Apportionment; Conference with Mr. Conley re: improvements and repairs made by Ms. Davis to subject property; Review file; Review Motion for Summary Judgment and Memorandum of Law filed by Project Orlando; Memo to file.	0.60 hrs	\$90.00
02/16/2016	CRC	Review numerous pretrial motions, including partial summary judgment, special benefit, assemblage, motion to strike, and memorandum in response to motion in limine as to conceptual site plan; Review memorandum on expert examination during trial; Research regarding leasehold valuation and bonus value; Instructions to M. Lindsey regarding exhibits to motion for apportionment; Preparation of motion for apportionment.	2.50 hrs	\$687.50
02/16/2016	LJK	Review Project Orlando's motion to strike expert witnesses. Research law regarding admissibility of expert testimony that criticizes another expert's opinion.	0.50 hrs	\$112.50
02/17/2016	ML	Review email from Mr. Conley re: Motion for Apportionment and exhibits needed for same; Review file including Lease and Mortgage Chronology; Prepare documents needed for exhibits; Memo to Mr. Conley.	0.60 hrs	\$90.00
02/18/2016	CRC	Review Project Orlando's appraisal; Telephone	2.30 hrs	\$632.50

		conference with R. Dreggor's regarding potential valuation; Research regarding leasehold valuation; Preparation of motion for apportionment.		
02/19/2016	CRC	Preparation of apportionment motion.	1.30 hrs	\$357.50
02/22/2016	CRC	Review memorandum in opposition to motion to strike and in limine regarding notice of filing terms of easement; Review memorandum in opposition to motion in limine to preclude reference to special benefit; Review memorandum in opposition to motion in limine to preclude reference to assemblage to avoid mitigating severance damages.	0.80 hrs	\$220.00
02/24/2016	CRC	Review memorandum in opposition to motion to strike improper expert witnesses and limit testimony; Review response in opposition to motion for leave to amend to assert counterclaim.	0.60 hrs	\$165.00
02/25/2016	CRC	Review correspondence from J. McKnight regarding transcript; Preparation of correspondence to J. McKnight regarding same; Review Project Orlando's response to motion for summary judgment; Preparation of motion for apportionment.	1.80 hrs	\$495.00
02/28/2016	CRC	Research regarding purchase money mortgages, priority, valuation of leasehold interests; Review and revisions to motion for apportionment.	2.30 hrs	\$632.50
03/01/2016	AKA	Conference with Mr. Conley Re: priority claim by Vickie Davis and her inherited take over business and claim.	0.60 hrs	\$300.00
03/01/2016	AKA	Review multiple motions in limine and multiple memorandums.	1.20 hrs	\$600.00
03/01/2016	CRC	Preparation of motion for apportionment; Research regarding leasehold valuation.	1.30 hrs	\$357.50
03/02/2016	AKA	Instructions to Mr. Conley Re: updated research with respect to pre-existing matters as to use of property.	0.30 hrs	\$150.00
03/02/2016	MFA	Conference with Attorney Conley regarding strategy for making apportionment claim.	0.40 hrs	\$150.00
03/02/2016	CRC	Telephone conference with V. Davis regarding [REDACTED] Preparation of correspondence to R. Dreggor's regarding leasehold valuation; Research regarding priority and constructive or inquiry notice; Preparation of motion for apportionment; Review appraisal handbook.	2.70 hrs	\$742.50
03/03/2016	AKA	Conference with Mr. Conley Re: strategy relating to priority, term of lease, valuation period; Review Orange, Dade or other case;	2.00 hrs	\$1,000.00

		Review eminent domain provisions relating to lease hold valuation; Extended telephone conference with Rick Dreggors; Review valuation of lease hold interest.		
03/03/2016	AKA	Review EATON real estate valuation litigation relating to lease hold valuation; Instructions to Ms. Lindsay Re: same.	1.50 hrs	\$750.00
03/03/2016	CRC	Telephone conferences with R. Dreggors and K. Ardaman regarding strategy, apportionment, and leasehold valuation; Research regarding leasehold valuation; Review portions of Project Orlando and Expressway Authority Appraisals; Preparation of motion for apportionment; Research regarding compensable interests, motions for apportionment, and supplemental proceedings; Preparation of correspondence to R. Dreggors regarding motions filed in valuation case; Review correspondence from R. Dreggors regarding same; Review correspondence from and between D. Levine and J. Spoonhour regarding crossclaim; Review notice of hearing and motion to add crossclaim.	4.20 hrs	\$1,155.00
03/04/2016	CRC	Review leasehold evaluation chapter from Eaton Appraisal Manual provided by R. Dreggors; Revisions to motion for apportionment; Research regarding leasehold valuation.	1.20 hrs	\$330.00
03/07/2016	CRC	Research regarding leasehold valuation and methodology; Review and revisions to motion for apportionment; Review correspondence from L. Mejia regarding correspondence and attachments to Judge Thorpe regarding telephonic attendance.	1.70 hrs	\$467.50
03/08/2016	CRC	Review unopposed motion for telephonic attendance and proposed order regarding same; Research regarding leasehold valuation.	0.50 hrs	\$137.50
03/09/2016	CRC	Review notice of hearing and amended notice of hearing. Review notice of hearing and amended notice of hearing; Review motion to add cross-claim.	0.60 hrs	\$165.00
03/10/2016	AKA	Conference with Mr. Conley Re: multiple memos, motions and strategies with respect to responding to lenders' crossclaim.	1.00 hrs	\$500.00
03/10/2016	ML	Review Notice of Hearing, Amended Notice of Hearing and Notice of Cancellation of Hearing for all pending motions; Emails to Mr. Conley; Review Order Resetting Case for Trial; Memo to file.	0.30 hrs	\$45.00
03/10/2016	CRC	Review notice of cancellation of hearing; Review correspondence from J. Spoonhour regarding case status and further handling;	2.20 hrs	\$605.00

		Review file materials; Telephone conference with V. Davis re: arding [REDACTED]; Review Order Resetting Pre-Trial and Trial for time certain; Research regarding apportionment motions; Revisions to motion for apportionment; Research regarding crossclaims and ripeness; Instructions to S. Gonzalez regarding preparation of hearing binder and materials; Review corrected order regarding rescheduling of pretrial and trial date; Review correspondence from R. Hoffpauir regarding same; Review correspondence from L. Costello regarding telephonic motion, proposed order on same, and correspondence to Judge Thorpe regarding same; Review correspondence regarding call-in numbers.		
03/14/2016	ML	Review memo from Mr. Conley re: Hearing on RFT's Motion for Leave to File CrossClaim; Prepare Notebook for same; Draft Table of Contents.	0.50 hrs	\$75.00
03/17/2016	CRC	Telephone conference with B. Lynch regarding status and upcoming motion for leave to file crossclaim.	0.30 hrs	\$82.50
03/18/2016	CRC	Review order granting unopposed motion for telephonic attendance at hearing; Preparation for hearing on crossclaim.	0.40 hrs	\$110.00
03/21/2016	CRC	Research regarding apportionment and supplemental proceedings in eminent domain actions; Preparation for, travel to and from, and attend motion for leave to file crossclaim hearing; Discussions with B. Lynch and K. Bauerle regarding same and potential settlement.	2.90 hrs	\$797.50
03/22/2016	CRC	Review correspondence from D. Levine regarding proposed order; Preparation of correspondence to D. Levine regarding non-objection to same; Review correspondence from K. Bauerle and B. Lynch regarding non-objection to order and dropping of Patriot Group from service list; Review correspondence to Judge Thorpe and enclosed order denying crossclaim.	0.40 hrs	\$110.00
03/31/2016	ML	Review PSP's Motion for Disbursement of Funds; Review Notice of Filing and Affidavit; Emails to/from Ms. Gonzalez; Conference with Mr. Conley re: priority issue.	0.30 hrs	\$45.00
03/31/2016	CRC	Review motion for disbursement of deposit, affidavit regarding same, and voluminous exhibits in support of same; Instructions to S. Gonzalez regarding print copies; Research	1.40 hrs	\$385.00

		regarding apportionment of good faith deposit and protections regarding same.		
04/01/2016	AKA	Review Motion for Disbursement; Instructions to Ms. Lindsay and Mr. Conley.	0.70 hrs	\$350.00
04/01/2016	CRC	Research regarding priority; Review motion for disbursement and attachments to same; Begin preparation of response in opposition to motion for disbursement.	2.20 hrs	\$605.00
04/06/2016	ML	Draft Response in Opposition to PSP Motion to Disburse and Request for Apportionment; Email and memo to Mr. Conley.	0.30 hrs	\$45.00
04/06/2016	CRC	Preparation of response to motion for disbursement; Instructions to M. Lindsey regarding same.	0.60 hrs	\$165.00
04/07/2016	AKA	Instructions to Mr. Conley Re: research Re: appellate fees for supplementary proceedings including apportionment and status of case and claims by lenders.	0.40 hrs	\$200.00
04/07/2016	CRC	Preparation of response in opposition to motion for disbursement and request for apportionment; Review file materials; Preparation of file memorandum regarding settlement strategy; Research regarding inquiry notice; Instructions to M. Lindsey regarding preparation of exhibits; Research regarding recovery of appellate attorneys' fees on apportionment issues; Preparation of file memorandum regarding same; Review portions of eminent domain manual regarding apportionment and apportionment process; Review PSP's motion for leave to file crossclaim and exhibits relating to same; Preparation of Affidavit of V. Davis in support of request for apportionment; Research regarding priority; Review motion for disbursement and affidavit in support of same.	3.90 hrs	\$1,072.50
04/08/2016	ML	Review and revised Response in Opposition to PSP's Motion to Disburse; Review and revise Affidavit of Vickie Davis; Prepare Exhibits to all; Review CFX Appraisal re: areas of taking; Conference with Mr. Conley.	1.00 hrs	\$150.00
04/08/2016	CRC	Preparation of affidavit of V. Davis in support of apportionment; Research regarding priority; Preparation of exhibit to affidavit; Instructions to M. Lindsey regarding same; Review file materials; Revisions to response to disbursement motion and request for apportionment.	1.70 hrs	\$467.50
04/13/2016	CRC	Review and revisions to response to motion for withdrawal and request for apportionment; Research regarding supplemental proceedings.	1.00 hrs	\$275.00

04/14/2016	ML	(Apportionment) Conference with Mr. Conley re: proposed Motion for Apportionment and Affidavit regarding same; Review PSP's Motion for Disbursement.	0.20 hrs	\$30.00
04/14/2016	CRC	Review and revisions to response to motion for disbursement and request for apportionment.	0.80 hrs	\$220.00
04/16/2016	CRC	Revisions to affidavit of V. Davis in support of request for apportionment; Revisions to response in opposition to motion for disbursement.	0.70 hrs	\$192.50
04/19/2016	CRC	Review docket; Revisions to affidavit of V. Davis; Revisions to response in opposition to motion for disbursement and request for apportionment.	1.20 hrs	\$330.00
04/20/2016	ML	Review emails re: hearing on PSP's Motion to Disburse; Conference with Mr. Ardaman and Mr. Conley re: same; Instructions to Ms. Gonzalez.	0.20 hrs	\$30.00
04/20/2016	CRC	Review correspondence from J. Kutty regarding coordination of hearing; Review correspondence amongst counsel regarding same; Instructions to S. Gonzalez regarding same.	0.40 hrs	\$110.00
04/22/2016	AKA	Instructions to Ms. Gonzalez and to Mr. Conley Re: hearing preparation; Review e-mails from and to attorneys.	0.60 hrs	\$300.00
04/22/2016	CRC	Review correspondence from K. Bauerle regarding hearing coordination; Review correspondence from J. Kutty regarding notice of hearing and coordination of same.	0.30 hrs	\$82.50
04/26/2016	ML	Review Motion to Withdraw from counsel for RFT Trust; Review emails re: same.	0.20 hrs	\$30.00
04/26/2016	CRC	Review motion to withdraw as counsel and proposed order regarding same;	0.20 hrs	\$55.00
04/27/2016	CRC	Review correspondence from S. Narup regarding copies of transcript for motion for leave to file cross-claim hearing; Preparation of correspondence to S. Narup regarding same; Review motion for disbursement and documents filed in support of same; Review and revisions to response to motion for disbursement and request for apportionment.	1.70 hrs	\$467.50
04/28/2016	AKA	Conference with Ms. Lindsay and Mr. Conley Re: response in May to various Motions.	0.20 hrs	\$100.00
04/28/2016	ML	Conference with Mr. Ardaman and Mr. Conley re: Motion responses.	0.20 hrs	\$30.00
04/28/2016	CRC	Discussions with K. Ardaman and M. Lindsey regarding apportionment strategy; Review motion for leave to file crossclaim; Research regarding leasehold valuation and priority.	1.40 hrs	\$385.00

05/03/2016	AKA	Instructions to Mr. Conley Re: needed affidavit and respond to motion.	0.50 hrs	\$250.00
05/04/2016	CRC	Review docket regarding status of disbursement hearing; Review correspondence regarding same.	0.20 hrs	\$55.00
05/11/2016	CRC	Research regarding apportionment hearing procedures; Review Florida Eminent Domain Manual regarding same.	0.70 hrs	\$192.50
05/12/2016	AKA	E-mails from and to attorneys for the Expressway Authority Re: potential settlement; Instructions to Mr. Conley Re: same.	0.40 hrs	\$200.00
05/12/2016	AKA	Telephone conference with Brendan Lynch Re: potential settlement; Memo to Mr. Conley Re: same.	0.60 hrs	\$300.00
05/12/2016	CRC	Instructions to S. Gonzalez regarding conference call coordination; Review correspondence to and from B. Lynch regarding same.	0.20 hrs	\$55.00
05/13/2016	AKA	E-mails to and from Chris Conley Re: same; Instructions to Ms. Lindsay and Ms. Gonzalez.	0.50 hrs	\$250.00
05/13/2016	CRC	Preparation of correspondence regarding mediation numbers and valuation estimates; Discussions with M. Lindsey regarding same; Review file materials regarding estimates of leasehold value and possible positions regarding same; Review correspondence from B. Lynch with attachment regarding notice of hearing.	1.10 hrs	\$302.50
05/16/2016	CRC	Review phone message from Cathy with B. Lynch's office regarding conference call; Instructions to S. Gonzalez regarding same.	0.20 hrs	\$55.00
05/18/2016	CRC	Review file materials and recent file memorandum; Discussions with M. Lindsey regarding strategy.	0.40 hrs	\$110.00
05/19/2016	AKA	Review pctition and valuations; Instructions to Ms. Lindsay.	0.50 hrs	\$250.00
05/19/2016	CRC	Revisions to affidavit of V. Davis in support of motion and response in opposition to motion for disbursement; Review docket regarding notice of hearing; Instructions to M. Lindsey regarding same.	0.80 hrs	\$220.00
05/20/2016	AKA	Review matters pertaining to upcoming mediation.	0.20 hrs	\$100.00
05/20/2016	ML	Review emails re: fees and costs; Review file re: expert invoices; Emails to/from appraiser's office; Emails to Mr. Ardaman and Mr. Conley; Calculate fees and costs.	0.50 hrs	\$75.00
05/20/2016	CRC	Review file regarding attorneys' and experts' fees and costs; Instructions to M. Lindsey regarding same; Review correspondence to and	0.30 hrs	\$82.50

		from R. Dreggors regarding updated expert fees.		
05/24/2016	AKA	Conference with Mr. Conley and Ms. Lindsay Re: hearing and potential settlement.	0.60 hrs	\$300.00
05/24/2016	ML	Emails to/from Mr. Ardaman and Mr. Conley re: fees and costs and potential settlement of apportionment claim; Review file; Review additional emails re: numbers to settle.	0.20 hrs	\$30.00
05/24/2016	ML	Review Notice of Hearing on PSP's Motion to Disburse and File Crossclaim; Revise Pleading Index; Email to Mr. Conley; Begin preparation of hearing notebook.	0.70 hrs	\$105.00
05/24/2016	DL	Confer with Mr. Conley regarding potential settlement offer.	0.20 hrs	\$85.00
05/24/2016	CRC	Review correspondence regarding potential settlement; Review and revisions to response in opposition to motion for disbursement and affidavit of V. Davis in support thereof; Review notice of hearing; Review file materials and preparation of settlement notes; Review motion for disbursement; Discussions with K. Ardaman and M. Lindsey regarding potential settlement.	1.20 hrs	\$330.00
05/25/2016	AKA	Conference with Mr. Conley Re: potential settlement; Instructions to Ms. Lindsay.	0.40 hrs	\$200.00
05/25/2016	CRC	Preparation of settlement offer to B. Lynch and J. Spoonhour; Review notice of voluntary dismissal; Revisions to settlement offer to B. Lynch and J. Spoonhour; Discussions with K. Ardaman and M. Lindsey regarding same; Review updated expert invoice totals provided by R. Dreggors; Review motion for disbursement.	0.80 hrs	\$220.00
05/26/2016	CRC	Preparation of response to motion for disbursement and affidavit of V. Davis; Discussions with M. Lindsey regarding same; Review motion for disbursement and motion for leave to file crossclaim.	0.50 hrs	\$137.50
05/27/2016	AKA	Conference with Mr. Conley re: strategy and revisions to affidavit.	0.50 hrs	\$250.00
05/27/2016	ML	Review Affidavit of Vickie Davis and email to same.	0.20 hrs	\$30.00
05/27/2016	CRC	Telephone conference with V. Davis regarding [REDACTED] Office conference with K. Ardaman regarding revisions to affidavit and strategy; Revisions to affidavit of V. Davis; Preparation of correspondence to V. Davis regarding same; Review file materials; Preparation of exhibit to affidavit.	1.00 hrs	\$275.00
05/30/2016	CRC	Research regarding apportionment proceedings and supplemental proceedings process.	0.60 hrs	\$165.00

05/30/2016	CRC	Review correspondence to B. Lynch and J. Spoonhour regarding settlement offer for apportionment; Review memorandum regarding potential settlement.	0.40 hrs	\$110.00
05/31/2016	AKA	Conference with Mr. Conley Re: revisions to response to Motion for Disbursement and strategy; Instructions to Ms. Gonzalez Re: preparation for hearing.	0.40 hrs	\$200.00
05/31/2016	ML	Review revised Response in Opposition to PSP Motion to Disburse and Motion for Apportionment; Review file re: exhibits; Prepare Composite Exhibits A and B to Response; Review Affidavit of Vickie Davis.	1.00 hrs	\$150.00
05/31/2016	CRC	Review and revisions to response in opposition to motion for apportionment; Instructions to M. Lindsey regarding exhibits to same; Preparation of exhibits to response.	1.80 hrs	\$495.00
06/01/2016	ML	Conference with Mr. Conley re: Affidavit of Vickie Davis; Telephone Conference with Ms. Davis re: [REDACTED]; Email and memo to Mr. Conley; Review maps; Revise Exhibit A to Response in Opposition to Motion to Disburse and Request for Apportionment.	0.30 hrs	\$45.00
06/01/2016	CRC	Review status update regarding affidavit execution and filing; Instructions to M. Lindsey regarding same; Review file materials; Preparation of exhibits for response in opposition to motion for disbursement; Instructions to M. Lindsey regarding same.	0.60 hrs	\$165.00
06/02/2016	ML	Review Notice of Filing Affidavit of Vickie Davis; Conference with Mr. Conley; Review memo from same regarding items for needed for hearing; Telephone Conference with Ms. Davis; Revise emails and signed Affidavit; Review Response in Opposition and Request for Apportionment; Revise Service List; Upload and electronically file and serve Response and Notice of Filing; Revise Pleading Index; Prepare hearing notebook; Draft Table of Contents.	1.50 hrs	\$225.00
06/02/2016	CRC	Preparation of hearing notebook; Research Florida apportionment and deposit statutory provisions; Review and revisions to response to motion for disbursement; Instructions to M. Lindsey regarding same; Preparation of notice of filing affidavit of V. Davis; Review correspondence from V. Davis regarding [REDACTED]; Preparation of correspondence to V. Davis regarding same.	1.30 hrs	\$357.50
06/06/2016	AKA	Review file response to Motion for Disbursement and Request for Apportionment;	0.60 hrs	\$300.00

Instructions to Ms. Gonzalez and Mr. Conley
 Re: preparation for hearing.

06/06/2016 CRC Review notice of special appearance. 0.20 hrs \$55.00
 Total Fees for this matter \$194,435.00

DISBURSEMENTS

01/08/2016 LXNFRM, LexisNexis; Invoice # 01/08/2016haj; Lexis-Nexis Research \$26.55
 02/05/2016 LXNFRM, LexisNexis; Invoice # 02/09/2016haj; Lexis-Nexis Research \$9.83
 03/16/2016 LXNFRM, LexisNexis; Invoice # 03/16/2016haj; Lexis-Nexis Research \$4.55
 03/22/2016 CRCFRM, Chris R. Conley; Invoice # 03/22/2016haj; Travel Expense - Mileage to attend hearing - 3/21/216 \$9.72
 04/11/2016 LXNFRM, LexisNexis; Invoice # 1603009984; Lexis-Nexis Research - March 2016 \$19.69
 05/10/2016 LXNFRM, LexisNexis; Invoice # 1604009884; Lexis-Nexis Research - April 2016 \$8.85
 06/06/2016 Reproduction Costs \$483.25
 Total Disbursements for this matter \$562.44

BILLING SUMMARY

Ardaman, A. Kurt
 Conley, Christopher Ray
 Langley, Daniel W.
 Bennett, John F.
 King, Lance D
 Ahlers, Mark F.
 Lindsay, Michelle

163.00 \$ 81,500.00
 220.70 170.70 hrs \$85,350.00
 237.10 hrs \$60,692.50 \$65,202.50
 8.7 9.50 hrs \$3,697.50 \$4,037.50
 63.50 hrs 0.50 hrs ✓ \$200.00
 63.50 hrs \$14,175.00 \$14,287.50
 0.90 hrs ✓ \$337.50
 151.30 166.80 hrs \$25,020.00
 22,695.00
 649.00 hrs \$194,435.00
 608.10 \$ 183,297.60
 \$562.44
 \$194,997.44
 \$194,997.44
 \$194,997.44

TOTAL FEES \$194,435.00
TOTAL DISBURSEMENTS \$562.44
TOTAL CURRENT CHARGES \$194,997.44
TOTAL NET CHARGES \$194,997.44
TOTAL BALANCE NOW DUE \$194,997.44

Please remit payment within ten (10) days.
 We appreciate your confidence.