MEMORANDUM

TO: Central Florida Expressway Authority Board Members

FROM: Linda S. Brehmer Lanosa, Deputy General Counsel
       Sidney Calloway, Esq., Shutts & Bowen

DATE: September 28, 2016

RE: Central Florida Expressway Authority v. Kenneth A. Grimm and January D.
    Grimm, et al., Case No. 2014-CA-003592, Parcel 173
    Location: 3302 and 3316 Plymouth Sorrento Road, north of West Ponkan Road
    Size of Parent: 9.032 acres; Size of Taking: 2.598 acres; Remainder: 6.434 acres

DESCRIPTION OF PROPERTY AND TAKING

The 9.032-acre parent tract is located on the west side of Plymouth Sorrento Road, north
of West Ponkan Road in unincorporated Orange County, Florida. Of the 9.032 acres, there
are only 1,767 net developable acres. The parent tract consists of three tax parcels and is improved
with a single family residence, a mobile home, shade houses, greenhouses, associated agricultural
improvements, perimeter fencing and gates, and wells and septic systems. The parent tract has
over 1,000 camellias, trees, hedges, and other plants.

The taking consists of 2.598 gross acres or 0.447 net acres along the western border of the
property.

CFX’S APPRAISAL REPORT

Walter Carpenter, Jr., MAI, CRE, appraised the property for CFX. He concluded that the
highest and best use of the property was as an agricultural site with supporting residential.
Applying the sales comparison approach, Mr. Carpenter estimated the value at $15,000 per acre
with sales ranging from roughly $12,000 to $24,000 per acre, or $39,100 for the land taken.

The improvements within the area of the taking included an 18,848-square-foot shade
house, 382 linear feet of a 4-foot field fence, 300 linear feet of a 5-foot chain link fence, irrigation,
camellias, hedge rows, and 47,210 square feet of lot ground cover. The value of the improvements
totaled $121,000, consisting of the sum of $101,006 for the depreciable improvements subject to
75% depreciation with a value of $25,252 plus $91,730 for the non-depreciable improvements,
such as the plants. Mr. Carpenter concluded that the remainder would have the same highest and
best use and that the underlying land value was still applicable.

Mr. Carpenter estimated full compensation at $165,000.
OWNERS’ APPRAISAL REPORT

The owners retained Richard Parham, a state-certified general real estate appraiser, to value the property. He concluded that the highest and property use of the property would be for residential use. He relied upon comparable sales ranging in price from $28,253 to $72,464 per acre, with a value of $40,000 per acre, or $104,000 for the land taken.

Mr. Parham valued the improvements at $314,300, approximately three times higher than Mr. Carpenter. Mr. Parham placed a much higher value on the camellias and hedge rows. Mr. Grimm worked on the property and the camellias for over 35 years with his mentor and father figure, who was renowned for his camellias. There were over 600 varieties of camellias on the property. Over 240 camellias were destroyed by the taking, some of which were unique and irreplaceable.

Mr. Parham estimated full compensation at $551,900.

SETTLEMENT DISCUSSIONS

A comparison of the two appraisals reports is below.

<table>
<thead>
<tr>
<th></th>
<th>Carpenter</th>
<th>Parham</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land (2.598 acres)</td>
<td>$39,100</td>
<td>$104,000</td>
</tr>
<tr>
<td>Per Acre Value</td>
<td>$15,000</td>
<td>$40,000</td>
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<tr>
<td>Improvements</td>
<td>$121,000</td>
<td>$314,000</td>
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<tr>
<td>Severance Damages and</td>
<td></td>
<td></td>
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<tr>
<td>Cost to Cure</td>
<td>$5,000</td>
<td>$133,600</td>
</tr>
<tr>
<td>Total for Owners</td>
<td>$165,000</td>
<td>$551,900</td>
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</table>

The above table highlights several key differences. First, the expert opinions as to land value and severance damages were significantly different. The owners noted that the property to the north, Parcel 174, was valued at $30,000 per acre with 30% severance damages. This appraisal report was prepared by a different appraiser of a different piece of property, with a different typography and size. Second, there is a difference in opinion as to the value of the improvements. The owners claimed that the improvements were worth three times more due to the higher value placed on the camellias and other improvements. Third, as a side issue, although the owners did not submit a business damage claim, they did complain that the thousand clippings they took from the plants that were taken were ruined because the water was cutoff during the construction process.

Regarding expert fees, counsel for the owners submitted invoices from six experts totaling $70,151.60, copies of which are attached. The invoices consist of the following:
Since the owners did not have a business damage claim, the invoice from the business damage expert, Lloyd Morgenstein, CPA, was rejected.

In comparison, CFX spent a comparable amount for its appraisal report and planner’s report, but much less on the horticulturist, engineer, and general contractor, as shown in the table below.

The parties mediated on August 26, 2016. To resolve this case, the parties reached a proposed compromise consisting of an all-inclusive settlement of $429,400. The settlement amount consists of $325,000 for the owners, $51,600 for expert fees, and $52,800 for statutory attorney’s fees. The owners agreed to reduce their expert fees by $17,351.60 or nearly 25%. The proposed settlement compared to each party’s position is summarized in the table below.
This proposed settlement should neither be construed nor interpreted to be CFX’s position at trial or in any other case, nor should the proposed settlement be construed or interpreted to be an agreement with the owners’ factual, legal or expert positions.

REQUESTED ACTION

Board approval is requested to accept the proposed Mediated Settlement Agreement in the amount of $429,400, resolving all claims for compensation for the taking of Parcel 173, including severance damages, business damages, tort damages, interest, attorney’s fees, attorney’s costs, expert fees, expert costs, and any other claim, subject to apportionment, if any.

The Right of Way Committee recommended approval on September 28, 2016.

Attachments: Aerials and Photographs
               Mediated Settlement Agreement
               Invoices from Counsel for the Owners

Reviewed by: [Signature]
IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT
IN AND FOR ORANGE COUNTY, FLORIDA

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

Petitioner,

vs.

KENNETH A. GRIMM and ,
JANUARY D. GRIMM, et. al.

Respondent(s).

CASE NO: 2014-CA-003892-O
Subdivision 39
Parcel 173

MEDIATED SETTLEMENT AGREEMENT

At the Mediation Conference held on August 26, 2016, the parties reached the following Settlement Agreement:

1. Petitioner will pay to Respondent(s), KENNETH A. GRIMM and ,
JANUARY D. GRIMM (referred to as “Respondent”) the sum of Three Hundred Twenty Five Thousand
and NO/100 Dollars ($325,000.00) Dollars
exactly ($325,000.00), in full settlement of all claims for compensation from Petitioner
whatsoever for the taking of Parcel 173, including statutory interest and all
claims related to real estate and business damages, if any, but excluding attorney’s fees and
expert witness costs. The settlement sum may be subject to claims of apportionment by any
party in this case having a property interest in or a lien on the subject property. Petitioner
previously deposited in the Registry of the Court Petitioner’s good faith estimate in the amount of
ONE HUNDRED SIXTY-FIVE THOUSAND
Dollars ($165,000.00). Within thirty days (30) days from the date of receipt by
Petitioner’s counsel of a conformed copy of the Stipulated Final Judgment, Petitioner will pay to
Respondent, by deposit in the Registry of the Court the sum of ONE HUNDRED
SIXTY THOUSAND AND NO/100 Dollars
exactly ($160,000.00), representing the difference between the total settlement sum
referred above and the Petitioner’s previous deposit in this case.

2. In addition to the settlement amount referenced in Paragraph 1 of this Settlement
Agreement, Petitioner will pay to the trust account of Respondent’s attorney the sum of
FIFTY FIVE THOUSAND EIGHT HUNDRED
Dollars ($52,800.00) in full settlement and satisfaction of all attorney’s fees, including all
fees related to monetary benefits, non-monetary benefits, and all law firm litigation costs in this
case, but excluding supplemental proceedings related to apportionment, if any.
3. In addition to the above-referenced settlement sum and the above-referenced attorney's fees and law firm litigation costs, Petitioner will pay to the trust account of Respondent's attorney the sum of **$1,000,000** in full settlement and satisfaction of all expert witness fees and costs incurred by Respondent in this case, subject to review and confirmation that each invoice submitted by Respondent's experts was necessary and reasonable. The expert fees are as follows:

4. This Settlement Agreement will be placed on the agenda for the Right of Way (“ROW”) Committee and Central Florida Expressway Authority (“CFX”) Board and is conditioned upon final approval by the ROW Committee and then the CFX Board.

5. Counsel for Petitioner and Respondent will jointly submit to the Court a mutually approved Stipulated Final Judgment containing the terms and conditions of this Settlement Agreement within fifteen (15) days from the date of approval of this Settlement Agreement by the CFX Board.

6. The parties agree to waive any confidentiality provisions set forth in Chapter 44 of Florida Statutes, the Florida Rules of Civil Procedure, and the Florida Rules of Evidence, if applicable, for the limited purpose of consideration of this proposed Settlement Agreement by the ROW Committee and the CFX Board.

7. The parties agree to continue the trial of this matter pending review by the CFX ROW Committee and CFX Board.

8. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcel 173, severance damages, business damages, tort damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim.

9. This Settlement Agreement, executed by the parties and their counsel on this 26th day of **August**, 2016, contains all the agreements of the parties.
Print Name: LINDA S. BRENNER CANOA
Central Florida Expressway Authority

Print Name: STIDNEY CALLOWAY, ESQ.
Counsel for CFX

Print Name: KENNETH A. GRIFF
Owner

Print Name: JANUARY D. GRIFF
Owner

Print Name: LARRY WATSON
Mediator

Print Name: EDGAR LOPEZ, ESQ.
Attorney for Owner
August 24, 2016

Gordon H. Harris
Harris Harris Bauerle Ziegler Lopez
1201 E. Robinson Street
Orlando, FL 32801

OWNER: GRIMM, KENNETH A.
PROJECT: WEKIVA PKWY
COUNTY: ORANGE
FILE NO: 4793

INVOICE

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<tr>
<th>NAME</th>
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<th>HOURLY RATE</th>
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<td>MEYERS</td>
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<td>DAVIDSON</td>
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<td><strong>TOTAL INVOICE AMOUNT</strong></td>
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<td><strong>$22,367</strong></td>
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Sincerely,

[Signature]

Richard H. Parham
Partner
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<tr>
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<th>DESCRIPTION</th>
<th>HOURS</th>
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<tr>
<td>01/30/14</td>
<td>ANALYSIS OF PRELIMINARY DATA AND LAY OUT SCOPE OF WORK TO BE CONDUCTED.</td>
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<td>02/12/14</td>
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<tr>
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<tr>
<td>06/02/14</td>
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</tr>
<tr>
<td>06/13/14</td>
<td>CONDUCT HIGHEST AND BEST USE ANALYSIS. REVIEW POTENTIAL COMPARABLE SALES AND COMPARE TO SUBJECT PROPERTY.</td>
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</tr>
<tr>
<td>03/19/15</td>
<td>PREPARE FOR INSPECTION OF SUBJECT PROPERTY TOMORROW. ANALYSIS OF POTENTIAL IMPACT OF TAKING ON REMAINDER PROPERTY.</td>
<td>3.25</td>
</tr>
<tr>
<td>03/20/15</td>
<td>PREPARE FOR AND CONDUCT PHYSICAL INSPECTION OF SUBJECT PROPERTY. INTERVIEW PROPERTY OWNER REGARDING INVENTORY AND FUNCTION OF PROPERTY. DISCUSS VARIOUS VALUATIONS WITH LAND PLANNER AND DISCUSS NEED FOR ENGINEER AND ARBORIST WITH ATTORNEY.</td>
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<tr>
<td>04/01/15</td>
<td>CONDUCT ANALYSIS OF POTENTIAL COMPARABLE SALES IN THE MARKET AREA. ASSESS IMPACT OF TAKING ON REMAINDER PROPERTY IN THE AREA.</td>
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<tr>
<td>04/02/15</td>
<td>CONDUCT ANALYSIS OF POTENTIAL IMPACT OF TAKING ON REMAINDER PROPERTY AND HIGHEST AND BEST USE ISSUES. WORK ON OBTAINING INFORMATION RELATIVE TO VALUATION OF IMPROVEMENTS IN THE PART TAKEN.</td>
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<td>05/11/15</td>
<td>CONDUCT ANALYSIS OF ADDITIONAL INFORMATION AND PREPARE FOR CONFERENCE CALL.</td>
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<tr>
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<td>05/13/15</td>
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<tr>
<td>DATE</td>
<td>DESCRIPTION</td>
<td>HOURS</td>
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<td>-------</td>
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<tr>
<td>08/23/16</td>
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</table>

**TOTAL HOURS**

59.75
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<th>DATE</th>
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<th>HOURS</th>
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<tbody>
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<td>01/23/14</td>
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<td>01/29/14</td>
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</table>

**TOTAL HOURS**                                                                 | **2.25** |
**INVOICE**

Work Performed For: **Edgar Lopez, P. A.**  
Harris Harris Bauerle Ziegler Lopez  
1201 E Robinson Street  
Orlando, FL  32801

<table>
<thead>
<tr>
<th>DATE</th>
<th>WORK DESCRIPTION</th>
<th>HOURS</th>
<th>AMOUNT</th>
</tr>
</thead>
</table>
| 3-27-2015  | Consultation:  
GRIMM, KENNETH  
Wekiva Parkway Extension Project  
Parcel 173 | 3     | $ 525.00 |
| 4-3-2015   | Review Appraisal Report/Pinel & Carpenter, Inc.                | 4     | 700.00  |
| 4-7-2015   | Review Updated Appraisal/Walter Carpenter                      | 3     | 525.00  |
| 4-15-2015  | On site inspection at:  
3302 Plymouth Sorrento Road, Apopka, FL  
Plant Count, measurements, photos  
MD – Data Collector – photographer | 8     | 1,400.00 |
|            |                                                                | 8     | 400.00  |
| 4-16-2015  | Continued Site Inspection  
MD – Data Collector – photographer | 8     | 1,400.00 |
| 4-20-2015  | Tree Mart  
Nursery valuation/present day values | 4     | 700.00  |
| 4-30-2015  | Review Case/report/draft  
MD – Report data | 8     | 1,400.00 |
| 5-4-2015   | Willow Tree  
Nursery valuation/present day values | 3.5   | 612.50  |
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<td>Review/Telephone Consultation/GRIMM</td>
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<td>Case/update report</td>
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<td>11-17-2015</td>
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<td>350.00</td>
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</table>

Total 78.5 $10,362.50
**INVOICE**

Work Performed For: **Edgar Lopez, P. A.**

Harris Harris Bauerle Ziegler Lopez
1201 E Robinson Street
Orlando, FL 32801

<table>
<thead>
<tr>
<th>DATE</th>
<th>WORK DESCRIPTION</th>
<th>HOURS</th>
<th>AMOUNT</th>
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<tr>
<td>3-27-2015</td>
<td>Consultation:</td>
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<tr>
<td></td>
<td>GRIMM, KENNETH</td>
<td>3</td>
<td>$525.00</td>
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<td></td>
<td>Wekiva Parkway Extension Project</td>
<td></td>
<td></td>
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<td></td>
<td>Parcel 173</td>
<td></td>
<td></td>
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<tr>
<td>4-3-2015</td>
<td>Review Appraisal Report/Pinel &amp; Carpenter, Inc.</td>
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<td>700.00</td>
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<tr>
<td>4-7-2015</td>
<td>Review Updated Appraisal/Walter Carpenter</td>
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<td>4-15-2015</td>
<td>On site inspection at:</td>
<td>8</td>
<td>1,400.00</td>
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<tr>
<td></td>
<td>3302 Plymouth Sorrento Road, Apopka, FL</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Plant Count, measurements, photos</td>
<td>8</td>
<td>400.00</td>
</tr>
<tr>
<td></td>
<td>MD – Data Collector – photographer</td>
<td></td>
<td></td>
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<tr>
<td>4-16-2015</td>
<td>Continued Site Inspection</td>
<td>8</td>
<td>1,400.00</td>
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<td></td>
<td>MD – Data Collector – photographer</td>
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<td>400.00</td>
</tr>
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<td>4-20-2015</td>
<td>Tree Mart</td>
<td>4</td>
<td>700.00</td>
</tr>
<tr>
<td></td>
<td>Nursery valuation/present day values</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4-30-2015</td>
<td>Review Case/report/draft</td>
<td>8</td>
<td>1,400.00</td>
</tr>
<tr>
<td></td>
<td>MD – Report data</td>
<td>8</td>
<td>400.00</td>
</tr>
<tr>
<td>5-4-2015</td>
<td>Willow Tree</td>
<td>3.5</td>
<td>612.50</td>
</tr>
<tr>
<td></td>
<td>Nursery valuation/present day values</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DATE</td>
<td>WORK DESCRIPTION</td>
<td>HOURS</td>
<td>AMOUNT</td>
</tr>
<tr>
<td>------------</td>
<td>-------------------------------------------------------</td>
<td>-------</td>
<td>---------</td>
</tr>
<tr>
<td>5-13-2015</td>
<td>Review Case/Teleconference/Experts</td>
<td>2</td>
<td>$350.00</td>
</tr>
<tr>
<td>5-27-2015</td>
<td>Review/Telephone Consultation/GRIMM</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Case/update report</td>
<td>6</td>
<td>1,050.00</td>
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<td></td>
<td>MD – Report data</td>
<td>3</td>
<td>150.00</td>
</tr>
<tr>
<td>11-17-2015</td>
<td>Review Case/ photos/plant values</td>
<td>2</td>
<td>$350.00</td>
</tr>
</tbody>
</table>

| Total      |                                                       | 78.5  | $10,362.50 |
bill to:
Edgar Lopez, Esquire
Harris, Harris, Bauerle, Zeigler and Lopez
1201 E. Robinson Street
Orlando, FL 32801

Invoice Date: 11/18/2015
Invoice Number: 47039H-1
Invoice Amount Due: $15,487.50

JOB: SR 429, Parcel 173
Grimm

<table>
<thead>
<tr>
<th>Description</th>
<th>Hours</th>
<th>Rate</th>
<th>Fee</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal (DLM)</td>
<td>47.0</td>
<td>$250.00</td>
<td>$11,750.00</td>
<td>$11,750.00</td>
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<tr>
<td>Senior Designer (JRR)</td>
<td>22.0</td>
<td>$120.00</td>
<td>$2,640.00</td>
<td>$2,640.00</td>
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<tr>
<td>Designer (MP)</td>
<td>4.0</td>
<td>$90.00</td>
<td>$360.00</td>
<td>$360.00</td>
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</table>

Subtotal: $14,750.00
Expense (5%): $737.50
Total Fee Due: $15,487.50

Payment Due Upon Settlement of Fees and Costs

We appreciate being part of your team!
## Work Descriptions for Daniel L. Morris, P.E.

-47039h

**Job Name**: SR429 P173, Grimm

<table>
<thead>
<tr>
<th>Date</th>
<th>Hours</th>
<th>Task</th>
<th>Work Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/30/2015</td>
<td>5.0</td>
<td></td>
<td>review appraisal report and roadway construction plans</td>
</tr>
<tr>
<td>4/9/2015</td>
<td>1.5</td>
<td></td>
<td>review updated appraisal report</td>
</tr>
<tr>
<td>4/15/2015</td>
<td>5.0</td>
<td></td>
<td>prepare for and make site visit</td>
</tr>
<tr>
<td>5/8/2015</td>
<td>2.0</td>
<td></td>
<td>coordinate exhibit preparation</td>
</tr>
<tr>
<td>5/20/2015</td>
<td>1.5</td>
<td></td>
<td>coordinate with contractor, coordinate exhibit preparation</td>
</tr>
<tr>
<td>8/16/2015</td>
<td>9.0</td>
<td></td>
<td>download and analysis of Orange County Aerial topo maps and roadway compensat</td>
</tr>
<tr>
<td>8/17/2015</td>
<td>8.0</td>
<td></td>
<td>analysis of impacts, preparation of preliminary engineering report</td>
</tr>
<tr>
<td>9/18/2015</td>
<td>9.0</td>
<td></td>
<td>analysis of impacts, preparation of preliminary engineering report</td>
</tr>
<tr>
<td>10/19/2015</td>
<td>4.0</td>
<td></td>
<td>review drainage calcs and compensating storage calcs</td>
</tr>
<tr>
<td>10/20/2015</td>
<td>2.0</td>
<td></td>
<td>review compensating storage calcs</td>
</tr>
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</table>

**Total Hours**: 47.0
### Work Descriptions for John R. Russell

**47039H**

<table>
<thead>
<tr>
<th>Job Name</th>
<th>Grimm P173 SR 429</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Date</th>
<th>Hours</th>
<th>Task</th>
<th>Work Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/6/2015</td>
<td>1.5</td>
<td>Download Appraisal &amp; Roadway Plans and Print</td>
<td>Download Appraisal &amp; Roadway Plans and Print</td>
</tr>
<tr>
<td>5/7/2015</td>
<td>0.5</td>
<td>Research &amp; Download Digital Aerials</td>
<td>Research &amp; Download Digital Aerials</td>
</tr>
<tr>
<td>5/7/2015</td>
<td>1.5</td>
<td>Proposed Right of Way &amp; Roadway Baselines</td>
<td>Proposed Right of Way &amp; Roadway Baselines</td>
</tr>
<tr>
<td>5/7/2015</td>
<td>2.0</td>
<td>Existing Conditions &amp; Boundary</td>
<td>Existing Conditions &amp; Boundary</td>
</tr>
<tr>
<td>5/8/2015</td>
<td>1.0</td>
<td>Before Conditions Exhibit</td>
<td>Before Conditions Exhibit</td>
</tr>
<tr>
<td>5/8/2015</td>
<td>1.0</td>
<td>Area Of Take Exhibit</td>
<td>Area Of Take Exhibit</td>
</tr>
<tr>
<td>5/11/2015</td>
<td>1.5</td>
<td>SetUp &amp; Print Exhibits</td>
<td>SetUp &amp; Print Exhibits</td>
</tr>
<tr>
<td>5/11/2015</td>
<td>2.5</td>
<td>Uncured Remainder</td>
<td>Uncured Remainder</td>
</tr>
<tr>
<td>5/20/2015</td>
<td>2.0</td>
<td>Create Enlarged Exhibits for Contractor Estimating</td>
<td>Create Enlarged Exhibits for Contractor Estimating</td>
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</table>

**Total Hours:** 22.0
## Work Descriptions for Mitchell Pentecost

- **47039H**

### Job Name
SR 429, P173, Grimm

<table>
<thead>
<tr>
<th>Date</th>
<th>Hours</th>
<th>Work Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/15/2015</td>
<td>4.0</td>
<td>Download and organize drainage clacs and compensating storage calcs</td>
</tr>
</tbody>
</table>

**Total Hours:** 4.0
Rahenkamp Design Group, Inc.

Invoice submitted to:
Mr. Stumpy Harris
Harris, Harris, Bauerle, Ziegler, Lopez
1201 E. Robinson Street
Orlando, FL 32801

November 16, 2015

In Reference To: Job # 14.069, OOCEA v. Allen R. Conrad, Personal Representative of the Estate of Jerry K. Conrad
State Road 429/Wekiva Parkway Extension
Parcel No. 173

For Professional Services Rendered:

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
<th>Hours</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>04/01/14</td>
<td>Review OOCEA appraisal (Pinel &amp; Carpenter)</td>
<td>1.40</td>
<td>315.00</td>
</tr>
<tr>
<td>04/08/14</td>
<td>Research Orange County Property Appraiser website for property information and Deed</td>
<td>0.20</td>
<td>8.40</td>
</tr>
<tr>
<td>04/11/14</td>
<td>Inspect subject property with Ken Grimm, Richard Parham and Eric Rahenkamp</td>
<td>4.40</td>
<td>660.00</td>
</tr>
<tr>
<td></td>
<td>Inspect subject property with Ken Grimm, Richard Parham and Steve Semonich</td>
<td>4.40</td>
<td>990.00</td>
</tr>
<tr>
<td>07/23/14</td>
<td>Review Right of Way Maps and print applicable sheets for subject property</td>
<td>0.20</td>
<td>8.40</td>
</tr>
<tr>
<td>03/06/15</td>
<td>Conversation with Kelsey Trujeque, Richard Parham &amp; Edgar Lopez re: cataloguing of plant inventory, damages to property</td>
<td>0.20</td>
<td>45.00</td>
</tr>
<tr>
<td></td>
<td>Conversation with Eric Rahenkamp, Richard Parham &amp; Edgar Lopez re: cataloguing of plant inventory, damages to property</td>
<td>0.20</td>
<td>24.00</td>
</tr>
<tr>
<td>03/19/15</td>
<td>Conversation with Rebecca from Harris, Harris &amp; Bauerle re: site inspection; prepare for site inspection</td>
<td>0.60</td>
<td>72.00</td>
</tr>
<tr>
<td>03/20/15</td>
<td>Inspect subject property &amp; surrounding neighborhood with Richard Parham, Edgar Lopez and Ken Grimm</td>
<td>6.00</td>
<td>720.00</td>
</tr>
<tr>
<td>04/16/15</td>
<td>Conversation with Rebecca Hoffpaur re: site inspection</td>
<td>0.20</td>
<td>24.00</td>
</tr>
<tr>
<td>05/13/15</td>
<td>Conference call with Richard Parham, Stan DeFreitas &amp; Edgar Lopez re: review of taking &amp; plant materials in taking</td>
<td>0.40</td>
<td>90.00</td>
</tr>
<tr>
<td>07/06/15</td>
<td>Conversation with Eric Rahenkamp and Edgar Lopez re: proposed cure plan</td>
<td>0.20</td>
<td>24.00</td>
</tr>
<tr>
<td>Date</td>
<td>Description</td>
<td>Hours</td>
<td>Fees</td>
</tr>
<tr>
<td>------------</td>
<td>------------------------------------------------------------------------------</td>
<td>-------</td>
<td>-------</td>
</tr>
<tr>
<td>07/06/15</td>
<td>Telephone conversation with Edgar Lopez re: cure plan preparation</td>
<td>0.20</td>
<td>45.00</td>
</tr>
<tr>
<td>07/21/15</td>
<td>Meeting with Steve Semonich and Eric Rahenkamp re: proposed cure plan and cost to cure</td>
<td>0.80</td>
<td>96.00</td>
</tr>
<tr>
<td></td>
<td>Meeting with Kelsey Trujeque re: Proposed Cure and items associated with cost to cure</td>
<td>0.40</td>
<td>60.00</td>
</tr>
<tr>
<td>07/22/15</td>
<td>Prepare base sheet per update title block information and add surrounding parcels</td>
<td>0.80</td>
<td>96.00</td>
</tr>
<tr>
<td>07/23/15</td>
<td>Prepare base sheet per add aerial images</td>
<td>0.40</td>
<td>48.00</td>
</tr>
<tr>
<td>07/24/15</td>
<td>Prepare base sheet per plot parent tract and Parcel 173; add dimension labels</td>
<td>1.00</td>
<td>120.00</td>
</tr>
<tr>
<td></td>
<td>Prepare Existing Conditions plan per add existing improvements and associated labels</td>
<td>1.00</td>
<td>120.00</td>
</tr>
<tr>
<td></td>
<td>Prepare Future Conditions plan per add proposed State Road 429 and associated labels</td>
<td>1.40</td>
<td>168.00</td>
</tr>
<tr>
<td></td>
<td>Research Orange County Land Development Code per determine landscape buffer requirements</td>
<td>1.00</td>
<td>120.00</td>
</tr>
<tr>
<td></td>
<td>Meeting with Eric Rahenkamp re: proposed cure plan</td>
<td>0.60</td>
<td>72.00</td>
</tr>
<tr>
<td></td>
<td>Conversation with Brett Meyers re: proposed cure and highest and best use of subject property</td>
<td>0.40</td>
<td>48.00</td>
</tr>
<tr>
<td>07/29/15</td>
<td>Telephone conversation with Edgar Lopez re: proposed cure plan</td>
<td>0.40</td>
<td>48.00</td>
</tr>
<tr>
<td>08/06/15</td>
<td>Conversation with Brett Meyer re: cost of proposed cure</td>
<td>0.20</td>
<td>24.00</td>
</tr>
<tr>
<td>08/10/15</td>
<td>Meeting with Steve Semonich re: proposed cost to cure</td>
<td>0.40</td>
<td>48.00</td>
</tr>
<tr>
<td></td>
<td>Conversation with Tim Roberts re: itemized cost to cure</td>
<td>0.60</td>
<td>72.00</td>
</tr>
<tr>
<td>08/11/15</td>
<td>Conversation with Richard Parham re: cost to cure and land planning memo; conversation with R.B. Roberts re: cost to cure</td>
<td>0.60</td>
<td>72.00</td>
</tr>
<tr>
<td></td>
<td>Meeting with Eric Rahenkamp re: land planning memo</td>
<td>0.40</td>
<td>48.00</td>
</tr>
<tr>
<td></td>
<td>Review construction plans per determine impacts of proposed elevated road project on subject property</td>
<td>0.80</td>
<td>96.00</td>
</tr>
<tr>
<td></td>
<td>Research Orange County Zoning and Future Land Use map per determine Zoning and Future Land Use designation of subject property</td>
<td>0.80</td>
<td>96.00</td>
</tr>
<tr>
<td></td>
<td>Dictate land planning summation re: future conditions of subject property</td>
<td>1.80</td>
<td>216.00</td>
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<tr>
<td>08/12/15</td>
<td>Dictate land planning summation memo re: effects of roadway project on subject property</td>
<td>0.60</td>
<td>72.00</td>
</tr>
<tr>
<td></td>
<td>Review &amp; edit land planning summation memo</td>
<td>0.40</td>
<td>90.00</td>
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<tr>
<td></td>
<td>Prepare location map, tax map, zoning &amp; comp plan exhibits</td>
<td>1.20</td>
<td>144.00</td>
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Total Professional Services: 34.60 $4,999.80
For Expenses Incurred:

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<tr>
<td>B&amp;W Xerox</td>
<td>60.80</td>
</tr>
<tr>
<td>Color Xerox</td>
<td>55.25</td>
</tr>
</tbody>
</table>

Total Expenses: $116.05

Total This Invoice: $5,115.85

Balance Now Due: $5,115.85
November 16, 2015

Edgar Lopez
Harris Harris Bauerle Zieler Lopez
1201 E. Robinson Street
Orlando, Florida 32801

Re: GRIMM
Parcels: 173
Project: WEKIYA PARKWAY EXTENSION PROJECT / ORANGE COUNTY, FLORIDA

STATEMENT FOR MEDIATION ONLY

For professional services rendered in reference to the above mentioned case:

Preformed a detailed site inspection of parcel. Reviewed all information received from attorney and other experts. Preparation of a reproduction / replacement cost estimate, and items in the take cost estimate.

Total Due: $11,312.50

Sincerely,

Robert B. Roberts
President

RBR/jh
<table>
<thead>
<tr>
<th>Date</th>
<th>Service Rendered</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/30/15</td>
<td>Phone conference with Mr. Lopez re: new parcel and discussion on direction this parcel will be worked.</td>
<td>.75 P</td>
</tr>
<tr>
<td>04/02/15</td>
<td>Notification of meeting / inspection has been scheduled for Wednesday, April 15, 2015 at 11:00 am with owner, attorney, and other experts.</td>
<td>.25 P</td>
</tr>
<tr>
<td>04/10/15</td>
<td>Downloaded and reviewed hire letter, appraisal for the Florida Expressway Authority, Valuation date – November 8, 2013, and updated – appraisal dated – May 19, 2014.</td>
<td>1.75 P</td>
</tr>
<tr>
<td>04/14/15</td>
<td>Reviewed file and all information pertaining to parcel in preparation of meeting.</td>
<td>1.50 P</td>
</tr>
<tr>
<td>04/15/15</td>
<td>Attendance at meeting / inspection on property with attorney and other experts. Measurements, sketches, and photos.</td>
<td>8.00 P</td>
</tr>
<tr>
<td>04/16/15</td>
<td>Compilation on information obtained from site inspection / meeting.</td>
<td>1.50 P</td>
</tr>
<tr>
<td>05/13/15</td>
<td>Phone conference with other experts re: exchange information to help assist in preparing reports.</td>
<td>.50 P</td>
</tr>
<tr>
<td>05/13/15</td>
<td>Downloaded and reviewed engineering sketches.</td>
<td>1.25 P</td>
</tr>
<tr>
<td>05/26/15</td>
<td>Downloaded and reviewed copy of area in the take sketch and before take sketch.</td>
<td>1.00 P</td>
</tr>
<tr>
<td>06/10/15</td>
<td>Take off’s – reproduction / replacement cost estimate – general site.</td>
<td>7.50 P</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5.50 A</td>
</tr>
<tr>
<td>06/11/15</td>
<td>Take off’s – irrigation system and well’s.</td>
<td>4.00 P</td>
</tr>
<tr>
<td>06/11/15</td>
<td>Take off’s – exterior - residence.</td>
<td>3.75 P</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.00 A</td>
</tr>
<tr>
<td>06/12/15</td>
<td>Take off’s – interior – residence.</td>
<td>3.25 P</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.50 A</td>
</tr>
<tr>
<td>Date</td>
<td>Description</td>
<td>Hours</td>
</tr>
<tr>
<td>---------</td>
<td>------------------------------------------------------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>06/15/15</td>
<td>Take off's – exterior and interior – mobile home - set up and porch only.</td>
<td>2.00</td>
</tr>
<tr>
<td>06/16/15</td>
<td>Take off's – storage buildings and work shop – exterior and interior.</td>
<td>2.00</td>
</tr>
<tr>
<td>06/17/15</td>
<td>Take off's – green houses and irrigation electric only.</td>
<td>4.00</td>
</tr>
<tr>
<td>06/18/15</td>
<td>Take off's – pole shade areas.</td>
<td>3.75</td>
</tr>
<tr>
<td>06/19/15</td>
<td>Compilation of permits and impact fees.</td>
<td>1.50</td>
</tr>
<tr>
<td>06/19/15</td>
<td>Phone conference with subcontractors and suppliers re: pricing.</td>
<td>2.25</td>
</tr>
<tr>
<td>06/22/15</td>
<td>Compilation of preliminary reproduction / replacement cost estimate.</td>
<td>1.50</td>
</tr>
<tr>
<td>06/23/15</td>
<td>Take off's – items in the take cost estimate.</td>
<td>4.50</td>
</tr>
<tr>
<td>06/24/15</td>
<td>Completion and preparation of breakdown for preliminary reproduction / replacement cost estimate and preliminary items in the take cost estimate.</td>
<td>1.50 P</td>
</tr>
<tr>
<td></td>
<td>Total hours:</td>
<td></td>
</tr>
</tbody>
</table>

P – Principal 58.00 hours @ $150.00 = $8,700.00
A – Associate 23.75 hours @ $110.00 = $2,612.50
Selection Criteria

Date range: Earliest through 8/16/16
Slip numbers: All
PROFESSIONAL: All
Client: ZHARIS-ERINOM
Activity: All
Custom Fields: All
Reference: All
Slip status: Open
Billing status: Hold
Rate source: All at level All
Bookmark slips: Not checked
Hours: All
Dollars: All
Variance: Not checked

For time: s=spent u=unbillable e=estimated v=variance

<table>
<thead>
<tr>
<th>Date / Start Time</th>
<th>Reference</th>
<th>Description</th>
<th>Slip#</th>
<th>Activity</th>
<th>Rate Level</th>
<th>Time</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/10/14</td>
<td></td>
<td>OBTAIN AND GENERATE RELEVANT PORTIONS OF REAL ESTATE APPRAISAL AND OTHER REPORTS FOR FUTURE ANALYSIS</td>
<td>29077</td>
<td>PHIFER, S.C.</td>
<td>275.00</td>
<td>0.75s</td>
<td>206.25</td>
</tr>
<tr>
<td>3/10/14</td>
<td></td>
<td>OPEN FILE</td>
<td>29105</td>
<td>MORGENSTERN-L J ZHARIS-ERINOM VALUATION</td>
<td>310.00</td>
<td>0.50s</td>
<td>155.00</td>
</tr>
<tr>
<td>3/10/14</td>
<td></td>
<td>DOWNLOAD AND PRELIMINARY REVIEW OF DOCUMENTS RECEIVED</td>
<td>29106</td>
<td>MORGENSTERN-L J ZHARIS-ERINOM VALUATION</td>
<td>310.00</td>
<td>0.25s</td>
<td>77.50</td>
</tr>
<tr>
<td>Date</td>
<td>Slip#</td>
<td>Activity</td>
<td>Rate</td>
<td>Time</td>
<td>Total</td>
<td></td>
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<tr>
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<td>---------</td>
<td>-----------------------------------------------</td>
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<td>--------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3/31/14</td>
<td>29407</td>
<td>TRAVEL TO AND FROM MEETING IN ORLANDO (PORTION OF TIME)</td>
<td>310.00</td>
<td>1.50s</td>
<td>465.00</td>
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