

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Agenda
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
RIGHT-OF-WAY COMMITTEE
January 25, 2017
2:00 p.m.

1. **CALL TO ORDER**
2. **PUBLIC COMMENT**
Pursuant to Florida Statute 286.0114 (2013) the Right of Way Committee will allow public comment on any matter either identified on this meeting agenda as requiring action, or anticipated to come before the Committee for action in reasonable proximity to this meeting. Speakers shall be limited to three minutes per person and the assignment of one person's time to another or designation of group spokesperson shall be allowed at the discretion of the Committee Chairman.
3. **APPROVAL OF MINUTES** – December 1, 2016 TAB A
Requesting approval of the 12/01/16 minutes. **Action Item.**
4. **S.R. 429 (CFX) WESTERN BELTWAY PART C (PROJECT 429-654) PARCELS 107A AND 107B** – *A. Kurt Ardaman, City Attorney and Arthur Miller, City Engineer, with the City of Winter Garden* TAB B
Requesting the Committee's recommendation for Board approval of the request from the City of Winter Garden for the acquisition and continuing maintenance of property. **Action Item.**
5. **S.R. 429 (DAVIS) WEKIVA PARKWAY PROJECT (PROJECT 429-203) PARCELS 197/897** – *Jay W. Small, Mateer Harbert* TAB C
Requesting the Committee's recommendation for Board approval of the proposed apportionment settlement. **Action Item.**
6. **S.R. 429 (REID) WEKIVA PARKWAY PROJECT (PROJECT 429-203) PARCEL 166** – *David Shontz, Shutts & Bowen* TAB D
Requesting the Committee's recommendation for Board approval of the proposed Mediated Settlement Agreement. **Action Item.**
7. **S.R. 429 (REID) WEKIVA PARKWAY PROJECT (PROJECT 429-203) PARCEL 167** – *David Shontz, Shutts & Bowen* TAB E
Requesting the Committee's recommendation for Board approval of the proposed Mediated Settlement Agreement. **Action Item.**
8. **S.R. 429 (RILEY) WEKIVA PARKWAY PROJECT (PROJECT 429-203) PARCEL 166** – *David Shontz, Shutts & Bowen* TAB F
Requesting the Committee's recommendation for Board approval of the proposed Mediated Settlement Agreement. **Action Item.**

CONTINUED ON PAGE 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Agenda
RIGHT-OF-WAY COMMITTEE
January 25, 2017
Page 2

9. **S.R. 453 (NEW) WEKIVA PARKWAY PROJECT (PROJECT 429-206) PARCEL 314** – *David Shontz, Shutts & Bowen* **TAB G**
Requesting the Committee’s recommendation for Board approval of the proposed settlement. **Action Item.**

10. **S.R. 429 (ELLEN S. HARDGROVE AICP PLANNING CONSULTANT, INC.) WEKIVA PARKWAY PROJECT (PROJECT 429-203, 204, 205 AND 206) LAND PLANNING SERVICES** – *David Shontz, Shutts & Bowen* **TAB H**
Requesting the Committee’s recommendation for Board approval of the proposed Second Agreement for Land Planning Services. **Action Item.**

11. **S.R. 429 (SMALLWOOD SIGN COMPANY) WEKIVA PARKWAY PROJECT (PROJECT 429-206) PARCEL 330 ODA** – *Linda Brehmer Lanosa, CFX on behalf of Suzanne Driscoll, Shutts & Bowen* **TAB I**
Requesting the Committee’s recommendation for Board approval of the proposed settlement offer. **Action Item.**

12. **S.R. 429 (ALDERMAN) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCEL 241** – *Linda Brehmer Lanosa, CFX* **TAB J**
Requesting the Committee’s recommendation for Board approval of the proposed settlement offer. **Action Item.**

13. **OTHER BUSINESS**

14. **ADJOURNMENT**

This meeting is open to the public.

Section 286.0105, Florida Statutes states that if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Central Florida Expressway Authority at 407-690-5000.

Persons who require translation services, which are provided at no cost, should contact CFX at (407) 690-5000 x5317 or by email at Iranetta.dennis@CFXway.com at least three business days prior to the event.

Tab A

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MINUTES
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
Right of Way Committee Meeting
December 1, 2016
Location: Pelican Conference Room

Committee Members Present:

Bob Babcock, Orange County Representative Alternate, Committee Chairman
Sandy Minkoff, Lake County Representative
Laurie Botts, City of Orlando Representative
Frank Raymond, Osceola County Representative
Christopher Murvin, Citizen Representative
Neil Newton, Seminole County Representative

Committee Member Not Present:

Brendon Dedekind, Citizen Representative

CFX Staff Present at Dais:

Joseph L. Passiatore, General Counsel
Laura Kelley, Executive Director
Linda S. Brehmer Lanosa, Deputy General Counsel
Mimi Lamaute, Paralegal/Recording Secretary

Item 1: CALL TO ORDER

The meeting was called to order at 10:00 a.m. by Chairman Babcock.

Item 2: PUBLIC COMMENT

There was no public comment.

Item 3: APPROVAL OF MINUTES

Action: A motion was made by Mr. Raymond and seconded by Ms. Botts to approve the October 26, 2016 Right of Way Committee meeting minutes as presented.

Vote: The motion carried unanimously with six (6) members present and voting AYE by voice vote. Mr. Dedekind was not present.

Item 4: S.R. 414 (CFX) MAITLAND BOULEVARD EXTENSION PROJECT / PHASE 2 (PROJECT 429-200) PARCEL 229A - PART A

Ms. Keeter requested the Committee's recommendation for Board approval for the acceptance of the Special Warranty Deed from Emerson Point Phase II, LLC to CFX. Ms. Keeter reminded the Committee of the specifics of the Marden Road Interchange Agreement which provided for the construction of a half diamond interchange to and from the east on S.R. 414 at Marden Road.

The Developer has acquired additional land adjacent to S.R. 414 and would like to donate a portion to CFX.

Action: A motion was made by Mr. Minkoff and seconded by Mr. Murvin to recommend to the Board approval for acceptance of the Special Warranty Deed from Emerson Point Phase II, LLC to CFX.

Vote: The motion carried unanimously with six (6) members present and voting AYE by voice vote. Mr. Dedekind was not present.

Item 5: S.R. 429 (MORRIS) WEKIVA PARKWAY PROJECT (PROJECT 429-205) PARCELS 287 AND 887

Mr. Shontz presented this item on behalf of Mr. Calloway. He is requesting the Committee's recommendation for Board approval for service of an Offer of Judgment to Kenneth W. Morris and Harvey Lee Morris (the "Owners") for Parcels 287 and 887 in the amount of \$1,442,000.

CFX retained the appraisal services of Christopher D. Starkey and Marti Matonis Hornell of Integra Realty Resources. They estimated the total value of the taking at \$1,030,000 for Parcel 287 and \$3,060 for Parcel 887 for a total of \$1,033,060.

The Owners have not, to date, completed or disclosed any expert reports concerning their opinion on the compensation. The Owners have requested and received court ordered continuances of the previously set trial dates. This case is currently set on the November 20, 2017 trial docket.

The Committee asked questions regarding the location and size of the parcel, and the location of the road. These questions were answered by Mr. Shontz.

Ms. Brehmer Lanosa provided the Committee with the "Status of Recent Offers of Judgment Table," attached as Exhibit "A." The Table lists the Parcels Numbers, the Offer of Judgment amounts and replies received from the property Owners for each Parcel. The Offer of Judgment for Item 1, Parcel 168 on the Table was accepted last night.

Discussion ensued regarding the difference in amounts between the appraisal and the Offer of Judgment.

Action: A motion was made by Ms. Botts and seconded by Mr. Murvin to recommend to the Board approval of the Offer of Judgment in the amount of \$1,442,000, plus statutory attorney's fees and experts' costs in full settlement of all claims for compensation in the acquisition of for Parcels 287 and 887.

Vote: The motion carried unanimously with six (6) members present and voting AYE by voice vote. Mr. Dedekind was not present.

Item 6: S.R. 429 (HMF, LLC) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCEL 301

Ms. Brehmer Lanosa is requesting the Committee's recommendation for Board approval of a proposed mediated settlement agreement with HMF, LLC (the "Owners"). CFX's appraisal of the property was prepared by Chad G. Durrance, MAI. Mr. Durrance in his rebuttal report opined the total value for the land at \$628,700 and severance damages at \$100,000 for a total of \$728,700.

The Owners retained both Charles W. Haynes, Jr., GAA, and Richard C. Dreggors, GAA. Mr. Haynes opined the total value for the land taken and the severance damages at \$3,921,500. Mr. Dreggors opined the total value at of the land and severance damages at \$4,819,900. The biggest issue in this case involves severance damages.

The Committee asked questions, which were answered by Ms. Brehmer Lanosa.

Mr. Raymond explained that at Osceola County he is the supervisor of one of the experts hired by the Owners. He asked whether this created a conflict. Mr. Passiatore responded that the expert does not qualify as a business associate under the Statute and therefore it is not a conflict.

Action: A motion was made by Mr. Raymond and seconded by Mr. Minkoff to recommend to the Board approval of the mediated settlement agreement in the amount of \$1,845,000 to settle all pending claims for the taking of Parcel 301, including full compensation for the property, severance damages, business damages, tort damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim, with the exception of the cost of the deposition transcripts, subject to apportionment.

Vote: The motion carried unanimously with six (6) members present and voting AYE by voice vote. Mr. Dedekind was not present.

Item 7: RIGHT OF WAY LEGAL COUNSEL – RENEWAL OF CONTRACTS

Mr. Passiatore explained that the Winderweedle Haines, Ward & Woodman, P.A. ("Winderweedle") and the Shutts & Bowen, LLP ("Shutts") legal counsel contracts are due to expire on February 27, 2017. Staff is recommending a one year extension to the Shutts contract and a six (6) month extension to the Winderweedle contract, both with no additional funding. Shutts has 33 remaining parcels in litigation and Winderweedle has 8.

The Committee asked questions, which were answered by Mr. Passiatore.

Action: A motion was made by Ms. Botts and seconded by Mr. Murvin to recommend to the Board approval of a one year extension to the Shutts & Bowen, LLP Contract No. 000930 until February 28, 2018 and a six month extension to the Winderweedle, Haines, Ward & Woodman, P.A. Contract No. 000427 until August 31, 2017 both with no additional funds, to complete the remaining assigned parcels for the Wekiva Parkway project.

Vote: The motion carried unanimously with six (6) members present and voting AYE by voice vote. Mr. Dedekind was not present.

Item 8: OTHER BUSINESS

No other business was discussed.

Item 9: ADJOURNMENT

Chairman Babcock adjourned the meeting at approximately 10:40 a.m.

Minutes approved on _____, 2017.

Pursuant to the Florida Public Records Law and CFX Records Management Policy, audio tapes of all Board and applicable Committee meetings are maintained and available upon request to the Records Management Liaison Officer at publicrecords@CFXWay.com or 4974 ORL Tower Road, Orlando, FL 32807.

STATUS OF RECENT OFFERS OF JUDGMENT

| # | Parcel | Name | OJ Amount | Deadline to Respond | Response |
|----------|---------------|------------------|------------------|----------------------------|-----------------|
| 1. | 168 | Simmons | \$330,000 | 12/7/16 (Extended) | PendingAccepted |
| 2. | 179 | Watson | \$302,400 | - | Accepted |
| 3. | 219 | Chapman | \$1,375,000 | 12/14/16 (Served 11/14) | Pending |
| 4. | 241 | Alderman | \$1,239,400 | About 12/30 | Pending |
| 5. | 242 | Everly | 597,840 | | REJECTED |
| 6. | 251 | American Finance | \$205,200 | - | Accepted |
| 7. | 258 | Brown | \$386,400 | - | Accepted |
| 8. | 318 | Bridges | \$148,800 | - | Accepted |
| 9. | 319 | Yeomans | \$207,600 | - | Accepted |
| 10. | 301 | HMF LLC | \$1,200,000 | - | REJECTED |

EXHIBIT A

Tab B

FISHBACK DOMINICK

ATTORNEYS AT LAW

1947 LEE ROAD

WINTER PARK, FLORIDA 32789-1834

G. BEN FISHBACK (1893-1983)
JULIAN K. DOMINICK (1924-2003)

MARK F. AHLERS
* A. KURT ARDAMAN
JOHN F. BENNETT
CHRISTOPHER R. CONLEY
RICHARD S. GELLER
LANCE D. KING
* DANIEL W. LANGLEY
MICHAEL D. TEMPKINS

OF COUNSEL
GAYLE A. OWENS
CHARLES R. STEPTER, JR.

TEL (407) 262-8400
(407) 425-2786
FAX (407) 425-2863
WWW.FISHBACKLAW.COM

* FLORIDA BAR BOARD CERTIFIED IN
CITY, COUNTY AND LOCAL GOVERNMENT

January 11, 2017

Right of Way Committee
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

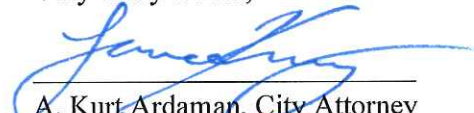
**Re. Right-of-Way Transfer Between CFX and City of Winter Garden
Approval by Right of Way Committee**

Dear Madame or Sir:

The City of Winter Garden (the "City") desires to acquire portions of land from the Central Florida Expressway Authority ("CFX") for the widening of C.R. 535 and Stoneybrook West Parkway. The City and CFX Staff agree that the proposed widening of the roads will improve access to and from S.R. 429. CFX Staff has prepared the enclosed Right-of-Way Transfer and Continuing Maintenance Agreement (the "Transfer Agreement") and the quitclaim deeds attached thereto, execution of which documents would effect the transfer of the property to the City while reserving certain rights to CFX.

The City hereby requests that the Right of Way Committee approve the Transfer Agreement, and that CFX take all actions otherwise necessary to approve and execute the Transfer Agreement.

Very Truly Yours,


A. Kurt Ardaman, City Attorney
Lance D. King, Assistant City Attorney
City of Winter Garden

cc: Mike Bollhoefer, City Manager
City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787

S:\AKA\CLIENTS\Winter Garden\General W500-20501\SR 429 ROW Transfer To CWGDN\Ltr to CFX ROW Committee 1-11-17.docx

November 14, 2016

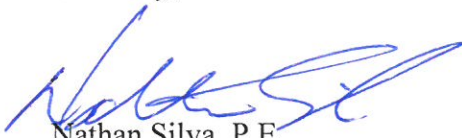
Joseph A. Berenis, P.E.
Chief of Infrastructure
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

**Re: Central Florida Expressway Authority
Disposition of Property
SR 429 Northbound On-ramp Improvements at CR 535,
CFX Project 429-654D
City of Winter Garden CR 535 Improvements**

Dear Mr. Berenis:

We have reviewed the limits of the above designated parcel, as depicted on the attached exhibit. In our opinion the disposition of these four parcels to the City of Winter Garden as road right of way (subject to reversion should the City fail to commence construction by January 2019 or abandon the right of way) is not essential for the operation of the Expressway System and would not impede or restrict the current or future operation by the Central Florida Expressway Authority (CFX) of the Expressway System.

Sincerely,



Nathan Silva, P.E.
GEC Program Manager

Cc: Laura Kelley, Executive Director
Joseph Passiatore, General Counsel
Linda Lanosa, Deputy General Counsel
Glenn Pressimone, Director of Engineering

Attachment

**RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT
BETWEEN
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
AND THE CITY OF WINTER GARDEN, FLORIDA**

THIS RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT (“Agreement”) is made and entered into on the last date of execution below by and between the CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 (“CFX”) and the CITY OF WINTER GARDEN, a charter city and political subdivision of the State of Florida, whose address is 300 West Plant Street, Winter Garden, Florida 34787 (“City”). CFX and City are sometimes collectively referred to herein as the “Parties.”

WITNESSETH:

WHEREAS, pursuant to section 348.753, Florida Statutes, CFX is empowered to construct, improve, maintain, and operate the Central Florida Expressway System (“Expressway System”) and, in connection therewith, to construct any extensions, additions or improvements to said system or appurtenant facilities, including all necessary approaches, roads, bridges and avenues of access; and

WHEREAS, pursuant to Section 166.021, Florida Statutes, the City is empowered to provide and maintain arterial and other roads for the benefit of its citizens; and

WHEREAS, the construction State Road (“S.R.”) 429 over County Road (“C.R.”) 535 is completed; and

WHEREAS, the City desires to acquire portions of land (“the Property”) from CFX, as depicted in **Exhibit “I”** for the widening of C.R. 535 and Stoneybrook West Parkway (collectively referred to as “the Project”), which widening will improve the access to or from S.R. 429, subject to a reservation of rights in favor of CFX; and

WHEREAS, the Property consists of 3 strips of property running along the outer perimeter of C.R. 535 and 1 strip of property running along the northern side of Stoneybrook West Parkway, marked as Areas 1, 2, 3, and 4 on Exhibit “I.” S.R. 429 traverses over Area 2 and Area 3. Areas 1, 2, 3, and 4 consist of 6,248 sq. ft.; 5,292 sq. ft.; 4,958 sq. ft.; and 10, 191 sq. ft., respectively; and

WHEREAS, in order to convey the Property to the City, it is necessary to release the limited access lines described in **Exhibits “B2,” “C2,” and “D2,”** and to re-establish the limited access lines as described in the legal descriptions in **Exhibits “B1,” “C1,” and “D1;”** and

WHEREAS, the City needs the Property to construct the C.R. 535 and Stoneybrook West Parkway improvements therein and agrees to coordinate with Orange County as needed; and

WHEREAS, the parties also desire to define the future and continuing maintenance responsibilities for the right-of-way and related facilities and to set responsibility therefore.

NOW THEREFORE, for and in consideration of the mutual agreements herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby expressly acknowledged, CFX and the City agree as follows:

1. **Recital.** The above recitals are true and correct and are incorporated herein by reference.
2. **Approval of Construction Plans.** Prior to any conveyance, the City shall deliver to CFX a full and complete set of legal descriptions and sketches for the Property for CFX's review and final approval. Prior to construction, the City shall deliver to CFX a full and complete set of construction plans for the Project for CFX's review and approval.
3. **CFX Conveyance with Restrictions.** CFX agrees to transfer and convey to the City by Quit Claim Deed all of its right, title and interest in and to the real property described in Exhibits "A," "B1," "C1," and "D1", subject to the covenants, reservations, conditions, and restrictions described in the Quit Claim Deeds, which are substantially in the form of Exhibits "E," "F," "G," and "H," respectively. In addition, the parties agree that if the City does not commence construction of the Project by **January 2019** or if the City no longer uses the Property for City right-of-way purposes, then all right, title, and interest to Property shall automatically revert back to CFX at CFX's option and at no cost to CFX.
4. **City's Maintenance Responsibilities.** The parties agree that it is necessary and desirable to define with specificity the locations for future and continuing maintenance responsibility. The City shall be responsible for all property owned by the City, including improvements thereon that are owned by the City, and the future and continuing maintenance therefor. CFX shall have the right to place signage within the Property at CFX's cost and at CFX's option.
5. **Time of Conveyance.** CFX agrees to execute and deliver to the City the Quit Claim Deeds described in paragraph 3 within 180 days of the Effective Date or CFX's review and final approval of the legal descriptions and sketches, whichever is later.
6. **Recording.** The City agrees to record the Quit Claim Deeds within thirty (30) days after delivery of the original Quit Claim Deeds to the City at its cost. The City agrees to deliver a certified copy of the recorded deeds to CFX shortly thereafter.
7. **Agreement Not Recorded.** This Agreement shall not be recorded in the official records of any county in the State of Florida. Notwithstanding the foregoing, the parties acknowledge that this Agreement is and will remain a public record that will be available for review and inspection by the public.
8. **As-Is Conveyance.** The Property, as described in Exhibits "A," "B1," "C1," and "D1," is being conveyed "AS IS, WHERE IS, WITH ALL FAULTS," in such condition as the

same may be on the closing date, without any representations or warranties by the respective owner as to any condition of the Property, including, without limitation, surface and subsurface environmental conditions, whether latent or patent. The respective owner makes no guarantee, warranty or representation, express or implied, as to the quality, character, or condition of the Property, or any part thereof, or to the fitness of the Property, or any part thereof, for any use or purpose, or any representation as to the nonexistence of any hazardous substances. Neither party shall have any claim against the other, in law or in equity, based upon the condition of the Property, or the failure of the Property to meet any standards. In no event shall the respective owner be liable for any incidental, special, exemplary, or consequential damage. In the event that any hazardous substances are discovered on, at or under the Property, neither party shall maintain any action or assert any claim against the other, its successors and their respective members, employees and agents arising out of or relating to any such hazardous substances. The provisions of this Section shall survive the Closing.

The City has read and understands the provisions of this Section and acknowledges and agrees that except as expressly set forth in this Agreement, it is acquiring the Property “**AS-IS, WHERE IS AND WITH ALL FAULTS**” and that the respective owner has disclaimed herein any and all warranties, express or implied.

9. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns.

10. **Entire Agreement.** This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof. This Agreement may not be modified or amended except by an instrument in writing executed by the parties to be bound hereby.

11. **Effective Date.** This Agreement shall be and become effective on the date that it is signed and executed by the last to sign of CFX and City.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in a manner and form sufficient to bind them on the date set forth herein below.

[SIGNATURES TO FOLLOW]

CITY OF WINTER GARDEN, FLORIDA
By: City Commission

BY: _____
Mayor John Rees

Date: _____

ATTEST:

City Clerk Kathy Golden, CMC

**“CFX”
CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

BY: _____
CHAIRMAN BUDDY DYER

Date: _____

ATTEST: _____
Darleen Mazzillo, Executive Assistant

APPROVED AS TO FORM AND
LEGALITY

General Counsel

LIST OF EXHIBITS

| | |
|--------------|---|
| EXHIBIT "A" | LEGAL DESCRIPTION OF AREA 1 |
| EXHIBIT "B1" | LEGAL DESCRIPTION OF AREA 2 WITH THE RE-ESTABLISHMENT OF THE LIMITED ACCESS LINE |
| EXHIBIT "B2" | LEGAL DESCRIPTION OF THE EXISTING LIMITED ACCESS LINE ALONG AREA 2 TO BE RELEASED |
| EXHIBIT "C1" | LEGAL DESCRIPTION OF AREA 3 WITH THE RE-ESTABLISHMENT OF THE LIMITED ACCESS LINE |
| EXHIBIT "C2" | LEGAL DESCRIPTION OF THE EXISTING LIMITED ACCESS LINE ALONG AREA 3 TO BE RELEASED |
| EXHIBIT "D1" | LEGAL DESCRIPTION OF AREA 4 WITH THE RE-ESTABLISHMENT OF THE LIMITED ACCESS LINE |
| EXHIBIT "D2" | LEGAL DESCRIPTION OF THE EXISTING LIMITED ACCESS LINE ALONG AREA 4 TO BE RELEASED |
| EXHIBIT "E" | QUIT CLAIM DEED FOR AREA 1 |
| EXHIBIT "F" | QUIT CLAIM DEED FOR AREA 2 WITH RE-ESTABLISHMENT OF LIMITED ACCESS LINE AND RELEASE OF EXISTING LIMITED ACCESS LINE PLUS RESERVATION OF EXPRESSWAY BRIDGE EASEMENT |
| EXHIBIT "G" | QUIT CLAIM DEED FOR AREA 3 WITH RE-ESTABLISHMENT OF LIMITED ACCESS LINE AND RELEASE OF EXISTING LIMITED ACCESS LINE PLUS RESERVATION OF EXPRESSWAY BRIDGE EASEMENT |
| EXHIBIT "H" | QUIT CLAIM DEED FOR AREA 4 WITH RE-ESTABLISHMENT OF LIMITED ACCESS LINE AND RELEASE OF EXISTING LIMITED ACCESS LINE |
| EXHIBIT "I" | SKETCH |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PURPOSE : RIGHT OF WAY
 ESTATE : FEE SIMPLE
 A PORTION OF PROJECT NO.
 75320-6460-654 AND PARCEL NO. 107B

13 JAN '17 PM 12:35

DESCRIPTION :

A portion of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:


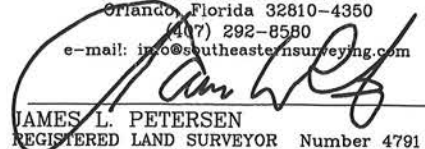
Commence at the Southeast corner of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida; thence South 89°42'53" West, a distance of 551.03 feet, along the South line of said Northwest quarter to a point on the East right of way line of County Road 535 per the Orlando-Orange County Expressway Authority right of way map Project Number 75320-6460-654; thence North 17°29'47" West, a distance of 217.39 feet, along said East right of way line to the POINT OF BEGINNING; thence continue North 17°29'47" West, a distance of 484.62 feet, along said East right of way line to a point on the Southeasterly right of way line of SE Frontage Road as shown on said right of way map; thence North 39°44'09" East, a distance of 16.65 feet, along said Southeasterly right of way line to a point on a line that is 14.00 feet Easterly of and parallel with said East right of way line; thence South 17°29'47" East, a distance of 292.69 feet, along said parallel line; thence departing said parallel line South 16°10'30" East, a distance of 172.43 feet; thence South 01°50'43" West, a distance of 30.26 feet to the POINT OF BEGINNING.

Containing 6,248 square feet, more or less.

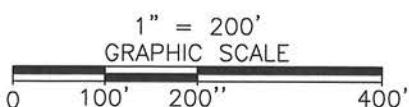
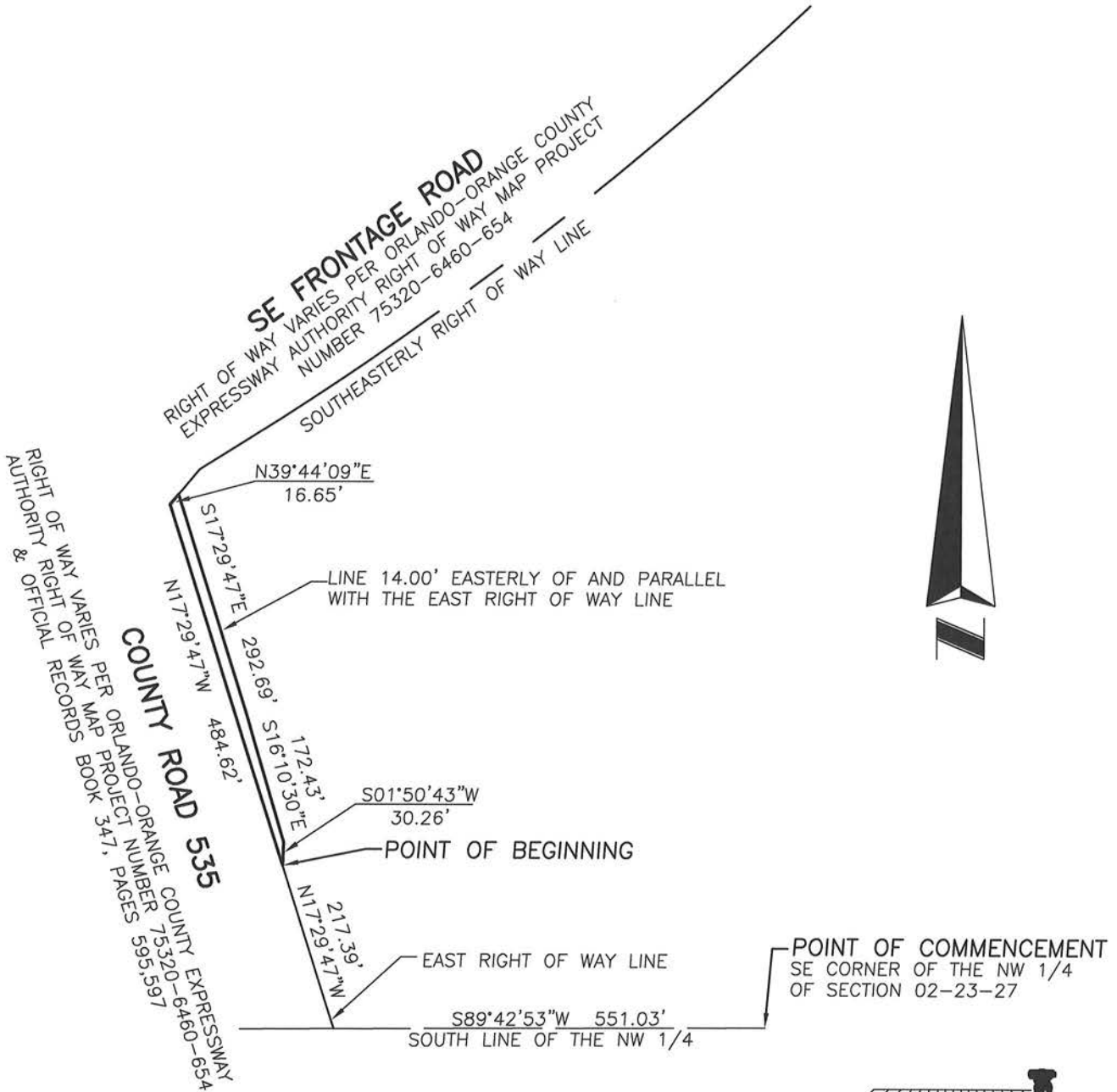
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida being South 89°42'53" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

| | | | |
|---|--|---------------------|---|
| Description FOR Central Florida Expressway Authority | Date: 01/06/2017 KR | | Certification Number LB2108 55680004 |
| | Job Number: 55680 | Scale: 1" = 200' |  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com |
| | Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. | | |
| SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH | | |  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791 |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PURPOSE : RIGHT OF WAY
 ESTATE : FEE SIMPLE
 A PORTION OF PROJECT NO.
 75320-6460-654 AND PARCEL NO. 107B



SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108
 e-mail: info@southeasternsurveying.com

Drawing No. 55680004
 Job No. 55680
 Date: 01/06/2017
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEET 1 THROUGH 2

13 JAN '17 PM 12:35

13 JAN '17 PM 12:35

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PURPOSE : LIMITED ACCESS RIGHT OF WAY
ESTATE : FEE SIMPLE
A PORTION OF PROJECT NO.
75320-6460-654 AND PARCEL NO. 107A

DESCRIPTION :

A portion of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida; thence South 89°42'53" West, a distance of 708.07 feet, along the South line of said Northwest quarter to a point on the West right of way line of County Road 535 per the Orlando-Orange County Expressway Authority right of way map Project Number 75320-6460-654; thence along said West right of way line the following courses and distances; thence North 17°29'47" West, a distance of 637.51 feet; thence North 11°46'47" West, a distance of 130.51 feet to the POINT OF BEGINNING, said point being on the Northwesterly Limited Access Right of Way line of SW Frontage Road as shown on said right of way map; thence South 16°48'56" West, a distance of 18.63 feet, along said Northwesterly Limited Access Right of Way line to a point on a line that is 10.50 feet West of and parallel with West Limited Access Right of Way line of said County Road NO. 535; thence North 17°29'47" West, a distance of 514.53 feet, along said parallel line to a point on the Southeasterly Limited Access Right of Way line of NW Frontage Road as shown on said right of way map; thence South 79°24'57" East, a distance of 11.90 feet, along said Southeasterly Limited Access Right of Way line to a point on said West Limited Access Right of Way line; thence South 17°29'47" East, a distance of 493.54 feet, along said West Limited Access Right of Way line to the POINT OF BEGINNING.


Reserving all rights of ingress, egress, light, air and view to, from or across any of the above described right of way property which may otherwise accrue to any property adjoining said right of way.

Containing 5,292 square feet, more or less.

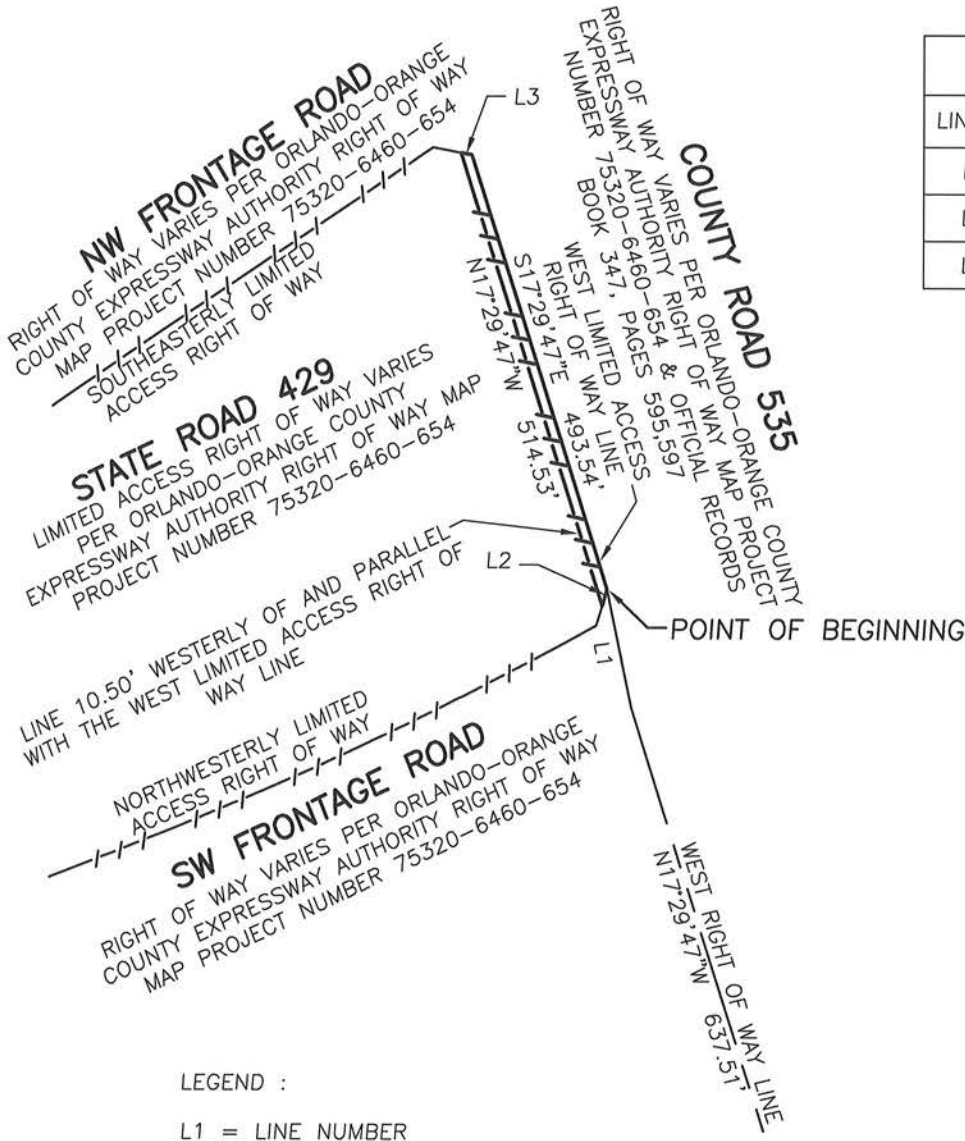
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida being South 89°42'53" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

| | | | |
|--|--|---------------------|--|
| Description FOR Central Florida Expressway Authority | Date: 01/06/2017 KR | | Certification Number LB2108 55680007 |
| | Job Number: 55680 | Scale: 1" = 200' |  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com |
| | Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. | | |
| | SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH | | |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PURPOSE : LIMITED ACCESS RIGHT OF WAY
 ESTATE : FEE SIMPLE
 A PORTION OF PROJECT NO.
 75320-6460-654 AND PARCEL NO. 107A

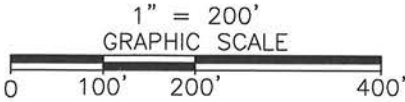


| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | N11°46'47"W | 130.51' |
| L2 | S16°48'56"W | 18.63' |
| L3 | S79°24'57"E | 11.90' |



LEGEND :
 L1 = LINE NUMBER

POINT OF COMMENCEMENT
 SE CORNER OF THE NW 1/4
 OF SECTION 02-23-27
 S89°42'53"W 708.07'
 SOUTH LINE OF THE NW 1/4



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108

Drawing No. 55680007
 Job No. 55680
 Date: 01/06/2017
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEET 1 THROUGH 2 e-mail: info@southeasternsurveying.com

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PURPOSE : LIMITED ACCESS RIGHT OF WAY
 ESTATE : RELEASE OF LIMITED ACCESS
 RIGHTS
 A PORTION OF PROJECT NO.
 75320-6460-654 AND PARCEL NO. 107A

13 JAN '17 PM 12:35

DESCRIPTION :

Release of all rights of ingress, egress, light, air and view between the properties lying on either side of the following described line lying in a portion of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:


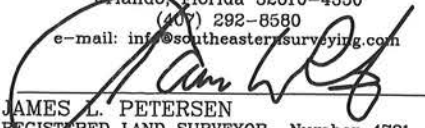
Commence at the Southeast corner of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida; thence South 89°42'53" West, a distance of 708.07 feet, along the South line of said Northwest quarter to a point on the West right of way line of County Road 535 per the Orlando-Orange County Expressway Authority right of way map Project Number 75320-6460-654; thence along said West right of way line the following courses and distances : North 17°29'47" West, a distance of 637.51 feet; thence North 11°46'47" West, a distance of 130.51 feet to a point on the Northwesterly Limited Access Right of Way line of SW Frontage Road as shown on said right of way map; thence South 16°48'56" West, a distance of 18.63 feet, along said Northwesterly Limited Access Right of Way line to the POINT OF BEGINNING; thence North 16°48'56" East, a distance of 18.63 feet, along said Northwesterly Limited Access Right of Way line to a point on the West Limited Access Right of Way line of said County Road No. 535; thence North 17°29'47" West, a distance of 493.54 feet, along said West Limited Access Right of Way line to a point on the Southeasterly Limited Access Right of Way line of NW Frontage Road as shown on said right of way map; thence North 79°24'57" West, a distance of 11.90 feet, along said Southeasterly Limited Access Right of Way line to the POINT OF TERMINUS.

Release of limited access rights along a line without area.

SURVEYOR'S REPORT:

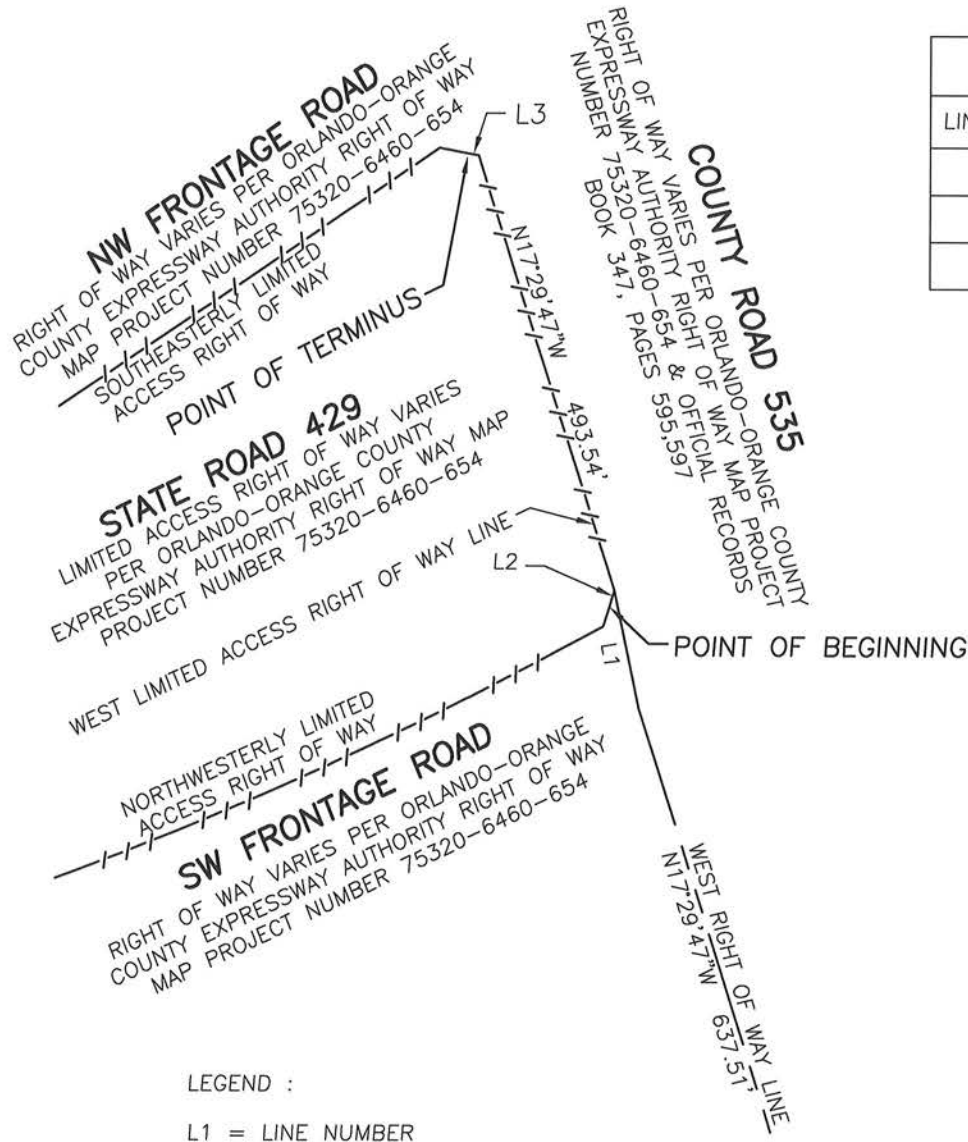
1. Bearings shown hereon are based on the South line of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida being South 89°42'53" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

| | | | |
|---|--|---------------------|---|
| Description FOR Central Florida Expressway Authority | Date: 01/06/2017 KR | | Certification Number LB2108 55680008 |
| | Job Number: 55680 | Scale: 1" = 200' |  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com |
| | Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. | | |
| SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH | | |  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791 |

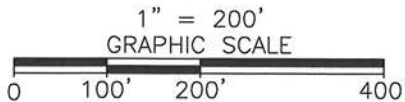
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PURPOSE : LIMITED ACCESS RIGHT OF WAY
 ESTATE : RELEASE OF LIMITED ACCESS
 RIGHTS
 A PORTION OF PROJECT NO.
 75320-6460-654 AND PARCEL NO. 107A

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | N11°46'47"W | 130.51' |
| L2 | N16°48'56"E | 18.63' |
| L3 | N79°24'57"W | 11.90' |



LEGEND :
 L1 = LINE NUMBER

POINT OF COMMENCEMENT
 SE CORNER OF THE NW 1/4
 OF SECTION 02-23-27
 S89°42'53"W 708.07'
 SOUTH LINE OF THE NW 1/4



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108

Drawing No. 55680008
 Job No. 55680
 Date: 01/06/2017
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEET 1 THROUGH 2 e-mail: info@southeasternsurveying.com

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PURPOSE : LIMITED ACCESS RIGHT OF WAY
 ESTATE : FEE SIMPLE
 A PORTION OF PROJECT NO.
 75320-6460-654 AND PARCEL NO. 107B

13 JAN '17 PM 12:35

DESCRIPTION :

A portion of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida; thence South 89°42'53" West, a distance of 551.03 feet, along the South line of said Northwest quarter to a point on the East right of way line of County Road 535 per the Orlando-Orange County Expressway Authority right of way map Project Number 75320-6460-654; thence along said East right of way line the following courses and distances : North 17°29'47" West, a distance of 702.01 feet; thence North 22°07'25" West, a distance of 161.35 feet to the POINT OF BEGINNING, said point being on the East Limited Access Right of Way line of said County Road No. 535; thence continue along said East Limited Access Right of Way line North 17°29'47" West, a distance of 464.38 feet to a point on the Southeasterly Limited Access Right of Way line of NE Frontage Road as shown on said right of way map; thence North 10°35'05" East, a distance of 22.02 feet, along said Southeasterly Limited Access Right of Way line to a point on a line that is 10.37 feet Easterly of and parallel with said East Limited Access Right of Way line; thence South 17°29'47" East, a distance of 492.15 feet, along said parallel line to a point on the Northwesterly Limited Access Right of Way line of SE Frontage Road as shown on said right of way map; thence North 68°40'28" West, a distance of 13.31 feet, along said Northwesterly Limited Access Right of Way line of SE Frontage Road to the POINT OF BEGINNING.


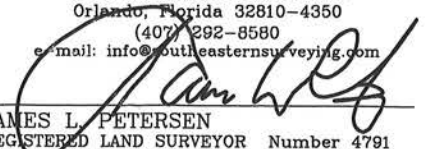
Reserving all rights of ingress, egress, light, air and view to, from or across any of the above described right of way property which may otherwise accrue to any property adjoining said right of way.

Containing 4,958 square feet, more or less.

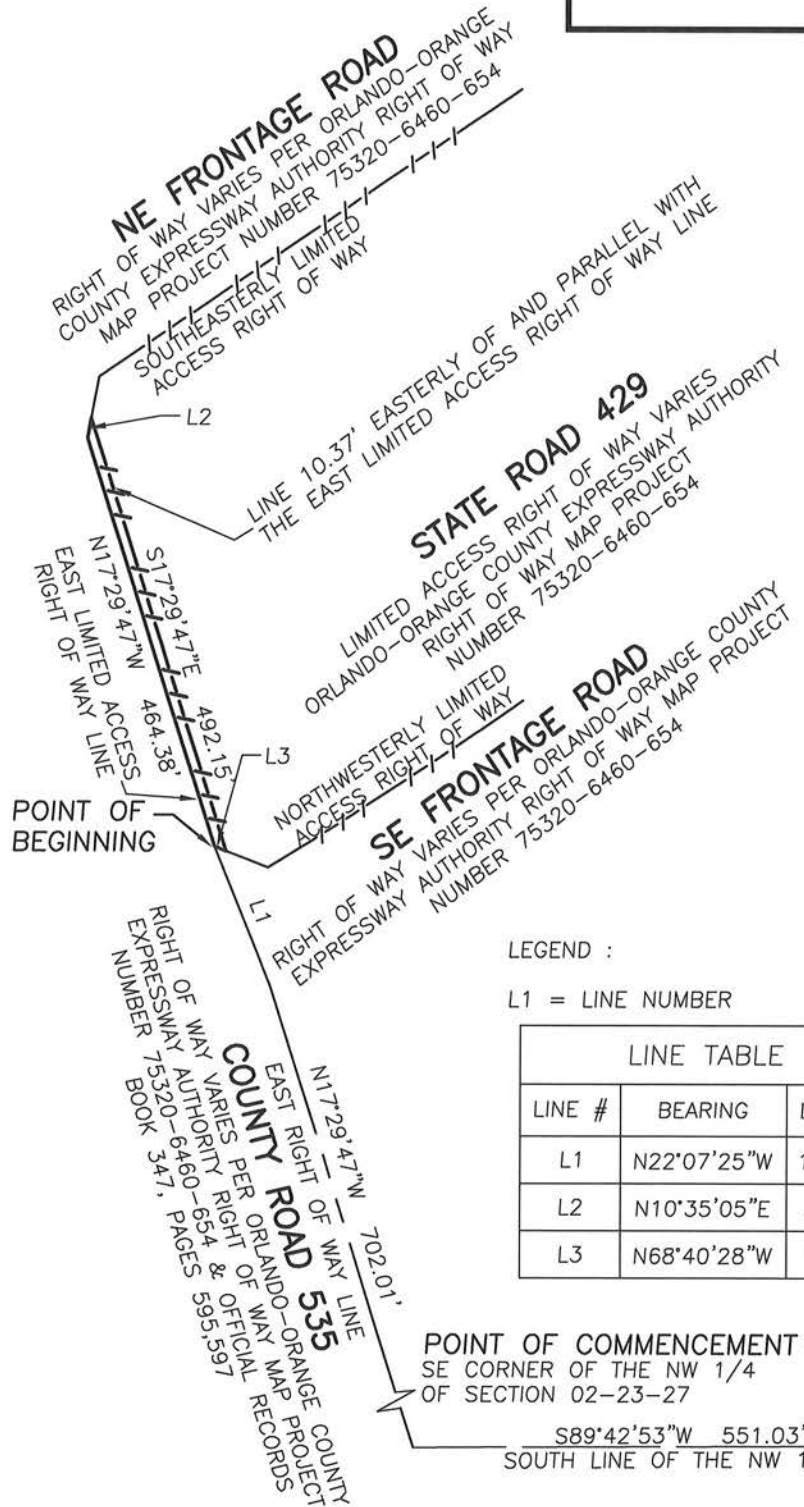
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida being South 89°42'53" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

| | | | |
|--|--|---------------------|--|
| Description FOR Central Florida Expressway Authority | Date: 01/11/2017 KR | | Certification Number LB2108 55680005 |
| | Job Number: 55680 | Scale: 1" = 200' |  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com |
| | Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. | | |
| SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH | | |  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791 |

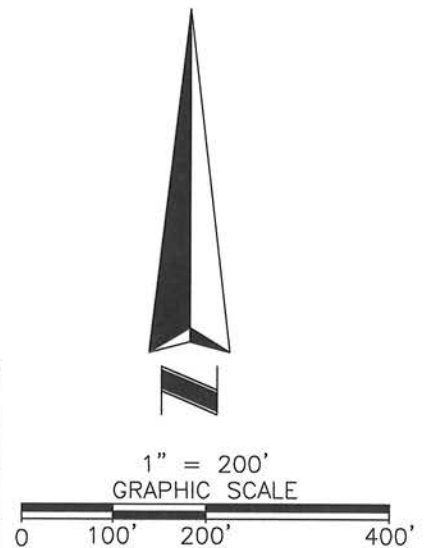
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PURPOSE : LIMITED ACCESS RIGHT OF WAY
 ESTATE : FEE SIMPLE
 A PORTION OF PROJECT NO.
 75320-6460-654 AND PARCEL NO. 107B



LEGEND :

L1 = LINE NUMBER

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | N22°07'25"W | 161.35' |
| L2 | N10°35'05"E | 22.02' |
| L3 | N68°40'28"W | 13.31' |



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108

Drawing No. 55680005
 Job No. 55680
 Date: 01/11/2017
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEET 1 THROUGH 2 e-mail: info@southeasternsurveying.com

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PURPOSE : LIMITED ACCESS RIGHT OF WAY
 ESTATE : RELEASE OF LIMITED ACCESS
 RIGHTS
 A PORTION OF PROJECT NO.
 75320-6460-654 AND PARCEL NO. 107B

13 JAN '17 PM 12:35

DESCRIPTION :

Release of all rights of ingress, egress, light, air and view between the properties lying on either side of the following described line lying in a portion of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:


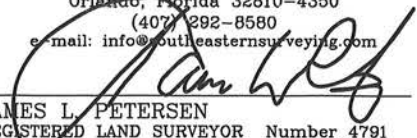
Commence at the Southeast corner of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida; thence South 89°42'53" West, a distance of 551.03 feet, along the South line of said Northwest quarter to a point on the East right of way line of County Road 535 per the Orlando-Orange County Expressway Authority right of way map Project Number 75320-6460-654; thence along said East right of way line the following courses and distances : North 17°29'47" West, a distance of 702.01 feet; thence North 22°07'25" West, a distance of 161.35 feet to a point on the Northwesterly Limited Access Right of Way line of SE Frontage Road as shown on said right of way map; thence South 68°40'28" East, a distance of 13.48 feet, along said Northwesterly Limited Access Right of Way line of SE Frontage Road to the POINT OF BEGINNING; thence North 68°40'28" West, a distance of 13.31 feet, along said Northwesterly Limited access Right of way line to a point on the East Limited Access Right of Way line of said County Road No. 535; thence North 17°29'47" West, a distance of 464.38 feet, along said East limited Access Right of Way line to a point on the Southeasterly Limited Access Right of Way line of NE Frontage Road as shown on said right of way map; thence N 10°35'05" East, a distance of 22.02 feet, along said Southeasterly Limited Access Right of Way line to the POINT OF TERMINUS.

Release of limited access rights along a line without area.

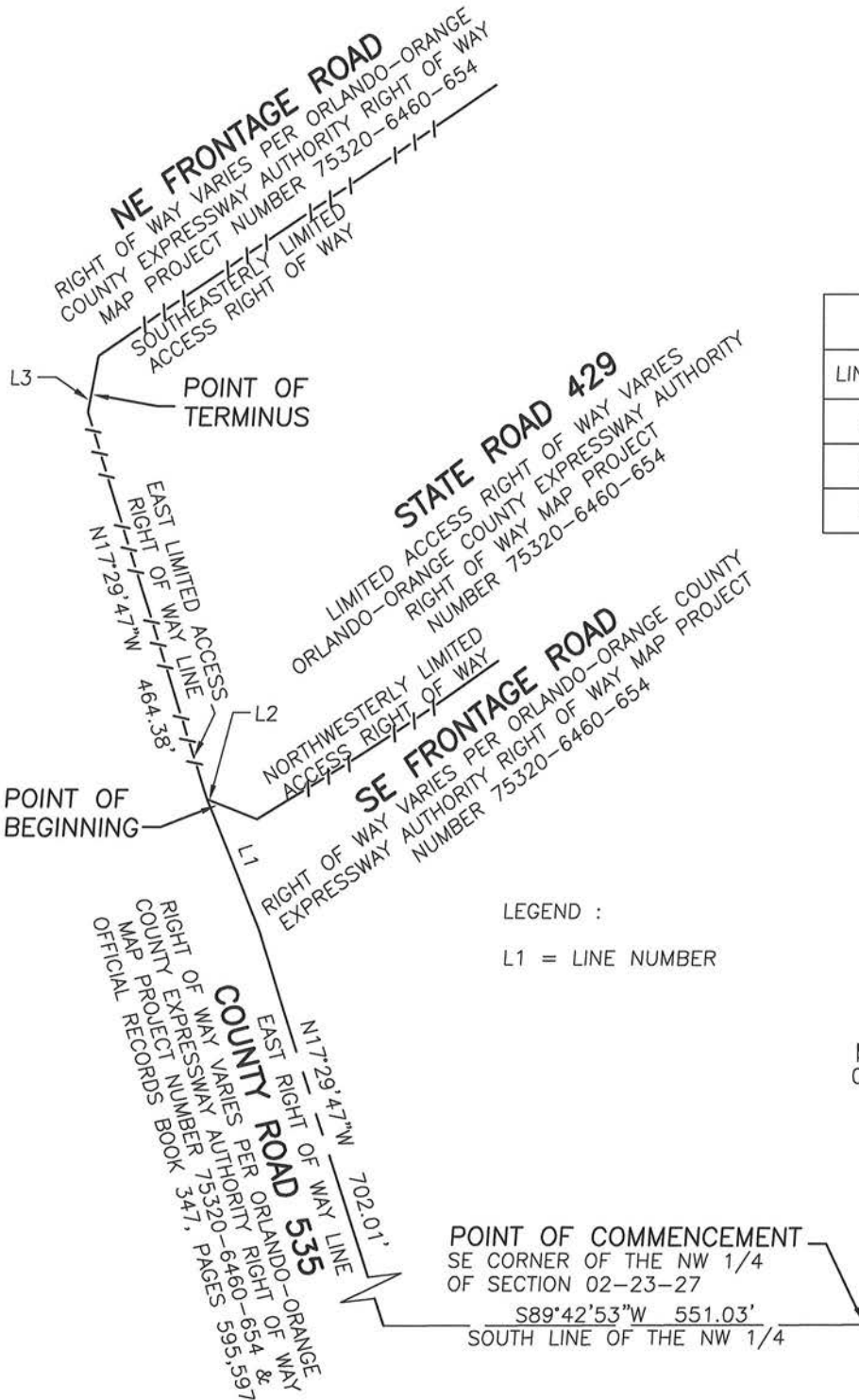
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida being South 89°42'53" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

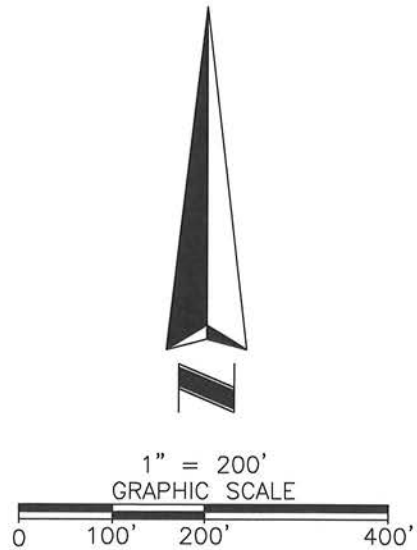
| | | | |
|---|--|---------------------|---|
| Description FOR Central Florida Expressway Authority | Date: 01/11/2017 KR | | Certification Number LB2108 55680006 |
| | Job Number: 55680 | Scale: 1" = 200' |  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com |
| | Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. | | |
| SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH | | |  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791 |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PURPOSE : LIMITED ACCESS RIGHT OF WAY
 ESTATE : RELEASE OF LIMITED ACCESS
 RIGHTS
 A PORTION OF PROJECT NO.
 75320-6460-654 AND PARCEL NO. 107B



| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | N22°07'25"W | 161.35' |
| L2 | N68°40'28"W | 13.31' |
| L3 | N10°35'05"E | 22.02' |

LEGEND :
 L1 = LINE NUMBER



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108
 e-mail: info@southeasternsurveying.com

Drawing No. 55680006
 Job No. 55680
 Date: 01/11/2017
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEET 1 THROUGH 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PURPOSE : LIMITED ACCESS RIGHT OF WAY
 ESTATE : FEE SIMPLE
 A PORTION OF PROJECT NO.
 75320-6460-654 AND PARCEL NO. 107B

13 JAN '17 PM 12:35

DESCRIPTION :

A portion of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:


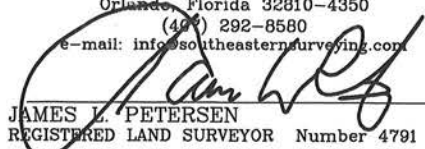
Commence at the Southeast corner of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida; thence South 89°42'53" West, a distance of 551.03 feet, along the South line of said Northwest quarter to a point on the East right of way line of County Road 535 per the Orlando-Orange County Expressway Authority right of way map Project Number 75320-6460-654; thence along said East right of way line the following courses and distances : North 17°29'47" West, a distance of 702.01 feet; thence North 22°07'25" West, a distance of 161.35 feet to a point on the Northwesterly Limited Access Right of Way line of SE Frontage Road as shown on said right of way map; thence South 68°40'28" East, a distance of 46.51 feet along said Northwesterly Limited Access Right of Way line to the POINT OF BEGINNING; said point also being on a non tangent curve concave Northwesterly having a radius of 3263.00 feet, a central angle of 11°00'09" and a chord bearing of North 53°01'52" East; thence from a tangent bearing of North 58°31'56" East, Northeasterly, a distance of 626.59 feet along the arc of said curve; thence South 43°03'20" East, a distance of 15.00 feet to a point on said Limited Access Right of Way line, said point also being on a non-tangent curve concave Northwesterly, having a radius of 2254.87 feet, a central angle of 02°26'21" and a chord bearing of South 44°58'36" West; thence from a tangent bearing South 43°45'25" West, Southwesterly, a distance of 96.00 feet along the arc of said curve and along said Limited Access Right of Way line to a point on a non-tangent curve concave Northwesterly, having a radius of 2266.83 feet, a central angle of 04°57'10" and a chord bearing of South 51°50'55" West; thence from a tangent

Continued on Sheet 2

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida being South 89°42'53" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEETS 2 & 3

| | | | |
|--|--|---------------------|--|
| Description FOR Central Florida Expressway Authority | Date: 01/06/2017 KR | | Certification Number LB2108 55680009 |
| | Job Number: 55680 | Scale: 1" = 200' |  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com |
| | Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. | | |
| SHEET 1 OF 3 SEE SHEET 3 FOR SKETCH | | |  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791 |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PURPOSE : LIMITED ACCESS RIGHT OF WAY
ESTATE : FEE SIMPLE
A PORTION OF PROJECT NO.
75320-6460-654 AND PARCEL NO. 107B

DESCRIPTION CONTINUED FROM SHEET 1 :

bearing South 49°22'20" West, Southwesterly, a distance of 195.95 feet along the arc of said curve and along said Limited Access Right of Way line to a point on a non-tangent curve concave Northwesterly, having a radius of 4558.66 feet, a central angle of 04°08'04" and a chord bearing of South 56°24'55" West; thence from a tangent bearing South 54°20'53" West, Southwesterly, a distance of 328.94 feet along the arc of said curve and along said Limited Access Right of Way line; thence North 68°40'28" West, a distance of 15.28 feet, along said Limited Access Right of Way line, to the POINT OF BEGINNING.

Reserving all rights of ingress, egress, light, air and view to, from or across any of the above described right of way property which may otherwise accrue to any property adjoining said right of way.


Containing 10,191 square feet, more or less.



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580

Certification Number LB2108
e-mail: info@southeasternsurveying.com

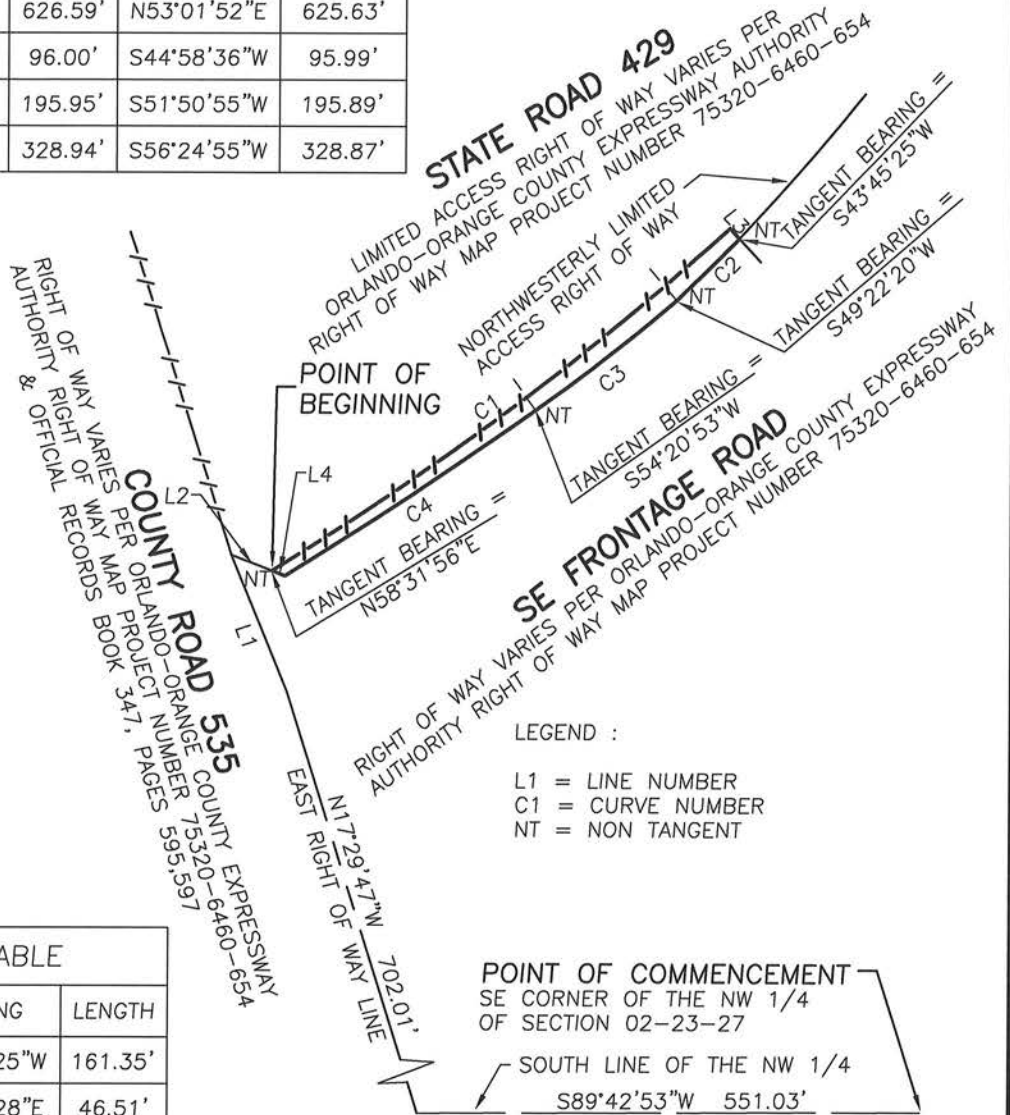
Drawing No. 55680009
Job No. 55680
Date: 01/06/2017
SHEET 2 OF 3
See Sheet 1 for Description

1" = 200'
GRAPHIC SCALE

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEETS 1 AND 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PURPOSE : LIMITED ACCESS RIGHT OF WAY
 ESTATE : FEE SIMPLE
 A PORTION OF PROJECT NO.
 75320-6460-654 AND PARCEL NO. 107B

CURVE TABLE

| CURVE # | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE |
|---------|----------|-----------|---------|---------------|----------------|
| C1 | 3263.00' | 11°00'09" | 626.59' | N53°01'52"E | 625.63' |
| C2 | 2254.87' | 02°26'21" | 96.00' | S44°58'36"W | 95.99' |
| C3 | 2266.83' | 04°57'10" | 195.95' | S51°50'55"W | 195.89' |
| C4 | 4558.66' | 04°08'04" | 328.94' | S56°24'55"W | 328.87' |



LEGEND :

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- NT = NON TANGENT

LINE TABLE

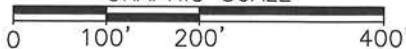
| LINE # | BEARING | LENGTH |
|--------|-------------|---------|
| L1 | N22°07'25"W | 161.35' |
| L2 | S68°40'28"E | 46.51' |
| L3 | S43°03'20"E | 15.00' |
| L4 | N68°40'28"W | 15.28' |



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108

e-mail: info@southeasternsurveying.com

1" = 200'
 GRAPHIC SCALE



THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEETS 1 AND 2

Drawing No. 55680009
 Job No. 55680
 Date: 01/06/2017
 SHEET 3 OF 3
 See Sheet 1 for Description

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PURPOSE : LIMITED ACCESS RIGHT OF WAY
 ESTATE : RELEASE OF LIMITED ACCESS
 RIGHTS

A PORTION OF PROJECT NO.
 75320-6460-654 AND PARCEL NO. 107B

13 JAN '17 PM 12:35

DESCRIPTION :

Release of all rights of ingress, egress, light, air and view between the properties lying on either side of the following described line lying in a portion of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:


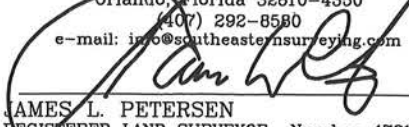
Commence at the Southeast corner of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida; thence South 89°42'53" West, a distance of 551.03 feet, along the South line of said Northwest quarter to a point on the East right of way line of County Road 535 per the Orlando-Orange County Expressway Authority right of way map Project Number 75320-6460-654; thence along said East right of way line the following courses and distances : North 17°29'47" West, a distance of 702.01 feet; thence North 22°07'25" West, a distance of 161.35 feet to a point on the Northwesterly Limited Access Right of Way line of SE Frontage Road as shown on said right of way map; thence South 68°40'28" East, a distance of 61.79 feet along said Northwesterly Limited Access Right of Way line to the POINT OF BEGINNING; said point also being on a non tangent curve concave Northwesterly having a radius of 4558.66 feet, a central angle of 04°08'04" and a chord bearing of North 56°24'55" East; thence along said Limited Access Right of Way line, from a tangent bearing of North 58°28'57" East, Northeasterly, a distance of 328.94 feet, along the arc of said curve to a point on a non tangent curve concave Northwesterly having a radius of 2266.83 feet, a central angle of 04°57'10" and a chord bearing of North 51°50'55" East; thence along said Limited Access Right of Way line, from a tangent bearing of North 54°19'30" East, Northeasterly, a distance of 195.95 feet, along the arc of said curve to a point on a non tangent curve concave Northwesterly having a radius of 2254.87 feet, a central angle of 02°26'21" and a chord bearing of North 44°58'36" East; thence along said Limited Access Right of Way line, from a tangent bearing of North 46°11'47" East, Northeasterly, a distance of 96.00 feet, along the arc of said curve to the POINT OF TERMINUS.

Release of limited access rights along a line without area.

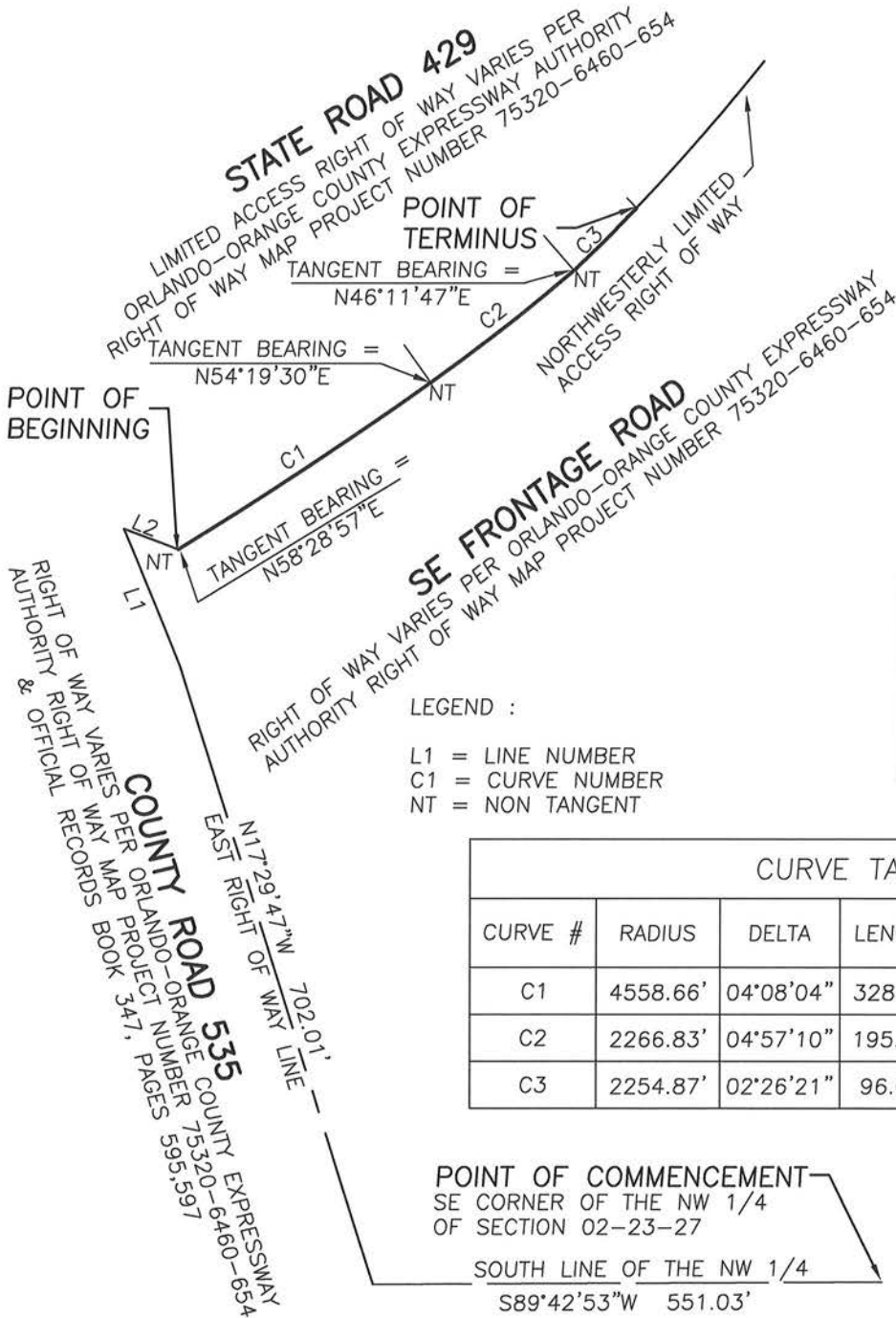
SURVEYOR'S REPORT:

- Bearings shown hereon are based on the South line of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida being South 89°42'53" West, assumed.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

| | | | |
|---|--|---------------------|---|
| Description FOR Central Florida Expressway Authority | Date: 01/06/2017 KR | | Certification Number LB2108 55680011 |
| | Job Number: 55680 | Scale: 1" = 200' |  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com |
| | Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. | | |
| SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH | | |  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791 |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PURPOSE : LIMITED ACCESS RIGHT OF WAY
 ESTATE : RELEASE OF LIMITED ACCESS
 RIGHTS
 A PORTION OF PROJECT NO.
 75320-6460-654 AND PARCEL NO. 107B



LINE TABLE

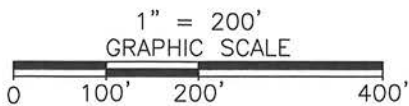
| LINE # | BEARING | LENGTH |
|--------|-------------|---------|
| L1 | N22°07'25"W | 161.35' |
| L2 | S68°40'28"E | 61.79' |

LEGEND :

L1 = LINE NUMBER
 C1 = CURVE NUMBER
 NT = NON TANGENT

CURVE TABLE

| CURVE # | RADIUS | DELTA | LENGTH | CHORD BEARING | CHORD DISTANCE |
|---------|----------|-----------|---------|---------------|----------------|
| C1 | 4558.66' | 04°08'04" | 328.94' | N56°24'55"E | 328.87' |
| C2 | 2266.83' | 04°57'10" | 195.95' | N51°50'55"E | 195.89' |
| C3 | 2254.87' | 02°26'21" | 96.00' | N44°58'36"E | 95.99' |



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108
 e-mail: info@southeasternsurveying.com

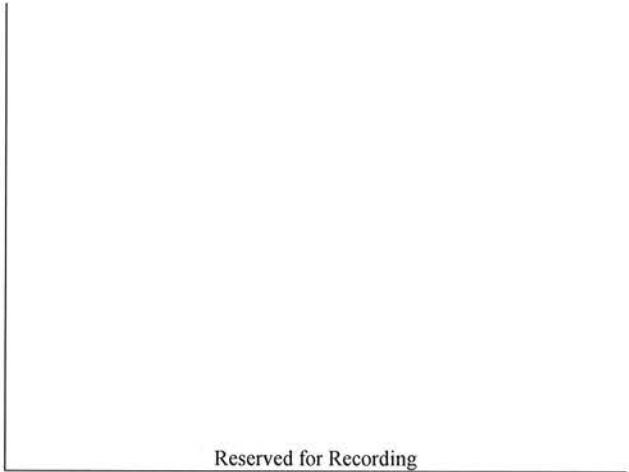
Drawing No. 55680011
 Job No. 55680
 Date: 01/06/2017
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEET 1 THROUGH 2

EXHIBIT "E"

Prepared By:

Linda S. Brehmer Lanosa, Deputy General Counsel
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807



Reserved for Recording

Project: Widening of C.R. 535 and Stoneybrook West Parkway

This deed is exempt from Florida documentary stamp tax under Department of Revenue Rules 12B-4.002(4)(a), 12B-4.014(10), F.A.C., and Section 201.02(6), Florida Statutes.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and executed on the ____ day of _____, 2017, by CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("GRANTOR") and CITY OF WINTER GARDEN, a charter city and political subdivision of the State of Florida, whose address is 300 West Plant Street, Winter Garden, Florida 34787 ("GRANTEE").

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt of whereof is hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said GRANTEE, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lots, pieces, or parcels of land, situate, lying and being in the county of Orange, state of Florida, hereinafter "the Property," to-wit:

SEE ATTACHED COMPOSITE EXHIBIT "A"

**Property Appraiser's Parcel Identification Number:
Not Assigned**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity,

Project: Widening of C.R. 535 and Stoneybrook West Parkway

and claim whatsoever of the GRANTOR, either in law or equity, for the proper use, benefit, and behoove of the GRANTEE forever.

SUBJECT TO the covenants, conditions and restrictions which are set forth below:

- a) GRANTOR reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view to, from, or across any State Road 429 right-of-way property which may otherwise accrue to any property adjoining said right of way.
- b) GRANTOR reserves unto itself, its successors and assigns, for the use and benefit of the public, a right and easement for signs and related structures and facilities, which right and easement includes the right to construct, operate, improve, expand, maintain, repair and replace from time to time.
- c) GRANTEE expressly agrees for itself and its successors and assigns, to refrain from any use of the hereinafter described real property which would interfere with the Expressway System, or otherwise constitute a hazard for the Expressway System.
- d) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE does not commence construction for the widening of C.R. 535 and Stoneybrook West Parkway by **January 2019**, then all right, title, and interest to the Property **shall immediately revert to and vest in** the GRANTOR herein, its successors or assigns, and the conveyance hereunder shall be null and void, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition.
- e) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE no longer uses the Property, or any part thereof, for right-of-way purposes, then all right, title, and interest to the Property, **shall immediately revert to and vest in** the GRANTOR herein, its successors or assigns, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition. GRANTOR retains the right to refuse to accept the Property, or any part thereof, by providing notice, in writing, to the GRANTEE.

Project: Widening of C.R. 535 and Stoneybrook West Parkway

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by its duly authorized representative.

Signed, sealed, and delivered
in the presence of:

**“CFX”
CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

First Witness:

BY: _____
CHAIRMAN BUDDY DYER

Witness

Date: _____

Print Name

Second Witness:

Witness

Print Name

(Signature of TWO witnesses required by
Florida law)

ATTEST: _____
Darleen Mazzillo,
Executive Assistant

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017,
by BUDDY DYER, as Chairman of the Central Florida Expressway Authority.

NOTARY PUBLIC

Signature: _____
Signature of Notary Public - State of Florida

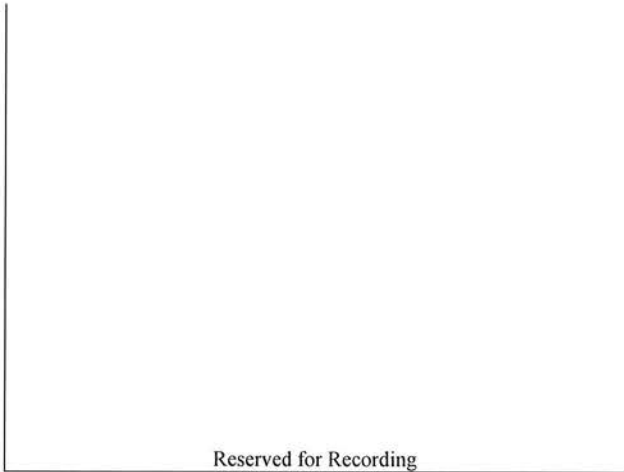
Print, Type or Stamp Commissioned Name of Notary Public

Personally Known [] OR Produced Identification [], Type: _____

EXHIBIT "F"

Prepared By:

Linda S. Brehmer Lanosa, Deputy General Counsel
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807



Project: Widening of C.R. 535 and Stoneybrook West Parkway

This deed is exempt from Florida documentary stamp tax under Department of Revenue Rules 12B-4.002(4)(a), 12B-4.014(10), F.A.C., and Section 201.02(6), Florida Statutes.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and executed on the ____ day of _____, 2017, by CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("GRANTOR") and CITY OF WINTER GARDEN, a charter city and political subdivision of the State of Florida, whose address is 300 West Plant Street, Winter Garden, Florida 34787 ("GRANTEE").

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt of whereof is hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said GRANTEE, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lots, pieces, or parcels of land, situate, lying and being in the county of Orange, state of Florida, hereinafter "the Property," to-wit:

SEE ATTACHED COMPOSITE EXHIBIT "B1"

**Property Appraiser's Parcel Identification Number:
Not Assigned**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity,

Project: Widening of C.R. 535 and Stoneybrook West Parkway

and claim whatsoever of the GRANTOR, either in law or equity, for the proper use, benefit, and behoove of the GRANTEE forever.

SUBJECT TO the covenants, conditions and restrictions which are set forth below:

- a) GRANTOR reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view to, from, or across any State Road 429 right-of-way property which may otherwise accrue to any property adjoining said right of way.
- b) GRANTOR reserves unto itself, its successors and assigns, the re-established limited-access rights of ingress, egress, light, air, and view to, from, or across the Property as described in **Exhibit "B1"** and the limited access line described in **Exhibit "B2"** shall be and is released.
- c) GRANTOR reserves unto itself, its successors and assigns, all rights and privileges and easement associated with the operation, maintenance, expansion, or removal of S.R. 429 facilities over C.R. 535 (hereinafter "Expressway Bridges"), including the right to access, install, construct, use, operate, maintain, alter, improve, repair, replace, renew, expand, and remove the Expressway Bridges under, through, across, and over the Property described in **Exhibit "B1."**
- d) GRANTOR reserves unto itself, its successors and assigns, for the use and benefit of the public, a right and easement for signs and related structures and facilities, which right and easement includes the right to construct, operate, improve, expand, maintain, repair and replace from time to time.
- e) GRANTEE expressly agrees for itself and its successors and assigns, to refrain from any use of the hereinafter described real property which would interfere with the Expressway System, or otherwise constitute a hazard for the Expressway System.
- f) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE does not commence construction for the widening of C.R. 535 and Stoneybrook West Parkway by **January 2019**, then all right, title, and interest to the Property **shall immediately revert to and vest in** the GRANTOR herein, its successors or assigns, and the conveyance hereunder shall be null and void, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition.
- g) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE no longer uses the Property, or any part thereof, for right-of-way purposes, then all right, title, and interest to the Property, **shall immediately**

Project: Widening of C.R. 535 and Stoneybrook West Parkway

revert to and vest in the GRANTOR herein, its successors or assigns, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition. GRANTOR retains the right to refuse to accept the Property, or any part thereof, by providing notice, in writing, to the GRANTEE.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by its duly authorized representative.

Signed, sealed, and delivered
in the presence of:

**“CFX”
CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

First Witness:

BY: _____
CHAIRMAN BUDDY DYER

Witness

Date: _____

Print Name

Second Witness:

Witness

Print Name

(Signature of TWO witnesses required by
Florida law)

ATTEST: _____
Darleen Mazzillo,
Executive Assistant

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017,
by BUDDY DYER, as Chairman of the Central Florida Expressway Authority.

NOTARY PUBLIC

Signature:

Signature of Notary Public - State of Florida

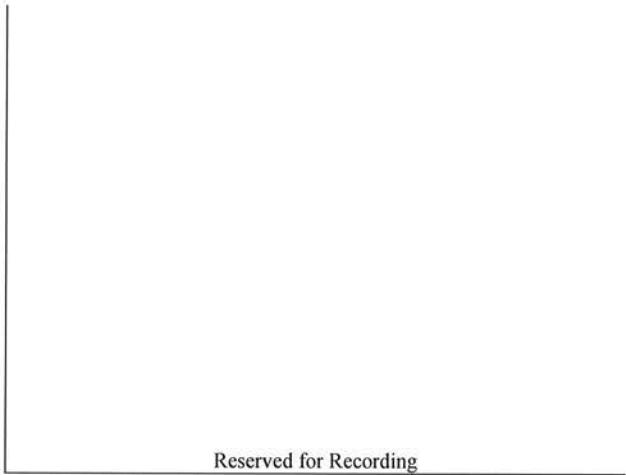
Print, Type or Stamp Commissioned Name of Notary Public

Personally Known [] OR Produced Identification [], Type: _____

EXHIBIT "G"

Prepared By:

Linda S. Brehmer Lanosa, Deputy General Counsel
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807



Reserved for Recording

Project: Widening of C.R. 535 and Stoneybrook West Parkway

This deed is exempt from Florida documentary stamp tax under Department of Revenue Rules 12B-4.002(4)(a), 12B-4.014(10), F.A.C., and Section 201.02(6), Florida Statutes.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and executed on the ____ day of _____, 2017, by CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("GRANTOR") and CITY OF WINTER GARDEN, a charter city and political subdivision of the State of Florida, whose address is 300 West Plant Street, Winter Garden, Florida 34787 ("GRANTEE").

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt of whereof is hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said GRANTEE, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lots, pieces, or parcels of land, situate, lying and being in the county of Orange, state of Florida, hereinafter "the Property," to-wit:

SEE ATTACHED COMPOSITE EXHIBIT "C1"

**Property Appraiser's Parcel Identification Number:
Not Assigned**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity,

Project: Widening of C.R. 535 and Stoneybrook West Parkway

and claim whatsoever of the GRANTOR, either in law or equity, for the proper use, benefit, and behoove of the GRANTEE forever.

SUBJECT TO the covenants, conditions and restrictions which are set forth below:

- h) GRANTOR reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view to, from, or across any State Road 429 right-of-way property which may otherwise accrue to any property adjoining said right of way.
- i) GRANTOR reserves unto itself, its successors and assigns, all re-established limited-access rights of ingress, egress, light, air, and view to, from, or across the Property as described in **Exhibit "C1,"** and the limited access line described in **Exhibit "C2"** shall be and is released.
- j) GRANTOR reserves unto itself, its successors and assigns, all rights and privileges and easement associated with the operation, maintenance, expansion, or removal of S.R. 429 facilities over C.R. 535 (hereinafter "Expressway Bridges"), including the right to access, install, construct, use, operate, maintain, alter, improve, repair, replace, renew, expand, and remove the Expressway Bridges under, through, across, and over the Property described in **Exhibit "C1."**
- k) GRANTOR reserves unto itself, its successors and assigns, for the use and benefit of the public, a right and easement for signs and related structures and facilities, which right and easement includes the right to construct, operate, improve, expand, maintain, repair and replace from time to time.
- l) GRANTEE expressly agrees for itself and its successors and assigns, to refrain from any use of the hereinafter described real property which would interfere with the Expressway System, or otherwise constitute a hazard for the Expressway System.
- m) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE does not commence construction for the widening of C.R. 535 and Stoneybrook West Parkway by **January 2019**, then all right, title, and interest to the Property **shall immediately revert to and vest in** the GRANTOR herein, its successors or assigns, and the conveyance hereunder shall be null and void, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition.
- n) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE no longer uses the Property, or any part thereof, for right-of-way purposes, then all right, title, and interest to the Property, **shall immediately**

Project: Widening of C.R. 535 and Stoneybrook West Parkway

revert to and vest in the GRANTOR herein, its successors or assigns, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition. GRANTOR retains the right to refuse to accept the Property, or any part thereof, by providing notice, in writing, to the GRANTEE.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by its duly authorized representative.

Signed, sealed, and delivered
in the presence of:

**“CFX”
CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

First Witness:

BY: _____
CHAIRMAN BUDDY DYER

Witness

Date: _____

Print Name

Second Witness:

Witness

Print Name

(Signature of TWO witnesses required by
Florida law)

ATTEST: _____
Darleen Mazzillo,
Executive Assistant

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017,
by BUDDY DYER, as Chairman of the Central Florida Expressway Authority.

NOTARY PUBLIC

Signature:

Signature of Notary Public - State of Florida

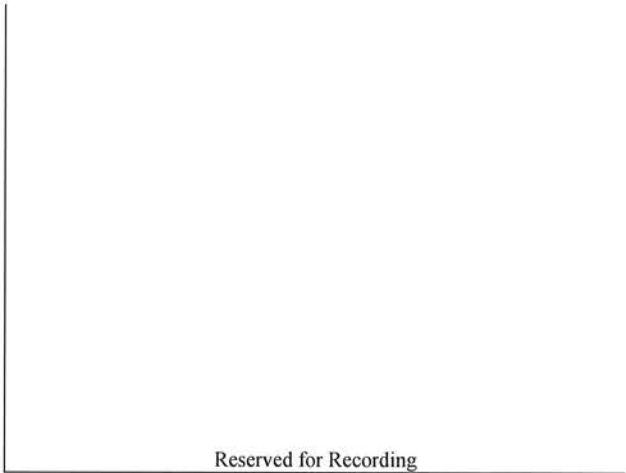
Print, Type or Stamp Commissioned Name of Notary Public

Personally Known [] OR Produced Identification [], Type: _____

EXHIBIT "H"

Prepared By:

Linda S. Brehmer Lanosa, Deputy General Counsel
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807



Project: Widening of C.R. 535 and Stoneybrook West Parkway

This deed is exempt from Florida documentary stamp tax under Department of Revenue Rules 12B-4.002(4)(a), 12B-4.014(10), F.A.C., and Section 201.02(6), Florida Statutes.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and executed on the ____ day of _____, 2017, by CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("GRANTOR") and CITY OF WINTER GARDEN, a charter city and political subdivision of the State of Florida, whose address is 300 West Plant Street, Winter Garden, Florida 34787 ("GRANTEE").

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt of whereof is hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said GRANTEE, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lots, pieces, or parcels of land, situate, lying and being in the county of Orange, state of Florida, hereinafter "the Property," to-wit:

SEE ATTACHED COMPOSITE EXHIBIT "D1"

**Property Appraiser's Parcel Identification Number:
Not Assigned**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity,

Project: Widening of C.R. 535 and Stoneybrook West Parkway

and claim whatsoever of the GRANTOR, either in law or equity, for the proper use, benefit, and behoove of the GRANTEE forever.

SUBJECT TO the covenants, conditions and restrictions which are set forth below:

- f) GRANTOR reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view to, from, or across any State Road 429 right-of-way property which may otherwise accrue to any property adjoining said right of way.
- g) GRANTOR reserves unto itself, its successors and assigns, all re-established limited-access rights of ingress, egress, light, air, and view to, from, or across the Property as described in **Exhibit "D1,"** and limited access line described in **Exhibit "D2"** shall be and is released.
- h) GRANTOR reserves unto itself, its successors and assigns, for the use and benefit of the public, a right and easement for signs and related structures and facilities, which right and easement includes the right to construct, operate, improve, expand, maintain, repair and replace from time to time.
- i) GRANTEE expressly agrees for itself and its successors and assigns, to refrain from any use of the hereinafter described real property which would interfere with the Expressway System, or otherwise constitute a hazard for the Expressway System.
- j) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE does not commence construction for the widening of C.R. 535 and Stoneybrook West Parkway by **January 2019**, then all right, title, and interest to the Property **shall immediately revert to and vest in** the GRANTOR herein, its successors or assigns, and the conveyance hereunder shall be null and void, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition.
- k) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE no longer uses the Property, or any part thereof, for right-of-way purposes, then all right, title, and interest to the Property, **shall immediately revert to and vest in** the GRANTOR herein, its successors or assigns, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition. GRANTOR retains the right to refuse to accept the Property, or any part thereof, by providing notice, in writing, to the GRANTEE.

Project: Widening of C.R. 535 and Stoneybrook West Parkway

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by its duly authorized representative.

Signed, sealed, and delivered
in the presence of:

“CFX”
CENTRAL FLORIDA EXPRESSWAY
AUTHORITY

First Witness:

BY: _____
CHAIRMAN BUDDY DYER

Witness

Date: _____

Print Name

Second Witness:

Witness

Print Name

(Signature of TWO witnesses required by
Florida law)

ATTEST: _____
Darleen Mazzillo,
Executive Assistant

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017,
by BUDDY DYER, as Chairman of the Central Florida Expressway Authority.

NOTARY PUBLIC

Signature: _____
Signature of Notary Public - State of Florida

Print, Type or Stamp Commissioned Name of Notary Public

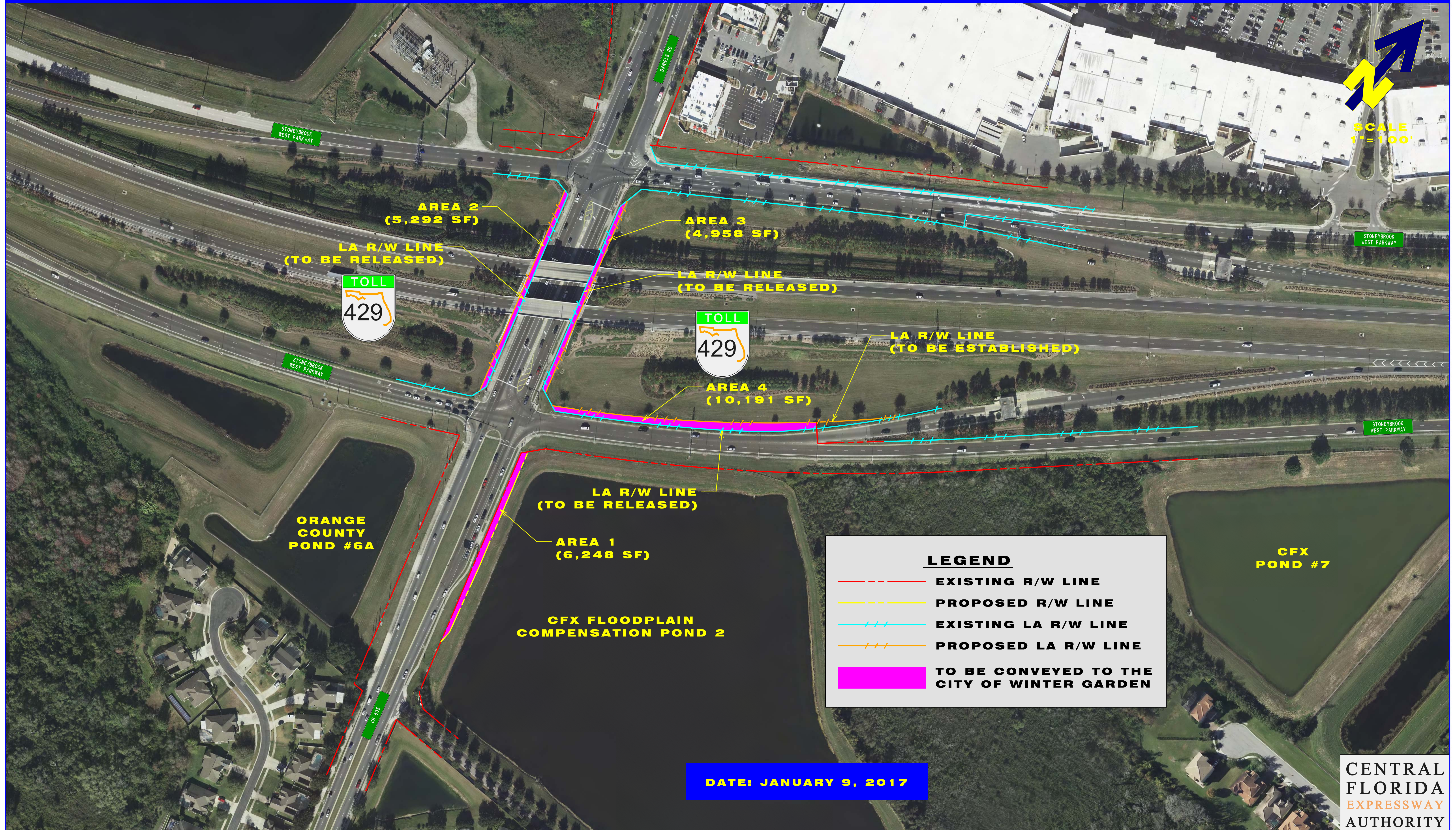
Personally Known [] OR Produced Identification [], Type: _____

EXHIBIT "I"

SKETCH OF PROPERTY TO BE CONVEYED WITH RE-ESTABLISHED LIMITED ACCESS LINES



SR 429/CR 535/STONEBROOK WEST PKWY R/W EXHIBIT



Tab C

MATEER HARBERT, P.A.
225 East Robinson Street, Ste. 600
Orlando, Florida 32801
Telephone (407) 425-9044
Facsimile (407) 423-2016

MEMORANDUM

TO: Central Florida Expressway Authority Right of Way Committee

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

DATE: January 9, 2017

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

INTRODUCTION

This matter involves a proposed settlement of an apportionment claim by 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").

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 |

REQUESTED ACTION

We respectfully request that the Right of Way Committee recommend to the CFX Board approval of an all-inclusive settlement agreement 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:

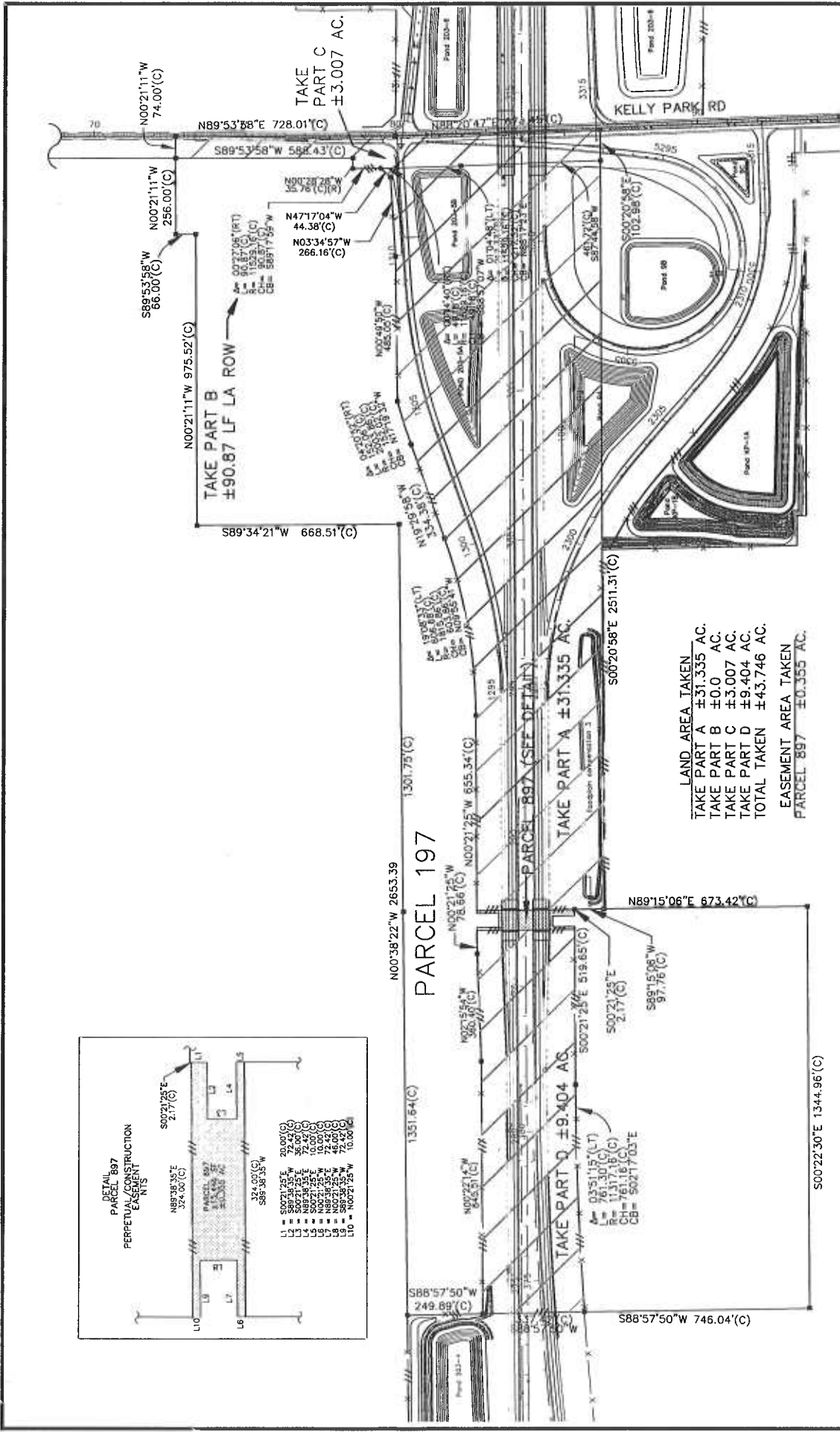
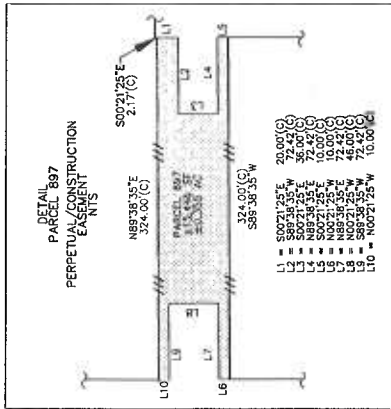
Diagram of the Wekiva Parkway

Aerial

Sketch of the Property

Settlement Agreement

Invoices from the Owner's Counsel and Experts



Parcel No. 197
Project Orlando
Take

**DONALD W. MCINTOSH
ASSOCIATES, INC.**

N
1"=300'

Information on this sketch was compiled from Construction Drawings by Dewberry/Bowyer Skidmore for the Wekiva Parkway, 429-203, 90% Design, dated October 2013 and Station of Construction 1/21/14. The information provided hereon was produced without benefit of survey. As the project is finalized, more current data may affect the content herein.

PARCEL NO.: 197 AND 897

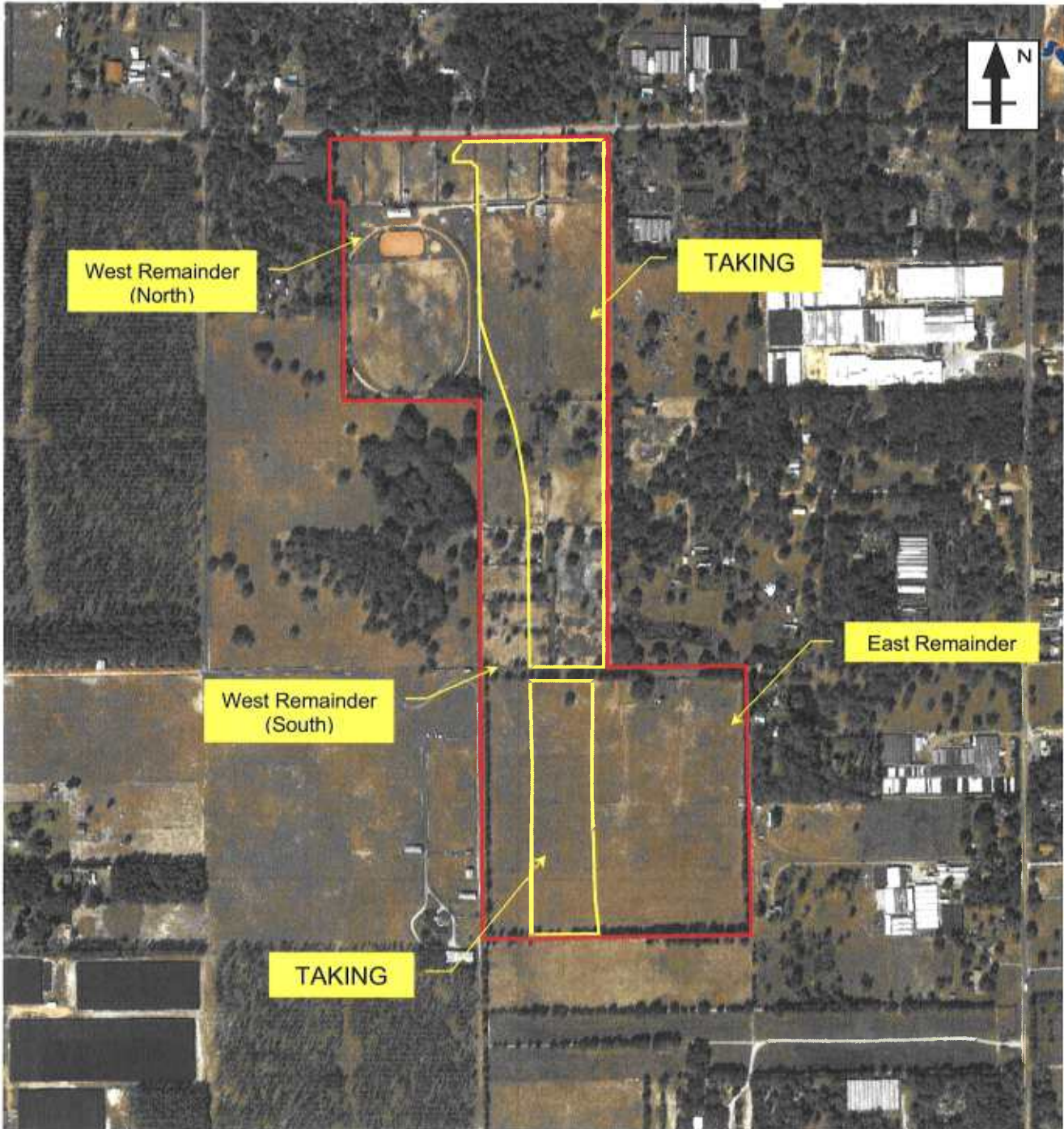
27

OWNER: PROJECT ORLANDO, LLC

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

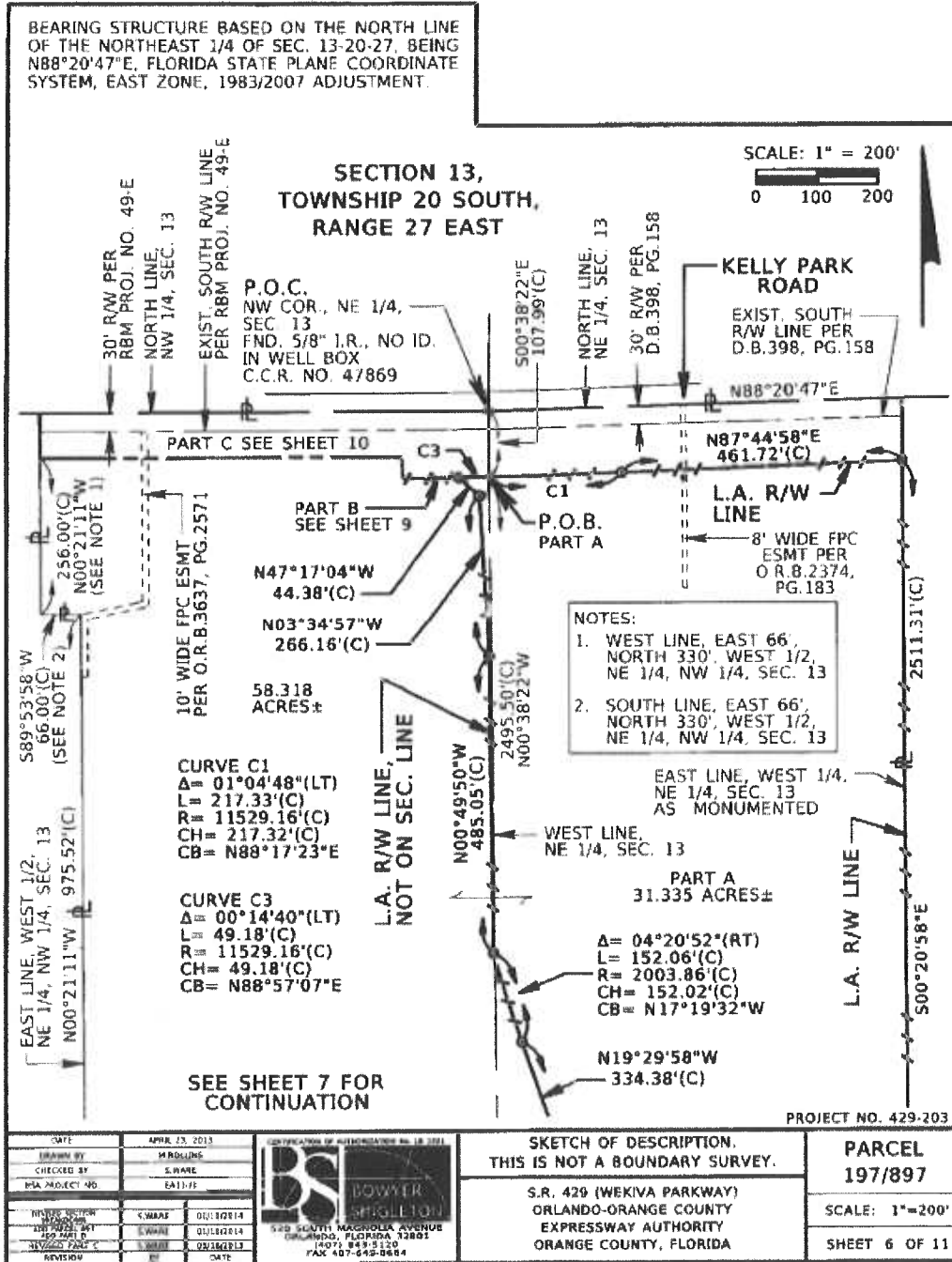
CITY/COUNTY: APOPKA/ORANGE

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



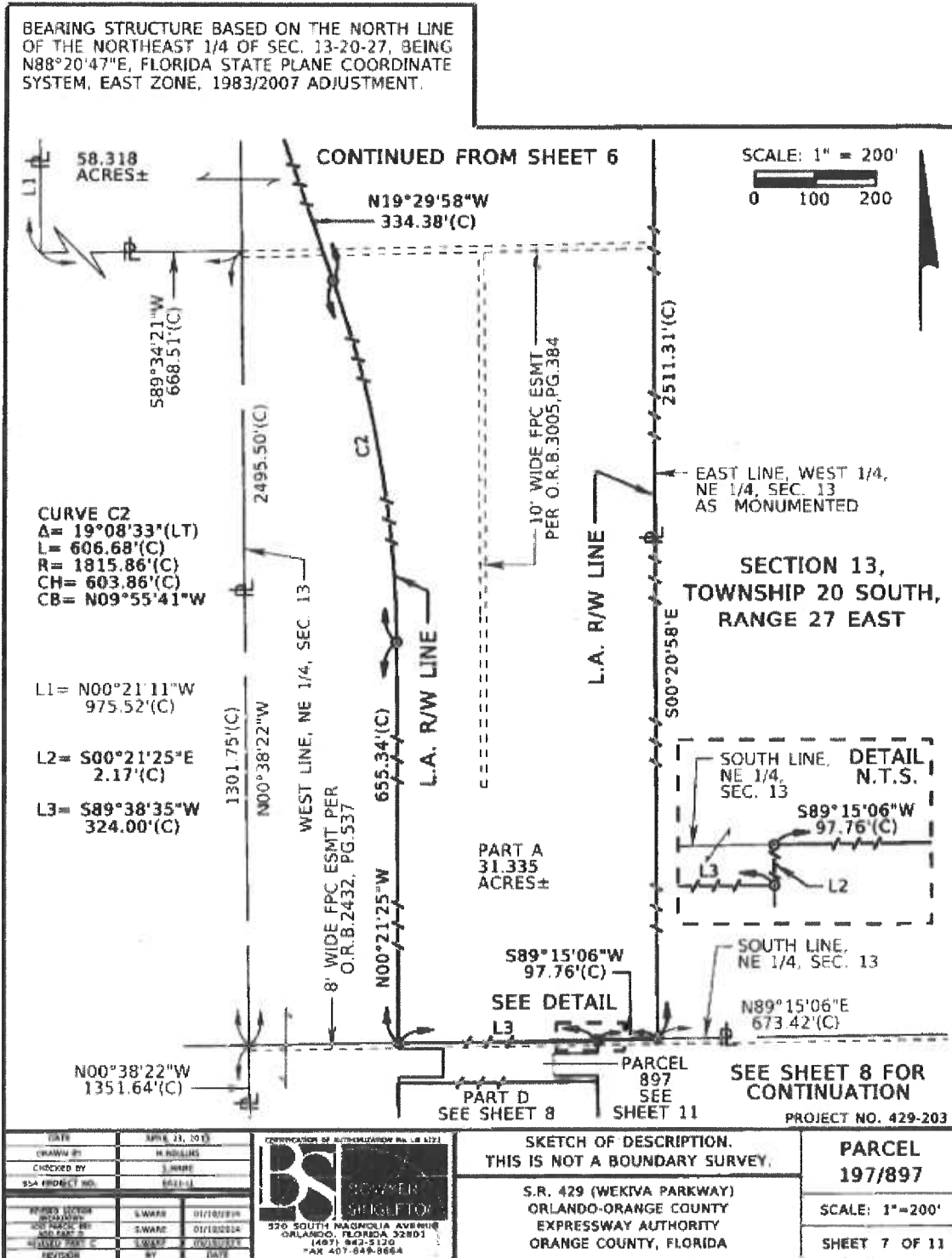
PARCEL NO.: 197 AND 897

29

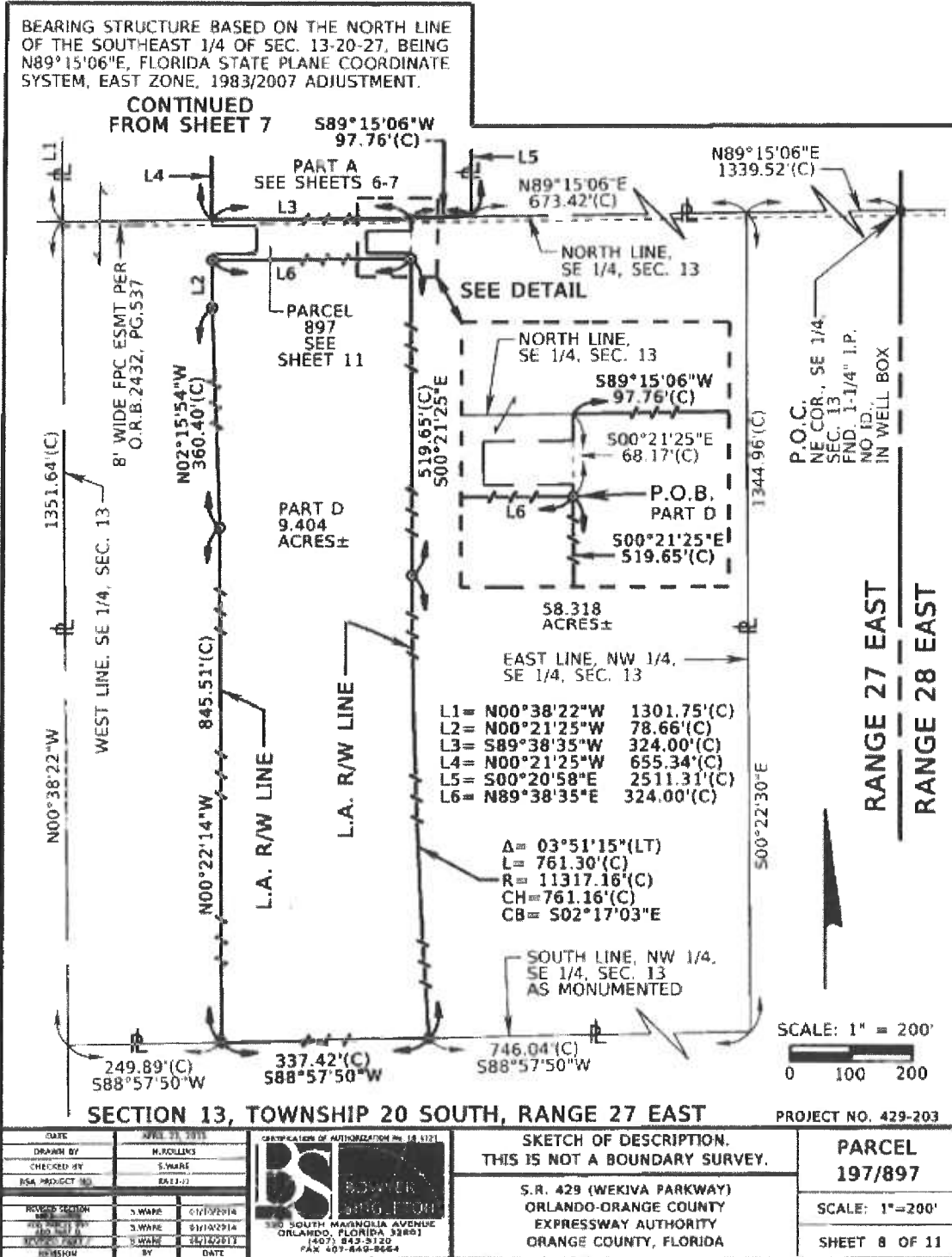
OWNER: PROJECT ORLANDO, LLC

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



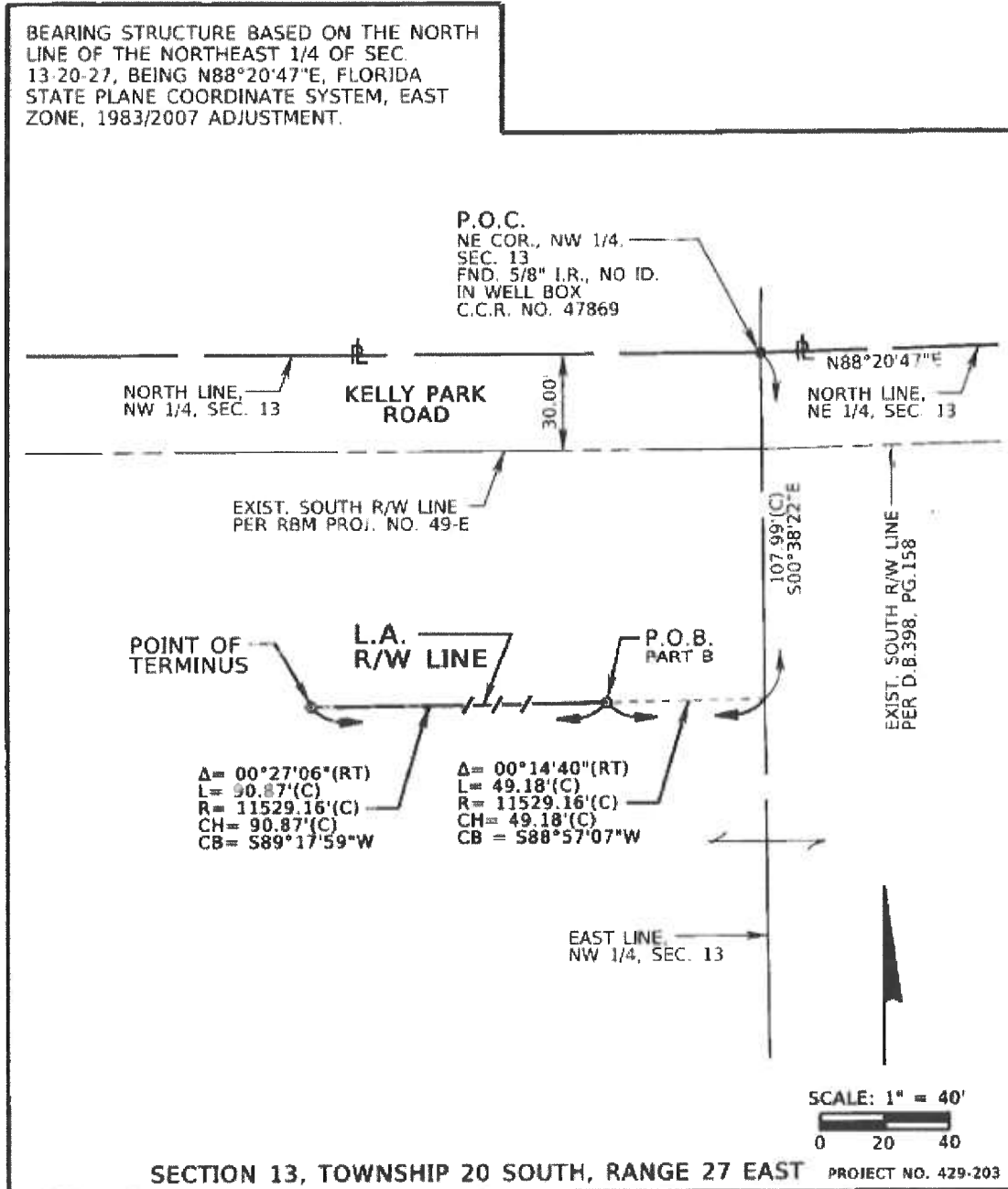
PARCEL NO.: 197 AND 897

31

OWNER: PROJECT ORLANDO, LLC

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

CITY/COUNTY: APOPKA/ORANGE



SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST PROJECT NO. 429-203

| | | | | |
|------------------|----------------|--|---|---------------------------|
| DATE | APRIL 23, 2013 | <p>BSI BOWLER SHIGLETON</p> <p>330 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5100 FAX: 407-843-8884</p> | <p>SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.</p> <p>S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA</p> | <p>PARCEL 197/897</p> |
| DRAWN BY | M. HOLLIS | | | <p>SCALE: 1" = 40'</p> |
| CHECKED BY | S. WARE | | <p>SHEET 9 OF 11</p> | |
| BSA PROJECT NO. | 0411-11 | | | |
| REVISION SECTION | DATE | | | |
| REVISED PART | DATE | | | |
| REVISION | BY | DATE | | |

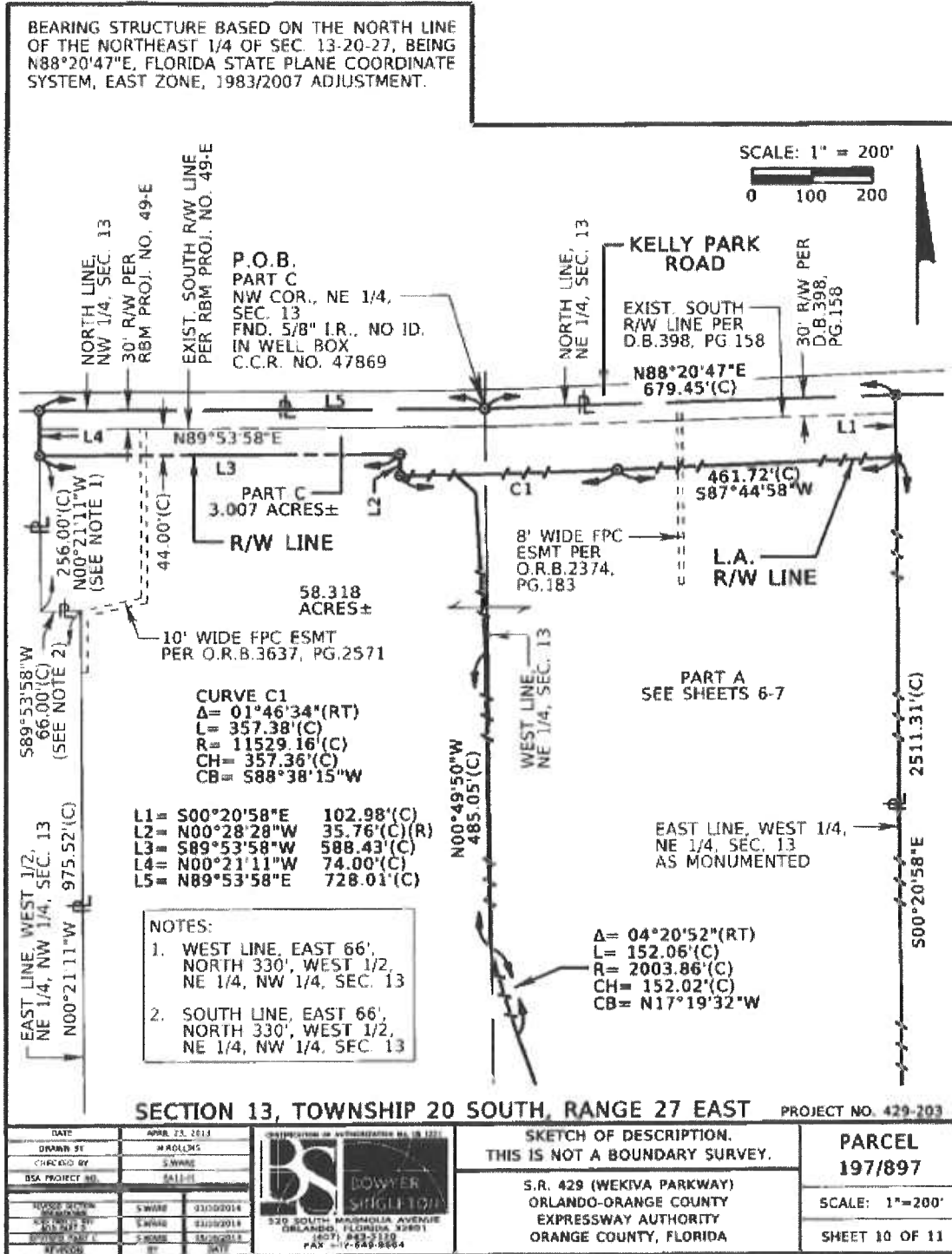
PARCEL NO.: 197 AND 897

32

OWNER: PROJECT ORLANDO, LLC

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

CITY/COUNTY: APOPKA/ORANGE



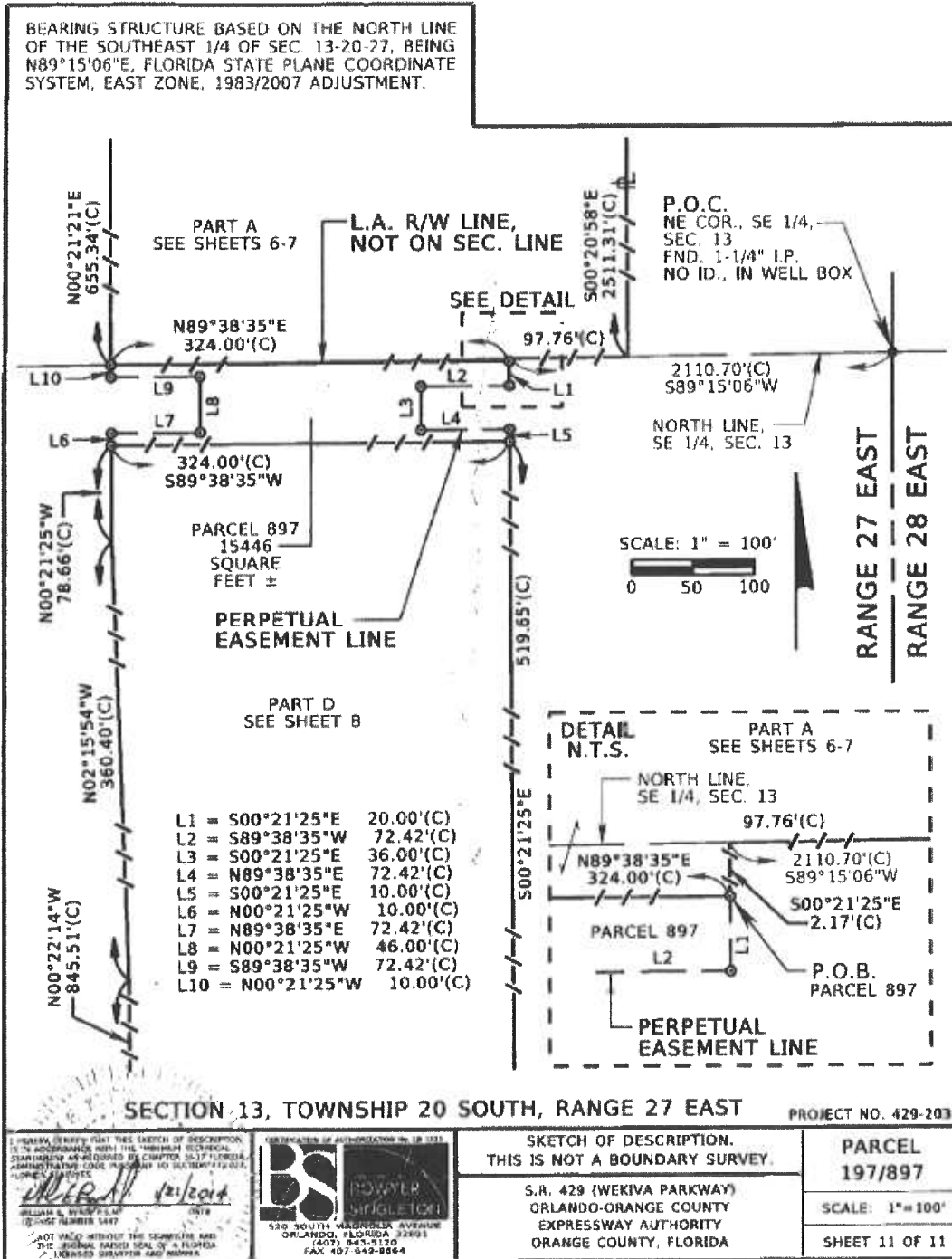
PARCEL NO.: 197 AND 897

33

OWNER: PROJECT ORLANDO, LLC

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

CITY/COUNTY: AOPKA/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]; [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 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, 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 | Confer with Mr. Ardaman regarding tenant's entitlement to attorneys' fees for trial work concerning full compensation for land taken. Confer with Mr. Ardaman regarding tenant's entitlement to attorneys' fees for trial work concerning full compensation for land taken. | ^{1.4} 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: 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 | 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: 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 [REDACTED] | 0.80 hrs .4 | \$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: [REDACTED] Review and revise answer for defenses and further claims; Legal research Re: [REDACTED] , fixtures, mobile home related matters; Instructions to Ms. Gonzalez; Instructions to Mr. Conley. | 2.30 hrs 2.0 | \$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 | 1.90 hrs 1.5 | \$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; [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]

~~4.00 hrs~~
3.2

\$2,000.00

08/01/2014 ML

[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.

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 OOCBA 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; Telephone 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 |

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| | | 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] | ^{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 |

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| 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 | 1.0 1.50 hrs | \$225.00 |

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| | | 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 | LDK | 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 |

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| 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 1.4 | \$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 Demi 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]

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| 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 |

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| | | 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 |

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| | | related matters and appraisal. | | |
| 09/03/2014 | ML | 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] | 1.90 hrs | \$950.00 |
| | | 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. | | |
| 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] | 1.50 hrs | \$225.00 |
| | | [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. | | |
| 09/04/2014 | ML | Review revised Stipulated Order of Taking; Email to Ms. Vickie Davis; Review Joint | 0.30 hrs | \$45.00 |

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| 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 |

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| | | 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] | 1.70 hrs | \$850.00 |
| | | [REDACTED]; Review matters in preparation of Order of Taking. | | |
| 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 |

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| | | 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 |
| | | ██████████ | 0.80 hrs | \$120.00 |
| | | ██████████ | | |
| | | Email to Mr. King | | |
| 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: ██████████ 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: ██████████ ██████████ | 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 |

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| | | 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 |

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| 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 | | |
| 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 |

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| | | 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]; Review Lease documents; Email and memo to Mr. Ardaman. | 0.50 hrs | \$75.00 |
| 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. | | |
| 09/30/2014 | CRC | 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 | AKA | 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 |

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| | | 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 |

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| | | 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] | 0.60 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 |

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| 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 Ms. 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 | Client | Description | Hours | Amount |
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| | | Instructions to Ms. Lindsay Re: Ms. Davis' contention [REDACTED] [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 |

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| 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 |

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| | 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 ML | 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]; [REDACTED]; [REDACTED]; [REDACTED] | 5 hrs | \$450.00 |
| 11/18/2014 ML | Review emails and estimates from contractors | 1.00 hrs | \$150.00 |

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| | | 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]; 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 |

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| 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 |

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| 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 |

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| | | 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 |

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| | | 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 |

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| 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: [REDACTED] personal property; Instructions to Ms. Lindsay Re: acquisition; Memo to file; Review portions of file. | 1.00 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 |

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| 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 | 1.8 hrs | \$1,000.00 |

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| 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. | 1.5 2.7 hrs | \$632.50 |
| | Preparation of correspondence to M. Simring regarding discovery; [REDACTED] lease agreement with New Rochelle Holdings; Preparation of correspondence to K. Baurle regarding conference call; R [REDACTED] | | |
| | [REDACTED] Discussed [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 |

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| | | 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 |

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| 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 |

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| 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 business damage 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 _____ . Attend hearings on Expressway Authority's Motion to Set Trial 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 |

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| | | 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 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] | 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] | 0.50 hrs | \$75.00 |
| 05/14/2015 | AKA | [REDACTED] Review documents. Telephone conferences with Vickie Davis; | 0.80 hrs | \$400.00 |

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| 05/14/2015 ML | E-mail to and from Vickie Davis; Instructions to Ms. Lindsay and Mr. Conley Re: response to discovery. | 1.20 hrs | \$180.00 |
| 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. REDACTED REDACTED REDACTED REDACTED | 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 | [REDACTED] [REDACTED] regarding the Onke [REDACTED] of 1070; Review [REDACTED] correspondence from V. Davis with enclosures [REDACTED] Review pretrial order and trial order for valuation; Review pretrial and trial order for business damage claim; Review order on motions in limine; Preparation of proposed correspondence to V. Davis regarding [REDACTED] | 1.50 hrs | \$495.00 |

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| 05/19/2015 | ML | <p>Review offer of judgment statute and costs statute; Review offer of judgment; Instructions to Ms. Lindsay regarding location reimbursement and federal relocation assistance; Review correspondence from J. Spoonhour regarding proposed case management orders.</p> <p>Review email from [redacted] to 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 | Research regarding federal relocation program and has indicated double relocations; Instructions to Ms. Lindsay regarding preparation of relocation claim; Review relocation assistance | 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 |

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| | 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; Comply 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. | 1.50 hrs 1.6 | \$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 relocation assistance materials; Review correspondence from D. Reddick regarding valuation; and appeal; Discussion with K. Ardaman and | 0.9 hrs 1.5 | \$247.50 |

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| 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 1.2 | \$105.00 |
| 05/28/2015 | CRC | [REDACTED] Review documents produced in response to discovery requests; Review correspondence from Dr. Reddick regarding compensation paid to date and [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 [REDACTED] expert re: multiple issues; 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 |

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| 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 | \$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 | 1.10 hrs | \$150.00 |

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| 06/12/2015 | CRC | to/from same; Review proposed email to Ms. Davis. [REDACTED] regarding casing [REDACTED] preparation of correspondence regarding same; Review documents concerning [REDACTED] [REDACTED] Preparation and proposed correspondence regarding check; Review damages iter. izations; 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 |

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| | | 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 research 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, search expenses and research expenses; Review Claim application and Code of Federal Regulations; Review spreadsheets and payments from CPA; 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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| | | _____ Instructions to Ms. Lindsay _____ _____ _____ | | |
| 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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| Date | Case | Description | Hours | Amount |
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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 conference 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 present valuation opinions and evidence right to apportionment in real estate valuation; Review file; Memo to same. | 0.3 hrs | \$60.00 |
| 08/10/2015 | CRC | Review correspondence to and from | 2.30 hrs | \$632.50 |

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| | | Speech regarding potential business damages (litigation) 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 order on real property valuation. | 1.80 hrs 1.0 hrs | \$900.00 |
| 08/12/2015 | AKA | Prepare for and attend hearing on case management order for business damages and for valuation trial; Conference with Kurt Bauerle Re: potential settlement and issues. | 2.7 hrs 2.0 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 |

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| 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 |

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| | | 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 |

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| | | 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 |

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| | | 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 |

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| 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 |

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| 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 |

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| 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 |

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| 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 |

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| 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 | LDK | 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 |

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| | | 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 |

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| | | 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 |

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| | Review file materials; Telephone conference with V. Davis regarding [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 |

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| | | 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 |

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| 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 |

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| 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 petition 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 |

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| | | 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 |

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| 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.

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

DISBURSEMENTS

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|-------------------------------------|---|----------|
| 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

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|--------|--------------|
| 168.00 | \$ 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 |
| | \$3,697.60 |
| | \$4,037.50 |
| 63.00 | 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 |

| | |
|------------------------------|--------------|
| 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.

CAWTHRA CONSULTING & APPRAISALS, INC.

Professional Consultants for Commerce and Industry

TIME SHEET
Page 1 of 2

June 22, 2015

A. Kurt Ardaman, Esq.
Fishback Dominic
1947 Lee Rd.
Winter Park, FL 32789

Subject: **Invoice** Request for Payment of Work Tasks to Date Technical Appraisal Report

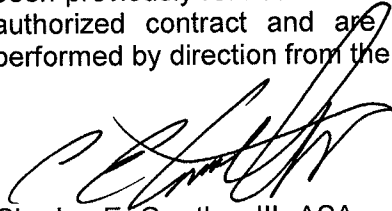
Re: **Bay Hills Equestrian (Vicki Davis) 3434 W. Kelly Park Rd., Apopka, FL 32712, Parcel No. 197 A, C.**

Activities including but not limited to: physical inspection of the facility, coordination with legal counsel, real estate appraiser and business concern's principal. Field listings of various assets, descriptions, measurements, and conditions, layout drawings, and photographs plus exhibits. Development of relocation D&R estimated costs, mathematical calculations. Report writing and assembly of findings.

Total Request for Payment Work Tasks to Date **\$2,400 (rounded)**
(per attached Time Sheet, 16 man-hours × \$150 per hour = \$2,400)

CERTIFICATION

I certify that the preceding charges have been performed and that none of these charges have been previously reimbursed and that all activities, work tasks, and expenditures comply with the authorized contract and are within the contractual scope of services and/or have been performed by direction from the client and/or legal counsel.



Charles E. Cawthra III, ASA
President, Senior Appraiser
EIN# 65-0538821



6080 Eagles Nest Drive • Jupiter, Florida 33458
(561) 746-5708 • Fax: (561) 746-5105 • (888) 950-6597
E-mail: charles@cawthrainsc.com



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Professional Consultants for Commerce and Industry

TIME SHEET

Page 2 of 2

Property: Technical Valuation Trade Fixtures Report for Bay Hills
Equestrian (Vicki Davis) 3434 W. Kelly Park Rd., Apopka, FL
32712, Parcel No. 197 A, C.

Client: A. Kurt Ardaman, Esq., Fishback Dominic

| Day | Date | Activity | Hours |
|--|------------------------|--|-------|
| Fri | 04/17/15 | Inventory review of facility, Reports, Documents, Statements, coordination with attorney, business owners/on-site manager. Descriptions and review of fixtures, equipment, and layout drawing plus photographs. C.E. Cawthra III, 8:00 AM – 2:00 PM | 6.0 |
| Tue | 05/05/15 | Development Technical Relocation Report, asset relocation and installation C.E. Cawthra III, 8:00 AM – 12:00 PM | 4.0 |
| Wed | 05/06/15 | Development Technical Relocation Report, asset relocation and installation C.E. Cawthra III, 8:00 AM – 12:00 PM | 4.0 |
| Wed | 06/10/15 | Final Report Development of Technical Relocation Report: D&R, relocation cost of facility. C.E. Cawthra III, 9:00 AM – 10:00 PM | 1.0 |
| | 04/17/15 To present | Telephone Coordination with owners attorney, real estate appraisers, business valuation consultants, construction/cost estimator and traffic engineer. Assembly of all reports, work product papers, data and information of status of case. | 1.0 |
| Total Hours Work Tasks to Date (Invoice 16 hours × \$150 per hour = \$2,400) | | | 16 |



6080 Eagles Nest Drive • Jupiter, Florida 33458
(561) 746-5708 • Fax: (561) 746-5105 • (888) 950-6597
E-mail: charles@cawthrainc.com



ALLEN H. ANGUS LLC

General Contractor

LICENSE # CGC 018542

P.O. Box 11104

ORLANDO, FLORIDA 32803

407-894-0917

DATE: August 3, 2015

TO: Kurt Ardaman
Fishback, Dominick, Bennett, Stepter, Ardaman, Ahlers & Bonus
1947 Lee Road
Winter Park, FL 32789

FROM: Allen H. Angus

SUBJECT: Current Take Invoice - Parcel #197 SR 429 - Wekiva Parkway Extension

| | | |
|-------|------|---|
| 06/23 | .50 | Phone consultation with Michelle. Received and reviewed e-mail with attachment from Michelle. |
| 06/30 | .25 | Phone consultation with Kurt. |
| 07/03 | 2.50 | Prepared Davis Take RCN update and e-mailed to Michelle, Kurt and Christopher Conley. Received and reviewed reply from Michelle. |
| 07/06 | .25 | Received and reviewed reply from Michelle. |
| 07/27 | .50 | Received and reviewed e-mail from Michelle. Prepared current invoice & e-mailed to Michelle & Kurt. |
| 7/31 | .25 | Received and reviewed e-mail from Michelle. |
| 8/03 | .50 | Prepared new invoices: Business Damages & Davis Take, & e-mailed to Michelle & Kurt. |
| | 1.00 | Settlement assistance after billing. |

Total time: 5.75 Hrs. @ \$150.00 per Hr. = \$862.50

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

May 25, 2016

A. Kurt Ardaman, Esq.
Fishback Dominick
1947 Lee Road
Winter Park, FL 32789

RE: Owner: Davis (Kelly Park Crossing)
Project: Wekiva Parkway
Parcel No.: 197
County: Orange

INVOICE

Inspect subject, analysis of contractor's costs, conference with tenant's representative, analysis of leasehold interest.

| | | |
|--------------|--------------------------|----------------|
| Abrams: | 12.00 Hrs. x \$175/Hr. = | \$2,100 |
| Dreggors: | 27.50 Hrs. x \$275/Hr. = | <u>7,562</u> |
| Total | | \$9,662 |

Thank you,

Richard C. Dreggors, GAA
President

RCD/ddp

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

| | | |
|------------------|------------------------------------|------------------------|
| OWNER | DAVIS (KELLY PARK CROSSING) | COURTNEY ABRAMS |
| PROJECT | WEKIVA PARKWAY | |
| PARCEL(S) | 197 | |
| COUNTY | ORANGE | |

| DATE | TYPE OF SERVICE | HOURS |
|-------------|---|--------------|
| 12/17/14 | REVIEW OF FILE; MEETING WITH RICK TO DISCUSS SCOPE OF WORK. | 1.75 |
| 12/18/14 | REVIEW OF CONTRACTOR'S COST ANALYSIS FOR EQUESTRIAN CENTER IMPROVEMENTS; ANALYSIS OF DEPRECIATION FOR IMPROVEMENTS. | 4.50 |
| 12/19/14 | REVIEW/ANALYSIS OF SUBJECT LEASE AND ADDITIONAL MATERIAL. | 2.00 |
| 04/02/15 | PREPARE FOR CONFERENCE CALL; CONFERENCE CALL WITH TENANTS REPRESENTATIVE AND FIXTURES APPRAISER; DISCUSS/REVIEW VALUATION OF CLIENT'S INTEREST. | 2.75 |
| 08/04/15 | PREPARE FOR AND CONFERENCE WITH ATTORNEY TO REVIEW VALUATION MATTERS. | <u>1.00</u> |
| | TOTAL HOURS | 12.00 |

| | | |
|------------------|------------------------------------|---------------------------------|
| OWNER | DAVIS (KELLY PARK CROSSING) | RICHARD C. DREGGORS, GAA |
| PROJECT | WEKIVA PARKWAY | |
| PARCEL(S) | 197 | |
| COUNTY | ORANGE | |

| DATE | TYPE OF SERVICE | HOURS |
|-------------|--|--------------|
| 08/29/14 | CONFERENCE WITH OWNER'S REPRESENTATIVE; REVIEW FILE; REVIEW VALUATION ISSUES. | 1.25 |
| 09/27/14 | PREPARE FOR SITE INSPECTION; CONFERENCE WITH OWNER'S REPRESENTATIVE; CONFERENCE WITH ACCOUNTANT; REVIEW DOCUMENTS. | 1.50 |
| 09/30/14 | INSPECT SUBJECT PROPERTY; MEET WITH OWNER; REVIEW OPERATIONS OF THE EQUESTRIAN CENTER. | 3.25 |
| 10/30/14 | PREPARE FOR AND ATTEND CONFERENCE WITH TENANT'S REPRESENTATIVE REGARDING CURE COSTS AND DAMAGES. | 2.75 |
| 12/17/14 | MEETING WITH ASSOCIATE TO REVIEW SCOPE OF WORK ON THIS ASSIGNMENT. | 0.75 |
| 12/18/14 | PREPARE FOR CONFERENCE WITH TENANT'S REPRESENTATIVE REGARDING CURE COSTS AND RELOCATION COSTS. | 3.00 |
| 04/02/15 | PREPARE FOR CONFERENCE CALL; REVIEW MATERIAL; CONFERENCE CALL WITH OWNER'S REPRESENTATIVE; CONFERENCE WITH EQUIPMENT APPRAISER. | 2.50 |
| 04/13/15 | CONFERENCE WITH TENANT'S REPRESENTATIVE TO REVIEW DEADLINE. | 0.25 |
| 05/26/15 | PREPARE FOR AND CONFERENCE WITH OWNER'S REPRESENTATIVE REGARDING VALUATION ISSUES AND OFFER OF JUDGEMENT. | 0.75 |
| 05/27/15 | MEETING WITH OWNER'S REPRESENTATIVE; CONFERENCE WITH OTHER EXPERTS TO REVIEW ADDITIONAL INFORMATION NEEDED AND SCOPE/TIMING OF ASSIGNMENT. | 1.50 |
| 06/19/15 | ANALYSIS OF LEASEHOLD INTEREST; ASSIST WITH RESEARCH; CONFERENCE WITH OWNER'S REPRESENTATIVE. | 2.50 |
| 06/22/15 | ANALYSIS/ASSIST WITH HORSE FARM RESEARCH; ANALYSIS OF LEASEHOLD INTEREST; REVIEW WITH KURT ARDAMAN. | 4.75 |

| | | |
|------------------|------------------------------------|---------------------------------|
| OWNER | DAVIS (KELLY PARK CROSSING) | RICHARD C. DREGGORS, GAA |
| PROJECT | WEKIVA PARKWAY | |
| PARCEL(S) | 197 | |
| COUNTY | ORANGE | |

| DATE | TYPE OF SERVICE | HOURS |
|-------------|--|--------------|
| 08/04/15 | CONFERENCE WITH TENANT'S REPRESENTATIVE REGARDING VALUE OF THE LEASEHOLD. | 0.50 |
| 03/03/16 | REVIEW COURT DOCUMENTS; REVIEW CASES AND TEXTS ON VALUATION OF LEASEHOLD INTERESTS; CONFERENCE WITH KURT ARDAMAN TO REVIEW | <u>2.25</u> |
| | TOTAL HOURS | 27.50 |

Tab D



MEMORANDUM

TO: Central Florida Expressway Authority
Right-of-Way Committee Members

CLIENT-MATTER NO.: 19125.0083

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

DATE: January 11, 2017

RE: State Road 429 Wekiva Parkway, Project 429-203; Parcel 166
Proposed Mediated Settlement Including Fees and Costs

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right-of-Way Committee of a proposed mediated settlement between Darrell D. Reid, Katie J. Reid, his wife, and Darrell Reid dba Happy Hill, (the "Owners") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 166 (the "Taking" or "Property") for the construction of State Road 429 Wekiva Parkway, Project 429-203.

Mr. and Mrs. Reid are the fee owners of the subject property – Parcel 166. They have experienced some significant tragic events in their lives recently. Mrs. Reid was accidentally killed by the discharge of a firearm at their home. Subsequent to Mrs. Reid’s death, Mr. Reid was involved in a serious accident wherein he was hit by a car while riding his motorcycle. As a result, Mr. Reid had to have his leg amputated, among other injuries. Shortly after he had his leg amputated, Mr. Reid had a heart attack.

DESCRIPTION AND BACKGROUND

Parcel 166 (“Subject Property”) is a fee simple acquisition 4.014 acres from two contiguous parcels with a combined area of 11.57 acres, located on Plymouth Sorrento Road in Orange County, Florida. The property is improved with a 672 sf manufactured home and two additional manufactured homes with an attached enclosed area totaling 2,430 sf. These manufactured homes were used as rental units consisting of 1 bedroom/1 bath and 6 apartments consisting of 12 bedrooms, 4 baths and 2 half-baths, respectively. Additionally, two travel trailers and two sheds of 600 to 800 sf and a 1,554 sf aluminum covered area, landscaping, hog wire fencing, and three metal gates were impacted by the taking.

The Property is zoned A-1, Citrus Rural by Orange County which provides for residential and agricultural uses. The future land use designation is rural/agricultural. The highest and best use of the property as vacant was determined to be for future residential development. The highest and best use of the site as improved is for interim rental of the improvements until the demand for residential development of the site is warranted.

The CFX's appraisal of the property was prepared by Christopher D. Starkey, MAI, of Integra Realty Resources Orlando. Mr. Starkey used a sales comparison approach to estimate the value of the land of the Subject Property. In estimating the land value of the Subject Property, Mr. Starkey used four (4) comparable sales with an adjusted range of \$26,400 to \$27,600 per acre, to arrive at a concluded value of \$32,000 per acre. Mr. Starkey used the market approach to estimate the interim rental value of the improvements on the subject property. Mr. Starkey concluded a rental rate of \$400 per month for the 672 sf manufactured home and a combined rental rate of \$900 to \$1,800 per month for the two attached manufactured home, or an overall combine rental estimate of \$2,200 per month for the improvements. Calculating an 8% annual discount rate over a 6 year discount period, Mr. Starkey arrived at an indicated contributory value of the improvements of \$93,750. The value conclusion at which Mr. Starkey arrived is \$128,450 for the land and a total of \$100,035 for the contributory value of the building improvements.

After the taking, the property will be vacant, excluding the remaining perimeter fencing on the north, east and south sides. Zoning and physical configuration of the property in the after condition will remain the same, but the proposed limited access right-of-way adjacent to the remainder property will be constructed 30 feet above the existing grade and will be graded with a 3:1 slope to match the existing grade at the new right-of-way line. The ratio of the unusable land area of the overall property will be increased from 14% to 21%, almost a 50% increase. Due to these conditions, Mr. Starkey opined the severance damages to the remainder property at \$83,065. A cost to cure to replace the fencing and 3 gates totals \$2,125, arriving at a final estimate of value of **\$313,675** (\$228,485 land and contributory value of the building improvements, damages of \$83,065, and cost to cure of \$2,125).

Richard H. Parham of Calhoun, Collister & Parham, Inc., prepared the appraisal report for the Respondents. Mr. Parham included three (3) manufactured homes, three (3) accessory buildings, RV lots, a stabilized driveway, hog wire fencing with wooden posts, metal swing gates, sod, well, and septic system as improvements in the taking. Mr. Parham utilized four (4) comparable land sales ranging in price of \$28,253 to \$72,464 per acre to arrive at a value of \$55,000 per acre or \$220,600 for the land taken. Mr. Parham, like Mr. Starkey, opined the improvements represented an interim value for a 6 year period until the site could be redeveloped with residential use. Mr. Parham's rental value of the improvements was \$4,800 per month or \$57,600 per year, with vacancy and collection losses at 20% and expenses of 25%, resulting in a net operating income of \$34,560 for the improvements or a present value of the 6 year interim income of \$159,800. Mr. Parham concurred with Mr. Starkey in the reasons for a reduction in the value of the remainder property, but valued the remainder at \$19,250 per acre, resulting in severance damages of \$270,300. Thus, Mr. Parham valued the total value of the taking at **\$653,300** (\$220,600 land, \$159,800 improvements taken, \$270,300 damages, and \$2,600 cost to cure).

A mediation was held on January 4, 2017, wherein in further support of Mr. and Mrs. Reid's appraisal report valuation, Mr. Bauerle, counsel for the Reid's argued several issues including, Integra's appraisal report update identified a 39% increase in property values since July 2011, however Integra made no subsequent upward adjustments to account for these market conditions. Additionally, Parham identified a recent sale of a parcel contiguous to the adjacent parcel to Parcel 166 that, they argued, confirms the significant increase in market value year over year. Furthermore, the property owner argued that Starkey assigned severance damages to the remainder that included 10% for inferior topography in the after, 5% for ratio of usable vs. unusable and only 10% for proximity damages, despite the new Expressway to be constructed next to this residential property in the after condition. Additionally, Mr. Bauerle argued that Integra had previously opined 40% severance damages for another residential parcel in and around Parcel 166. Finally, we were advised at the mediation that Mr. Reid was receiving \$5,100 in rental income each month, which is far above the \$2,200 estimated by Starkey. Additionally, Reid had three (3) additional RV pads that were rented to third parties that were not included in the valuation.

Trial of this matter was scheduled to begin on April 10, 2017, and the parties agreed to mediation prior to completion of extensive pre-trial discovery. During mediation, the parties were able to reach a settlement in the amount of \$471,000 as full settlement of all claims for compensation (including business damages) by the property owner, plus statutory attorney's fees totaling \$82,500, plus expert fees and costs totaling \$15,800.

For the above-cited reasons, Right-of-Way counsel requests a recommendation for approval of the mediated settlement in the amount of \$569,300, including attorney's fees and costs and experts fees and costs, which is in the CFX's best interest. Settlement of the underlying claim, and all fees and costs will eliminate further risk and unnecessary expenses that the CFX will ultimately incur with further litigation of the condemnation action to acquire Parcel 166.

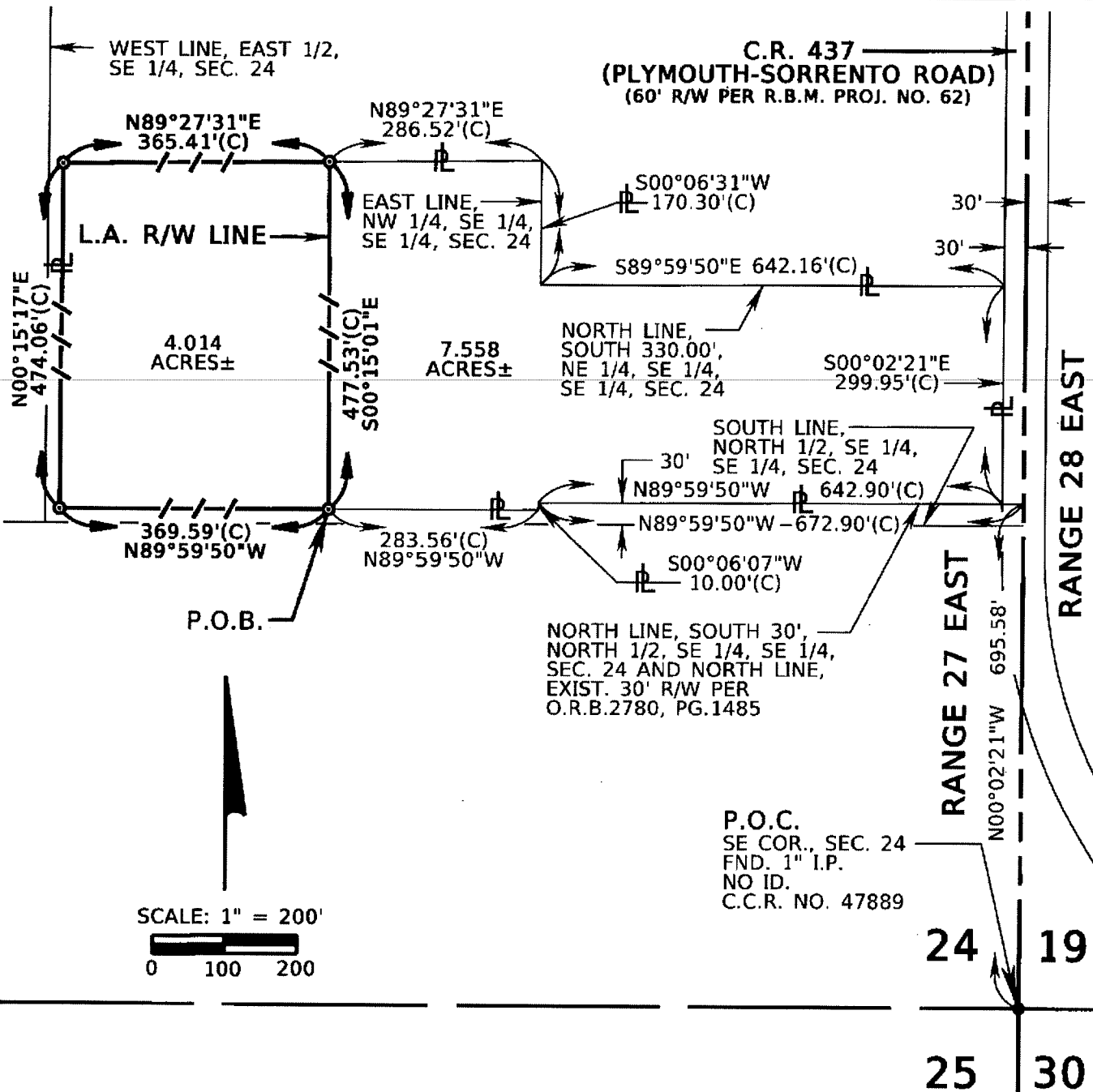
RECOMMENDATION

We respectfully request that the Right-of-Way Committee recommend to the CFX Board the approval of the proposed settlement agreement with a total settlement of \$569,300 in full settlement of all claims for compensation in the acquisition of Parcel 166, including all statutory attorney's fees and costs and all experts' fees and costs.

ATTACHMENTS

- Exhibit "A" – Sketch of the Subject Property
- Exhibit "B" – Photographs of the Subject Property and Area
- Exhibit "C" – Mediated Settlement Agreement – Parcel 166
- Exhibit "D" – Experts Invoices

BEARING STRUCTURE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SEC. 24-20-27, BEING N00°02'21"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SCALE: 1" = 200'

0 100 200

SECTION 24, TOWNSHIP 20 SOUTH PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Byrd 9/16/13 DATE

WILLIAM E. BYRD, M.S.M. LICENSE NUMBER 3442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 1221

BS BOWYER SINGLETON

520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32803 (407) 843-3120 FAX 407-649-8664

SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA

PARCEL 166

SCALE: 1" = 200'

SHEET 2 OF 2



Area of Taking

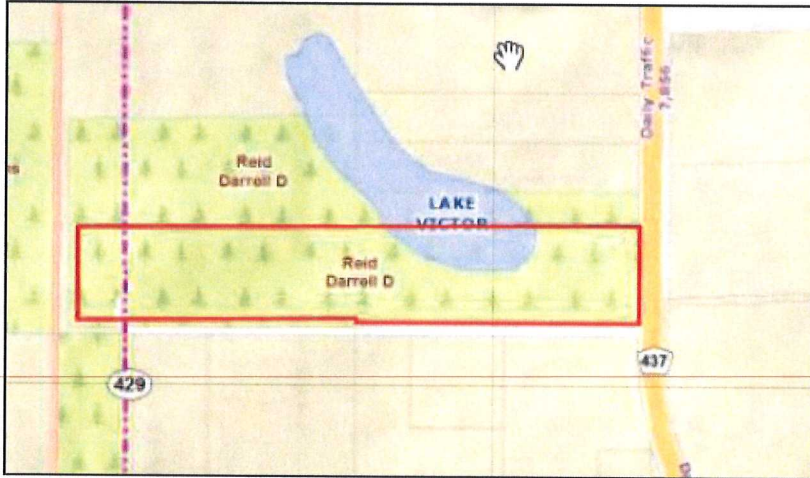


Parent Tract

Wekiva Parkway Project 429-203(1B) Parcel 166
3134 Plymouth Sorrento Road
Apopka, Florida

Tax Maps

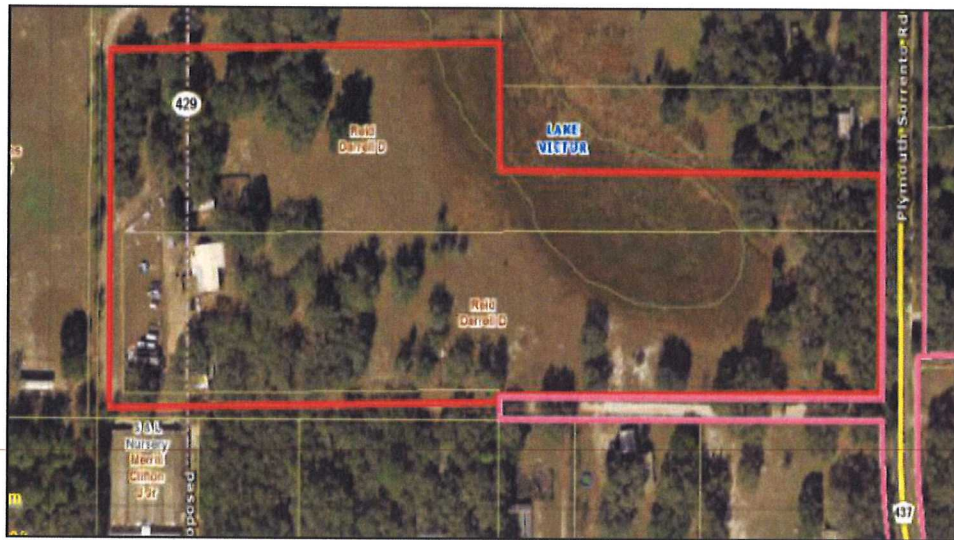
Parcel 24-20-27-0000-00-010



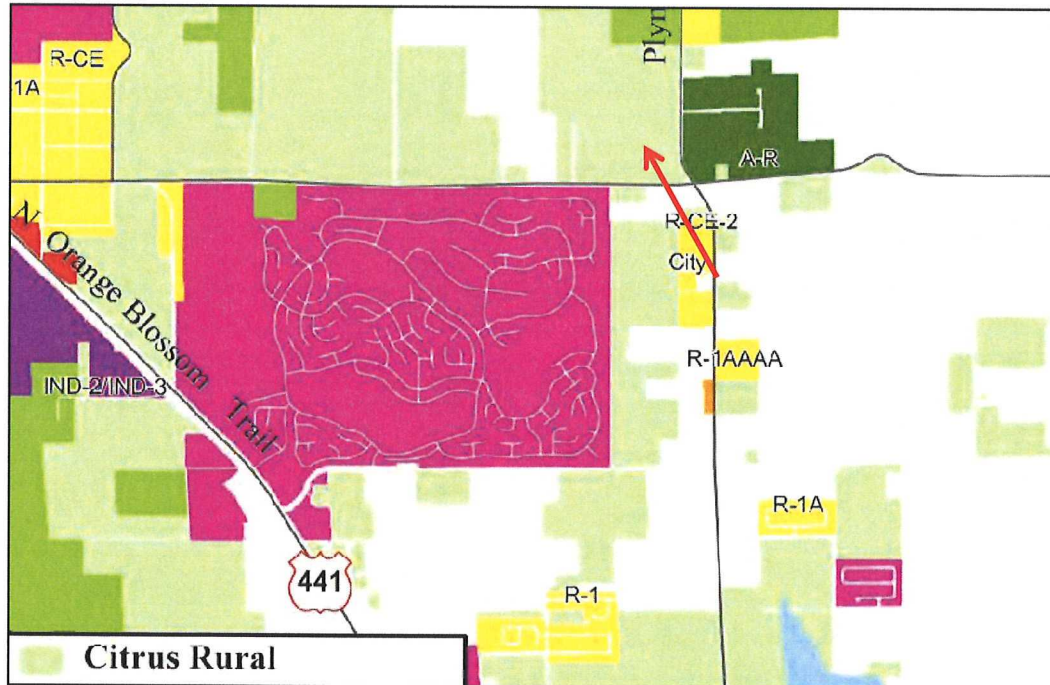
Parcel 24-20-27-0000-00-107



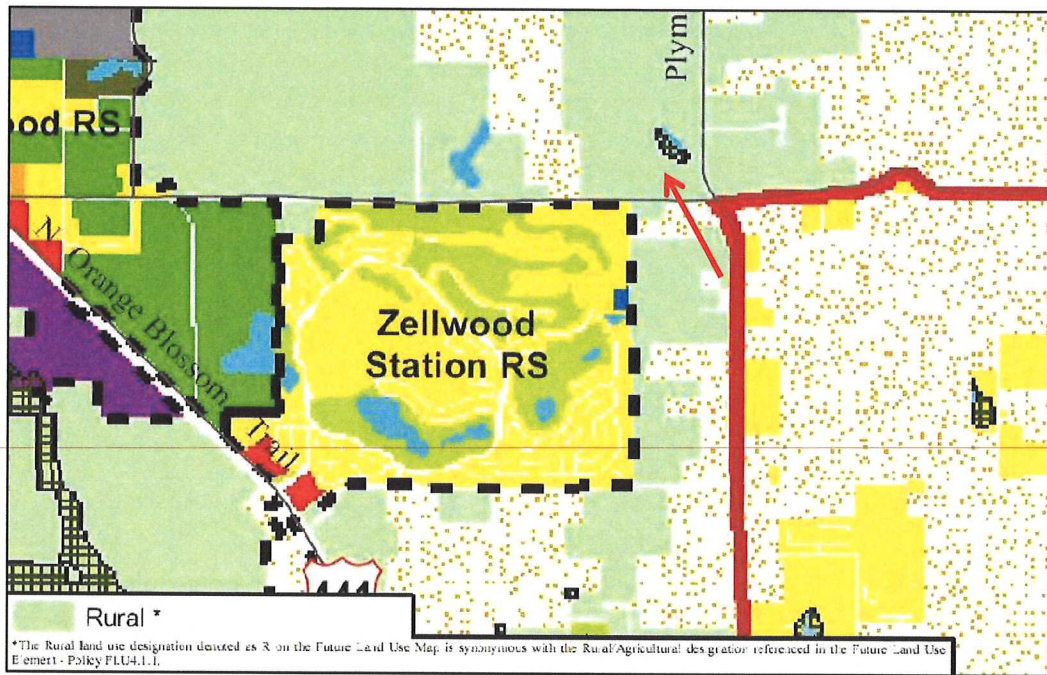
Aerial Map (Parcels Combined)



Zoning Map



Future Land Use Map



*See map footnote



Fencing

477-2727

365-5499

429

473-4848

369-1231

SUNSHINE
Family
REALTY

RENTAL
CENTER



Facing west along right-of-way access, subject on right
(Photo Taken on July 11, 2013)



Facing east along right-of-way access, subject on left
(Photo Taken on July 11, 2013)



Southern view of larger manufactured home and gate
(Photo Taken on July 11, 2013)



Eastern view of larger manufactured home and gate
(Photo Taken on July 11, 2013)



View of smaller manufactured home
(Photo Taken on July 11, 2013)



Western view of larger manufactured home
(Photo Taken on July 11, 2013)



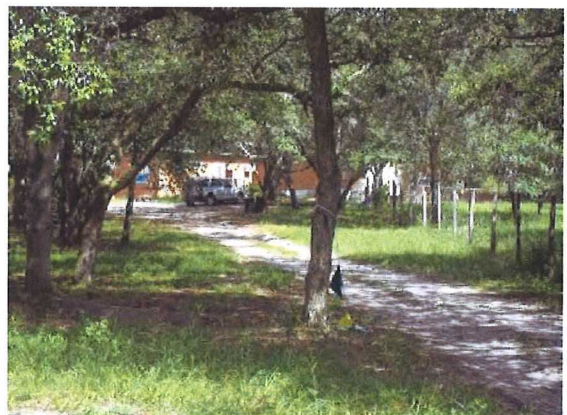
View of pasture area
(Photo Taken on July 11, 2013)



View of trailer trailers within the "take" area
property (Photo Taken on July 11, 2013)



View of aluminum shed within the "take" area
(Photo Taken on July 11, 2013)



Entrance into manufactured home/"take" area
(Photo Taken on July 11, 2013)



View of improvement within the "take" area.
(Photo Taken on July 11, 2013)



View of eastern portion of the subject
(Photo Taken on July 11, 2013)

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

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

CASE NO: 2014-CA-003698-6

Subdivision 39

Petitioner,

Parcel 166

vs.

DARRELL D. REID,
KATIE J. REID his wife, et. al.
DARRELL REID d/b/a Happy Hills,
Respondent(s).

MEDIATED SETTLEMENT AGREEMENT

At the Mediation Conference held on Jan. 4, 2017, the parties reached the following Settlement Agreement:

1. Petitioner will pay to Respondent(s), DARRELL D. REID, KATIE J. REID, his wife, and DARRELL REID d/b/a Happy Hills (referred to as "Respondent") the sum of FOUR HUNDRED SEVENTY-ONE THOUSAND Dollars exactly (\$ 471,000), in full settlement of all claims for compensation from Petitioner whatsoever for the taking of Parcel 166, 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 Three Hundred Thirteen Thousand Six Hundred Seventy-Five Dollars (\$ 313,675.00). 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 FIFTY-SEVEN THOUSAND THREE HUNDRED TWENTY-FIVE Dollars exactly (\$ 157,325), representing the difference between the total settlement sum referenced 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 EIGHTY-TWO THOUSAND FIVE HUNDRED Dollars (\$ 82,500.00) 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 FIFTEEN THOUSAND EIGHT HUNDRED Dollars (\$15,800) 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 166, 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 4 day of JAN. 2017, ~~2016~~, contains all the agreements of the parties.

Linda S. B. Linder
Central Florida Expressway Authority

[Signature]
Counsel for CFX

Mediator: [Signature]

[Signature]
Owner: DANELL REID

Owner: _____

[Signature]
Attorney for Owner
Kurt Bauerle



Calhoun, Collister & Parham, Inc.

Real Estate Appraisers & Consultants

Jacksonville Office

10151 Deerwood Park Boulevard
Building 200, Suite 250
Jacksonville, Florida 32256-0557
Phone: (904) 764-0200
Toll Free: (800) 280-8140
Fax: (904) 764-4006

Tampa Office

10014 N. Dale Mabry Highway
Suite 201
Tampa, Florida 33618-4426
Phone: (813) 961-8300
Toll Free: (800) 280-8140
Fax: (813) 962-6363

West Palm Beach Office

777 South Flagler Drive
Suite 800 - West Tower
West Palm Beach, Florida 33401
Phone: (561) 909-3176
Toll Free: (800) 280-8140
Fax: (561) 909-3177

Remit to: Tampa Office

January 03, 2017

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

OWNER: REID, DARRELL D & KATIE J
PROJECT: WEKIVA PKWY
COUNTY: ORANGE
FILE NO: 4737

INVOICE

| <u>NAME</u> | <u>HOURS</u> | <u>HOURLY RATE</u> | <u>SUBTOTAL</u> |
|-----------------------------|--------------|--------------------|-----------------|
| PARHAM | 29.50 | \$225.00 | \$6,637 |
| MEYERS | 59.00 | \$165.00 | \$9,735 |
| COTHRON | 20.25 | \$110.00 | \$2,227 |
| TOTAL INVOICE AMOUNT | | | \$18,599 |

Sincerely,

Richard H. Parham
Partner

OWNER: REID, DARRELL D & KATIE J
FILE NO: 4737
PROJECT: WEKIVA PKWY
COUNTY: ORANGE

PARHAM

| DATE | DESCRIPTION | HOURS |
|-------------|--|--------------|
| 02/17/14 | PREPARE FOR THEN MEET WITH CLIENT TO DISCUSS SUBJECT PROPERTY. CONDUCT PHYSICAL INSPECTION OF SUBJECT PROPERTY TAKING PHOTOGRAPHS, NOTES AND MEASUREMENTS OF ALL IMPROVEMENTS. LAYOUT TAKING LINE AND PERFORM PRELIMINARY ANALYSIS OF IMPACT OF TAKING ON REMAINDER PROPERTY. INSPECT MARKET AREA. | 3.25 |
| 04/23/14 | CONDUCT ANALYSIS ON FACTUAL INFORMATION ON SUBJECT PROPERTY. PREPARE FOR FIELD WORK TOMORROW. | 1.75 |
| 04/24/14 | CONDUCT INSPECTION OF POTENTIAL COMPARABLE SALES AND MARKET AREA. | 3.50 |
| 06/02/14 | CONDUCT ANALYSIS OF VALUATION ISSUES AND PREPARE FOR AND CONDUCT CONFERENCE CALL WITH CLIENT. | 3.50 |
| 06/25/14 | CONDUCT ANALYSIS OF POTENTIAL COMPARABLE SALES. | 3.75 |
| 07/07/14 | CONDUCT VALUATION ANALYSIS. ASSESS IMPACT OF TAKING ON REMAINDER. | 5.25 |
| 03/18/15 | CONDUCT VALUATION ANALYSIS. ASSESS IMPACT OF TAKING ON REMAINDER PROPERTY. | 1.75 |
| 03/19/15 | SALES AND COMPARISON TO SUBJECT PROPERTY. REVIEW DRAFT APPRAISAL REPORT. | 2.00 |
| 03/31/15 | CONDUCT ANALYSIS OF UPDATED SALES INFORMATION. CONDUCT DAMAGE ANALYSIS AND ASSESS IMPACT OF TAKING ON REMAINDER PROPERTY. | 2.00 |
| 04/01/15 | CONDUCT ANALYSIS OF POTENTIAL COMPARABLE SALES. WORK ON VALUATION ANALYSIS. | 1.75 |
| 10/04/16 | REVIEW APPRAISAL. | 1.00 |
| | TOTAL HOURS | 29.50 |

OWNER: REID, DARRELL D & KATIE J
FILE NO: 4737
PROJECT: WEKIVA PKWY
COUNTY: ORANGE

MEYERS

| DATE | DESCRIPTION | HOURS |
|-------------|---|--------------|
| 01/24/14 | CONDUCTED SUBJECT RESEARCH. READ THROUGH CONDEMNOR APPRAISAL REPORT. | 1.75 |
| 01/30/14 | CONDUCTED COMPARABLE LAND SALES RESEARCH. | 2.00 |
| 02/12/14 | REVIEWED RESEARCHED COMPARABLE LAND AND IMPROVED SALES. PREPARED COMPARABLE LAND SALES SPREADSHEETS FOR INSPECTIONS. | 2.50 |
| 02/17/14 | PREPARED FOR AND CONDUCTED SUBJECT INSPECTION. INTERVIEWED PROPERTY OWNER, TOOK PHOTOGRAPHS, AND FIELD NOTES. INSPECTED SUBJECT MARKET AREA. | 4.50 |
| 04/16/14 | ANALYZED HIGHEST AND BEST USE BEFORE AND AFTER. REVIEWED COMPARABLE LAND SALES. REVIEWED VARIOUS SUBJECT LEASES AND PREPARED SUMMARY OF LEASES. REVIEWED ROAD PROJECT AND TAKING. | 3.50 |
| 04/21/14 | RESEARCHED COMPARABLE RENTALS IN ORANGE COUNTY. | 2.50 |
| 04/24/14 | PREPARED FOR AND CONDUCTED PHYSICAL INSPECTION OF COMPARABLE LAND SALES AND IMPROVED SALES IN ORANGE COUNTY. | 4.00 |
| 07/07/14 | RESEARCHED COMPARABLE LOT RENTAL RATES. | 2.00 |
| 07/08/14 | REVIEWED LEASES, ANALYZED RENTAL DATA, CREATED SPREADSHEET AND SENT CLIENT PERTINENT INFORMATION. | 4.50 |
| 03/10/15 | UPDATED COMPARABLE LAND SALES RESEARCH. PREPARED FOR AND ATTENDED CONFERENCE CALL WITH CLIENT. | 2.50 |
| 03/11/15 | RESEARCHED SUBJECT'S ZONING AND LAND USE DESIGNATIONS. PREPARED SUBJECT EXHIBITS AND NON-VALUATION SECTIONS OF THE APPRAISAL REPORT. | 2.75 |
| 03/12/15 | PREPARED NON-VALUATION SECTIONS OF THE APPRAISAL REPORT. RESEARCHED SALES AND PREPARED SALE WRITE-UPS. | 2.50 |
| 03/15/15 | PREPARED NON-VALUATION SECTIONS OF THE APPRAISAL REPORTS. | 2.00 |
| 03/16/15 | PREPARED SUBJECT EXHIBITS. | 1.75 |
| 03/17/15 | PREPARED NON-VALUATION SECTIONS OF THE REPORT. | 1.75 |
| 03/18/15 | VERIFICATION OF COMPARABLE SALES. PREPARED NON-VALUATION SECTIONS OF THE APPRAISAL REPORT. PREPARED FOR AND ATTENDED CONFERENCE CALL WITH CLIENT. | 4.00 |
| 03/19/15 | PREPARED COMPARABLE LAND SALE WRITE-UPS. PREPARED NON-VALUATION SECTIONS OF THE APPRAISAL REPORT. | 5.00 |
| 10/04/16 | FINALIZED APPRAISAL REPORT AND SENT TO CLIENT. | 2.00 |
| 12/19/16 | ASSISTED WITH MEDIATION PREPARATION. | 2.00 |

OWNER: REID, DARRELL D & KATIE J
FILE NO: 4737
PROJECT: WEKIVA PKWY
COUNTY: ORANGE

MEYERS

| DATE | DESCRIPTION | HOURS |
|-------------|--|--------------|
| 12/20/16 | RESEARCHED COMPARABLE LAND SALES AND SUBJECT RENTAL CONTRACTS. | 3.25 |
| 12/21/16 | REVIEWED VARIOUS EXPRESSWAY STUDIES AND ASSISTED WITH MEDIATION PREPARATION. | 1.50 |
| 01/03/17 | ASSISTED WITH MEDIATION PREPARATION. | 0.75 |
| | TOTAL HOURS | 59.00 |

OWNER: REID, DARRELL D & KATIE J
FILE NO: 4737
PROJECT: WEKIVA PKWY
COUNTY: ORANGE

COTHRON

| DATE | DESCRIPTION | HOURS |
|-------------|---|--------------|
| 02/04/14 | RESEARCHED LAND SALES IN THE SUBJECT MARKET AREA. | 2.50 |
| 02/05/14 | UPDATED LAND SALES RESEARCH IN THE SUBJECTS MARKET AREA. CREATED SALES SPREADSHEETS AND MAPS. | 3.00 |
| 02/12/14 | RESEARCHED BACKUP DATA FOR THE MARKET AREA. CREATED UPDATED SALES AND SUBJECT MAPS. | 2.50 |
| 03/19/15 | CONDUCTED SALE VERIFICATION CALLS, CREATED SALE WRITE-UPS FOR VACANT LAND SALES. | 4.25 |
| 03/20/15 | CONDUCTED SALE VERIFICATION CALLS, CREATED NEW SALE WRITE-UPS, VERIFIED ZONING AND FUTURE LAND USE ON LAND SALE. | 2.25 |
| 05/05/15 | UPDATED SALE WRITE-UPS AND VERIFICATION CALLS. CREATED MAPS AND EXHIBITS. | 2.50 |
| 05/07/15 | CONDUCTED SALE VERIFICATION CALLS ON NEW SALES, CREATED NEW WRITE-UPS, MAPS AND EXHIBITS. VERIFIED ZONING AND FUTURE LAND USE. UPDATED SALES MAPS AND SPREADSHEETS. | 3.25 |
| | TOTAL HOURS | 20.25 |

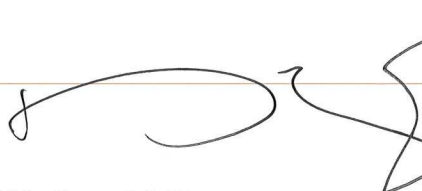
Tab E



MEMORANDUM

TO: Central Florida Expressway Authority
Right-of-Way Committee Members

CLIENT-MATTER NO.: 19125.0083

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

DATE: January 11, 2017

RE: State Road 429 Wekiva Parkway, Project 429-203; Parcel 167
Proposed Mediated Settlement Including Fees and Costs

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right-of-Way Committee of a proposed mediated settlement between Damen Reid, (the "Owner") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 167 (the "Taking" or "Property") for the construction of State Road 429 Wekiva Parkway, Project 429-203.

DESCRIPTION AND BACKGROUND

Parcel 167 ("Subject Property") is a fee simple acquisition of 2.952 acres from a 5-acre tract, located on Plymouth Sorrento Road in Orange County, Florida. The property is improved with a 1,742 sf single-family residence, a detached 900 sf carport/workshop, septic system, well, hog wire fence, metal gate and landscaping consisting of grass and trees. In the after condition, the remainder consists of two non-contiguous parcels of land containing 1.915 acres ("Northern remainder") and a 0.130 acre parcel ("Southern remainder") located 673 feet west of Plymouth Sorrento Road, adjacent to an existing right-of-way which provides access to Plymouth Sorrento Road.

The Property is zoned A-1, Citrus Rural District by Orange County which provides for residential and agricultural uses. The future land use designation is rural/agricultural. The highest and best use of the property as vacant was determined to be for future residential development. The highest and best use of the site as improved is for continued use of the existing improvements as a single-family residence until the demand for residential development of the site is warranted.

The CFX's appraisal of the property was prepared by Christopher D. Starkey, MAI, of

Integra Realty Resources Orlando. Mr. Starkey used a sales comparison approach to estimate the value of the land of the Subject Property. In estimating the land value of the Subject Property, Mr. Starkey used four (4) comparable sales with an adjusted range of \$26,400 to \$27,600 per acre, to arrive at a concluded value of \$27,000 per acre. Mr. Starkey used Marshall Valuation Service to estimate the replacement cost of the improvements on the subject property. Mr. Starkey concluded the replacement cost new of the overall improvements to the property, including site improvements, indirect costs, and entrepreneurial profit totaled \$184,124. After depreciation totaling \$52,526, Mr. Starkey opined the depreciated replacement cost of the improvements was \$131,600. Mr. Starkey also used three (3) comparable sales of single-family residences ranging in price from \$77.38 to \$125.32 per sf to arrive at a square footage value of \$110, providing an indicated value of \$191,600. Mr. Starkey reconciled the cost approach and sales comparison approach to conclude a reconciled value of the entire property and improvements of \$220,000 (\$118,200 for improvements and \$101,800 for land). Based on the reconciled valuation, Mr. Starkey opined the value of the taking is \$220,000 (\$79,700 for the land and \$118,200 for the improvements taken, and severance damages of \$19,950 [Northern and Southern remainder]).

Richard H. Parham of Calhoun, Collister & Parham, Inc., prepared the appraisal report for the Respondent. Mr. Parham utilized four (4) comparable land sales ranging in price of \$28,253 to \$72,464 per acre to arrive at a value of \$40,000 per acre or \$220,600 for the land taken. Mr. Parham used Marshall and Swift Valuation Service to determine the replacement cost new of the improvements at \$155,189, plus soft costs and site improvement of \$7,759, or a total of \$162,948 as the total replacement cost. Mr. Parham then added entrepreneurial profit of 10% (\$16,295) and subtracted depreciation at 10% (\$17,924) to arrive at a depreciated value of the subject improvements of \$161,300. Mr. Parham also applied the sales comparison approach, using 4 comparable sales range in price from \$102 to \$138 per sf. Based on these comparable sales, Mr. Parham opined the value of the 1,742 sf single-family residence should be \$130 per sf or \$226,500. Mr. Parham valued the surplus land at \$80,000, but with the northern remainder no longer having access from the public right-of-way, the property becomes two non-contiguous properties. Therefore, Mr. Parham reconciled the remainder at a nominal value of \$500. Mr. Parham values the total compensation due the owner at \$329,500 (\$118,00 for the land, \$130,000 for the improvements taken, and \$81,500 for severance damages).

At mediation on January 4, 2017, Kurt Bauerle, counsel for Mr. Reid, argued several issues including Integra's appraisal report update identified a 39% increase in property values since July 2011, however he made no subsequent upward adjustments to account for these market conditions, and the depreciation for the improvements was improperly used, as the residence was a modular home (not a manufactured home) whose depreciation schedule is 50 to 55 years, not 25 to 30 for manufactured. Additionally, Parham identified a recent sale of a parcel contiguous to the adjacent Parcel to 167 that confirms the significant increase in market value year over year.

Trial of this matter was scheduled to begin on April 10, 2017, and the parties agreed to mediation prior to completion of extensive pre-trial discovery. During mediation, the parties were able to reach a settlement in the amount of \$274,000 as full settlement of all claims for compensation by the property owner, plus attorney's fees and costs totaling \$28,347, plus expert

fees and costs totaling \$15,435.

For the above-cited reasons, Right-of-Way counsel requests a recommendation for approval of the mediated settlement in the amount of \$317,782, including attorney's fees and costs and experts fees and costs, which is in the CFX's best interest. Settlement of the underlying claim, and all fees and costs will eliminate further risk and unnecessary expenses that the CFX will ultimately incur with further litigation of the condemnation action to acquire Parcel 167.

RECOMMENDATION

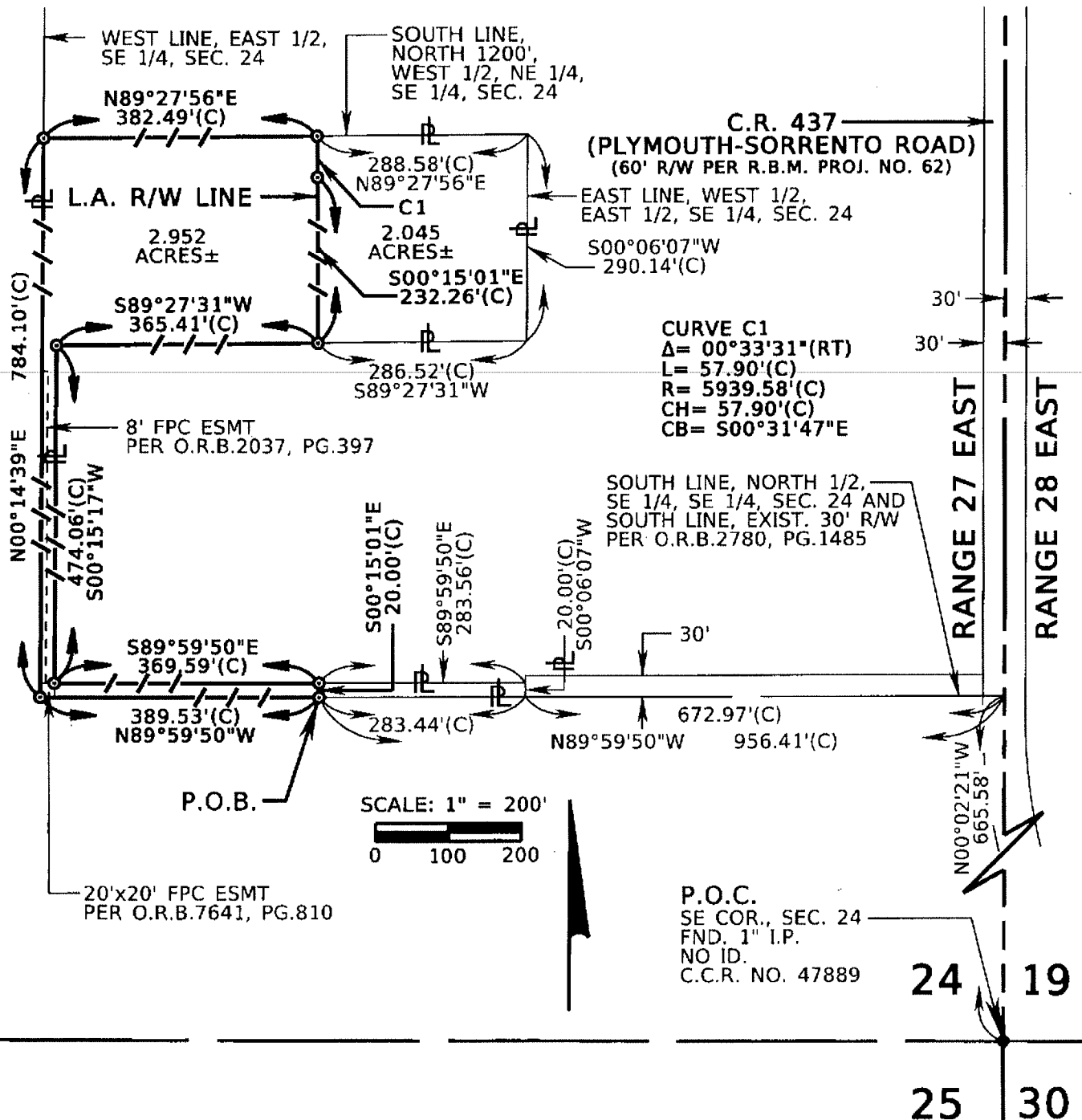
We respectfully request that the Right-of-Way Committee recommend to the CFX Board the approval of the proposed settlement agreement with a total settlement of \$317,782 in full settlement of all claims for compensation in the acquisition of Parcel 167, including all attorney's fees and costs and all experts' fees and costs.

ATTACHMENTS

- Exhibit "A" – Sketch of the Subject Property
- Exhibit "B" – Photographs of the Subject Property and Area
- Exhibit "C" – Mediated Settlement Agreement – Parcel 167
- Exhibit "D" – Experts Invoices

ORLDOCS 15159601 1

BEARING STRUCTURE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SEC. 24-20-27, BEING N00°02'21"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SECTION 24, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 4-72.527, FLORIDA STATUTES.

William E. Byrd 2/16/13
 WILLIAM E. BYRD, P.300
 LICENSE NUMBER 5492
 DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 1221

BOWYER SINGLETON
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 843-5120
 FAX 407-649-8664

SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

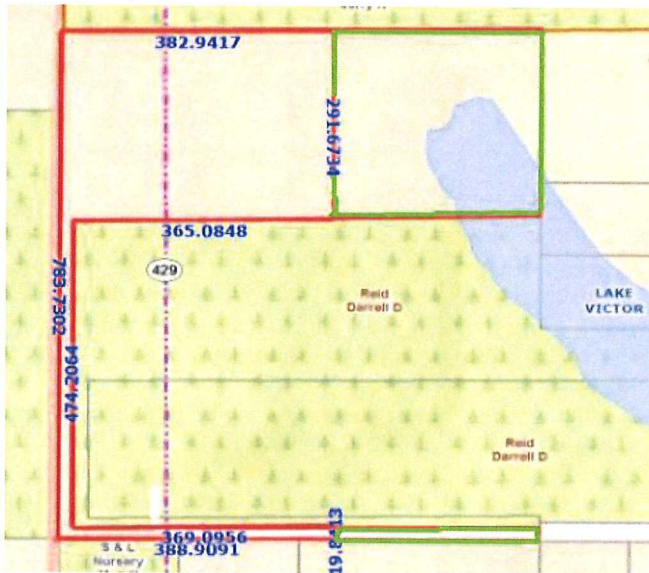
PARCEL 167

SCALE: 1" = 200'

SHEET 2 OF 2



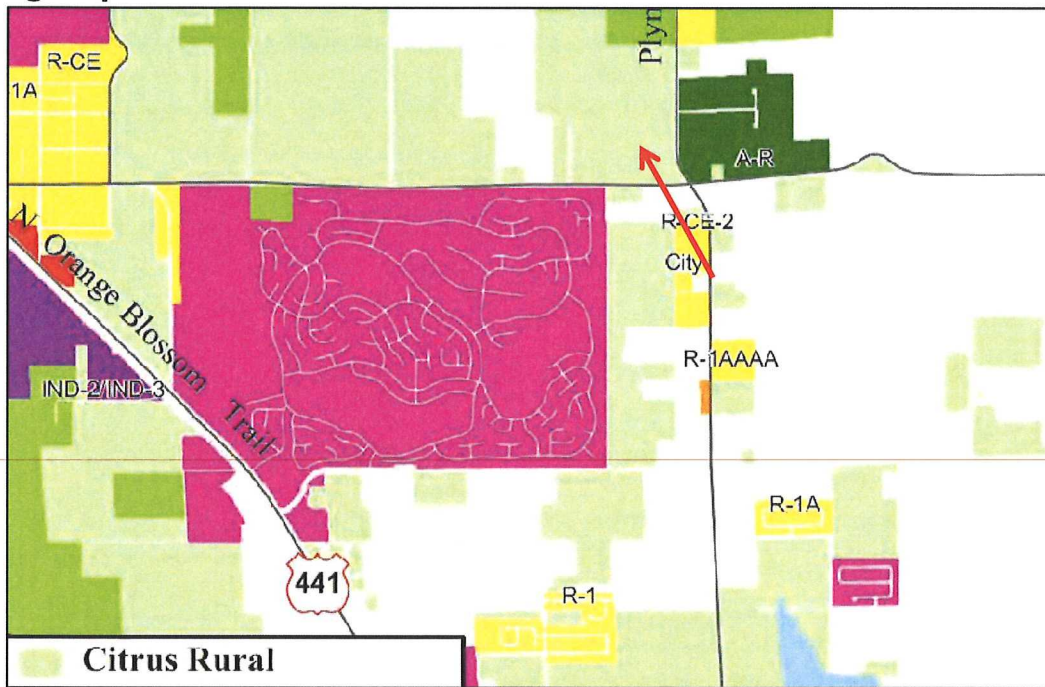
Subject Property (Parent Tract)



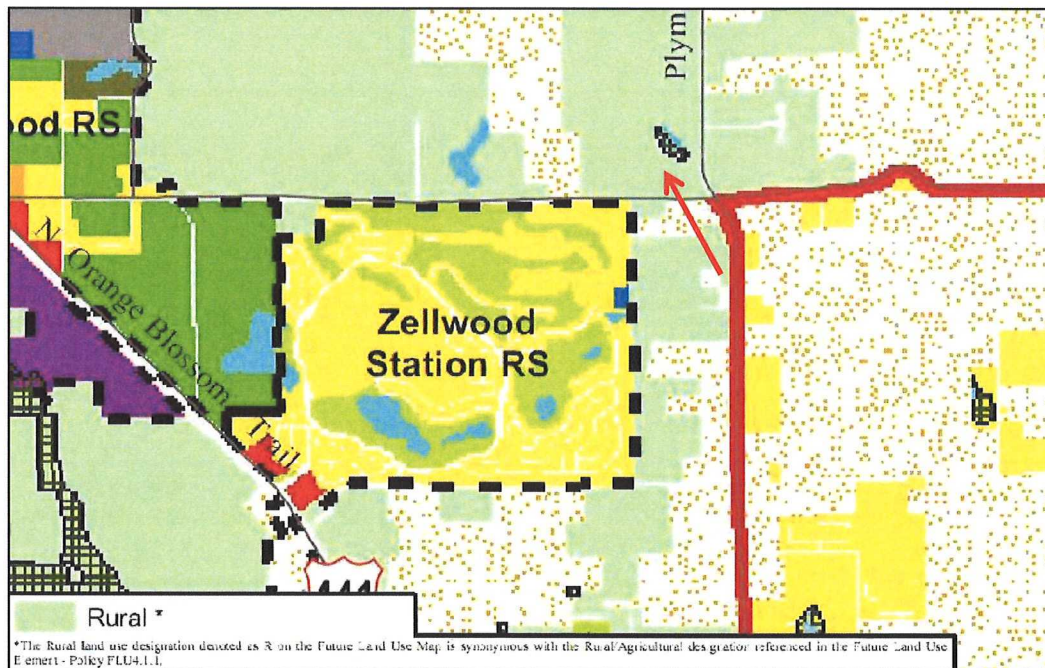
Taking (Outlined in Red)

Wekiva Parkway Project 429-203(1B) Parcel 167
3100 Plymouth Sorrento Road
Apopka, Florida

Zoning Map



Future Land Use Map



*The Rural land use designation denoted as R on the Future Land Use Map is synonymous with the Rural/Agricultural designation referenced in the Future Land Use Element - Policy FLU4.1.1.

*See map footnote





Facing south – Entrance drive into subject/gate
(Photo Taken on July 11, 2013)



Facing east along right-of-way access
(Photo Taken on July 11, 2013)



Northern elevation of larger modular home
(Photo Taken on July 11, 2013)



View of larger modular home, facing southeast
(Photo Taken on July 11, 2013)



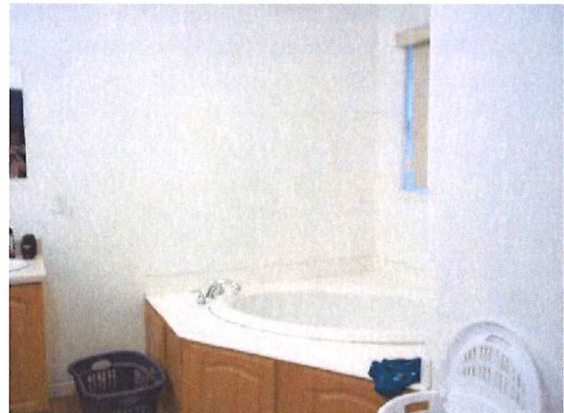
View of carport/ work shed
(Photo Taken on July 11, 2013)



Western elevation of larger modular home
(Photo Taken on July 11, 2013)



View of kitchen/dining room
(Photo Taken on July 11, 2013)



View of master bathroom
property (Photo Taken on July 11, 2013)



Typical view of bedroom
(Photo Taken on July 11, 2013)



View of living room
(Photo Taken on July 11, 2013)



View of Northern Remainder
(Photo Taken on July 11, 2013)



View of Southern Remainder
(Photo Taken on July 11, 2013)

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

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

CASE NO: 2014-CA-003698-0

Subdivision 39

Petitioner,

Parcel 167

vs.

DARRELL D. REID, KATIE J. REID, his wife,
DARRELL REID d/b/a Happy et. al.
Hills; DAMEN REID,
Respondent(s).

MEDIATED SETTLEMENT AGREEMENT

At the Mediation Conference held on Jan. 4, 2017, the parties reached the following Settlement Agreement:

1. Petitioner will pay to Respondent(s), DAMEN REID

(referred to as "Respondent") the sum of TWO HUNDRED SEVENTY-FOUR THOUSAND Dollars exactly (\$274,000.⁰⁰), in full settlement of all claims for compensation from Petitioner whatsoever for the taking of Parcel 167, 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 TWO HUNDRED TWENTY THOUSAND Dollars (\$220,000.⁰⁰). 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 FIFTY-FOUR THOUSAND DOLLARS. Dollars exactly (\$54,000.⁰⁰), representing the difference between the total settlement sum referenced 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 TWENTY-EIGHT THOUSAND THREE HUNDRED FORTY-SEVEN Dollars (\$28,347) 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 FIFTEEN THOUSAND FOUR HUNDRED THIRTY-FIVE Dollars (\$15,435) 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 167, severance damages, business damages, tort damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim.

4th 9. This Settlement Agreement, executed by the parties and their counsel on this day of Jan. 2017, ~~2016~~, contains all the agreements of the parties.

Linda S. Lanosa

Print Name: LINDA S. B. LANOSA
Central Florida Expressway Authority

Damen Reed

Print Name: DAMEN REED
Owner

David A. Shortz

Print Name: David A. Shortz
Counsel for CFX

Print Name: _____
Owner

Jim Wicks

Print Name: _____
Mediator

Kurt Beuerle

Print Name: Kurt Beuerle
Attorney for Owner



Calhoun, Collister & Parham, Inc.

Real Estate Appraisers & Consultants

Jacksonville Office
10151 Deerwood Park Boulevard
Building 200, Suite 250
Jacksonville, Florida 32256-0557
Phone: (904) 764-0200
Toll Free: (800) 280-8140
Fax: (904) 764-4006

Tampa Office
10014 N. Dale Mabry Highway
Suite 201
Tampa, Florida 33618-4426
Phone: (813) 961-8300
Toll Free: (800) 280-8140
Fax: (813) 962-6363

West Palm Beach Office
777 South Flagler Drive
Suite 800 - West Tower
West Palm Beach, Florida 33401
Phone: (561) 909-3176
Toll Free: (800) 280-8140
Fax: (561) 909-3177

Remit to: Tampa Office

January 03, 2017

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

OWNER: REID, DAMIEN
PROJECT: WEKIVA PKWY
COUNTY: ORANGE
FILE NO: 4736

INVOICE

| <u>NAME</u> | <u>HOURS</u> | <u>HOURLY RATE</u> | <u>SUBTOTAL</u> |
|-----------------------------|--------------|--------------------|-----------------|
| PARHAM | 27.00 | \$225.00 | \$6,075 |
| MEYERS | 55.00 | \$165.00 | \$9,075 |
| COTHRON | 27.25 | \$110.00 | \$2,997 |
| TOTAL INVOICE AMOUNT | | | \$18,147 |

Sincerely,

Richard H. Parham
Partner

OWNER: REID, DAMIEN
FILE NO: 4736
PROJECT: WEKIVA PKWY
COUNTY: ORANGE

PARHAM

| DATE | DESCRIPTION | HOURS |
|-------------|---|--------------|
| 01/24/14 | CONDUCT ANALYSIS OF DATA. | 1.75 |
| 02/17/14 | PREPARE FOR THEN MEET WITH CLIENT TO DISCUSS SUBJECT PROPERTY. CONDUCT PHYSICAL INSPECTION OF SUBJECT PROPERTY TAKING PHOTOGRAPHS, NOTES AND MEASUREMENTS OF ALL IMPROVEMENTS. LAYOUT TAKING LINE AND PERFORM PRELIMINARY ANALYSIS OF IMPACT OF TAKING ON REMAINDER PROPERTY. INSPECT MARKET AREA. | 3.25 |
| 04/23/14 | CONDUCT ANALYSIS ON FACTUAL INFORMATION ON SUBJECT PROPERTY. PREPARE FOR FIELD WORK TOMORROW. | 1.75 |
| 04/24/14 | CONDUCT INSPECTION OF POTENTIAL COMPARABLE SALES AND MARKET AREA. | 3.50 |
| 06/11/14 | ANALYSIS OF FACTUAL DATA AND RESEARCH. PREPARE FOR AND ATTEND MEETING. | 3.75 |
| 03/11/15 | CONDUCT ANALYSIS OF POTENTIAL COMPARABLE LAND SALES, IMPROVED SALES AND ASSESS IMPACT OF TAKING ON REMAINDER PROPERTY. PREPARE FOR AND CONDUCT A CONFERENCE CALL WITH KIRK BAUERLE TO DISCUSS THE SAME. AFTER CONFERENCE CALL CONDUCT ADDITIONAL ANALYSIS AND SPEAK WITH KIRK AGAIN IN THE AFTERNOON. | 5.50 |
| 03/18/15 | CONDUCT VALUATION ANALYSIS. ASSESS IMPACT OF TAKING ON REMAINDER PROPERTY. | 1.75 |
| 03/19/15 | CONDUCT VALUATION ANALYSIS. ANALYSIS OF COMPARABLE SALES AND COMPARISON TO SUBJECT PROPERTY. REVIEW DRAFT APPRAISAL REPORT. | 2.00 |
| 03/31/15 | CONDUCT ANALYSIS OF UPDATED SALES INFORMATION. CONDUCT DAMAGE ANALYSIS AND ASSESS IMPACT OF TAKING ON REMAINDER PROPERTY. | 2.00 |
| 04/01/15 | CONDUCT ANALYSIS OF POTENTIAL COMPARABLE SALES. WORK ON VALUATION ANALYSIS. | 1.75 |
| | TOTAL HOURS | 27.00 |

OWNER: REID, DAMIEN
FILE NO: 4736
PROJECT: WEKIVA PKWY
COUNTY: ORANGE

MEYERS

| DATE | DESCRIPTION | HOURS |
|-------------|--|--------------|
| 01/24/14 | CONDUCTED SUBJECT RESEARCH. READ THROUGH CONDEMNOR APPRAISAL REPORT. | 1.75 |
| 01/30/14 | CONDUCTED COMPARABLE LAND SALES RESEARCH. | 2.00 |
| 02/12/14 | REVIEWED COMPARABLE LAND AND IMPROVED SALES. PREPARED COMPARABLE LAND SALES SPREADSHEETS FOR INSPECTIONS. | 2.50 |
| 02/17/14 | PREPARED FOR AND CONDUCTED SUBJECT INSPECTION. INTERVIEWED PROPERTY OWNER, TOOK PHOTOGRAPHS, AND FIELD NOTES. INSPECTED SUBJECT MARKET AREA. | 4.50 |
| 04/16/14 | ANALYZED HIGHEST AND BEST USE BEFORE AND AFTER. REVIEWED ROAD PROJECT INFORMATION AND TAKINGS. | 1.50 |
| 04/24/14 | PREPARED FOR AND CONDUCTED PHYSICAL INSPECTION OF COMPARABLE LAND SALES AND IMPROVED SALES IN ORANGE COUNTY. | 4.00 |
| 06/11/14 | RESEARCHED CASE MATTERS. PREPARED FOR AND ATTENDED CONFERENCE CALL. SENT CLIENT PERTINENT DATA. | 1.50 |
| 03/10/15 | UPDATED COMPARABLE LAND SALES RESEARCH. PREPARED FOR AND ATTENDED CONFERENCE CALL WITH CLIENT. | 2.50 |
| 03/11/15 | RESEARCHED SUBJECT'S ZONING AND LAND USE DESIGNATIONS. PREPARED SUBJECT EXHIBITS AND NON-VALUATION SECTIONS OF THE APPRAISAL REPORT. | 3.50 |
| 03/12/15 | REVIEWED MARSHALL & SWIFT RESIDENTIAL HANDBOOK. REVIEWED COST NEW AND DEPRECIATION TABLES. | 4.00 |
| 03/15/15 | PREPARED NON-VALUATION SECTIONS OF THE APPRAISAL REPORTS. | 2.00 |
| 03/16/15 | PREPARED SUBJECT EXHIBITS. | 1.75 |
| 03/17/15 | PREPARED NON-VALUATION SECTIONS OF THE APPRAISAL REPORT. | 3.00 |
| 03/18/15 | VERIFICATION OF COMPARABLE LAND SALES. PREPARED NON-VALUATION SECTIONS OF THE APPRAISAL REPORT. PREPARED FOR AND ATTENDED CONFERENCE CALL WITH CLIENT. | 4.00 |
| 03/19/15 | PREPARED COMPARABLE LAND SALE WRITE-UPS. PREPARED NON-VALUATION SECTIONS OF THE APPRAISAL REPORT. | 4.50 |
| 03/20/15 | VERIFICATION OF COMPARABLE SALES AND PREPARED SALE WRITE-UPS. | 1.50 |
| 04/29/15 | PREPARED FINAL APPRAISAL REPORT AND SENT CLIENT COPY OF REPORT. | 2.50 |
| 12/19/16 | ASSISTED WITH MEDIATION PREPARATION. | 2.00 |

OWNER: REID, DAMIEN
FILE NO: 4736
PROJECT: WEKIVA PKWY
COUNTY: ORANGE

MEYERS

| DATE | DESCRIPTION | HOURS |
|-------------|--|--------------|
| 12/20/16 | RESEARCHED COMPARABLE LAND AND IMPROVED SALES. REVIEWED MARSHALL AND SWIFT RESIDENTIAL HANDBOOK LIFE EXPECTANCY AND DEPRECIATION TABLES. | 3.75 |
| 12/21/16 | REVIEWED VARIOUS EXPRESSWAY STUDIES AND ASSISTED WITH MEDIATION PREPARATION. | 1.50 |
| 01/03/17 | ASSISTED WITH MEDIATION PREPARATION. | 0.75 |
| | TOTAL HOURS | 55.00 |

OWNER: REID, DAMIEN
FILE NO: 4736
PROJECT: WEKIVA PKWY
COUNTY: ORANGE

COTHRON

| DATE | DESCRIPTION | HOURS |
|-------------|---|--------------|
| 02/04/14 | RESEARCHED LAND SALES IN THE SUBJECT MARKET AREA . | 2.25 |
| 02/06/14 | RESEARCHED IMPROVED SALES IN THE SUBJECTS MARKET AREA. FOR THE REID PROPERTIES. | 3.75 |
| 02/07/14 | UPDATED VACANT LAND SALES RESEARCH FOR REID PROPERTIES. | 4.25 |
| 02/11/14 | MAPPED OUT LAND SALES AND RESEARCHED BACKUP DATA FOR THE MARKET AREA. | 2.50 |
| 02/12/14 | MAPPED OUT IMPROVED SALES AND GATHERED BACKUP DATA FOR THE MARKET AREA. | 2.50 |
| 03/18/15 | CONDUCTED SALE VERIFICATION CALLS ON IMPROVED RESIDENTIAL SALES IN THE SUBJECTS MARKET AREA. | 3.25 |
| 03/20/15 | CONDUCTED SALE VERIFICATION CALLS. DEVELOPED SALE WRITE-UPS AND EXHIBITS. VERIFIED ZONING AND FUTURE LAND USES. | 1.25 |
| 05/05/15 | VERIFIED ZONING AND FUTURE LAND USE. UPDATED SALE WRITE-UPS. CREATED MAPS AND EXHIBITS. | 2.25 |
| 05/06/15 | CONDUCTED SALE VERIFICATION CALLS. UPDATED SALE WRITE-UPS AND EXHIBITS. CREATED NEW IMPROVED SALES MAPS. | 3.75 |
| 05/07/15 | CONDUCTED SALE VERIFICATION CALLS AND CREATED NEW WRITE-UPS, MAPS AND EXHIBITS FOR NEW IMPROVED SALES. | 1.50 |
| | TOTAL HOURS | 27.25 |

Tab F



MEMORANDUM

TO: Central Florida Expressway Authority
Right-of-Way Committee Members

CLIENT-MATTER NO.: 19125.0083

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

DATE: January 11, 2017

RE: State Road 429 Wekiva Parkway, Project 429-203; Parcel 166 – Howard Riley
Proposed Mediated Settlement Including Fees and Costs

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right-of-Way Committee of a proposed mediated settlement between Howard Riley dba The Rat Guy, (the "Owner") and the Central Florida Expressway Authority (the "CFX") for the acquisition of leasehold improvements located on Parcel 166 (the "Taking" or "Property") for the construction of State Road 429 Wekiva Parkway, Project 429-203.

DESCRIPTION AND BACKGROUND

Howard Riley dba The Rat Guy, was a tenant on Parcel 166 ("Subject Property") from which 4.014 acres was acquired for construction of the Wekiva Parkway, Section 429-203. During his approximate 4-year tenancy, Mr. Riley constructed a rodent-breeding facility consisting of two (2) mobile trailer homes over which was built a 1,750 sf wooden frame pole barn. The facility includes dirt floors, open sides and a metal roof, plumbing, electrical, and contained cages for containment of the rats which were sold as reptile food. Mr. Riley additionally had a metal shed used as the actual breeding facility for the rats.

The CFX's appraisal of Parcel 166 was prepared by Christopher D. Starkey, MAI, of Integra Realty Resources Orlando which included no contributory value for the improvements which were subsequently determined to be owned by Mr. Riley. Approximately one (1) week before the Order of Taking hearing in this matter, David Holloway, counsel for Mr. Riley, advised that Mr. Riley had tenant-owned improvements on the subject property that were not valued, and threatened to attempt to defeat the Order of Taking. Accordingly, Mr. Starkey was instructed to prepare an addendum to his report. He used Marshall Valuation Service to estimate the depreciated replacement cost of the 1,750 sf pole barn, without including in his estimate the 2 mobile trailer homes because they were considered non-permanent structures, capable of being

moved. The effective age of the improvements was estimated to be 12 years and the economic life of the improvements was estimated to be 25 years, providing the depreciation rate of 48% for the structure. The estimated replacement cost new of the structure, including indirect costs and entrepreneurial profit was \$24,371; the 48% depreciation was \$11,698, providing an indicated value of \$12,700 for the pole barn.

Bradley J. Pierson of Pierson Appraisal Group provided an appraisal of contributory improvements on behalf of Mr. Riley. Mr. Pierson considered the tenant improvements and equipment, including the electric and water service, metal sinks and racks, a small metal shed, an 8' x 12' metal trailer, wood steps and decking, and one of two metal pole structures, as a "functional unit" for the rodent-breeding facility. Additionally, Mr. Pierson indicated the actual age of the improvements is 4 years, based upon when Mr. Riley actually constructed the facility, and the average estimated effective age as 10 years with a life expectancy of 25 to 35 years. Mr. Pierson valued total reproduction cost of the tenant-owned improvements, including site work, profit, soft costs, legal and engineering costs, permitting and management at \$92,690. Utilizing Marshall Swift, Mr. Pierson opined the improvements should be depreciated at 20% (\$18,540), leaving an indicated value of the entire improvement package by the cost approach of \$74,150.

Although not commonly seen in claims relative to tenant owned improvements, Mr. Holloway's theory of a "functional unit" was created by the New Jersey Supreme Court in 1964 and is recognized under Florida Law. The argument raised by Mr. Holloway and valued by Mr. Pierson was that the rat breeding business was a functional unit and therefore it was worth much while in place but worth little when disassembled.

We certainly disputed the functional unit argument, however it is ultimately a question of fact for the jury to decide and likely would not have been precluded via pre-trial motions. If it was determined that the rat breeding business was a functional unit, the valuation would be the difference between the value of the machinery in place and its salvage value, which is exactly the valuation provided by Mr. Pierson. Alternatively, the cost of disassembling, trucking and reassembling the machinery may be calculated and should not exceed the valuation reached under the first method.

When analyzing what we believed to be the likely lesser valuation of disassembling, trucking and reassembling the rat breeding business, those numbers would likely be in excess of \$53,000. Furthermore, the attorney's fees incurred by Mr. Holloway in prosecution of this matter would fall under §73.092(2), *Florida Statutes*, which provides an hourly basis, in addition to expert's costs.

Trial of this matter was scheduled to begin on April 10, 2017, and the parties agreed to mediation prior to completion of extensive pre-trial discovery. During mediation, the parties were able to reach a settlement in the amount of \$102,000 including all claims related to the improvements and business damages, attorney's fees and costs and experts' fees and costs.

For the above-cited reasons, Right-of-Way counsel requests a recommendation for approval of the all-inclusive mediated settlement in the amount of \$102,000 which is in the CFX's best interest. Settlement of the underlying claim, and all fees and costs will eliminate

further risk and unnecessary expenses that the CFX will ultimately incur with further litigation of the condemnation action to acquire the tenant-owned improvements located on Parcel 166.

RECOMMENDATION

We respectfully request that the Right-of-Way Committee recommend to the CFX Board the approval of the proposed settlement agreement with a total settlement of \$102,000 in full settlement of all claims for compensation in the acquisition of the tenant-owned improvements located on Parcel 166, including all statutory attorney's fees and costs and all experts' fees and costs.

ATTACHMENTS

Exhibit "A" – Sketch of the Subject Property

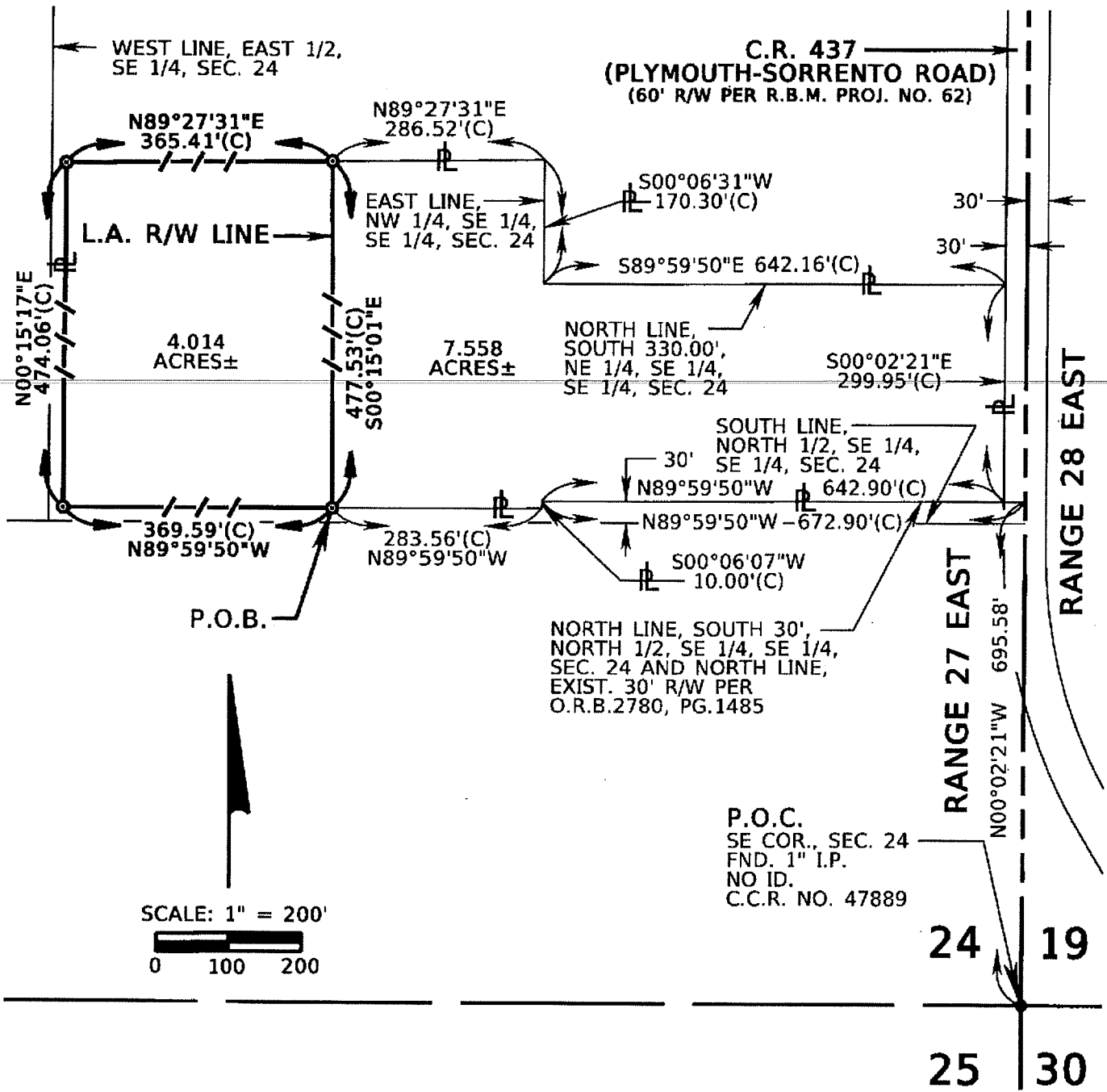
Exhibit "B" – Photographs of the Subject Property and Area

Exhibit "C" – Mediated Settlement Agreement – All Inclusive – Parcel 166

Exhibit "D" – Experts Invoices

ORLDOCS 15158676 1

BEARING STRUCTURE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SEC. 24-20-27, BEING N00°02'21"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SCALE: 1" = 200'

0 100 200

SECTION 24, TOWNSHIP 20 SOUTH PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Byrd 3/16/13
 WILLIAM E. BYRD, M.S.M. DATE
 LICENSE NUMBER 5442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 1221

BS BOWLER SHIPLETON
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 843-5120
 FAX 407-649-8664

SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL
 166

SCALE: 1" = 200'

SHEET 2 OF 2



Area of Taking

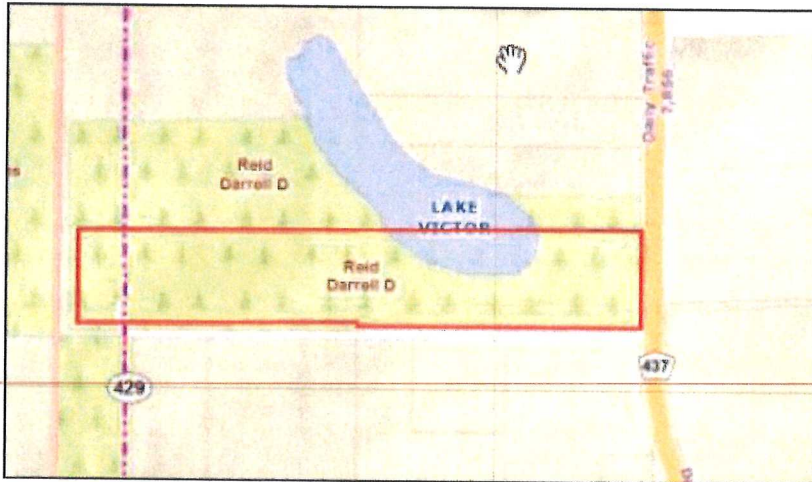


Parent Tract

Wekiva Parkway Project 429-203(1B) Parcel 166
3134 Plymouth Sorrento Road
Apopka, Florida

Tax Maps

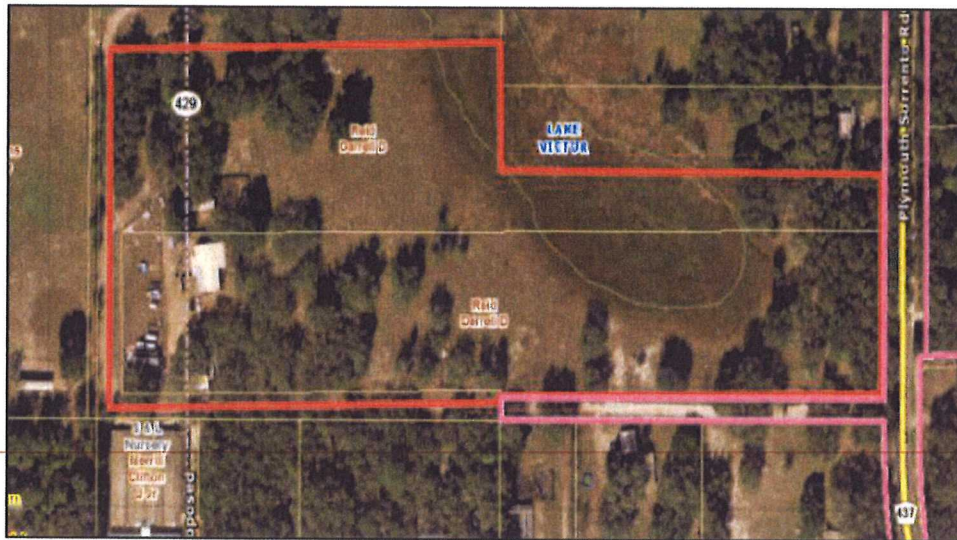
Parcel 24-20-27-0000-00-010



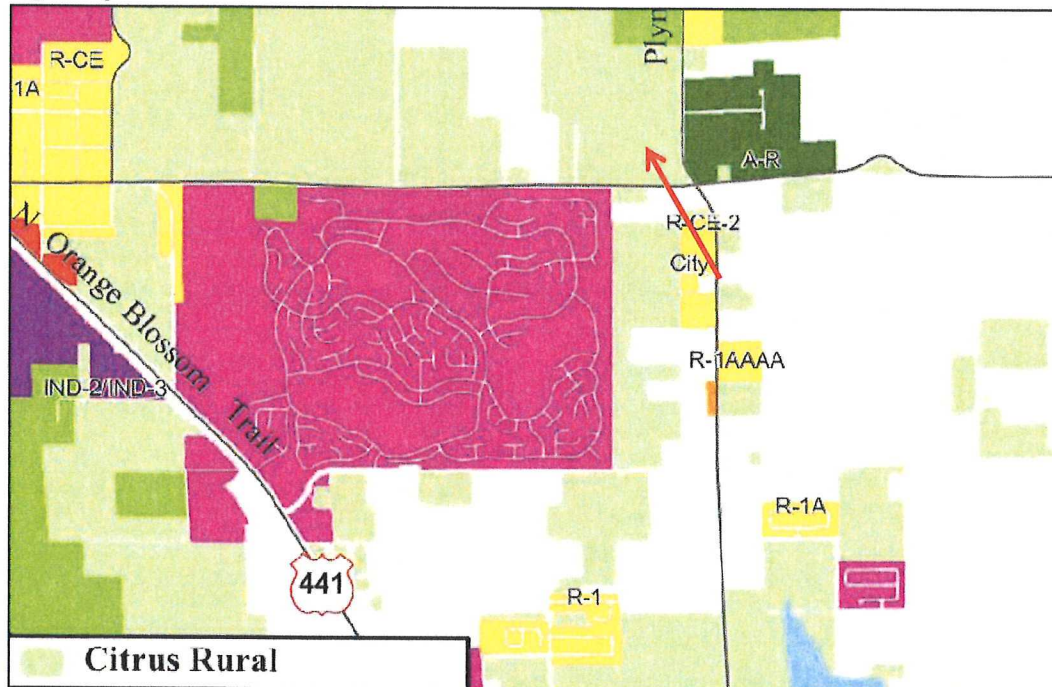
Parcel 24-20-27-0000-00-107



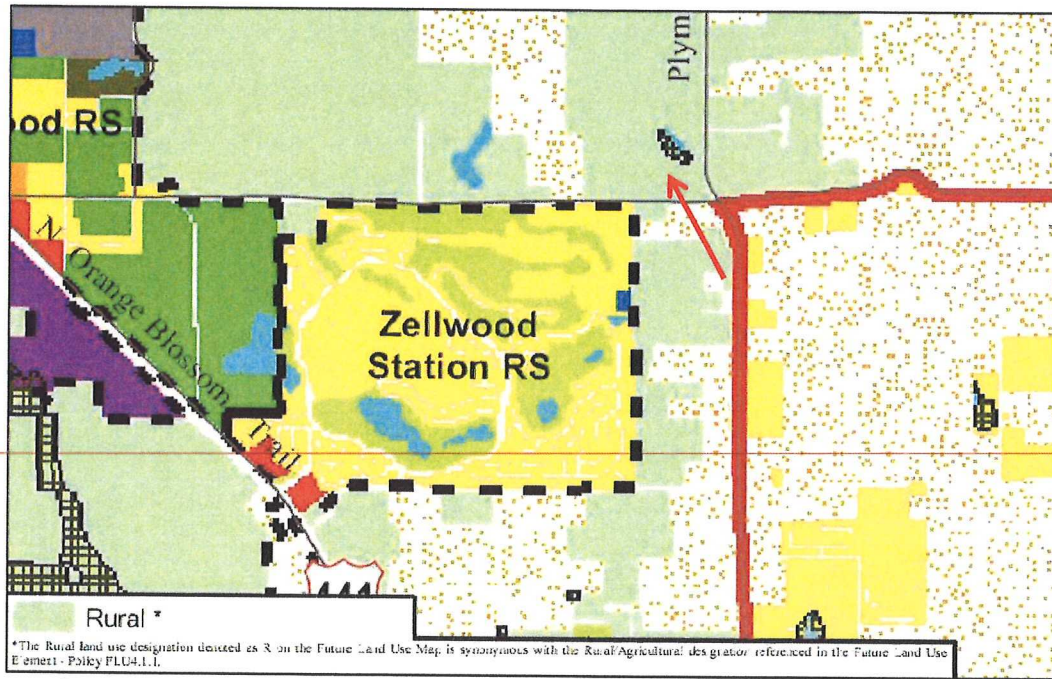
Aerial Map (Parcels Combined)



Zoning Map



Future Land Use Map



*See map footnote

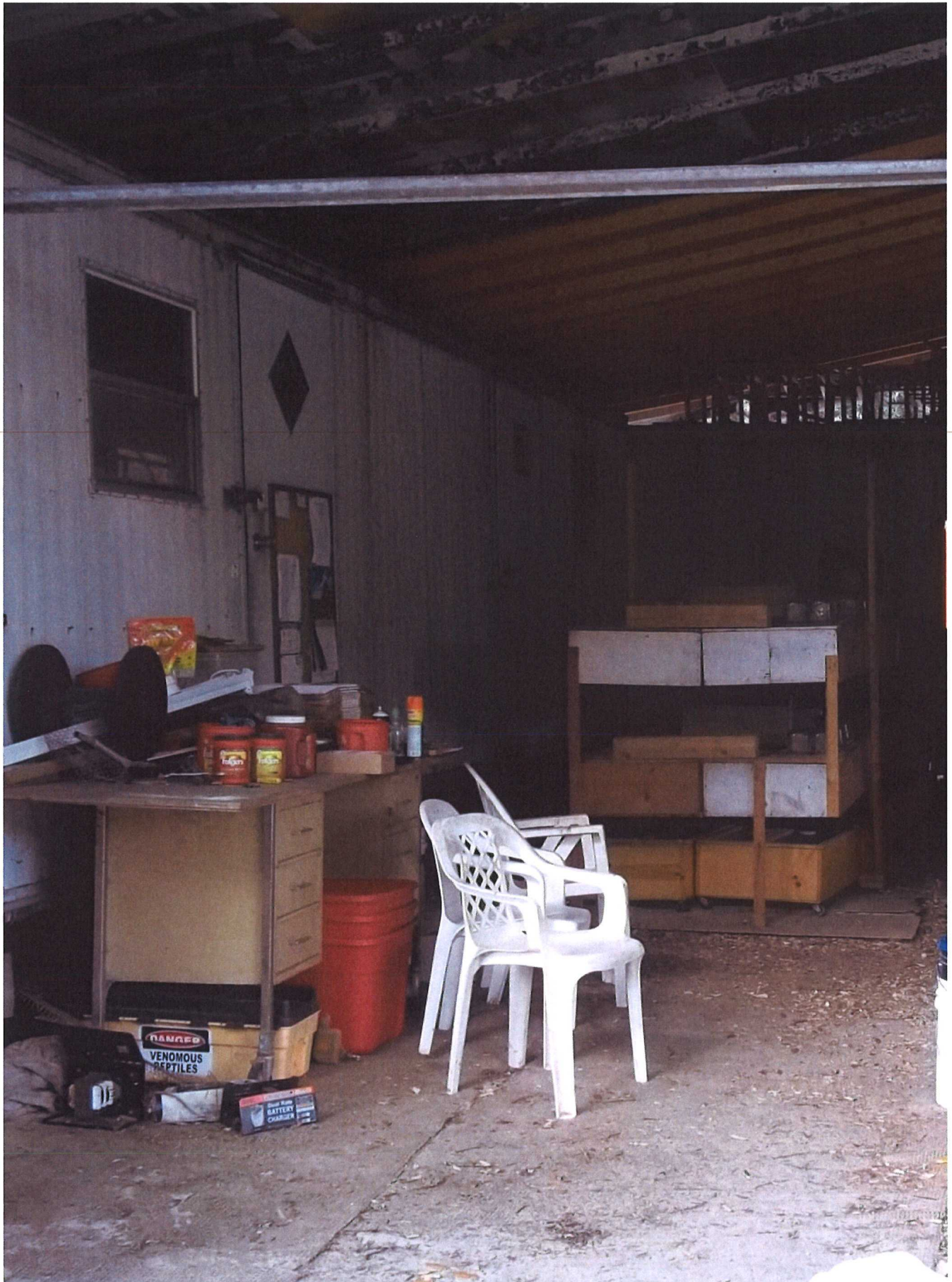


EXHIBIT "B"











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

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

CASE NO: 2014-CA-003698-0

Subdivision 39

Petitioner,

Parcel 166

vs.

DARRELL REID, KATIE J. REID,
_____, et. al.

Respondent(s).

MEDIATED SETTLEMENT AGREEMENT (ALL INCLUSIVE)

At the Mediation Conference held on Jan. 4, 2017,
Respondent(s), HOWARD RILEY, individually and d/b/a The Rat Guy and
representatives of the Central Florida Expressway Authority reached the following Settlement
Agreement:

1. Petitioner will pay to Respondent(s), HOWARD RILEY, individually
and d/b/a The Rat Guy
(referred to as "Respondent") the sum of ONE HUNDRED TWO THOUSAND
_____ Dollars
exactly (\$ 102,000), in full settlement of all claims for compensation from Petitioner
whatsoever for the taking of Parcel 166, including statutory interest and all
claims related to real estate and business damages, severance damages, tort damages, attorney's
fees and litigation costs, expert witness fees, and 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
TWELVE THOUSAND SEVEN HUNDRED
Dollars (\$ 12,700). 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 EIGHTY-NINE
THOUSAND THREE HUNDRED Dollars
exactly (\$ 89,300), representing the difference between the total settlement sum
referenced above and the Petitioner's previous deposit in this case.

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

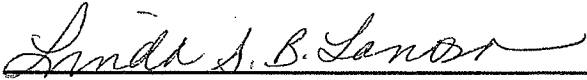
3. The parties agree to continue the trial of this matter pending review by the CFX ROW Committee and CFX Board.

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 will submit to the Court a standard Motion for Stipulated Final Judgment containing the terms and conditions of this Settlement Agreement within fifteen (15) days from the date of approval of this Settlement Agreement by the CFX Board.

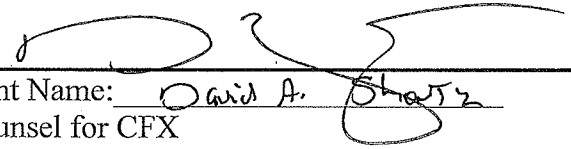
6. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcel 166, severance damages, business damages, tort damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim.

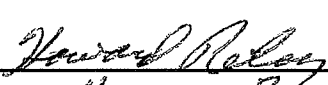
7. This Settlement Agreement, executed by the parties and their counsel on this 4th day of JAN. 2017 ~~2016~~, contains all the agreements of the parties.



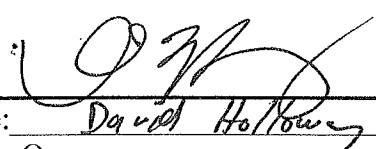
Print Name: LINDA S. B. LANDOSA
Central Florida Expressway Authority

Print Name: _____
Owner


Print Name: David A. Shatz
Counsel for CFX


Print Name: HOWARD RILEY
Owner


Print Name: _____
Mediator


Print Name: David Holloway
Attorney for Owner

**HOWARD RILEY d/b/a THE RAT GUY
WEKIVA PARKWAY PARCEL #166**

| DATE | INITIALS | DESCRIPTION | TIME | RATE | AMOUNT |
|-----------|----------|---|------|-------|------------|
| 4/22/2014 | DWH | telephone call from Howard Riley re lawsuit | 0.80 | \$425 | \$340.00 |
| 4/23/2014 | DWH | review Wekiva Parkway | 0.80 | \$425 | \$340.00 |
| 5/14/2014 | DWH | review Petition, Notice of Lis Pendens, and other initial pleadings; review Answer of tax collector and begin work on Answer | 1.00 | \$425 | \$425.00 |
| 5/15/2014 | DWH | finalize Answer, draft Notice of Non-Availability and Designation of E-Mail Addresses | 1.40 | \$425 | \$595.00 |
| 5/15/2014 | MR | scan, e-file and e-serve Answer, Designation of E-Mail Addresses and Notice of Non-Availability; prepare copies for mailing | 0.40 | \$125 | \$50.00 |
| 5/19/2014 | DWH | meet with client for file review; photograph; review appraisal; draft Witness List | 7.50 | \$425 | \$3,187.50 |
| 5/19/2014 | MR | scan, e-file and e-serve Witness List | 0.20 | \$125 | \$25.00 |
| 5/20/2014 | DWH | prepare hire letter for Brad Pierson, appraiser | 0.10 | \$425 | \$42.50 |
| 5/27/2014 | DWH | telephone call with Brad Pierson | 1.10 | \$425 | \$467.50 |
| 5/29/2014 | DWH | receipt and review of draft appraisal | 1.60 | \$425 | \$680.00 |
| 5/30/2014 | DWH | receipt and review of Stipulated Order of Taking (Reid) | 0.10 | \$425 | \$42.50 |
| 6/3/2014 | DWH | telephone call to Brad Pierson re items in take and possible relocation items; receipt and review of revisions | 1.30 | \$425 | \$552.50 |
| 6/9/2014 | DWH | receipt of Notice of Deposit (Reid); telephone call to client | 0.80 | \$425 | \$340.00 |
| 6/13/2014 | DWH | receipt and review of Notice to Business Owner; telephone calls to and from client | 0.90 | \$425 | \$382.50 |
| 6/25/2014 | DWH | review of appraisal; receipt and review of email from David Shontz, Esquire; telephone call to client; telephone call to David Shontz, Esquire, LMI | 0.80 | \$425 | \$340.00 |
| 6/26/2014 | DWH | telephone call to David Shontz, Esquire | 0.10 | \$425 | \$42.50 |
| 6/27/2014 | DWH | telephone call with David Shontz, Esquire; review, sign and email Stipulated Order of Taking | 0.70 | \$425 | \$297.50 |
| 7/2/2014 | DWH | receipt of Petitioner's Motion for Entry of Order Directing Clerk of Court to Change Style of Case and Notice of Hearing | 0.20 | \$425 | \$85.00 |
| 7/7/2014 | DWH | receipt of Order Directing Clerk to Change Style of Case | 0.10 | \$425 | \$42.50 |
| 7/9/2014 | DWH | telephone call to client | 0.30 | \$425 | \$127.50 |
| 7/15/2014 | DWH | receipt of Stipulated Order of Taking; telephone call to client | 0.40 | \$425 | \$170.00 |
| 7/22/2014 | DWH | receipt of Notice of Deposit; telephone calls (2) to client | 0.80 | \$425 | \$340.00 |
| 8/1/2014 | JR | begin review and organization of file | 1.60 | \$125 | \$200.00 |

| | | | | | |
|------------|-----|--|------|-------|----------|
| 8/11/2014 | DWH | letter to Mr. Riley enclosing good faith deposit | 0.10 | \$425 | \$42.50 |
| 8/25/2014 | JR | email to Deborah Reddick | 0.10 | \$125 | \$12.50 |
| 10/14/2014 | DWH | telephone call to Brad Pierson re items to be valued | 0.60 | \$425 | \$255.00 |
| 10/15/2014 | DWH | telephone call from Brad Pierson | 0.70 | \$425 | \$297.50 |
| 10/16/2014 | JR | office conference with DWH | 0.10 | \$125 | \$12.50 |
| 10/27/2014 | DWH | review draft appraisal; telephone call to Brad Pierson demolition of improvements | 1.00 | \$425 | \$425.00 |
| 10/28/2014 | DWH | telephone call from Brad Pierson re pictures of the demolition of tenant owned improvements | 0.90 | \$425 | \$382.50 |
| 10/30/2014 | JR | office conference with DWH; email to David Shontz, Esquire; draft Notice of Exchange; scan, copy and e-file Notice of Exchange | 0.90 | \$125 | \$112.50 |
| 11/3/2014 | JR | receipt and review of email from Brad Pierson; telephone call to Brad Pierson | 0.10 | \$125 | \$12.50 |
| 11/4/2014 | DWH | telephone call to client; email to David Shontz, Esquire re mediation | 0.30 | \$425 | \$127.50 |
| 11/6/2014 | JR | telephone conference with DWH; telephone call to David Shontz, Esquire - LM; draft Notice to Set Cause for Trial | 0.40 | \$125 | \$50.00 |
| 11/10/2014 | JR | office conference with DWH; review judicial procedures re trial | 0.40 | \$125 | \$50.00 |
| 11/10/2014 | DWH | | 0.80 | \$425 | \$340.00 |
| 11/17/2014 | JR | office conference with DWH; draft Reverse Offer of Judgment | 0.60 | \$125 | \$75.00 |
| 11/17/2014 | DWH | telephone call with client re reverse offer of judgment | 0.20 | \$425 | \$85.00 |
| 11/19/2014 | JR | draft Notice of Service of Defendant's Proposal for Settlement and Offer of Judgment; scan, file and e- serve Notice of Service; prepare copies for mailing; update pleadings index | 0.50 | \$125 | \$62.50 |
| 11/20/2014 | JR | scan, e-file and e-serve Notice to Set Cause for Jury Trial; prepare copies for mailing; update pleadings index | 0.40 | \$125 | \$50.00 |
| 11/20/2014 | DWH | review letter; telephone conference with client; email response | 1.10 | \$425 | \$467.50 |
| 11/24/2014 | DWH | receipt and review of correspondence from David Shontz, Esquire re appraisal and personal property | 0.20 | \$425 | \$85.00 |
| 11/24/2014 | JR | review file; begin organization of pleadings | 1.00 | \$125 | \$125.00 |
| 11/25/2014 | JR | review docket; complete organization of pleadings; create pleadings index | 3.00 | \$125 | \$375.00 |
| 11/26/2014 | JR | research case law | 0.80 | \$125 | \$100.00 |
| 12/12/2014 | JR | telephone call from Dora at Orange County Tax Collector's office | 0.20 | \$125 | \$25.00 |
| 12/18/2014 | JR | telephone call from client re pictures | 0.10 | \$125 | \$12.50 |
| 2/20/2015 | JR | review judicial procedures; telephone call to Diane, J.A. to Judge Kest | 0.50 | \$125 | \$62.50 |

| | | | | | |
|-----------|-----|---|------|-------|----------|
| 2/23/2015 | JR | telephone call from Diane, J.A. to Judge Kest; draft Motion for Case Management Conference | 0.50 | \$125 | \$62.50 |
| 3/6/2015 | JR | draft Notice of Unavailability | 0.20 | \$125 | \$25.00 |
| 3/10/2015 | JR | receipt and review of Notice of Mediation Conference; update pleadings index | 0.10 | \$125 | \$12.50 |
| 3/13/2015 | JR | office conference with DWH re mediation | 0.20 | \$125 | \$25.00 |
| 3/17/2015 | JR | telephone call to Ashley re mediation | 0.10 | \$125 | \$12.50 |
| 3/18/2015 | JR | scan, e-file and e-serve Notice of Unavailability; prepare copies for mailing; update pleadings index | 0.50 | \$125 | \$62.50 |
| 3/18/2015 | DWH | research Wekiva Parkway Project | 0.80 | \$425 | \$340.00 |
| 3/19/2015 | JR | office conference with DWH; email to Kurt Bauerle, Esquire | 0.30 | \$125 | \$37.50 |
| 4/1/2015 | DWH | telephone conference with David Shontz, Esquire re proposed Stipulated Order of Taking; email from David Shontz, Esquire | 0.50 | \$425 | \$212.50 |
| 4/2/2015 | DWH | email to David Shontz, Esquire | 0.20 | \$425 | \$85.00 |
| 4/6/2015 | DWH | telephone call to Brad Pierson | 0.50 | \$425 | \$212.50 |
| 4/14/2015 | JR | receipt and review of Notice of Cancellation of Mediation; update pleadings index | 0.10 | \$125 | \$12.50 |
| 4/29/2015 | JR | telephone conference with DWH; telephone call to Kurt Bauerle, Esquire re trial date - LM | 0.10 | \$125 | \$12.50 |
| 5/11/2015 | JR | receipt of Disclaimer of Interest of Orange County Tax Collector; update pleadings index | 0.10 | \$125 | \$12.50 |
| 5/13/2015 | JR | receipt of Notice of Dropping Party - Orange County Tax Collector; update pleadings index; update certificate of service | 0.30 | \$125 | \$37.50 |
| 5/24/2015 | DWH | telephone call with Brad Pierson, appraiser | 0.90 | \$425 | \$382.50 |
| 6/23/2015 | DWH | telephone call with client re reverse offer of judgment; office conference with JR | 0.40 | \$425 | \$170.00 |
| 6/23/2015 | JR | office conference with DWH; draft Reverse Offer of Judgment; draft Notice of Service of Defendant's Proposal for Settlement and Offer of Judgment; e-file and e-serve Notice of Service; update pleadings index | 0.90 | \$125 | \$112.50 |
| 6/25/2015 | JR | office conference with DWH; e-file and e-serve Motion for Case Management Conference; update pleadings index | 0.30 | \$125 | \$37.50 |
| 6/26/2015 | JR | telephone call to Mary Farmer - LM; email from Mary Farmer re CMC hearing and trial dates | 0.20 | \$125 | \$25.00 |
| 6/29/2015 | JR | receipt and review of upcoming trial dates for Judge Kest | 0.10 | \$125 | \$12.50 |
| 6/30/2015 | JR | emails to and from Mary Farmer re phone conference and mediator | 0.20 | \$125 | \$25.00 |
| 7/7/2015 | JR | emails to and from Judy Rivais re mediation dates | 0.20 | \$125 | \$25.00 |
| 7/8/2015 | JR | emails from and to Mary Farmer re mediator and dates; email from Judy Rivais | 0.40 | \$125 | \$50.00 |

| | | | | | |
|-----------|-----|--|------|-------|------------|
| 7/13/2015 | JR | receipt and review of email from Judy Rivais; telephone call to Mary Farmer | 0.20 | \$125 | \$25.00 |
| 7/14/2015 | JR | emails to and from Mary Farmer re mediator; review calendar; office conference with DWH; emails to and from Judy Rivais, paralegal to Mark Linsky | 1.10 | \$125 | \$137.50 |
| 7/16/2015 | DWH | telephone call from client re pictures | 0.30 | \$425 | \$127.50 |
| 7/16/2015 | JR | office conference with DWH; email to Deborah Reddick | 0.10 | \$125 | \$12.50 |
| 7/17/2015 | DWH | telephone call from Brad Pierson re subject property | 1.00 | \$425 | \$425.00 |
| 7/20/2015 | DWH | receipt and review of terms of engagement letter from Cathy M. McLeary, mediation case manager | 0.20 | \$425 | \$85.00 |
| 7/21/2015 | DWH | email from Mary Farmer | 0.10 | \$425 | \$42.50 |
| 7/31/2015 | JR | review mediator engagement letter; emails to and from Mary Farmer re mediator fees | 0.20 | \$125 | \$25.00 |
| 8/3/2015 | JR | receipt and review of Notice of Mediation Conference; calendar; update pleadings index | 0.20 | \$125 | \$25.00 |
| 8/3/2015 | JR | receipt and review of CFX Notice Identifying Party Representative with Settlement Authority; update pleadings index | 0.20 | \$125 | \$25.00 |
| 8/4/2015 | JR | email to Brad Pierson | 0.10 | \$125 | \$12.50 |
| 8/13/2015 | DWH | letter to Mr. Riley re mediation | 0.10 | \$425 | \$42.50 |
| 8/14/2015 | JR | draft Notice Identifying Party Representative with Settlement Authority; e-file and e-serve Notice; update pleadings index | 0.40 | \$125 | \$50.00 |
| 8/26/2015 | DWH | telephone call from client re status of case | 0.30 | \$425 | \$127.50 |
| 9/23/2015 | DWH | research and prepare for mediation | 3.00 | \$425 | \$1,275.00 |
| 9/23/2015 | JR | telephone call to client re mediation | 0.10 | \$125 | \$12.50 |
| 9/24/2015 | DWH | prepare for and attend mediation | 8.00 | \$425 | \$3,400.00 |
| 9/24/2015 | DWH | telephone conference with JR re mediation and next step | 0.20 | \$425 | \$85.00 |
| 9/24/2015 | JR | telephone conference with DWH re mediation and next step; research personal property vs. real property issue | 0.60 | \$425 | \$255.00 |
| 9/25/2015 | JR | review procedures for Judge John Marshall Kest; draft Notice to Set Case for Jury Trial and to Advance the Trial on the Docket; draft Request for Production | 0.80 | \$125 | \$100.00 |
| 5/25/2016 | JR | review file re reverse offer of judgment; telephone call to Diane Iacone, JA to Judge Kest; memo to file | 0.40 | \$125 | \$50.00 |
| 7/7/2016 | JR | telephone conference with DWH; telephone call to Diane Iacone; telephone call to Mary Farmer - LM; meet with DWH to review pleadings and procedures | 0.60 | \$125 | \$75.00 |
| 7/7/2016 | DWH | telephone conference with JR; telephone call from client; review pleadings | 0.80 | \$425 | \$340.00 |

| | | | | | |
|-----------|-----|--|------|-------|------------|
| 7/8/2016 | JR | finalize Notice to Set Cause for Jury Trial and to Advance the Trial on the Docket; letter to Judge John Kest; efile and eserve Notice for Jury Trial; email to David Shontz, Esquire and Howard Morlan, Esquire | 0.90 | \$125 | \$112.50 |
| 7/8/2016 | DWH | final review and revisions to Notice to Set Cause for Jury Trial and Advance on Docket | 0.30 | \$425 | \$127.50 |
| 7/11/2016 | JR | draft Notice of Unavailability; efile and eserve Notice; update pleadings index | 0.50 | \$125 | \$62.50 |
| 7/14/2016 | JR | receipt and review of Order Setting Status Hearing; office conference with DWH; update pleadings index | 0.50 | \$125 | \$62.50 |
| 7/14/2016 | DWH | office conference with JR re status hearing | 0.20 | \$425 | \$85.00 |
| 7/22/2016 | JR | draft Notice of Rescheduled Status Hearing; efile and eserve Notice; update pleadings index and calendar; email from Mary Farmer | 0.80 | \$125 | \$100.00 |
| 7/25/2016 | JR | review JACS for available hearing dates and times; telephone call to Diane Laconne - LM; email to and from Mary Farmer | 0.60 | \$125 | \$75.00 |
| 7/26/2016 | JR | telephone call to Diane Laconne; reserve hearing date on JACS; draft second Notice of Rescheduled Status Hearing; efile and eserve Notice; update pleadings index and calendar | 0.70 | \$125 | \$87.50 |
| 7/29/2016 | DWH | telephone call from client; email to David Shontz, Esquire | 0.60 | \$425 | \$255.00 |
| 8/5/2016 | DWH | research Motion to Bifurcate | 1.50 | \$425 | \$637.50 |
| 8/8/2016 | JR | office conference with DWH | 0.20 | \$125 | \$25.00 |
| 8/8/2016 | DWH | telephone call with Kurt Bauerle, Esquire; office conference with JR | 0.50 | \$425 | \$212.50 |
| 8/9/2016 | JR | letter to client | 0.10 | \$125 | \$12.50 |
| 8/22/2016 | JR | telephone call to client | 0.10 | \$125 | \$12.50 |
| 8/23/2016 | DWH | travel to and from hearing | 2.50 | \$425 | \$1,062.50 |
| 8/23/2016 | DWH | telephone call to client; prepare for and attend hearing | 1.50 | \$425 | \$637.50 |
| 9/6/2016 | JR | receipt and review of Uniform Order Setting Case for Jury Trial, Pre-Trial Conference and Setting Case Management Deadlines; calculate deadlines; telephone call to Brad Pierson | 0.60 | \$125 | \$75.00 |
| 9/7/2016 | JR | office conference with DWH re trial, expert reports and mediation; calendar trial related dates; letter to Brad Pierson; draft subpoena | 0.80 | \$125 | \$100.00 |
| 9/7/2016 | DWH | office conference with JR re trial, expert reports and mediation | 0.30 | \$425 | \$127.50 |
| 9/28/2016 | JR | receipt and review of Motions for Final Judgment by Default (3); receipt of Final Judgments by Default; update Certificate of Service | 0.30 | \$125 | \$37.50 |
| 10/3/2016 | JR | telephone from and email to DWH | 0.20 | \$125 | \$25.00 |

| | | | | | |
|------------|-----|---|------|-------|------------|
| 10/4/2016 | DWH | review Trial Order; review and revise List of Witnesses for Trial; telephone calls to and from Brad Pierson; review appraisal update letter; telephone call from Kurt Bauerle, Esquire | 3.50 | \$425 | \$1,487.50 |
| 10/4/2016 | JR | review Trial Order; draft Notice of Exchange; draft Defendant's List of Witnesses for Trial; office conference with DWH; efile and eserve Notice and Witness List; email to David Shontz, Esquire and Kurt Bauerle, Esquire | 1.30 | \$125 | \$162.50 |
| 10/4/2016 | DWH | receipt and review of Respondent Reid's Witness List | 0.20 | \$425 | \$85.00 |
| 10/5/2016 | DWH | review Reid appraisal; review witness list of CFX | 1.00 | \$425 | \$425.00 |
| 10/5/2016 | JR | telephone call from and to DWH; review Petitioner's Witness List and Notice of Exchange; review Trial Order; review CFX appraisal | 0.90 | \$125 | \$112.50 |
| 10/6/2016 | JR | email to Brad Pierson, organize file; update pleadings index | 1.70 | \$125 | \$212.50 |
| 10/6/2016 | DWH | review CFX appraisal; telephone call to Brad Pierson | 1.60 | \$425 | \$680.00 |
| 10/7/2016 | DWH | telephone call to Brad Pierson re Improvements | 0.60 | \$425 | \$255.00 |
| 11/7/2016 | JR | email from and to Mary Farmer re discovery deadlines; office conference with DWH | 0.20 | \$125 | \$25.00 |
| 11/7/2016 | DWH | office conference with JR re deadlines | 0.10 | \$425 | \$42.50 |
| 11/8/2016 | DWH | email to Mary Farmer re scheduling of depositions; email from David Shontz, Esquire; email to David Shontz, Esquire and Kurt Bauerle, Esquire | 0.40 | \$425 | \$170.00 |
| 11/14/2016 | DWH | emails to and from Mary Farmer re depositions; telephone call to client | 0.50 | \$425 | \$212.50 |
| 11/15/2016 | JR | receipt of Order Establishing Procedures for Hearings and Rulings on Motions in Limine; emails to and from Mary Farmer; update pleadings index | 0.30 | \$125 | \$37.50 |
| 11/15/2016 | DWH | receipt of emails from David Shontz, Esquire and Mary Farmer | 0.20 | \$425 | \$85.00 |
| 11/17/2016 | JR | receipt of Notice of Taking Deposition Decus Tecum for Brad Pierson; update pleadings index; email to Brad Pierson; draft Notice of Taking Deposition Decus Tecum (Starkey) | 0.70 | \$125 | \$87.50 |
| 11/17/2016 | DWH | receipt and review of CFX's Agtended Disclosure of Witnesses; emails to and from David Shontz, Esquire; telephone call to Brad Pierson; emails to and from Mary Farmer re mediation; telephone call to client; receipt and review of appraiser's file | 1.30 | \$425 | \$552.50 |
| 11/17/2016 | JR | download appraiser's file; update pleadings index | 0.30 | \$125 | \$37.50 |
| 11/18/2016 | JR | office conference with DWH; revise Notice of Taking Deposition Decus Tecum (Starkey); draft Notice of Taking Deposition Decus Tecum (Reddick & Sebastian); efile and eserve same; update pleadings index; calendar | 1 | \$125 | \$125.00 |

| | | | | | |
|------------|-----|--|-----|-------|------------|
| 11/18/2016 | DWH | office conference with JR; review Notice of Taking Deposition Decus Tecum; review numerous emails between attorneys and mediator | 0.4 | \$425 | \$170.00 |
| 11/21/2016 | JR | emails between Mary Farmer and mediator's office; receipt of Amended Notice of Taking Deposition Duces Tecum (Pierson); Notice of Taking Deposition Duces Tecum (Riley); Notice of Mediation, CFX Certificate of Authority; update pleadings index; update chart; email to Brad Pierson; letter to client | 0.8 | \$125 | \$100.00 |
| 11/22/2016 | JR | prepare dropbox for exchange; email to David Shontz, Esquire; receipt and download of CFX appraiser files | 0.6 | \$125 | \$75.00 |
| 11/23/2016 | DWH | receipt and review of Joint Motion to Modify Case Management Deadlines | 0.2 | \$425 | \$85.00 |
| 11/23/2016 | JR | draft Objection to Notice of Taking Deposition Duces Tecum - Pierson; scan, efile and eserve same; review CFX appraiser files | 4.2 | \$125 | \$525.00 |
| 11/23/2016 | DWH | review Objection to Notice of Taking Deposition Duces Tecum - Pierson | 0.2 | \$425 | \$85.00 |
| 11/25/2016 | DWH | review files and prepare for depositions | 4.5 | \$425 | \$1,912.50 |
| 11/28/2016 | JR | receipt and review of Order Granting Joint Motion to Modify Case Management Deadlines; update pleadings index; telephone call from and to Rebecca at Kurt Bauerle's office; draft Notice Identifying Party Representative with Settlement Authority; draft and revise Objection to Notice of Taking Deposition Duces Tecum - Riley; efile and eserve Notice Identifying Party Representative with Settlement Authority and Objection to Notice of Taking Deposition Duces Tecum (Riley); update pleadings index; emails to and from Mary re court reporter; telephone call to and emails to and from US Legal Support; prepare file for depositions; email to and from Mary re deposition of Bradley Pierson | 2.3 | \$125 | \$287.50 |
| 11/28/2016 | DWH | review and revise Objection to Notice of Taking Deposition Duces Tecum - Riley; continue preparation for depositions; meet with client | 3.5 | \$425 | \$1,487.50 |
| 11/29/2016 | JR | receipt and review of Second Amended Notice of Taking Deposition Duces Tecum (Pierson) and Notice of Taking Deposition Duces Tecum; update pleadings index; email to Brad Pierson | 0.3 | \$125 | \$37.50 |
| 11/29/2016 | DWH | meet with client; email and telephone call to Brad Pierson; prepare for and attend depositions; begin Memorandum on Comepensibility | 7 | \$425 | \$2,975.00 |
| 11/30/2016 | DWH | prepare for and attend Pierson deposition | 4.5 | \$425 | \$1,912.50 |
| 12/2/2016 | JR | emails to and from David Shontz, Esquire; telephone conference with DWH | 0.3 | \$125 | \$37.50 |

| | | | | | |
|------------|-----|---|-----|-------|------------|
| 12/2/2016 | DWH | receipt of email from David Shontz, Esquire; telephone conference with JR | 0.3 | \$425 | \$127.50 |
| 12/5/2016 | DWH | receipt and review of proposed Agreed Order and Joint Motion to Extend Deadlines; review trial order | 0.3 | \$425 | \$127.50 |
| 12/5/2016 | JR | emails to and from Mary Farmer re availability of rebuttal witnesses and revisions to Stipulation; begin draft Rebuttal Witness List | 0.6 | \$125 | \$75.00 |
| 12/6/2016 | DWH | review of revised proposed Joint Motion; draft Rebuttal Witness List; telephone call to client; coordinate rebuttal report with Brad Pierson; receipt and preliminary review of CEJ witness list and exhibit list | 2.4 | \$425 | \$1,020.00 |
| 12/6/2016 | JR | scan and email to Mary Farmer | 0.1 | \$125 | \$12.50 |
| 12/6/2016 | JR | revise Rebuttal Witness List; efile and eserve Rebuttal Witness List; update pleadings index | 0.3 | \$125 | \$37.50 |
| 12/6/2016 | JR | review trial order; office conference with DWH re exhibit list; efile and eserve same; update pleadings index | 0.7 | \$125 | \$87.50 |
| 12/6/2016 | DWH | office conference with JR re exhibit list; draft exhibit list | 0.9 | \$425 | \$382.50 |
| 12/7/2016 | DWH | office conference with JR; review case law and exhibits | 2.8 | \$425 | \$1,190.00 |
| 12/7/2016 | JR | update pleadings index; office conference with DWH | 0.7 | \$125 | \$87.50 |
| 12/8/2016 | DWH | Review deposition exhibits and reports, talk with BJP about rebuttal | 2.6 | \$425 | \$1,105.00 |
| 12/10/2016 | DWH | telephone call to Brad Pierson re supplemental report | 0.4 | \$425 | \$170.00 |
| 12/12/2016 | DWH | telephone calls to and from Brad Pierson; review rebuttal report | 2.2 | \$425 | \$935.00 |
| 12/12/2016 | DWH | review deposition transcripts and exhibits | 1.5 | \$425 | \$637.50 |
| 12/13/2016 | DWH | receipt and review of Integra rebuttal report, Notice of Exchange and Amended Disclosure of Rebuttal Witnesses | 1.3 | \$425 | \$552.50 |
| 12/13/2016 | JR | draft Notice of Exchange; efile and eserve Notice; email to David Shontz, Esquire; update pleadings index | 0.5 | \$125 | \$62.50 |
| 12/14/2016 | JR | letter to client | 0.2 | \$125 | \$25.00 |
| 12/16/2016 | JR | email to Brad Pierson re depo transcript | 0.1 | \$125 | \$12.50 |
| 12/20/2016 | JR | email to Brad Pierson; telephone call from DWH; email to Mary re depositions; telephone call to Brad Pierson to confirm availability | 0.4 | \$125 | \$50.00 |
| 12/20/2016 | JR | complete down of transcripts; update pleadings index | 1 | \$125 | \$125.00 |
| 12/21/2016 | DWH | telephone call to Brad Pierson | 0.8 | \$425 | \$340.00 |
| 12/21/2016 | DWH | receipt of email from Larry Watson, Esquire re mediation; telephone call to Brad Pierson | 0.5 | \$425 | \$212.50 |

| | | | | | |
|--------------|-----|--|-----|-------|-------------|
| 12/28/2016 | JR | email to Mary Farmer re deposition time and location | 0.1 | \$125 | \$12.50 |
| 12/28/2016 | DWH | email from and to Larry Watson, Esquire | 0.1 | \$425 | \$42.50 |
| | | telephone call to and emails from and to Mary Farmer; telephone call to Joan at US Legal Services; telephone call to Brad Pierson; receipt of Notice of Taking Deposition Duces Tecum; telephone call to client; emails to Brad Pierson; update pleadings index; | | | |
| 12/29/2016 | JR | prepare file for mediation | 1.3 | \$125 | \$162.50 |
| 1/3/2017 | DWH | prepare for mediation | 4 | \$425 | \$1,700.00 |
| 1/4/2017 | DWH | attend mediation - estimate | 8 | \$425 | \$3,400.00 |
| TOTAL | | | | | \$52,627.50 |

Out of Pocket U.S. Legal \$1,781.00
Depositions

FOR MEDIATION ONLY

INVOICE

U.S. Legal Support, Inc.
 20 North Orange Avenue
 Suite 1209
 Orlando FL 32801
 Phone:407-649-9193 Fax:407-245-7099

| | | |
|---|---------------------|----------------|
| Invoice No. | Invoice Date | Job No. |
| 120007407 | 12/15/2016 | 1502188 |
| Job Date | Case No. | |
| 11/29/2016 | 2014CA0036980 | |
| Case Name | | |
| Central Florida Expressway Authority vs. Darrell Reid | | |
| Payment Terms | | |
| Due upon receipt | | |

David Holloway, Esquire
 David W. Holloway, P.A.
 13100 Park Boulevard
 Suite B
 Seminole FL 33776-3539

| | | | | | |
|---|-------|-------|---|-------|--------|
| ORIGINAL TRANSCRIPT OF: | | | | | |
| Christopher Starkey | 27.00 | Pages | @ | 4.15 | 112.05 |
| Attendance - First Hour | | | | 75.00 | 75.00 |
| Additional Hour(s) | 3.00 | | @ | 52.50 | 157.50 |
| E-cd Litigation Support Package | | | | 40.00 | 40.00 |
| Condensed Transcript | | | | 20.00 | 20.00 |
| Processing/Delivery | | | | 45.00 | 45.00 |
| Christopher Starkey | | | | | |
| Exhibit | 8.00 | Pages | @ | 0.60 | 4.80 |
| Exhibits - Color | 4.00 | Pages | @ | 1.25 | 5.00 |
| ORIGINAL TRANSCRIPT OF: | | | | | |
| Debra Reddick | 47.00 | Pages | @ | 4.15 | 195.05 |
| E-cd Litigation Support Package | | | | 40.00 | 40.00 |
| Condensed Transcript | | | | 20.00 | 20.00 |
| Processing/Delivery | | | | 45.00 | 45.00 |
| Debra Reddick | | | | | |
| Exhibit | 49.00 | Pages | @ | 0.60 | 29.40 |
| Invoice not paid by due date is subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. U.S. Legal Support may recover any fees and costs it incurs in collecting any unpaid amounts. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer. | | | | | |

Tax ID: 76-0523238

Phone: 727-362-5126 Fax:

Please detach bottom portion and return with payment.

David Holloway, Esquire
 David W. Holloway, P.A.
 13100 Park Boulevard
 Suite B
 Seminole FL 33776-3539

Job No. : 1502188 BU ID : 55-ORLAN
 Case No. : 2014CA0036980
 Case Name : Central Florida Expressway Authority vs. Darrell Reid
 Invoice No. : 120007407 Invoice Date : 12/15/2016
Total Due : \$ 1,110.50

Remit To: **U.S. Legal Support, Inc.**
 P.O. Box 4772-12
 Houston TX 77210-4772

| | | | | |
|---------------------------------|--|---------------------------|--|--|
| PAYMENT WITH CREDIT CARD | | | | |
| Cardholder's Name: _____ | | | | |
| Card Number: _____ | | | | |
| Exp. Date: _____ | | Phone #: _____ | | |
| Billing Address: _____ | | | | |
| Zip: _____ | | Card Security Code: _____ | | |
| Amount to Charge: _____ | | | | |
| Cardholder's Signature: _____ | | | | |

INVOICE

U.S. Legal Support, Inc.
 20 North Orange Avenue
 Suite 1209
 Orlando FL 32801
 Phone:407-649-9193 Fax:407-245-7099

| | | |
|---|---------------------|----------------|
| Invoice No. | Invoice Date | Job No. |
| 120007407 | 12/15/2016 | 1502188 |
| Job Date | Case No. | |
| 11/29/2016 | 2014CA0036980 | |
| Case Name | | |
| Central Florida Expressway Authority vs. Darrell Reid | | |
| Payment Terms | | |
| Due upon receipt | | |

David Holloway, Esquire
 David W. Holloway, P.A.
 13100 Park Boulevard
 Suite B
 Seminole FL 33776-3539

| | | | | | | |
|------------------------------------|-------|-------|---|-------|--|-------------------|
| Exhibits - Color | 6.00 | Pages | @ | 1.25 | | 7.50 |
| ORIGINAL TRANSCRIPT OF: | | | | | | |
| Jamin Sebastian | 47.00 | Pages | @ | 4.15 | | 195.05 |
| E-cd Litigation Support Package | | | | 40.00 | | 40.00 |
| Condensed Transcript | | | | 20.00 | | 20.00 |
| Processing/Delivery | | | | 45.00 | | 45.00 |
| Jamin Sebastian | | | | | | |
| Exhibit | 9.00 | Pages | @ | 0.60 | | 5.40 |
| Exhibits - Color | 7.00 | Pages | @ | 1.25 | | 8.75 |
| TOTAL DUE >>> | | | | | | \$1,110.50 |
| AFTER 1/29/2017 PAY | | | | | | \$1,277.08 |
| (-) Payments/Credits: | | | | | | 0.00 |
| (+) Finance Charges/Debits: | | | | | | 0.00 |
| (=) New Balance: | | | | | | 1,110.50 |

Invoice not paid by due date is subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. U.S. Legal Support may recover any fees and costs it incurs in collecting any unpaid amounts. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer.

Tax ID: 76-0523238

Phone: 727-362-5126 Fax:

Please detach bottom portion and return with payment.

David Holloway, Esquire
 David W. Holloway, P.A.
 13100 Park Boulevard
 Suite B
 Seminole FL 33776-3539

Job No. : 1502188 BU ID : 55-ORLAN
 Case No. : 2014CA0036980
 Case Name : Central Florida Expressway Authority vs. Darrell Reid
 Invoice No. : 120007407 Invoice Date : 12/15/2016
Total Due : \$ 1,110.50

Remit To: **U.S. Legal Support, Inc.**
P.O. Box 4772-12
Houston TX 77210-4772

| | | | | |
|---------------------------------|--|---------------------------|--|--|
| PAYMENT WITH CREDIT CARD | | | | |
| Cardholder's Name: _____ | | | | |
| Card Number: _____ | | | | |
| Exp. Date: _____ | | Phone #: _____ | | |
| Billing Address: _____ | | | | |
| Zip: _____ | | Card Security Code: _____ | | |
| Amount to Charge: _____ | | | | |
| Cardholder's Signature: _____ | | | | |

INVOICE

U.S. Legal Support, Inc.
 4350 West Cypress Street
 Suite 701
 Tampa FL 33607
 Phone: 813-876-4722 Fax: 813-877-2675

| | | |
|---|---------------------|----------------|
| Invoice No. | Invoice Date | Job No. |
| 120006788 | 12/14/2016 | 1500775 |
| Job Date | Case No. | |
| 11/30/2016 | 2014CA0036980 | |
| Case Name | | |
| Central Florida Expressway Authority vs. Darrell Reid | | |
| Payment Terms | | |
| Due upon receipt | | |

David Holloway, Esquire
 David W. Holloway, P.A.
 13100 Park Boulevard
 Suite B
 Seminole FL 33776-3539

1 CERTIFIED COPY OF TRANSCRIPT OF:

| | | | | | |
|------------------------------------|--------|-------|---|-------|-----------------|
| Bradley Pierson | 81.00 | Pages | @ | 3.00 | 243.00 |
| Processing/Electronic Delivery | | | | 25.00 | 25.00 |
| Bradley Pierson | 130.00 | Pages | @ | 0.60 | 78.00 |
| Exhibit | | | | | |
| TOTAL DUE >>> | | | | | \$346.00 |
| AFTER 1/28/2017 PAY | | | | | \$397.90 |
| (-) Payments/Credits: | | | | | 0.00 |
| (+) Finance Charges/Debits: | | | | | 0.00 |
| (=) New Balance: | | | | | 346.00 |

Invoice not paid by due date is subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. U.S. Legal Support may recover any fees and costs it incurs in collecting any unpaid amounts. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer.

Tax ID: 76-0523238




Phone: 727-362-5126 **Fax:**

Please detach bottom portion and return with payment

David Holloway, Esquire
 David W. Holloway, P.A.
 13100 Park Boulevard
 Suite B
 Seminole FL 33776-3539

Job No. : 1500775 BU ID : 54-TAMPA
 Case No. : 2014CA0036980
 Case Name : Central Florida Expressway Authority vs. Darrell Reid
 Invoice No. : 120006788 Invoice Date : 12/14/2016
Total Due : \$ 346.00

Remit To: **U.S. Legal Support, Inc.**
 P.O. Box 4772-12
 Houston TX 77210-4772

| | | | | |
|---------------------------------|--|---|---|---|
| PAYMENT WITH CREDIT CARD | |  |  |  |
| Cardholder's Name: _____ | | | | |
| Card Number: _____ | | | | |
| Exp. Date: _____ | | Phone#: _____ | | |
| Billing Address: _____ | | | | |
| Zip: _____ | | Card Security Code: _____ | | |
| Amount to Charge: _____ | | | | |
| Cardholder's Signature: _____ | | | | |

INVOICE

U.S. Legal Support, Inc.
 20 North Orange Avenue
 Suite 1209
 Orlando FL 32801
 Phone:407-649-9193 Fax:407-245-7099

| | | |
|---|---------------------|----------------|
| Invoice No. | Invoice Date | Job No. |
| 120007161 | 12/15/2016 | 1502175 |
| Job Date | Case No. | |
| 11/29/2016 | 2014CA0036980 | |
| Case Name | | |
| Central Florida Expressway Authority vs. Darrell Reid | | |
| Payment Terms | | |
| Due upon receipt | | |

David Holloway, Esquire
 David W. Holloway, P.A.
 13100 Park Boulevard
 Suite B
 Seminole FL 33776-3539

I CERTIFIED COPY OF TRANSCRIPT OF:

| | | | | | | |
|-------------------------------|-------|-------|---|------|--|-----------------|
| Howard Riley | 75.00 | Pages | @ | 3.00 | | 225.00 |
| Processing/Delivery | | | | | | 45.00 |
| Howard Riley | | | | | | |
| Exhibit | 16.00 | Pages | @ | 0.60 | | 9.60 |
| Exhibits - Color | 36.00 | Pages | @ | 1.25 | | 45.00 |
| TOTAL DUE >>> | | | | | | \$324.60 |
| AFTER 1/29/2017 PAY | | | | | | \$373.29 |
| (-) Payments/Credits: | | | | | | 0.00 |
| (+) Finance Charges/Debits: | | | | | | 0.00 |
| (=) New Balance: | | | | | | 324.60 |

Invoice not paid by due date is subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. U.S. Legal Support may recover any fees and costs it incurs in collecting any unpaid amounts. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer.

Tax ID: 76-0523238




Phone: 727-362-5126 **Fax:**

Please detach bottom portion and return with payment.

David Holloway, Esquire
 David W. Holloway, P.A.
 13100 Park Boulevard
 Suite B
 Seminole FL 33776-3539

Job No. : 1502175 BU ID : 55-ORLAN
 Case No. : 2014CA0036980
 Case Name : Central Florida Expressway Authority vs. Darrell Reid
 Invoice No. : 120007161 Invoice Date : 12/15/2016
Total Due : \$ 324.60

Remit To: **U.S. Legal Support, Inc.**
P.O. Box 4772-12
Houston TX 77210-4772

| | | | | |
|---------------------------------|--|---|---|---|
| PAYMENT WITH CREDIT CARD | |  |  |  |
| Cardholder's Name: _____ | | | | |
| Card Number: _____ | | | | |
| Exp. Date: _____ | | Phone#: _____ | | |
| Billing Address: _____ | | | | |
| Zip: _____ | | Card Security Code: _____ | | |
| Amount to Charge: _____ | | | | |
| Cardholder's Signature: _____ | | | | |

Pierson Appraisal Group

*Real Property Advisory, Eminent Domain Consultants
1635 Lakewood Drive South
Lakeland, Florida 33813
(863) 647-5570
(863) 647-5009 Facsimile*

January 4, 2017

Re Project Name: Wekiva Parkway
County: Orange
Owner: Howard Riley
Parcel: 166

INVOICE FOR SERVICES RENDERED - For Mediation Purposes Only

| | |
|----------|--|
| 5/24/14 | Initial Property Inspection, set up file, pulled county data. TC w/David Holloway 8 hours @ \$195.00/hour |
| 5/27/14 | Telephone Conference w/Mr. Holloway. Received & reviewed FDOT Appraisal Report, began initial property analysis. 8 hours @ \$195.00/hour |
| 5/28/14 | Continued appraisal analysis writing, TC w/Owner Mr. Riley. 8 hours @ \$195.00/hour |
| 5/29/14 | Preliminary appraisal analysis and writing, e-mailed draft appraisal to Mr. Holloway. 7 hours @ \$195.00/hour |
| 6/3/14 | TC w/Mr. Holloway re: items in the take area and possible relocation items. Reviewed report, made revisions and e-mailed to Mr. Holloway. 6 hours @ \$195.00/hour |
| 10/14/14 | TC w/Mr. Holloway re: changes to the items to be valued in the report. Reviewed report, modified report and valuation. 5 hours @ \$195.00/hour |
| 10/15/14 | Review of valuation, TC w/Mr. Holloway, sent report to Mr. Holloway. 2 hours @ \$195.00/hour |
| 10/24/14 | Field inspection after site demolition, meeting with Mr. Riley. 3 hours @ \$195.00/hour |
| 10/27/14 | TC w/Mr. Holloway re: demolition of the Improvements 1 hour @ \$195.00/hour |

10/28/14 TC w/Mr. Holloway re: pictures of the demolition of the tenant owned improvements, minor revisions to the report, emailed final copy
2 hours @ \$195.00/hour

4/6/15 TC w/Mr. Holloway re: appraisal valuations and conclusions, preparations for mediation and/or settlement talks, status of the negotiations.
.5 hours @ \$195.00/hour

7/17/15 TC w/Mr. Holloway re: subject property, reviewed appraisal and conclusions and cost approach used in appraisal
1 hour @ \$195.00/hour

10/4/16 Appraisal review. Wrote new letter of transmittal describing improvements and fixtures paid for in the originally submitted report. Tc w/Mr. Holloway.
8 hours @ \$195.00/hour

10/6/16 TC w/Mr. Holloway re: appraisals completed for "Rat Guy" improvements and the Subject Property (Reid Property - Parcel 166). Received all appraisals and began review of the appraisals.
8 hours @ \$195.00/hour

10/7/16 TC w/Mr. Holloway re: Improvements paid for in the original appraisal, differences between, market value, fixture value and salvage value. Reviewed appraisal report. Began preparation for trial scheduled in 2017.
8 hours @ \$195.00/hour

11/28/16 Preparation for Deposition. Review of Marshall Swift, review case law and review appraisal report. Review of DOT appraisal report for Parcel 116 and Rat Gay Property.
8 hours @ \$195.00/hour

11/29/16 Continued mediation preparation, TC w/Mr. Holloway, TC w/Mr. Riley re: equipment and number of items.
8 hours @ \$195.00/hour

11/30/16 Preparation for and Deposition in Lakeland. Meeting with Mr. Holloway after deposition.
7 hours @ \$195.00/hour

12/10/16 Appraisal review. TC w/Mr. Holloway re: supplemental letter for appraisal. Review of the items taken by the FDOT.
7 hours @ \$195.00/hour

12/12/16 Supplemental letter for the appraisal report. TC w/Mr. Holloway. TC w/Mr. Riley.
7 hours @ \$195.00/hour

12/21/16 TC w/Mr. Holloway re: case. Reviewed rebuttal by FDOT
5 hours @ \$195.00/hour

12/22/16 Received and reviewed transcribed deposition report
6.5 hours @ \$195.00/hour

1/3/17 Preparation for Mediation and Deposition. TC w/Mr. Holloway
7 hours @ \$195.00/hour

1/4/17 Attend Mediation and meeting with Mr. Riley and Mr. Holloway
8 hours @ \$195.00/hour

FOR MEDIATION ONLY

Totals for - Parcel 466 - Howard Riley

| WORK COMPLETED BY | RATE | HOURS | TOTAL |
|--|----------|-------|--------------------|
| PRINCIPAL | \$195/hr | 139 | \$27,105.00 |
| ASSOCIATES | N/A | -0- | -0- |
| Other Experts | | | -0- |
| TOTAL FOR APPRAISAL SERVICES RENDERED | | | \$27,105.00 |




Bradley J. Pierson, State Certified General Appraiser RZ1977
Pierson Appraisal Group
F.E.I.D. 59-3418505

Tab G



MEMORANDUM

TO: Central Florida Expressway Authority CLIENT-MATTER NO.: 19125.0169
Right-of-Way Committee Members

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

DATE: January 11, 2017

RE: State Road 453 Wekiva Parkway, Project 429-206; Parcel 314
Proposed Settlement Including Fees and Costs

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right-of-Way Committee of a negotiated settlement between Deborah New, (the "Owner") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 314 (the "Taking" or "Property") for the construction of State Road 453 Wekiva Parkway, Project 429-206.

DESCRIPTION AND BACKGROUND

Parcel 314 is a fee simple whole taking of 6.1 acres consisting of Part A, containing 5.141 acres for use as limited access right-of-way, and Part B, containing 0.963 acres for use as right-of-way. The property is located north of the Lake/Orange County line, west of Plymouth Sorrento Road and south of Coronado Somerset Road in Lake County, Florida.

The subject is improved with a single family residence, containing 1,852 square feet of living area. Other site improvements include a gravel stabilized driveway, concrete apron in front of the garage, fencing, gate, 12' x 24' aluminum shed, in-ground swimming pool, septic system and well, and 8' by 17' dog kennel run and dog house. The property is comprised of two tax parcels. The north 5 acres is zoned A, Agriculture, by Lake County; and the southern acre is zoned R1, residential use, by Lake County. The subject property has a future land use designation of Regional Office, by Lake County.

The CFX's appraisal of the property was prepared by Richard K. MacMillan, of The Appraisal Group of Central Florida, Inc. Mr. MacMillan opined the highest and best use of the property "as if vacant" is as a single-family home site and the highest and best use "as improved" is for continued single-family residential use. Mr. MacMillan used four (4) comparable land sales ranging in size from 2.696 acres to 6.0 acres, with prices ranging from \$22,917 per acre to \$28,713 per acre to arrive at an estimate of the land value of the Subject Property of \$25,000 per

acre or \$152,600 as the land value.

Mr. MacMillan used three (3) improved sales ranging from \$170,000 to \$230,000 to arrive at a value of \$285,000 for the subject property by the Market Approach. Thus, Mr. MacMillan opines the value of the land at \$152,600 and the improvements at \$132,400 for a total compensation of \$285,000.

Ms. New is represented by Kurt Bauerle of Harris Harris Bauerle Ziegler Lopez, P.A. Although an appraisal report was not completed, Mr. Bauerle argued, that based upon other parcels within the subject neighborhood previously appraised, he would be in and around \$600,000 for the taking. Mr. Bauerle additionally argued that settlement of an adjacent parcel of similar size was \$478,000 and, therefore, an appropriate settlement for this parcel due to its similarity.

Procedurally, this case had not yet been set for trial and, therefore, minimal experts' costs were expended to date for both parties.

As we analyze each case on its own factual basis and merits, and based upon our knowledge of other opposing appraisal reports and arguments of opposing counsel in other cases, we were able to reach a negotiated settlement in the amount of \$417,000 in full settlement of all claims for compensation by the property owner, plus minimal experts fees of \$4,750. This additional amount involves an increase in land value and improvements. Additionally, the settlement adds statutory attorney's fees of \$48,510, for a total settlement of \$470,260. The attached Settlement Agreement memorializes the agreement between Mr. Bauerle and Right-of-Way counsel.

For the above-cited reasons, Right-of-Way counsel requests a recommendation for approval of the negotiated settlement in the amount of \$417,000, plus statutory attorney's fees of \$48,510 and costs of \$4,750, which is in the CFX's best interest. Settlement of the underlying claim, and all fees and costs will eliminate further risk and unnecessary expenses that the CFX will ultimately incur with further litigation of the condemnation action to acquire Parcel 314.

RECOMMENDATION

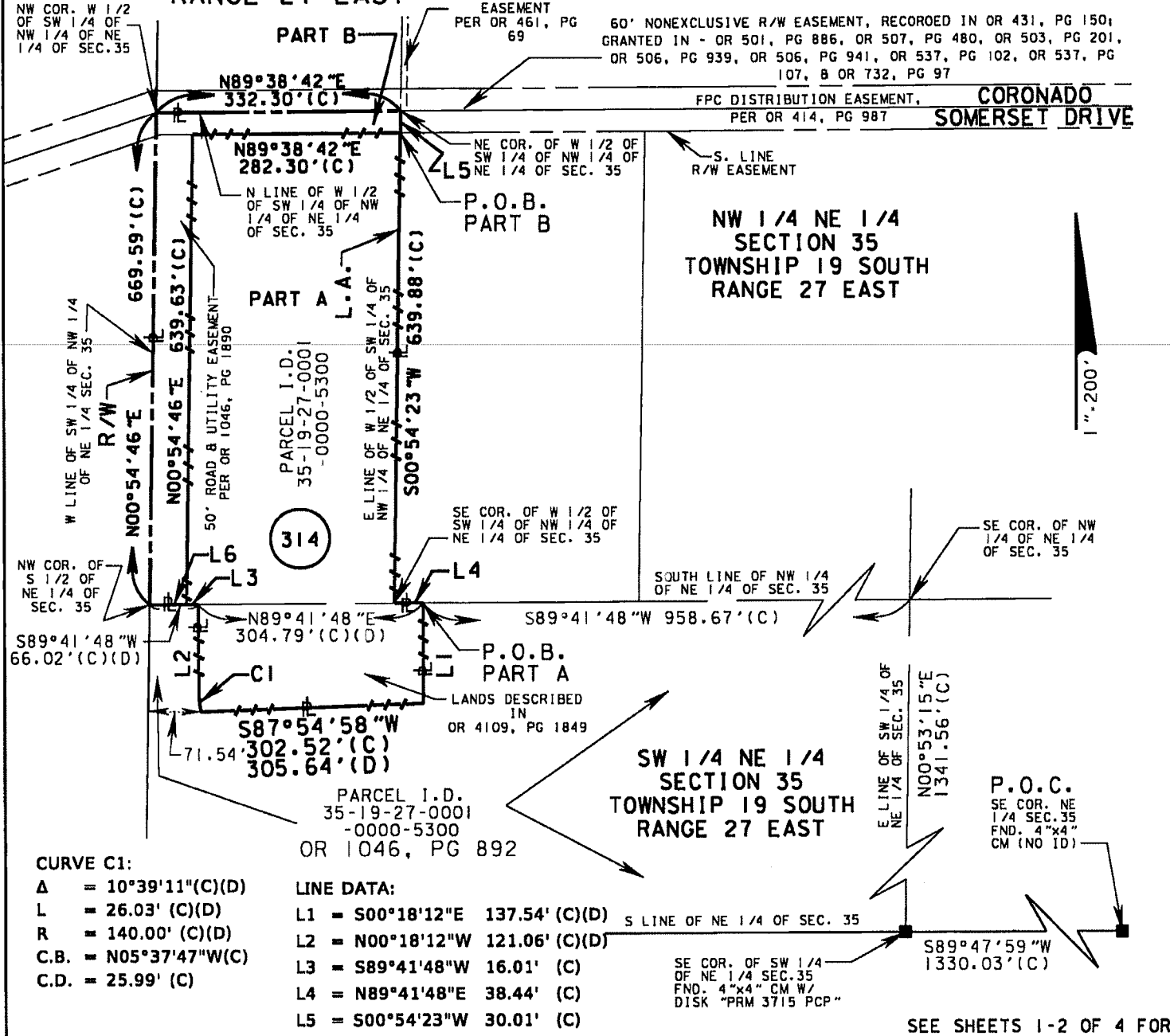
We respectfully request that the Right-of-Way Committee recommend to the CFX Board the approval of the proposed settlement agreement with a total settlement of \$470,260 in full settlement of all claims for compensation in the acquisition of Parcel 314, including all statutory attorney's fees and costs.

ATTACHMENTS

- Exhibit "A" – Sketch of the Subject Property
- Exhibit "B" – Photographs of the Subject Property and Area
- Exhibit "C" – Settlement Agreement

ORLDOCS 15073176 2

PARCEL: 314
SECTION 35
TOWNSHIP 19 SOUTH
RANGE 27 EAST



CURVE C1:
 $\Delta = 10^{\circ}39'11''(C)(D)$
 $L = 26.03'(C)(D)$
 $R = 140.00'(C)(D)$
 $C.B. = N05^{\circ}37'47''W(C)$
 $C.D. = 25.99'(C)$

LINE DATA:
 $L1 = S00^{\circ}18'12''E \ 137.54'(C)(D)$
 $L2 = N00^{\circ}18'12''W \ 121.06'(C)(D)$
 $L3 = S89^{\circ}41'48''W \ 16.01'(C)$
 $L4 = N89^{\circ}41'48''E \ 38.44'(C)$
 $L5 = S00^{\circ}54'23''W \ 30.01'(C)$
 $L6 = S89^{\circ}41'48''W \ 50.01'(C)$

SEE SHEET 4 OF 4 FOR LEGEND & NOTES

| | | | | | | | |
|----------------------------|--|---------------------------------|------|--------------------------------------|-----|----------------------|------------------|
| RIGHT OF WAY PARCEL SKETCH | | STATE ROAD 453 (WEKIVA PARKWAY) | | CENTRAL FLORIDA EXPRESSWAY AUTHORITY | | SECTION 429-206 (2C) | |
| | | | | | | | |
| | | DRMP PROJECT NO. 12-0150.000 | | SHEET 4 OF 5 | | DATE: 08/07/14 | |
| REVISE PARTS A & B | | CWW | 6/15 | PARCEL NUMBERS | CWW | 12/14 | SCALE: 1" = 200' |
| REVISE DESCRIPTION HEADER | | ALO | 5/15 | ADD REMAINDER | CWW | 11/14 | CHECKED: ALO |
| TOTAL TAKE | | ALO | 4/15 | PER COMMENTS | CWW | 9/14 | |
| REVISION | | BY | DATE | REVISION | BY | DATE | DRAWN: BJP |

SKETCH PREPARED BY



DRMP
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 941 LAKE BALDWIN LANE
 ORLANDO, FLORIDA 32814
 (407) 896-0594
 L.B. No. 2648

PHOTOGRAPHS



(1) Westerly view of Coronado Somerset Drive.
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014



(2) Easterly view of Coronado Somerset Drive.
Photograph taken by Thomas A. Riddle, MAI on July 21, 2015

PHOTOGRAPHS



(3) Southerly view of the entrance driveway to the subject property.
Photograph taken by Thomas A. Riddle, MAI on July 21, 2015



(4) Southerly view of the entrance driveway to the subject property.
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014

PHOTOGRAPHS



(5) Southerly (front) view of the subject residence.
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014



(6) Easterly (side) view of the subject residence.
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014

PHOTOGRAPHS



(7) Westerly (side) view of the subject residence.
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014

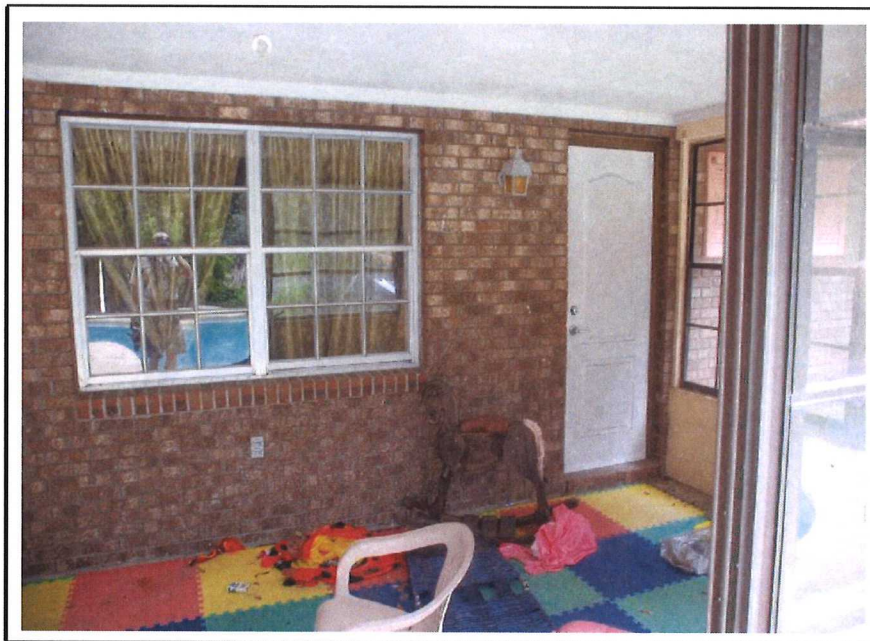


(8) Northwesterly (rear) view of the subject residence.
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014

PHOTOGRAPHS

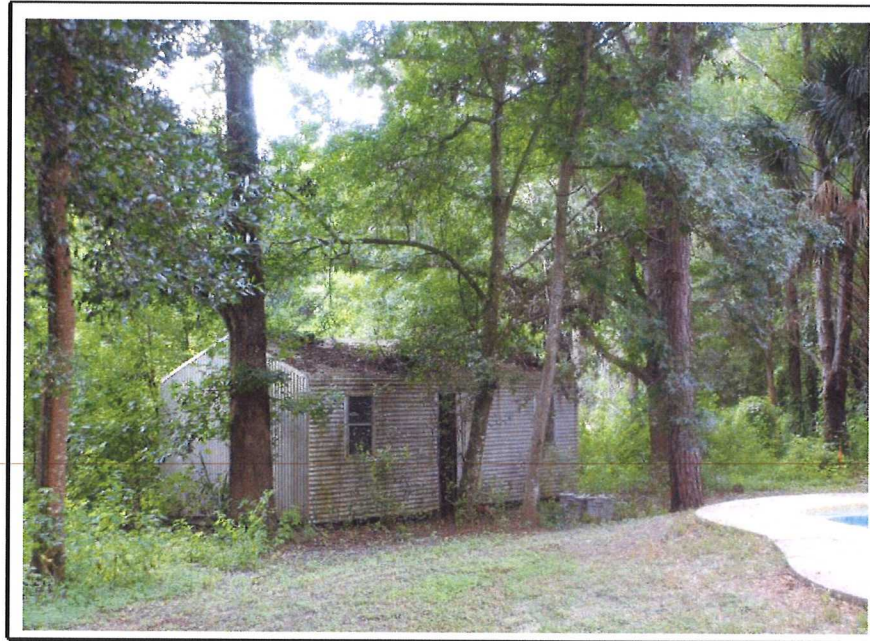


(9) Northerly (rear) view of the swimming pool.
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014

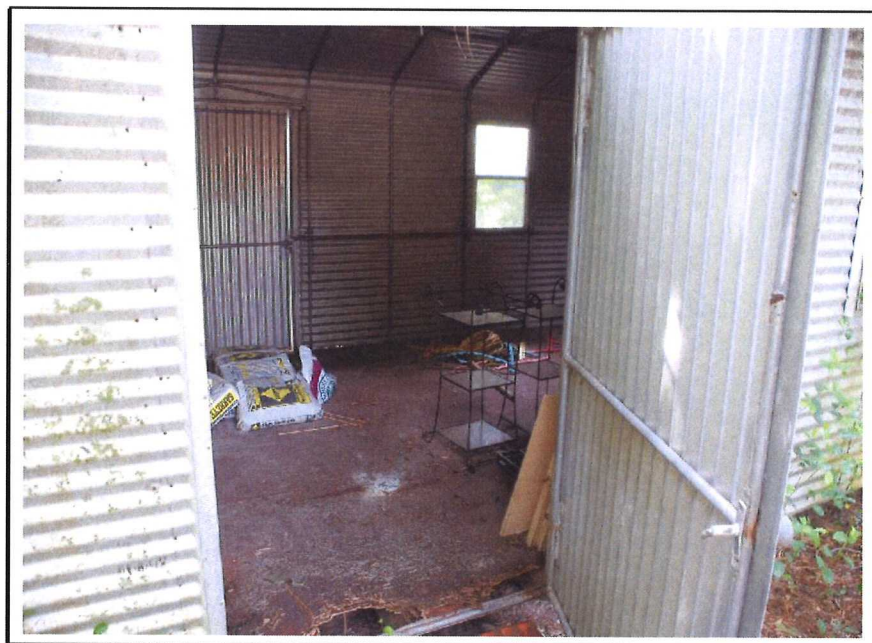


(10) Interior view of the subject enclosed porch on the south end of the residence.
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014

PHOTOGRAPHS



(13) Exterior view of the storage shed.
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014



(14) Interior view of the storage shed.
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014

PHOTOGRAPHS



(15) View of dog kennel.
Photograph taken by Thomas A. Riddle, MAI on July 31, 2014



(16) Southerly view of subject residence.
Photograph taken by Richard K. MacMillan, MAI on September 28, 2015

Parcel: 314
Project: Wekiva Parkway 429-206
County: Lake

Aerial with Camera Angles



Aerial from the Lake County Property Appraiser's Website

**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR LAKE COUNTY, FLORIDA**

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

Petitioner,

v.

CASE NO.: 2015-CA-001524

DEBORAH NEW, et al.,

Parcel 314

Respondents.

Judge Singeltary

_____ /

SETTLEMENT AGREEMENT

Counsel for the Petitioner, **CENTRAL FLORIDA EXPRESSWAY AUTHORITY** (“CFX”), and for Respondent, **DEBORAH NEW**, (“Respondent”) have reached the following negotiated settlement of Parcel 314:

1. Respondent, Deborah New, shall have and recover from the Petitioner the sum of **FOUR HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$417,000.00)** in full payment for the property designated as Parcel 314 herein taken, severance damages, business damages, tort damages, if any, and all other damages and claims with the exception of attorney’s fees and costs, subject to apportionment, if any.

2. Petitioner is entitled to credit in the amount of **TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$270,000.00)** previously deposited into the Registry of the Court in this case by Petitioner.

3. Respondent does have and recover of and from the Petitioner the sum of **FORTY-EIGHT THOUSAND, FIVE HUNDRED TEN AND NO/100 DOLLARS (\$48,510.00)**, as attorney’s fees for services rendered on behalf of Respondent by the Harris Harris Bauerle Ziegler Lopez, PA firm in this cause, pursuant to §§73.091 and 73.092, *Florida Statutes* (2015).

4. Respondent does have and recover of and from the Petitioner the sum of **FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00)** for experts’ fees and costs incurred on behalf of Respondent in this matter.

5. This Settlement Agreement will be placed on the agendas for the CFX Right of Way Committee meeting and the CFX Board, and is conditioned upon final approval by the CFX Board.

6. Upon approval of this Settlement Agreement by the CFX Board, Counsel for Petitioner and Counsel for Respondent shall jointly submit to the Court for entry a Stipulated Final Judgment in this matter as soon as practical.

7. Within thirty (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 into the Registry of the Court the balance due of **ONE HUNDRED FORTY-SEVEN THOUSAND, ONE HUNDRED SEVENTY AND NO/100 DOLLARS (\$147,170.00)**, this sum being the difference between the Petitioner's initial deposit and the final agreed settlement amount, plus a \$170.00 Clerk's fee.

8. Within thirty (30) days from the date of receipt by Petitioner's Counsel of a conformed copy of the Stipulated Final Judgment, Petitioner shall issue a check for the total amount of **FIFTY-THREE THOUSAND, FIVE HUNDRED TEN AND NO/100 DOLLARS (\$53,510.00)**, payable to the firm of Harris Harris Bauerle Ziegler Lopez, P.A. and mail said check to Kurtis T. Bauerle, Esq., Harris Harris Bauerle Ziegler Lopez, P.A., 1201 East Robinson Street, Orlando, Florida 32801, as payment in full for all statutory attorney's fees and experts' fees and costs as provided in this Agreement.

9. This Settlement Agreement, executed by the respective counsel on behalf of the parties, contains all of the agreements of the parties.

CENTRAL FLORIDA EXPRESSWAY DEBORAH NEW, RESPONDENT
AUTHORITY, PETITIONER



David A. Shontz, Esq.
Attorney for Petitioner

Dated: November 17, 2016

Jawron
ORLDOCS 15073170 1



Kurtis T. Bauerle, Esq.
Attorney for Respondent

Dated: November 17, 2016

January 17, 2017

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

January 13, 2017

Kurt T. Bauerle, Esq.
c/o Harris Harris Bauerle Ziegler Lopez
1201 East Robinson Street
Orlando, FL 32801

RE: Owner: New
Project: Wekiva Parkway
Parcel No.: 314
County: Lake

INVOICE

Review subject property information, exterior inspection of property, land sales research/analysis, review nearby land sales, conference with owner's representative, prepare for and meet with owner's representative to review our analysis.

| | | |
|-----------------|--------------------------|----------------|
| Abrams Schmidt: | 22.50 Hrs. x \$175/Hr. = | \$3,937 |
| Dreggors: | 4.75 Hrs. x \$275/Hr. = | <u>1,306</u> |
| Total | | \$5,243 |

Thank you,

Richard C. Dreggors, GAA
President

RCD/ddp

| | | |
|------------------|-----------------------|--------------------------------|
| OWNER | NEW | COURTNEY ABRAMS SCHMIDT |
| PROJECT | WEKIVA PARKWAY | |
| PARCEL(S) | 314 | |
| COUNTY | LAKE | |

| DATE | TYPE OF SERVICE | HOURS |
|-------------|--|--------------|
| 04/07/16 | REVIEW FILE; PULL SUBJECT DATA. | 1.75 |
| 04/08/16 | PRELIMINARY SALES RESEARCH. | 2.75 |
| 08/15/16 | RESEARCH/ANALYSIS OF SALES. | 4.50 |
| 08/18/16 | RESEARCH/ANALYSIS OF SALES. | 4.00 |
| 08/22/16 | SUMMARY ANALYSIS OF COMPARABLES; MEETING WITH RICK TO REVIEW SALES AND ANALYSIS. | 2.75 |
| 08/26/16 | UPDATED SUMMARY ANALYSIS OF SURROUNDING PROPERTY VALUES. | 2.25 |
| 08/29/16 | CALL WITH ATTORNEY REGARDING SALES INFORMATION. | 0.75 |
| 09/12/16 | REVIEW OF CONDEMNOR APPRAISAL; RESEARCH/ANALYSIS OF SALES. | <u>3.75</u> |
| | TOTAL HOURS | 22.50 |

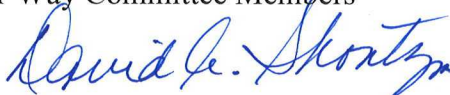
| | | |
|------------------|-----------------------|---------------------------------|
| OWNER | NEW | RICHARD C. DREGGORS, GAA |
| PROJECT | WEKIVA PARKWAY | |
| PARCEL(S) | 314 | |
| COUNTY | LAKE | |

| DATE | TYPE OF SERVICE | HOURS |
|-------------|---|--------------|
| 04/05/16 | REVIEW INFORMATION ON THE SUBJECT PARCEL; REVIEW NEARBY LAND SALES; CONFERENCE WITH OWNER'S REPRESENTATIVE; EXTERIOR INSPECTION OF SUBJECT PARCEL. | 2.25 |
| 08/22/16 | MEETING WITH ASSOCIATE TO REVIEW OUR ANALYSIS. | 1.00 |
| 08/23/16 | PREPARE FOR AND MEET WITH OWNER'S REPRESENTATIVE TO REVIEW OUR ANALYSIS. | <u>1.50</u> |
| | TOTAL HOURS | 4.75 |

Tab H



MEMORANDUM

TO: Central Florida Expressway Authority Right-of-Way Committee Members
FROM: David A. Shontz, Esq., Right-of-Way Counsel 
DATE: January 18, 2017
RE: Ellen S. Hardgrove AICP Planning Consultant, Inc., Addendum to Agreement for Land Planning Services for Wekiva Parkway Project Numbers 429-203, 429-204, 429-205, and 429-206

Recommendation for approval is sought from the Central Florida Expressway Authority Right-of-Way Committee for the attached Addendum to the Agreement for Land Planning Services by Ellen S. Hardgrove AICP Planning Consultant, Inc., ("Land Planning Expert Witness Consultant") to perform land planning services and litigation support services for the Wekiva Parkway Project Numbers 429-203, 429-204, 429-205, and 429-206.

BACKGROUND/DESCRIPTION

The Land Planning Expert Witness Consultant has been under contract since July 26, 2013, to provide pre-litigation, litigation appraisal and expert witness services for the Wekiva Parkway Project. She is currently under the Agreement dated March 10, 2016, and the attached Addendum will allow the land planning expert to continue her services in the upcoming trials of several parcels on the Wekiva Parkway, and will allow continuation of the Agreement dated March 10, 2016.

The Land Planning Expert Witness Consultant is currently assigned work on Parcel 219 (Chapman), scheduled for trial in April; Parcel 228 (Tyszko), scheduled for trial in May; and Parcel 287/887 (Morris), scheduled for trial in November. Each of these parcels will require substantial trial preparation due to the aggressive opposition involving the valuation issue and dispute over full compensation, and the issue of blight caused by the Wekiva Parkway project.

Due to the extensive work involved in providing litigation support to prepare the parcels for trial, Shutts & Bowen is requesting recommendation for approval of the attached Addendum with an upset amount of \$200,000.00 to allow Ellen S. Hardgrove to continue to provide consultation and litigation services for completion of the Wekiva Parkway Project. The work to be provided by the land planning expert witness consultant under the proposed Addendum includes expert witness and litigation support services, which includes rebuttal reports, depositions testimony, trial preparation and expert witness testimony at trial. Several of the parcels assigned to Ellen S. Hardgrove are set for trial in the next 90 days. Accordingly, this request for the proposed Addendum is to allow the land planning expert witness consultant to continue to support the CFX for trial preparation and as an expert witness. All invoices submitted pursuant to the Addendum shall be reviewed for accuracy by Shutts & Bowen LLP.

REQUESTED ACTION

It is respectfully requested that the Right-of-Way Committee recommend to the CFX Board approval of the terms of the Addendum to the Agreement for Land Planning Expert Witness Consulting Services and authorize execution of the Addendum in the amount of \$200,000.00 to allow continuation of services by Ellen S. Hardgrove related to anticipated litigation costs for the Wekiva Parkway Project.

ATTACHMENT

Addendum to Agreement for Land Planning Expert Witness Consulting Services for Wekiva Parkway Project Numbers 429-203, 429-204, 429-205, and 429-206.

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**ADDENDUM TO AGREEMENT FOR LAND PLANNING EXPERT WITNESS
CONSULTING SERVICES FOR WEKIVA PARKWAY
PROJECTS 429-203, 429-204, 429-205 AND 429-206**

THIS AGREEMENT is effective this ____ day of February, 2017, by and between Shutts & Bowen LLP (“Client”), whose business address is 300 South Orange Avenue, Suite 1000, Orlando, Florida 32801 and Ellen S. Hardgrove AICP Planning Consultant, Inc. (“Land Planning Expert Witness Consultant”), whose business address is 315 Ivanhoe Boulevard NW, Orlando, Florida 32804.

WHEREAS, the Land Planning Expert and Client have entered into an agreement for land planning expert witness consulting services dated March 10, 2016; and

WHEREAS, pursuant to the terms set forth in the Agreement for Land Planning Expert Witness Consulting Services dated March 10, 2016, payment made to the Land Planning Expert shall not exceed an upset limit of One Hundred Thousand Dollars (\$100,000.00) without an addendum; and

WHEREAS, the Land Planning Expert has notified the Client that the Land Planning Expert will reach the One Hundred Thousand Dollar (\$100,000.00) upset limit; and

WHEREAS, the Client desires that the Land Planning Expert continue to furnish Client with land planning services, and the Land Planning Expert represents that she is fully qualified to perform such services and will furnish such services personally;

NOW, THEREFORE, the Client and the Land Planning Expert, for the consideration and under the conditions hereinafter set forth, do agree as follows:

ARTICLE 1 - Upset Limit is increased by Two Hundred Thousand Dollars (\$200,000.00)

All payments made pursuant to this Addendum to the Agreement for Land Planning Expert Witness Consulting Services dated March 10, 2016, shall not exceed a total of Two Hundred Thousand Dollars (\$200,000.00). It shall be the responsibility of the Land Planning Expert to monitor the total of all payments pursuant to this Addendum and to notify the Client prior to reaching the Two Hundred Thousand Dollar (\$200,000.00) upset limit.

ARTICLE 2 - Payment

Payment for all other services shall be made in accordance with the Agreement for Land Planning Expert Witness Consulting Services dated March 10, 2016.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have executed this Agreement, effective as of the date set forth above.

Attest:

SHUTTS & BOWEN LLP

Witness Signature

Printed Name

Witness Signature

Printed Name

By: _____
David A. Shontz, Esquire
Legal Counsel to the Central Florida
Expressway Authority

**ELLEN S. HARDGROVE AICP
PLANNING CONSULTANT, INC.**

Witness Signature

Printed Name

Witness Signature

Printed Name


By: _____
Ellen S. Hardgrove

Tab I



MEMORANDUM

TO: Central Florida Expressway Authority CLIENT-MATTER NO.: 19125.0198
Right of Way Committee Members

FROM: Suzanne M. Driscoll, Esq., Right-of-Way Counsel 

DATE: January 4, 2017

RE: State Road 429 Wekiva Parkway, Project 429-206; Parcel 330 ODA
Proposed Settlement Offer

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right-of-Way Committee of a negotiated settlement between Smallwood Sign Company, Inc. (the "Owner") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 330 ODA for the construction of State Road 453 Wekiva Parkway, Project 429-206.

DESCRIPTION AND BACKGROUND

Parcel 330 ODA comprises a total taking of a double faced outdoor advertising sign owned by Smallwood Sign Company, Inc. ("Smallwood"). CFX took title to the Parcel on December 1, 2015, based upon an Order of Taking and subsequent deposit of \$13,000.

CFX Appraisal Report

The CFX's appraisal of the billboard was prepared by Pinel & Carpenter, Inc. Mr. Carpenter utilized both the Cost and Income Approaches to value the subject billboard. He estimated the depreciated reproduction cost of the billboard to be \$10,170. With respect to the Income Approach, Mr. Carpenter began his analysis by estimating the gross income to be \$425/month per face, or \$850 per month total. He further estimated that the sign would remain for a ten year period. In addition, Mr. Carpenter estimated that the management expense would equate to 25% of the gross revenue generated by the billboard. Based upon these assumptions and other expenses generally associated with these structures, Mr. Carpenter concluded that the net operating income for the subject billboard was \$3,517, the net present value of which, over the estimated ten year period, equates to \$18,900. Accordingly, Mr. Carpenter concluded the value of the billboard via the Income Approach was \$18,900. After reconciliation, and giving most weight to the Cost Approach, Mr. Carpenter concluded the value for Parcel 330 ODA to be \$13,000.

Smallwood Appraisal Report

Smallwood's appraisal was prepared by Franklin Street. Mr. Engelmann used both the Income Approach and the Sales Comparison Approach to value the billboard. With respect to the income, he used the actual leases in place for both faces of the sign to arrive a gross income of \$1,445/month for both sign faces. Additionally, Mr. Engelmann utilized an 8% management expense. Based upon these factors and other expenses generally associated with these structures, he concluded that the net operating income for the subject billboard was \$8,975. Rather than using a present value calculation, Mr. Engelmann used a direct capitalization of earnings to conclude that the value of the billboard via the Income Approach was \$128,000. With respect to the Sales Comparison Approach, Mr. Engelmann utilized six (6) improved billboard sales to derive at a gross income multiplier for the subject billboard in the range of 7.50 to 8.25. That produced a value indication for the subject in the range of \$130,000 to \$143,000 to which he concluded a value of \$140,000. Ultimately, Smallwood's appraisal concludes the value of the subject billboard to be \$135,000.

Valuation Issues

The parties' differing valuation opinions result primarily from two (2) factors. First is the gross income as utilized in the Income Approach. At the time of his analysis, Mr. Carpenter did not have access to the current leases nor to the financial records of Smallwood. That would account for the large difference between the appraisers' conclusions. The second factor relates to the assumption underlying the length of time the billboard would continue to remain on the property but for the taking. Based upon the Lease terms, the Lease would automatically renew annually unless there was bona fide development plan for the property which was inconsistent with the billboard's presence on the property. Accordingly, there was no certainty as to the number of years the billboard would continue to remain absent the taking. CFX based its value on a definite term of 10 years and the owner estimated a period in excess of that. Neither assumption is incorrect; rather, the issue is one of fact that a jury would determine at trial.

Based upon the facts specific to this billboard, its long term existence at this location, and our analysis of the highest and best use of the underlying land, I propose a settlement offer to Smallwood in the amount of \$80,000 which recognizes the likelihood that the billboard would have remained for an extended period but for the taking but which also applies a risk factor for the potential that development of the property could occur within the a 10 to 20 year period causing its removal.

Smallwood's Fees and Costs

Attached is a copy of Smallwood's appraisal invoice in the amount of \$12,532.85. It is reasonable to conclude that the Court would award approximately 85%, or \$10,650. Statutory attorney's fees amount to \$22,110.

RECOMMENDATION

For the above-cited reasons, Right-of-Way counsel respectfully request that the CFX Right of Way Committee recommend to the CFX Board a total settlement, inclusive of attorney's fees and expert costs, in the amount of \$112,7~~50~~⁶⁰, in full settlement of all claims for compensation for the acquisition of Parcel 330 ODA which is in CFX best interest. *VBN*

Settlement of the underlying claim, and all fees and costs will eliminate further risk and unnecessary expenses that the CFX will ultimately incur with further litigation of the condemnation action relative to Parcel 330 ODA.

ATTACHMENTS

Exhibit "A" - Franklin Street Invoice
Exhibit "B" - Settlement Agreement

ORLDOCS 15101293 2



Trenam Law
 101 E. Kennedy Boulevard, Suite 2700
 Tampa, Florida 33602

Attn: Mr. Paul D. Bain
 Attorney at Law
 pbain@trenam.com

Our File No.: 0116147VA

| DATE | | AMOUNT |
|------------|---|--------|
| 11/17/2016 | <p style="text-align: center;"><u>FOR PROFESSIONAL SERVICES RENDERED:</u></p> <p>For Appraisal Report of:</p> <p>Parcel 330 ODA (Smallwood Sign Company, Inc.) An Existing Double Faced Wooden Billboard North Side Of State Road 46, Approximately 835' East Of Round Lake Road Mount Dora, Lake County, Florida 32757</p> <p>Appraisal/Consultation Fee \$12,532.85 Less: Retainer/Deposit Paid \$0.00 Remaining Balance: \$12,532.85 +/- Adjustments: <u>\$0</u> Balance Due: \$12,532.85</p> <p style="text-align: center;">Make checks payable to: Franklin Street Valuation Advisory 600 North Westshore Boulevard Suite 600 Tampa, Florida 33609</p> <p style="text-align: center;">Please reference File No. to ensure proper credit</p> <p style="text-align: center;">Wire Instructions Available Upon Request</p> <p>Payment is required within 30 days after date of this invoice. Any balance that remains unpaid after 30 days will accrue interest at the rate of 1.5% per month.</p> | |

600 N. Westshore Blvd., Suite 600 | Tampa, Florida | 33609
 Phone (813) 839-7300 | Fax (813) 839-7330

EXHIBIT A

INVOICE



Bill To:

Trenam Law
 101 East Kennedy Boulevard
 Suite 2700
 Tampa, Florida 33602

From:

600 North West Shore Boulevard
 Suite 600
 Tampa, Florida 33609

Smallwood

| | | | |
|---------------|--|-----------|--------------------|
| Invoice #: | 00114 | Term: | Upon Receipt |
| Date created: | 11/17/2016 | Date due: | 11/17/2016 |
| Client: | Trenam Law | Status: | Outstanding |
| Project: | 0116147VA-Smallwood Sign Company, Inc. | Total: | \$12,532.85 |
| Project #: | 00389 | Payments: | \$0.00 |
| | | Balance: | \$12,532.85 |

Summary of Work Performed

| Name | Description | Qty | Rate | Amount |
|-----------------------------|-------------|--------|----------|--------------------|
| GWK_2016 | | 4.708 | \$135.00 | \$635.58 |
| JRF_2016 | | 12.375 | \$185.00 | \$2,289.38 |
| MCE_2016_Standard | | 4.375 | \$365.00 | \$1,596.88 |
| SMP_2016 | | 51.684 | \$155.00 | \$8,011.02 |
| <i>Subtotal</i> | | 73.142 | | \$12,532.85 |
| Total Amount Payable | | | | \$12,532.85 |

Details of Work Performed

| Person | Module | Task | Date | Work type | Description | Qty | Rate | Amount |
|-------------|----------------|--------------|------------|-----------|---|-------|----------|---------|
| George Kane | Correspondence | General time | 05/03/2016 | GWK_2016 | Correspondence with Bain's office consisting of new assignment documents; review right-of-way maps, FDOT notice to owner, Carpenter appraisal, order of taking and amended order of taking, leases, and retainer letter; file set up. | 0.333 | \$135.00 | \$44.96 |
| | Work Session | General time | 06/09/2016 | GWK_2016 | Work session with Bain, Engelmann, and Fabian regarding status of case, timeline, and direction. | 0.125 | \$135.00 | \$16.88 |
| | Work Session | General time | 06/14/2016 | GWK_2016 | Work session with Fabian and Pagliaro regarding assignment status and in-house data. | 0.125 | \$135.00 | \$16.88 |
| | Correspondence | General time | 06/24/2016 | GWK_2016 | Correspondence with Bain's office regarding timeline for our | 0.125 | \$135.00 | \$16.88 |

| | | | | appraisal. | | | |
|---------------------------------------|--------------|------------|----------|---|-------|----------|----------|
| Work Session | General time | 07/13/2016 | GWK_2016 | Work session with Pagliaro regarding sales research and rental information to date; correspondence with Bain's office regarding information needed for ground lease; review of lease information. | 0.25 | \$135.00 | \$33.75 |
| Work Session | General time | 07/14/2016 | GWK_2016 | Correspondence and work sessions with Pagliaro regarding billboard rental data. | 0.25 | \$135.00 | \$33.75 |
| Correspondence | General time | 07/18/2016 | GWK_2016 | Correspondence with Bain's office regarding subject billboard leases. | 0.125 | \$135.00 | \$16.88 |
| Work Session | General time | 07/20/2016 | GWK_2016 | Work session with Pagliaro and Fabian regarding case and timelines. | 0.125 | \$135.00 | \$16.88 |
| Work Session | General time | 07/21/2016 | GWK_2016 | Work session with Fabian and Pagliaro regarding case and timelines. | 0.25 | \$135.00 | \$33.75 |
| Work Session | General time | 07/30/2016 | GWK_2016 | Work session with Fabian and Pagliaro regarding draft appraisal. | 0.125 | \$135.00 | \$16.88 |
| Work Session | General time | 08/01/2016 | GWK_2016 | Work sessions with Pagliaro and Fabian regarding draft appraisal and status of case. | 0.125 | \$135.00 | \$16.88 |
| Internal Appraisal Review | General time | 08/14/2016 | GWK_2016 | Review of draft appraisal and correspondence with Fabian and Engelmann on potential edits needed to be made. | 0.75 | \$135.00 | \$101.25 |
| Work Session | General time | 08/15/2016 | GWK_2016 | Work sessions with Bain, Fabian and Pagliaro regarding draft appraisal, methodology, full compensation and timeline for delivery of appraisal. | 0.25 | \$135.00 | \$33.75 |
| Internal Appraisal Review | General time | 08/16/2016 | GWK_2016 | Work sessions with Engelmann and Fabian regarding Engelmann's review of appraisal and timeline for delivery to Bain. | 0.125 | \$135.00 | \$16.88 |
| Correspondence | General time | 08/25/2016 | GWK_2016 | Correspondence with Bain regarding ground lease leases; review of leases and file. | 0.25 | \$135.00 | \$33.75 |
| Work Session | General time | 08/29/2016 | GWK_2016 | Work session with Fabian and Pagliaro regarding Bain's review of draft, timeline for our final and new information to be received from property owner. | 0.25 | \$135.00 | \$33.75 |
| Appraisal Analysis and Report Writing | General time | 08/30/2016 | GWK_2016 | Revisions to appraisal per Fabian regarding Lake County development code and outdoor advertising signage; work sessions with Pagliaro on ordinance and review research | 0.75 | \$135.00 | \$101.25 |

from Lake County; direction from Engelmann and Fabian to send final appraisal to Bain.

| | | | | | | | |
|----------------|--------------|------------|----------|---|-------|----------|---------|
| Correspondence | General time | 09/28/2016 | GWK_2016 | Correspondence with Bain's office regarding mediation date; calendar mediation, review and file court documents; work session with Engelmann regarding mediation preparation. | 0.25 | \$135.00 | \$33.75 |
| Correspondence | General time | 09/30/2016 | GWK_2016 | Correspondence with Bain regarding mediation and invoice needed; work session with Engelmann regarding same. | 0.125 | \$135.00 | \$16.88 |

Person Subtotal 4.708 \$635.58

| | | | | | | | | |
|-------------|---------------------------------------|--------------|------------|----------|---|-------|----------|------------|
| John Fabian | Work Session | General time | 06/09/2016 | JRF_2016 | Work session with Engelmann, Bain and Kane regarding status of case | 0.125 | \$185.00 | \$23.13 |
| | Work Session | General time | 06/14/2016 | JRF_2016 | Work session with Kane and Pagliaro regarding assignment status and in-house data. | 0.125 | \$185.00 | \$23.13 |
| | Work Session | General time | 07/20/2016 | JRF_2016 | Work session with Kane and Pagliaro regarding case | 0.125 | \$185.00 | \$23.13 |
| | Work Session | General time | 07/21/2016 | JRF_2016 | Work session with Kane and Pagliaro regarding case and timelines. | 0.25 | \$185.00 | \$46.25 |
| | Work Session | General time | 07/25/2016 | JRF_2016 | Work session with Pagliaro regarding case status. | 0.125 | \$185.00 | \$23.13 |
| | Internal Appraisal Review | General time | 07/30/2016 | JRF_2016 | Review draft prepared by Pagliaro; review FDOT report; review other billboard appraisals; prepare additional analysis based on research; work sessions with Pagliaro on sales and leases; work session with Kane and Pagliaro on draft appraisal. | 4.25 | \$185.00 | \$786.25 |
| | Appraisal Analysis and Report Writing | General time | 08/01/2016 | JRF_2016 | Revise draft report; work sessions with Pagliaro and Kane regarding draft appraisal and status of case. | 5.875 | \$185.00 | \$1,086.88 |
| | Correspondence | General time | 08/14/2016 | JRF_2016 | Correspondence with Kane and Engelmann on potential edits needed to be made to draft appraisal. | 0.125 | \$185.00 | \$23.13 |
| | Work Session | General time | 08/15/2016 | JRF_2016 | Work sessions with Bain, Pagliaro and Kane regarding draft appraisal, methodology, full compensation and timeline for delivery of appraisal. | 0.25 | \$185.00 | \$46.25 |
| | Internal Appraisal Review | General time | 08/16/2016 | JRF_2016 | Work sessions with Engelmann and Kane regarding Engelmann's review of appraisal | 0.125 | \$185.00 | \$23.13 |

| | | | | | | | | |
|------------------|---|--------------|------------|-------------------|--|--------|----------|------------|
| | | | | | and timeline for delivery to Bain. | | | |
| | Final Appraisal Analysis and Report Writing | General time | 08/17/2016 | JRF_2016 | Prepare draft for delivery to Bain. | 0.5 | \$185.00 | \$92.50 |
| | Work Session | General time | 08/29/2016 | JRF_2016 | Work session with Kane and Pagliaro regarding Bain's review of draft, timeline for our final and new information to be received from property owner. | 0.25 | \$185.00 | \$46.25 |
| | Work Session | General time | 08/30/2016 | JRF_2016 | Work session with Kane regarding direction to revise final appraisal to include Lake County ordinance; correspondence with Engelmann and Kane regarding direction to send final appraisal to Bain. | 0.25 | \$185.00 | \$46.25 |
| | | | | | <i>Person Subtotal</i> | 12.375 | | \$2,289.38 |
| Martin Engelmann | Inspection | General time | 05/19/2016 | MCE_2016_Standard | Inspection of subject property, market area and preliminary comparable sales. | 2 | \$365.00 | \$730.00 |
| | Work Session | General time | 06/09/2016 | MCE_2016_Standard | Work session with Bain, Kane, and Fabian regarding status of case, timeline, and direction. | 0.125 | \$365.00 | \$45.63 |
| | Correspondence | General time | 07/18/2016 | MCE_2016_Standard | Correspondence with Bain's office regarding subject billboard leases. | 0.125 | \$365.00 | \$45.63 |
| | Correspondence | General time | 08/14/2016 | MCE_2016_Standard | Correspondence with Fabian and Kane on potential edits needed to be made to draft appraisal. | 0.125 | \$365.00 | \$45.63 |
| | Internal Appraisal Review | General time | 08/16/2016 | MCE_2016_Standard | Initial review of draft; work sessions with Fabian and Kane regarding review of appraisal and timeline for delivery to Bain. | 1.5 | \$365.00 | \$547.50 |
| | Correspondence | General time | 08/30/2016 | MCE_2016_Standard | Correspondence with Fabian and Kane regarding direction to send final appraisal to Bain. | 0.125 | \$365.00 | \$45.63 |
| | Correspondence | General time | 09/28/2016 | MCE_2016_Standard | Correspondence with Bain's office regarding mediation date; calendar mediation, review court documents; work session with Kane regarding mediation prep. | 0.25 | \$365.00 | \$91.25 |
| | Correspondence | General time | 09/30/2016 | MCE_2016_Standard | Correspondence with Bain regarding mediation and invoice needed; work session with Kane regarding invoice. | 0.125 | \$365.00 | \$45.63 |
| | | | | | <i>Person Subtotal</i> | 4.375 | | \$1,596.88 |
| Stephen Pagliaro | Work Session | General time | 06/14/2016 | SMP_2016 | Work session with Fabian and Kane regarding assignment status and in-house data. | 0.125 | \$155.00 | \$19.38 |
| | Subject Property | General | 06/30/2016 | SMP_2016 | Subject property research; | 1.75 | \$155.00 | \$271.25 |

| | | | | | | | |
|----------------------------|--------------|------------|----------|--|-------|----------|------------|
| Research | time | | | create mapping file; start review of in house billboard data | | | |
| Other Expert Report Review | General time | 06/30/2016 | SMP_2016 | Review of Carpenter report | 1.75 | \$155.00 | \$271.25 |
| Inspection | General time | 07/03/2016 | SMP_2016 | Inspection of the subject and market area | 2.5 | \$155.00 | \$387.50 |
| Sales Research | General time | 07/13/2016 | SMP_2016 | Review in house sales data; online sales and market research; work session with Kane regarding sales research and rental information to date; correspondence with Bain's office regarding information needed for ground lease. | 3.309 | \$155.00 | \$512.90 |
| Report Writing | General time | 07/14/2016 | SMP_2016 | Start front end of the report; correspondence and work sessions with Kane regarding billboard rental data. | 3.5 | \$155.00 | \$542.50 |
| Work Session | General time | 07/20/2016 | SMP_2016 | Work session with Kane and Fabian regarding case | 0.125 | \$155.00 | \$19.38 |
| Work Session | General time | 07/20/2016 | SMP_2016 | Work session with Pat Smallwood, of Smallwood Sign regarding the subject billboard and the ODA sign market | 0.25 | \$155.00 | \$38.75 |
| Sales Research | General time | 07/20/2016 | SMP_2016 | Research of improved billboard sales | 8.5 | \$155.00 | \$1,317.50 |
| Report Writing | General time | 07/21/2016 | SMP_2016 | Continue with edits to the report | 8.5 | \$155.00 | \$1,317.50 |
| Work Session | General time | 07/21/2016 | SMP_2016 | Work session with Kane and Fabian regarding case | 0.25 | \$155.00 | \$38.75 |
| Sales Research | General time | 07/22/2016 | SMP_2016 | Research of existing billboard leases and sales | 6.5 | \$155.00 | \$1,007.50 |
| Report Writing | General time | 07/24/2016 | SMP_2016 | Continue writing the report through the highest and best use. | 6.5 | \$155.00 | \$1,007.50 |
| Work Session | General time | 07/25/2016 | SMP_2016 | Work session with Fabian regarding case | 0.125 | \$155.00 | \$19.38 |
| Report Writing | General time | 07/25/2016 | SMP_2016 | Continue writing the report. | 4.5 | \$155.00 | \$697.50 |
| Work Session | General time | 07/30/2016 | SMP_2016 | Work session with Fabian regarding leases and billboard sales; work session with Fabian and Kane regarding draft appraisal. | 1.125 | \$155.00 | \$174.38 |
| Report Edits | General time | 08/01/2016 | SMP_2016 | Review and edits to report; work sessions with Fabian and Kane regarding draft appraisal and status. | 0.875 | \$155.00 | \$135.63 |
| Report Edits | General time | 08/03/2016 | SMP_2016 | Locate nearest billboards to the subject and map for exhibit; review 2012 ODA easement in | 0.75 | \$155.00 | \$116.25 |

| Palm Beach County | | | | | | | |
|---------------------------------------|--------------|------------|----------|---|--------|----------|--------------------|
| Work Session | General time | 08/15/2016 | SMP_2016 | Work sessions with Bain, Fabian and Kane regarding draft appraisal, methodology, full compensation and timeline for delivery of appraisal. | 0.25 | \$155.00 | \$38.75 |
| Work Session | General time | 08/29/2016 | SMP_2016 | Work sessions with Fabian and Kane regarding Bain's review of draft, timeline for our final and new information to be received from property owner. | 0.25 | \$155.00 | \$38.75 |
| Appraisal Analysis and Report Writing | General time | 08/30/2016 | SMP_2016 | Research with Lake County per Fabian regarding land development code and outdoor advertising signage; work sessions with Kane regarding information received. | 0.25 | \$155.00 | \$38.75 |
| <i>Person Subtotal</i> | | | | | 51.684 | | \$8,011.02 |
| <i>Subtotal</i> | | | | | 73.142 | | \$12,532.85 |
| Total Amount Payable | | | | | | | \$12,532.85 |

Please reference our File No. to ensure proper credit

Payment for services due upon receipt of invoice.

After 30 days a charge of 1.5% per month will be assessed on the unpaid balance.

**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR LAKE COUNTY, FLORIDA**

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

Petitioner,

v.

CASE NO.: 2015-CA-001714

RAMLEE HOLDINGS LIMITED
PARTNERSHIP, et al.,

Parcel No.: 330 ODA

Judge Hill

Respondents.

SETTLEMENT AGREEMENT

Counsel for Petitioner, **CENTRAL FLORIDA EXPRESSWAY AUTHORITY** ("CFX"), and Respondent, **SMALLWOOD SIGN COMPANY, INC.**, ("Respondent") have reached the following negotiated settlement of Parcel 300 ODA:

1. Respondent, shall have and recover from the Petitioner the sum of **EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00)** in full payment for the property designated as Parcel 330 ODA herein taken, severance damages, business damages, tort damages, if any, and all other damages and claims with the exception of attorney's fees, and expert costs.
2. Petitioner is entitled to credit in the amount of **SIXTEEN THOUSAND, NINE HUNDRED FIFTY AND NO/100 DOLLARS (\$16,950.00)** previously deposited into the Registry of the Court in this case by Petitioner.
3. Respondent does have and recover of and from the Petitioner the sum of **TWENTY TWO THOUSAND, ONE HUNDRED TEN AND NO/100 DOLLARS (\$22,110.00)**, as full payment for attorney's fees for services rendered on behalf of Respondent by the Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A. firm in this cause, pursuant to §§73.091 and 73.092, *Florida Statutes* (2015). Respondent shall make no further claim for attorney's fees herein.
4. Respondent does have and recover of and from the Petitioner the sum of **TEN THOUSAND, SIX HUNDRED FIFTY AND NO/100 DOLLARS (\$10,650.00)**, as full payment for all costs including but not limited to the expert fee for Tropical Realty Appraisal Services. Respondent shall make no further claim for costs herein.

5. This Settlement Agreement will be placed on the agendas for the CFX Right of Way Committee meeting and the CFX Board, and is conditioned upon final approval by the CFX Board.

6. Upon approval of this Settlement Agreement by the CFX Board, Counsel for Petitioner and Counsel for Respondents shall jointly submit to the Court for entry a Stipulated Final Judgment in this matter as soon as practical.

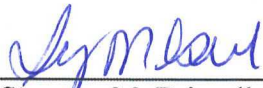
7. Within thirty (30) days from the date of receipt by Petitioner's Counsel of a conformed copy of the Stipulated Final Judgment, Petitioner will pay to Respondents, by deposit into the Registry of the Court the balance due of **SIXTY THREE THOUSAND, TWO HUNDRED TWENTY AND NO/100 DOLLARS (\$63,220.00)**, this sum being the difference between the Petitioner's initial deposit and the final agreed settlement amount, plus a \$170.00 Clerk's fee.

8. Within thirty (30) days from the date of receipt by Petitioner's Counsel of a conformed copy of the Stipulated Final Judgment, Petitioner shall issue a check for the total amount of **THIRTY TWO THOUSAND, SEVEN HUNDRED SIXTY AND NO/100 DOLLARS (\$32,760.00)**, payable to the firm of Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A. and mail said check to Paul D. Bain, Esq., Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A., 101 E. Kennedy Blvd., Ste. 2700, Tampa, Florida 33602, as payment in full for all attorney's fees and costs as provided in this Agreement.

9. This Settlement Agreement, executed by the respective counsel on behalf of the parties, contains all of the agreements of the parties.

CENTRAL FLORIDA EXPRESSWAY
AUTHORITY, PETITIONER

SMALLWOOD SIGN COMPANY, INC.,
RESPONDENT



Suzanne M. Driscoll, Esq.
Attorney for Petitioner

Dated: January 6, 2017



Paul D. Bain, Esq.
Attorney for Respondent

Dated: January 6, 2017



CENTRAL FLORIDA EXPRESSWAY AUTHORITY

RIGHT OF WAY COMMITTEE MEETING

January 25, 2017

Parcel 330 ODA

Proposed Settlement Agreement



CENTRAL FLORIDA EXPRESSWAY AUTHORITY







CENTRAL FLORIDA EXPRESSWAY AUTHORITY



CENTRAL FLORIDA EXPRESSWAY AUTHORITY

➤➤➤ Photographs of Property



View of a dirt trail located on the property



Comparison of Appraisal Reports

| Parcel 330 ODA | CFX's Appraisal (Carpenter) | Owner's Appraisal (Engelmann) |
|---------------------------------|--------------------------------|----------------------------------|
| Cost Approach | \$10,170 | -- |
| Income Approach | \$18,900 | \$128,000 |
| Monthly Rent | \$850 | \$1,448 |
| NOI | \$3,517 | \$8,975 |
| | 10 years | Cap Rate: 7.0% |
| Sales Comparison Approach | -- | \$140,000 |
| Total for Parcel 330 ODA | \$13,000 | \$135,000 |



Owner's Expert Fees and Costs

| Owner's Experts | Amount Invoiced | Settlement Amount |
|------------------------------------|-----------------|-------------------|
| Franklin Street (Martin Englemann) | \$12,532.85 | \$10,650.00 |



Proposed Settlement

| Parcel 330 ODA | CFX (Carpenter) | Owner (Engelmann) | Proposed Settlement |
|------------------------------|--------------------|----------------------|------------------------|
| Compensation to the Owner | \$13,000 | \$135,000 | \$80,000 |
| Statutory Attorney's Fees | -- | \$22,110 | \$22,110 |
| Experts | -- | \$12,532 | \$10,650 |
| Total | -- | \$169,642 | \$112,760 |



Recommendation

Please recommend to the CFX Board approval a settlement in the amount of \$112,760, including severance damages, business damages, tort damages, attorney's fees and costs, and expert fees and costs in full settlement of all claims for compensation for the acquisition of Parcel 330 ODA.

Tab J

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MEMORANDUM

TO: Central Florida Expressway Authority Right of Way Committee

FROM: Linda S. Brehmer Lanosa, Deputy General Counsel *Linda B.L.*
Suzanne Driscoll, Esq., Shutts & Bowen *SD*

DATE: December 27, 2016

RE: *Central Florida Expressway Authority v. Daryl and Laura Alderman, et al.*
Case No. 2015-CA-004105-O, Parcel 241
Location: 3252 Ondich Road, unincorporated Orange County, Florida
Total Taking of 20.112 acres

INTRODUCTION

The case was successfully mediated on December 22, 2016, after the disclosure of updated expert reports, but before a significant amount of pre-trial discovery and other work had been performed. The parties have reached a proposed all-inclusive settlement in the amount of \$1,496,175, including interest, statutory attorney's fees, expert fees, and costs as described below.

DESCRIPTION OF PROPERTY AND TAKING

Parcel 241 is a fee simple whole taking consisting of 20.112 acres. Parcel 241 is located on the south side of Ondich Road just west of Plymouth Sorrento in unincorporated Orange County, Florida.

Mr. and Mrs. Alderman bought the property in 1998. Mr. Alderman built the 2,572 square foot house on the property in 2004. It had 3 bedrooms and 2 bathrooms. Additional improvements included 4 storage sheds, a horse feeding stall and barn, a pond and lush landscaping. They had four horses, which were given away because of the taking.

To date, Mr. and Mrs. Alderman received the good faith estimate of value in the amount of \$846,200 plus a replacement housing purchase additive ("Purchase Additive") in the amount of \$94,000. The Purchase Additive will be recaptured as part of the proposed settlement. The Aldermans received some additional relocation benefits for incidental expenses.

CFX'S APPRAISAL REPORT

David Hall, ASA, State-Certified General Appraiser, of Bullard, Hall and Adams, appraised the property for CFX. He opined the highest and best use of Parcel 241 is for continued single family residential use.

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

WWW.CFXWAY.COM 

Recently, Mr. Hall updated his appraisal report and increased his estimated land value from \$28,000 per acre to \$37,500 per acre or \$754,200. Mr. Hall used four (4) improved sales to determine the value of the improvements, with prices ranging from \$105.62 to \$111.52 per square foot. Mr. Hall valued the improvements at \$110 per square foot for a total of \$283,000. A summary of Mr. Hall's estimate of value is below.

| | |
|--------------------------------|--------------------|
| Land Taken (\$37,500 per acre) | \$ 754,200 |
| Improvements | \$ 283,000 |
| Total for Owner | \$1,037,200 |

MR. AND MRS. ALDERMAN'S APPRAISAL REPORT

Tom Callan, counsel for Mr. and Mrs. Alderman, retained Martin Englemann, MAI, MRICS, to appraise the property. Mr. Englemann concluded that the highest and best use of the property is for future residential development.

Rather than looking for comparable sales in the general area of Parcel 241, Mr. Englemann relied upon comparable sales in Winter Garden, Clermont and southeast Orlando. All of his comparable sales are in superior locations, with superior zoning (PD, PUD, etc.), and have utilities either onsite or available nearby, unlike Parcel 241. These sales range in sale price from \$74,277 to \$111,343 per acre. Mr. Englemann estimates the land value of Parcel 241 at \$80,000 per acre or **\$1,610,000**. He did not increase his estimate of value of Parcel 241 with the value of the improvements because the improvements had no long term contributory value.

STATUTORY ATTORNEY'S FEES AND EXPERT FEES

Statutory attorney's fees are based upon the benefit achieved. With an all-inclusive settlement number, the exact monetary benefit achieved excluding attorney's fees and expert fees is not known. Nevertheless, assumptions can be made to measure the reasonableness of an all-inclusive settlement.

Assuming the amount of full compensation to the property owner is \$1,306,000, the monetary benefit achieved is \$1,306,000 less the first written offer of \$833,300, for a total monetary benefit of \$472,700. Statutory attorney's fees are the sum of 33% of the benefit up to \$250,000 ($\$250,000 \times 33\% = \$82,500$) plus 25% of the benefit over \$250,000 but less than \$1 million ($\$222,700 \times 25\% = \$55,675$), for a total statutory attorney fee of **\$138,175**. By way of comparison, the statutory attorney's fee based upon the owners' demand of \$1,610,000 would be based upon a benefit of \$776,700, yielding an attorney's fee of \$214,175.

Regarding expert fees, Tom Callan on behalf of Mr. and Mrs. Alderman retained 4 experts and presented invoices totaling \$65,124.06. Attached hereto are copies of the invoices, which are summarized below.

| Expert | Invoice |
|------------------------------------|--------------------|
| Franklin Street (Martin Englemann) | \$ 31,519.58 |
| VHB, Inc. | 21,456.98 |
| PSG Construction | 7,700.00 |
| Juris Corporation | 4,347.50 |
| Orange Legal | 100.00 |
| Total | \$65,024.06 |

After reviewing the invoices, the hourly rates, and the services performed, counsel for CFX determined that a payment of **\$48,000** for the landowners' expert fees and costs would be a reasonable amount for settlement purposes.

PROPOSED ALL-INCLUSIVE SETTLEMENT

After considering compensation to the owners, to the owners' lawyers, and to the owners' experts, the parties reached a proposed all-inclusive settlement in the amount of \$1,496,175. A table comparing the parties' positions with a hypothetical breakdown of the proposed settlement is below.

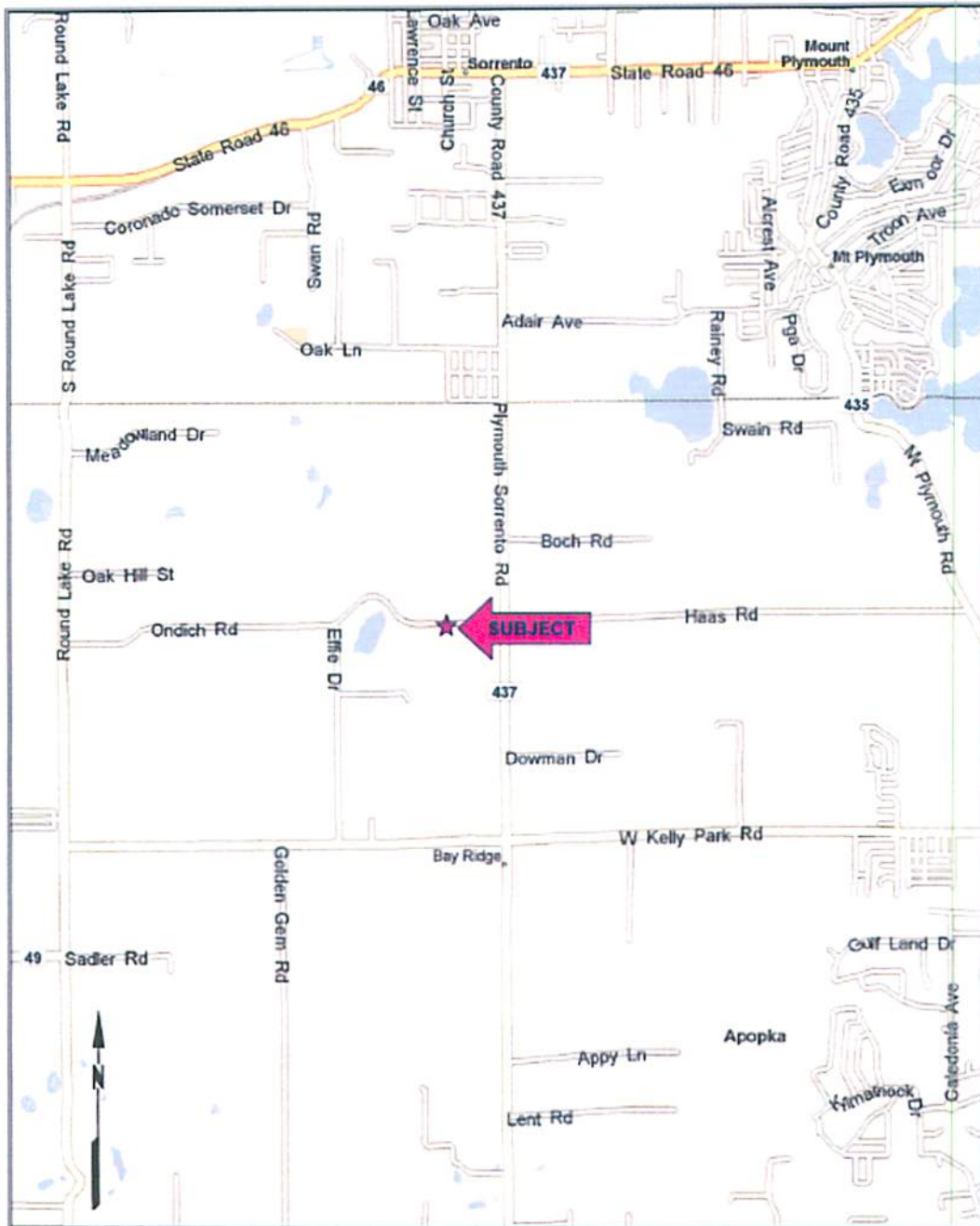
| | CFX | Owners' Demand | Proposed Settlement |
|---------------------------|-------------|-----------------------|----------------------------|
| Land Value | \$1,037,000 | \$1,610,000 | \$1,306,000 |
| Statutory Attorney's Fees | | 214,175 | 138,175 |
| Expert Fees and Costs | | 65,024 | 48,000 |
| Additional Sum | | | 4,000 |
| Total for Owner | | \$1,889,199 | \$1,496,175 |

This breakdown of the all-inclusive settlement amount is for the purpose of analyzing the settlement amount and may not represent the actual allocation.

REQUESTED ACTION

We respectfully request that the Right of Way Committee recommend to the CFX Board approval of a Mediated Settlement Agreement in the amount of \$1,496,175 to settle all pending claims for the taking of Parcel 241, including full compensation for the property, severance damages, business damages, tort damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim, subject to apportionment.

cc: Suzanne Driscoll, Esq., Shutts & Bowen



SUBJECT LOCATION MAP
PARCEL 241



AERIAL PHOTO
PARCEL 241

**PHOTOGRAPHS OF SUBJECT
PARCEL 241**



3. LOOKING SOUTHEAST AT THE RESIDENCE

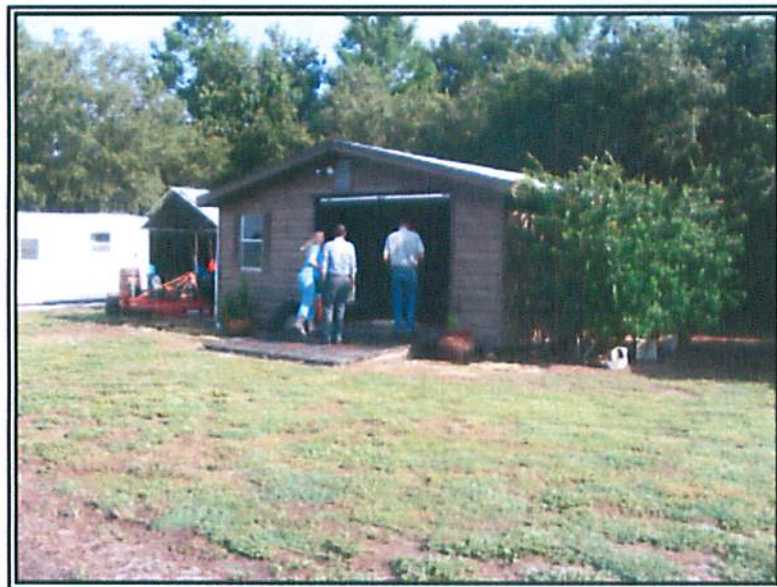


4. LOOKING NORTHEAST AT THE RESIDENCE

PHOTOGRAPHS OF SUBJE
PARCEL 2



9. LOOKING NORTHWEST AT THE LARGE SHED



10. LOOKING NORTHWEST AT A SHED

**PHOTOGRAPHS OF SUBJECT
PARCEL 241**



11. LOOKING NORTHEAST AT SOME OF THE SHEDS



12. LOOKING SOUTH AT THE ZIP LINE

PHOTOGRAPHS OF SUBJECT
PARCEL 241



13. LOOKING SOUTH AT THE CORRAL



14. LOOKING WEST AT THE SHEDS AND HORSE FEEDING STABLE

3. The parties agree to continue the trial of this matter pending review by the CFX ROW Committee and 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 will submit to the Court a standard Motion for Stipulated Final Judgment containing the terms and conditions of this Settlement Agreement within fifteen (15) days from the date of approval of this Settlement Agreement by the CFX Board.

6. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcel 241, severance damages, business damages, tort damages, 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 22nd day of December, 2016, contains all the agreements of the parties.



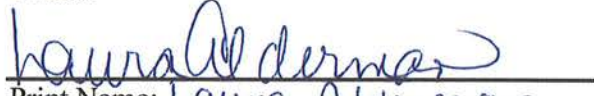
Print Name: Linda Lanosa
Central Florida Expressway Authority



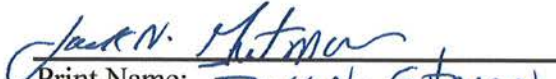
Print Name: Daryl Alderman
Owner



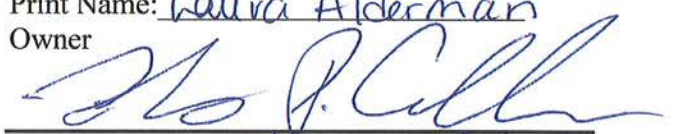
Print Name: Suzanne M. Driscoll
Counsel for CFX



Print Name: Laura Alderman
Owner



Print Name: Jack N. Gutman
Mediator



Print Name: Thomas B. Cole
Attorney for Owner

Alderman Fees and Costs

Client:

Daryl & Laura Alderman

Case:

2015-CA-004105-O

Prepared Date:

12/20/2016

| Expert | Invoice Amount | Invoice Number | Invoice Date | CLF Amount Paid | Check Number | Check Date |
|----------------------------|----------------|----------------|--------------|-----------------|--------------|------------|
| Franklin Street | \$ 31,519.58 | 106 | 12/21/2016 | | | |
| VHB, Inc. | \$ 21,456.98 | 61838 | 12/19/2016 | | | |
| PSG Construction | \$ 7,700.00 | Alderman01 | 12/21/2016 | | | |
| Juris Corporation | \$ 1,572.50 | 9700 | 9/9/2014 | \$ 786.25 | 9106 | 9/23/2014 |
| | \$ 555.00 | 9701 | 9/19/2014 | \$ 277.50 | 9106 | 9/23/2014 |
| | \$ 740.00 | 9724 | 3/10/2015 | \$ 370.00 | 9196 | 3/26/2015 |
| | \$ 1,480.00 | 9742 | 6/30/2015 | \$ 740.00 | 9264 | 7/13/2015 |
| TOTAL EXPERT COSTS | \$ 65,024.06 | | | | | |
| CLF COSTS | | | | | | |
| Orange Legal | \$ 100.00 | 192165 | 4/24/2015 | \$ 100.00 | 9235 | 5/11/2015 |
| TOTAL CLF COSTS | \$ 100.00 | | | | | |
| TOTAL OVERALL COSTS | \$ 65,124.06 | | | | | |

INVOICE



Bill To:
Callan Law Firm, P.A.

From:
600 North West Shore Boulevard
Suite 600
Tampa, Florida 33609

Mediation

| | | | |
|---------------|--|-----------|--------------------|
| Invoice #: | 00106 | Term: | Upon Receipt |
| Date created: | 12/21/2016 | Date due: | 12/21/2016 |
| Client: | Callan Law Firm, P.A. | Status: | Outstanding |
| Project: | 0115279VA-Daryl A. Alderman (Wekiva Parkway) | Total: | \$31,519.58 |
| Project #: | 00220 | Payments: | \$0.00 |
| | | Balance: | \$31,519.58 |

Description

For Mediation Purposes

Summary of Work Performed

| Name | Description | Qty | Rate | Amount |
|-----------------------------|-------------|---------|----------|--------------------|
| CRW_2016 | | 1.5 | \$135.00 | \$202.50 |
| GWK_2015 | | 1.125 | \$135.00 | \$151.88 |
| GWK_2016 | | 12.208 | \$135.00 | \$1,648.08 |
| JB | | 0.125 | \$95.00 | \$11.88 |
| JC_2016 | | 0.5 | \$95.00 | \$47.50 |
| JP | | 6.25 | \$95.00 | \$593.75 |
| JRF_2015 | | 14.75 | \$185.00 | \$2,728.75 |
| JRF_2016 | | 36.75 | \$185.00 | \$6,798.75 |
| MCE_2015_Standard | | 3.25 | \$365.00 | \$1,186.25 |
| MCE_2016_Standard | | 21.625 | \$365.00 | \$7,893.13 |
| SMP_2015 | | 10.625 | \$155.00 | \$1,646.88 |
| SMP_2016 | | 55.55 | \$155.00 | \$8,610.25 |
| Subtotal | | 164.258 | | \$31,519.58 |
| Total Amount Payable | | | | \$31,519.58 |

Details of Work Performed

| Person | Module | Task | Date | Work type | Description | Qty | Rate | Amount |
|--------------|--------------|--------------|------------|-----------|---|------|----------|---------|
| Chris Worley | Work Session | General time | 01/18/2016 | CRW_2016 | Work session with Engelmann, Fabian, and Kane regarding | 0.25 | \$135.00 | \$33.75 |

assignment issues, research needed, and update from Engelmann's work session with clients.

| | | | | | | | | |
|-------------|---------------------------|--------------|------------|----------|--|-------|----------|----------|
| | Market Area Research | General time | 01/19/2016 | CRW_2016 | Market area research per Engelmann consisting of update and review of demographics, home sales, lot sales, and building permitting. | 0.5 | \$135.00 | \$67.50 |
| | Market Area Research | General time | 01/20/2016 | CRW_2016 | Market area research per Engelmann consisting of write up of market area trends and analysis. | 0.75 | \$135.00 | \$101.25 |
| | | | | | <i>Person Subtotal</i> | 1.5 | | \$202.50 |
| George Kane | Work Session | General time | 12/07/2015 | GWK_2015 | Work session with Engelmann regarding new assignment and direction and scope of assignment. | 0.125 | \$135.00 | \$16.88 |
| | Subject Property Research | General time | 12/07/2015 | GWK_2015 | Initial subject property research and assignment setup; correspondence with counsel's office regarding request for data. | 0.25 | \$135.00 | \$33.75 |
| | Correspondence | General time | 12/09/2015 | GWK_2015 | Correspondence with counsel's office regarding request for data. | 0.125 | \$135.00 | \$16.88 |
| | Correspondence | General time | 12/10/2015 | GWK_2015 | Correspondence with counsel's office regarding request for data. | 0.125 | \$135.00 | \$16.88 |
| | Work Session | General time | 12/14/2015 | GWK_2015 | Work session with Engelmann regarding direction of summary of subject property and CFX appraisal for site inspection and client work session scheduled for December 15, 2015; work session with Pagliaro regarding same. | 0.25 | \$135.00 | \$33.75 |
| | Correspondence | General time | 12/14/2015 | GWK_2015 | Correspondence with counsel's office regarding request for data and download appraisals prepared for CFX. | 0.125 | \$135.00 | \$16.88 |
| | Work Session | General time | 12/22/2015 | GWK_2015 | Work session with Black and Pagliaro regarding correspondence with Callan's office consisting of new information and data direction to review and file. | 0.125 | \$135.00 | \$16.88 |
| | Work Session | General time | 01/18/2016 | GWK_2016 | Work session with Engelmann, Fabian, and Worley regarding assignment issues, research needed, and update from Engelmann's work session with clients. | 0.25 | \$135.00 | \$33.75 |
| | Other Expert | General | 02/04/2016 | GWK_2016 | Review of Paul Gidus, general | 0.333 | \$135.00 | \$44.96 |

| | | | | | | | |
|----------------|--------------|------------|----------|--|-------|----------|----------|
| Report Review | time | | | contractor, report; correspondence with Callan's office regarding same. | | | |
| Work Session | General time | 02/05/2016 | GWK_2016 | Work session with Callan, Fabian and Pagliaro regarding case. | 0.5 | \$135.00 | \$67.50 |
| Correspondence | General time | 02/26/2016 | GWK_2016 | Correspondence with Callan's office regarding trial orders; file documents from Callan's office and calendar trial and other court mandated dates. | 0.25 | \$135.00 | \$33.75 |
| Work Session | General time | 03/28/2016 | GWK_2016 | Work session with Engelmann and Fabian regarding case status and timelines. | 0.125 | \$135.00 | \$16.88 |
| Correspondence | General time | 05/11/2016 | GWK_2016 | Correspondence with Callan's office regarding scheduling of work session; correspondence with Engelmann and Fabian regarding same. | 0.125 | \$135.00 | \$16.88 |
| Correspondence | General time | 05/12/2016 | GWK_2016 | Correspondence with Callan's office regarding scheduling of work session; correspondence with Engelmann and Fabian regarding same. | 0.125 | \$135.00 | \$16.88 |
| Correspondence | General time | 05/13/2016 | GWK_2016 | Correspondence with Callan's office regarding scheduling of work session; correspondence with Engelmann and Fabian regarding same. | 0.125 | \$135.00 | \$16.88 |
| Correspondence | General time | 05/16/2016 | GWK_2016 | Correspondence with Callan's office regarding scheduling of work session. | 0.125 | \$135.00 | \$16.88 |
| Work Session | General time | 05/17/2016 | GWK_2016 | Work session with Callan, Engelmann, and Fabian regarding update of case, market area data, timeline for appraisal and other expert due dates, and court mandated dates; work session preparation consisting of review of sales to date and data file. | 0.75 | \$135.00 | \$101.25 |
| Correspondence | General time | 05/18/2016 | GWK_2016 | Correspondence with Callan's office regarding scheduling of work session; correspondence with Callan's office regarding information prepared from other experts on adjacent and nearby takings for the Wekiva Parkway; review all documents and file. | 0.5 | \$135.00 | \$67.50 |
| Correspondence | General time | 06/02/2016 | GWK_2016 | Correspondence with Callan's office regarding scheduling work session. | 0.125 | \$135.00 | \$16.88 |
| Work Session | General | 06/06/2016 | GWK_2016 | Work session with Callan, | 1.375 | \$135.00 | \$185.63 |

| | | | | | | | |
|----------------|--------------|------------|----------|--|-------|----------|---------|
| | time | | | Shannon, Hall, and Fabian regarding land planning draft report, highest and best use, concurrency, utilities, etc.; correspondence with Callan's office regarding discovery from petitioner information; download all information. | | | |
| Correspondence | General time | 06/10/2016 | GWK_2016 | Correspondence with Callan's office regarding our timeline of the Wekiva Parkway project history. | 0.125 | \$135.00 | \$16.88 |
| Correspondence | General time | 06/17/2016 | GWK_2016 | Correspondence with Callan's office regarding timeline of Wekiva Parkway and history of project. | 0.125 | \$135.00 | \$16.88 |
| Correspondence | General time | 06/28/2016 | GWK_2016 | Correspondence with Callan's office regarding petitioner's request and interrogatories; review all and file. | 0.25 | \$135.00 | \$33.75 |
| Correspondence | General time | 06/30/2016 | GWK_2016 | Correspondence with Callan's office regarding documents received from Central Florida Expressway authority; download all data and file. | 0.125 | \$135.00 | \$16.88 |
| Correspondence | General time | 07/15/2016 | GWK_2016 | Correspondence with Callan's office regarding scheduling work session and interrogatories. | 0.125 | \$135.00 | \$16.88 |
| Correspondence | General time | 07/20/2016 | GWK_2016 | Correspondence with Callan's office regarding our work file and interrogatories. | 0.125 | \$135.00 | \$16.88 |
| Correspondence | General time | 07/21/2016 | GWK_2016 | Correspondence with Callan's office regarding our work file and interrogatories. | 0.125 | \$135.00 | \$16.88 |
| Correspondence | General time | 08/05/2016 | GWK_2016 | Correspondence with Callan's office regarding other expert's reports and deadlines. | 0.125 | \$135.00 | \$16.88 |
| Work Session | General time | 08/11/2016 | GWK_2016 | Work session with Fabian regarding land sales research needed and timeline. | 0.25 | \$135.00 | \$33.75 |
| Correspondence | General time | 08/15/2016 | GWK_2016 | Correspondence with Callan's office regarding timeline of other expert reports. | 0.125 | \$135.00 | \$16.88 |
| Work Session | General time | 08/29/2016 | GWK_2016 | Work session with Fabian and Pagliaro regarding status of case; direction to Fabian and Pagliaro on land sales needed to be researched and verified, and other expert report deadlines. | 0.25 | \$135.00 | \$33.75 |
| Work Session | General time | 09/19/2016 | GWK_2016 | Work sessions with Fabian and Pagliaro regarding current status of land sales. | 0.5 | \$135.00 | \$67.50 |

| | | | | | | | |
|----------------|--------------|------------|----------|--|-------|----------|----------|
| Correspondence | General time | 09/27/2016 | GWK_2016 | Correspondence with Callan's office regarding case status and new timelines. | 0.125 | \$135.00 | \$16.88 |
| Work Session | General time | 10/26/2016 | GWK_2016 | Work session and correspondence with Rathbone regarding planning report prepared by Hall and expert court mandated exchange date; begin review of planning report; work session with Fabian regarding planning report and appraisal exchange due date. | 0.375 | \$135.00 | \$50.63 |
| Correspondence | General time | 10/28/2016 | GWK_2016 | Correspondence with Callan's office regarding scheduling of work session. | 0.125 | \$135.00 | \$16.88 |
| Correspondence | General time | 10/31/2016 | GWK_2016 | Correspondence with Callan's office regarding updated trial date and expert report exchange date. | 0.125 | \$135.00 | \$16.88 |
| Correspondence | General time | 11/01/2016 | GWK_2016 | Correspondence with Callan's office regarding rescheduling of expert work session. | 0.125 | \$135.00 | \$16.88 |
| Work Session | General time | 11/03/2016 | GWK_2016 | Work session with Fabian, Callan, Hall and other experts regarding case; work session preparation consisting of complete review of Hall planning report and our sales data to date. | 0.75 | \$135.00 | \$101.25 |
| Work Session | General time | 11/16/2016 | GWK_2016 | Work session with Engelmann and Fabian regarding draft appraisal timeline. | 0.125 | \$135.00 | \$16.88 |
| Work Session | General time | 11/18/2016 | GWK_2016 | Work session with Callan and Fabian regarding additional sales data and market area research. | 0.25 | \$135.00 | \$33.75 |
| Work Session | General time | 11/22/2016 | GWK_2016 | Work session with Fabian regarding timeline and sales research. | 0.125 | \$135.00 | \$16.88 |
| Work Session | General time | 11/29/2016 | GWK_2016 | Work session preparation consisting of review of draft appraisal report, review of Hall planning report, and review of all land sales research to date; work session with Callan, Fabian and Pagliaro regarding draft appraisal and land sales. | 1.25 | \$135.00 | \$168.75 |
| Work Session | General time | 12/01/2016 | GWK_2016 | Work sessions with Fabian and Engelmann regarding land sales research and verification; calls to brokers and market participants for verification of land sales. | 1 | \$135.00 | \$135.00 |

| | | | | | | | | |
|------------------------|---------------------------------------|--------------|------------|----------|---|--------|----------|------------|
| | Work Session | General time | 12/02/2016 | GWK_2016 | Work sessions with Callan, Fabian and Engelmann regarding sales and draft appraisal review. | 0.75 | \$135.00 | \$101.25 |
| | Work Session | General time | 12/15/2016 | GWK_2016 | Work session with Cloonen regarding edits needed to land sale write ups and research file. | 0.125 | \$135.00 | \$16.88 |
| <i>Person Subtotal</i> | | | | | | 13.333 | | \$1,799.96 |
| Jann Poulos | Market Area Research | General time | 11/23/2016 | JP | Work sessions with Fabian, Engelmann, and Kane regarding market data needed on land sales; begin research on established and proposed subdivisions for end unit pricing, lot sales, and absorption. | 4 | \$95.00 | \$380.00 |
| | Market Area Research | General time | 11/28/2016 | JP | Continued research on established and proposed subdivisions for end unit pricing, lot sales, and absorption. | 1.5 | \$95.00 | \$142.50 |
| | Market Area Research | General time | 11/29/2016 | JP | Complete research on established and proposed subdivisions for end unit pricing, lot sales, and absorption; work session with Engelmann on presentation format and findings. | 0.75 | \$95.00 | \$71.25 |
| <i>Person Subtotal</i> | | | | | | 6.25 | | \$593.75 |
| Joan Black | Work Session | General time | 12/22/2015 | JB | Work session with Kane and Pagliaro regarding correspondence with Callan's office consisting of new information and data direction to review and file. | 0.125 | \$95.00 | \$11.88 |
| John Fabian | Work Session | General time | 01/18/2016 | JRF_2015 | Work session with Kane, Worley and Engelmann status of the case and case direction | 0.25 | \$185.00 | \$46.25 |
| | Sales Research | General time | 01/25/2016 | JRF_2016 | Work session with Pagliaro regarding land sales research. | 0.125 | \$185.00 | \$23.13 |
| | Expert Report Review | General time | 02/01/2016 | JRF_2015 | Read other experts reports and set up report files. | 2.5 | \$185.00 | \$462.50 |
| | Appraisal Analysis and Report Writing | General time | 02/02/2016 | JRF_2015 | Begin draft appraisal set up and writing; review subject data. | 4.5 | \$185.00 | \$832.50 |
| | Appraisal Analysis and Report Writing | General time | 02/04/2016 | JRF_2015 | Continued draft appraisal setup and writing; review sales data to date; work session with Pagliaro regarding sales data research. | 4.75 | \$185.00 | \$878.75 |
| | Appraisal Analysis and | General time | 02/05/2016 | JRF_2015 | Continue writing draft appraisal. | 2.25 | \$185.00 | \$416.25 |

| Report Writing | | | | | | | |
|---------------------------|--------------|------------|----------|--|-------|----------|----------|
| Work Session | General time | 02/05/2016 | JRF_2015 | Work session with Callan, Kane and Pagliaro regarding case. | 0.5 | \$185.00 | \$92.50 |
| Work Session | General time | 03/28/2016 | JRF_2016 | Work session with Kane and Engelmann regarding status of case. | 0.125 | \$185.00 | \$23.13 |
| Subject Property Research | General time | 03/30/2016 | JRF_2016 | Review opposing expert reports and prepare maps for inspection of subject, land sales to date, opposing appraiser land sales and market data. | 0.75 | \$185.00 | \$138.75 |
| Inspection | General time | 03/31/2016 | JRF_2016 | Inspect subject property and surrounding market area, land sales to date, opposing appraisal land sales, etc. | 1.5 | \$185.00 | \$277.50 |
| Initial File Set Up | General time | 04/01/2016 | JRF_2016 | Add inspection photographs and market data to data file. | 0.5 | \$185.00 | \$92.50 |
| Correspondence | General time | 05/11/2016 | JRF_2016 | Correspondence with Engelmann and Kane regarding scheduling of work session. | 0.125 | \$185.00 | \$23.13 |
| Correspondence | General time | 05/12/2016 | JRF_2016 | Correspondence with Engelmann and Kane regarding scheduling of work session. | 0.125 | \$185.00 | \$23.13 |
| Correspondence | General time | 05/13/2016 | JRF_2016 | Correspondence with Engelmann and Kane regarding scheduling of work session. | 0.125 | \$185.00 | \$23.13 |
| Work Session | General time | 05/17/2016 | JRF_2016 | Work session with Callan, Engelmann, and Fabian regarding update of case, market area data, timeline for appraisal and other expert due dates, and court mandated dates. | 0.5 | \$185.00 | \$92.50 |
| Work Session | General time | 06/06/2016 | JRF_2016 | Work session with Callan, Kane and Collins regarding status of land planning report | 0.75 | \$185.00 | \$138.75 |
| Work Session | General time | 08/11/2016 | JRF_2016 | Work session with Kane regarding land sales research needed and timeline. | 0.25 | \$185.00 | \$46.25 |
| Work Session | General time | 08/29/2016 | JRF_2016 | Work session with Kane and Pagliaro regarding status of case; direction from Kane on land sales needed to be researched and verified, and other expert report deadlines. | 0.25 | \$185.00 | \$46.25 |
| Work Session | General time | 09/19/2016 | JRF_2016 | Work sessions with Kane and Pagliaro regarding current status of land sales. | 0.5 | \$185.00 | \$92.50 |

| | | | | | | | |
|---------------------------------------|--------------|------------|----------|--|-------|----------|----------|
| Appraisal Analysis and Report Writing | General time | 09/23/2016 | JRF_2016 | Review previous draft report. Read Anderson deposition. Work session with Katie Shannon regarding land planning. Make revisions to draft based on new data. | 2.75 | \$185.00 | \$508.75 |
| Work Session | General time | 10/26/2016 | JRF_2016 | Work session with Kane regarding planning report and appraisal exchange due date. | 0.125 | \$185.00 | \$23.13 |
| Work Session | General time | 11/03/2016 | JRF_2016 | Work session with Kane, Callan, Hall and other experts regarding case. | 0.5 | \$185.00 | \$92.50 |
| Appraisal Analysis and Report Writing | General time | 11/16/2016 | JRF_2016 | Review planning report and opposing reports; review market area data and update draft appraisal; work session with Kane and Engelmann regarding draft and timeline. | 4.75 | \$185.00 | \$878.75 |
| Appraisal Analysis and Report Writing | General time | 11/17/2016 | JRF_2016 | Continue revising draft appraisal; additional land sales search and analysis. | 2.5 | \$185.00 | \$462.50 |
| Appraisal Analysis and Report Writing | General time | 11/18/2016 | JRF_2016 | Further analysis of researched land sales. Work session with Callan and Kane. Additional highest and best use analysis. | 2.5 | \$185.00 | \$462.50 |
| Work Session | General time | 11/21/2016 | JRF_2016 | Work session with Pagliaro regarding research of additional residential sales and data from Callan. | 0.5 | \$185.00 | \$92.50 |
| Work Session | General time | 11/22/2016 | JRF_2016 | Work session with Kane regarding timeline for delivery of appraisal and additional land sales research. | 0.125 | \$185.00 | \$23.13 |
| Work Session | General time | 11/23/2016 | JRF_2016 | Work sessions with Poulos, Engelmann, and Kane regarding market data needed on land sales. | 0.25 | \$185.00 | \$46.25 |
| Appraisal Analysis and Report Writing | General time | 11/29/2016 | JRF_2016 | Continue sales analysis and prepare land adjustment grid in report. | 1.25 | \$185.00 | \$231.25 |
| Work Session | General time | 11/29/2016 | JRF_2016 | Work session with Kane, Pagliaro and Callan regarding status of the case and land sales considered; review all land sales with Pagliaro prior to work session with Callan. | 1.25 | \$185.00 | \$231.25 |
| Appraisal Analysis and Report Writing | General time | 11/30/2016 | JRF_2016 | Continue land sales sales analysis section. Complete adjustment grid and bracketing table. Work session with Pagliaro regarding various sales. | 3.5 | \$185.00 | \$647.50 |
| Work Session | General time | 12/01/2016 | JRF_2016 | Work sessions with Callan and Pamela Rathbone regarding | 3 | \$185.00 | \$555.00 |

case strategy. Additional review of Hall report. Work session with Engelmann and Kane regarding land sales research and verification.

| | | | | | | | | |
|---------------------------------------|----------------|--------------|------------|---|---|----------|------------|----------|
| Appraisal Analysis and Report Writing | General time | 12/01/2016 | JRF_2016 | Final edits to and review of draft. | 2 | \$185.00 | \$370.00 | |
| Work Session | General time | 12/02/2016 | JRF_2016 | Work sessions with Engelmann, Kane and Callan regarding final edits to report. Add additional sale and revise report. Make edits to report and prepare for delivery | 4.25 | \$185.00 | \$786.25 | |
| Work Session | General time | 12/20/2016 | JRF_2016 | Pre Mediation work session with Callan, the Alderman's, and Engelmann; work sessions with Engelmann prior to and after pre mediation work session. | 1.5 | \$185.00 | \$277.50 | |
| Mediation Preparation | General time | 12/21/2016 | JRF_2016 | Mediation preparation consisting of correspondence with Callan's office, direction to Pagliaro on aerials of our comparable land sales requested by Callan; review aerials of comparable land sales prior to sending to Callan. | 0.375 | \$185.00 | \$69.38 | |
| <i>Person Subtotal</i> | | | | | 51.5 | | \$9,527.50 | |
| Justin Cloonen | Work Session | General time | 12/02/2016 | JC_2016 | Work session with Kane regarding edits needed to land sale write ups and research file; edits to land sales per Kane. | 0.5 | \$95.00 | \$47.50 |
| Martin Engelmann | Correspondence | General time | 12/04/2015 | MCE_2016_Standard | Multiple work sessions with Callan and his legal assistant regarding terms of engagement, hourly rate schedule, and retention letter. | 0.25 | \$365.00 | \$91.25 |
| | Work Session | General time | 12/07/2015 | MCE_2015_Standard | Work session with Kane regarding new assignment and direction and scope of assignment. | 0.125 | \$365.00 | \$45.63 |
| | Correspondence | General time | 12/09/2015 | MCE_2015_Standard | Correspondence with Counsel's assistant regarding meeting time and my availability. | 0.125 | \$365.00 | \$45.63 |
| | Work Session | General time | 12/15/2015 | MCE_2015_Standard | Work session with Callan, property owner and experts; initial subject property inspection along with market area. | 2.5 | \$365.00 | \$912.50 |
| | Correspondence | General time | 12/15/2015 | MCE_2015_Standard | Correspondence with Counsel's assistant regarding | 0.375 | \$365.00 | \$136.88 |

data for review file receive and review Construction Plans for intersystem system.

| | | | | | | | |
|----------------|--------------|------------|-------------------|--|-------|----------|----------|
| Correspondence | General time | 12/16/2015 | MCE_2015_Standard | Correspondence with Joshua Harris, Engineer. | 0.125 | \$365.00 | \$45.63 |
| Work Session | General time | 01/18/2016 | MCE_2016_Standard | Work session with Kane, Worley and Fabian. | 0.25 | \$365.00 | \$91.25 |
| Correspondence | General time | 02/01/2016 | MCE_2016_Standard | Correspondence with Counsel's legal assistant regarding case. | 0.125 | \$365.00 | \$45.63 |
| Correspondence | General time | 02/05/2016 | MCE_2016_Standard | Correspondence with Callan's office regarding progress of development near subject property; review rendering regarding SR 429 ramps (progress status shot) from Robert Scott. | 0.125 | \$365.00 | \$45.63 |
| Correspondence | General time | 02/26/2016 | MCE_2016_Standard | Correspondence with Callan's office regarding trial orders, scheduling work session with Callan regarding trial orders, and review of order. | 0.5 | \$365.00 | \$182.50 |
| Inspection | General time | 03/24/2016 | MCE_2016_Standard | Inspection of subject property, market area and preliminary comparable sales. | 1 | \$365.00 | \$365.00 |
| Work Session | General time | 03/28/2016 | MCE_2016_Standard | Work session with Kane and Fabian regarding case status and timelines. | 0.125 | \$365.00 | \$45.63 |
| Correspondence | General time | 05/11/2016 | MCE_2016_Standard | Correspondence with Kane and Fabian regarding scheduling of work session. | 0.125 | \$365.00 | \$45.63 |
| Correspondence | General time | 05/12/2016 | MCE_2016_Standard | Correspondence with Kane and Fabian regarding scheduling of work session. | 0.125 | \$365.00 | \$45.63 |
| Correspondence | General time | 05/13/2016 | MCE_2016_Standard | Correspondence with Kane and Fabian regarding scheduling of work session. | 0.125 | \$365.00 | \$45.63 |
| Work Session | General time | 05/17/2016 | MCE_2016_Standard | Work session with Counsel, Kane and Fabian regarding case status and court mandated dates. | 0.5 | \$365.00 | \$182.50 |
| Correspondence | General time | 05/18/2016 | MCE_2016_Standard | Correspondence with Counsel's office regarding other expert and City of Apopka employee's depositions and other expert reports on adjacent properties with takings. | 0.375 | \$365.00 | \$136.88 |
| Correspondence | General time | 05/20/2016 | MCE_2016_Standard | Correspondence with Counsel's office regarding Dreggors and Hall's reports regarding the Hatcher case. Casual look through said | 0.5 | \$365.00 | \$182.50 |

| | | | | reports. | | | |
|---------------------------|--------------|------------|-------------------|--|-------|----------|------------|
| Correspondence | General time | 06/28/2016 | MCE_2016_Standard | Receive Petitioner's Interrogatories to responses | 0.25 | \$365.00 | \$91.25 |
| Correspondence | General time | 06/30/2016 | MCE_2016_Standard | Receive various documents via Dropbox from Counsel including Drainage Plans, Appraisal reports, and Geotechnical Reports. | 0.25 | \$365.00 | \$91.25 |
| Correspondence | General time | 07/06/2016 | MCE_2016_Standard | Correspondence with Counsel legal assistant. | 0.125 | \$365.00 | \$45.63 |
| Inspection of Comparables | General time | 09/18/2016 | MCE_2016_Standard | Conduct inspection of land comparables being considered in draft appraisal. | 2 | \$365.00 | \$730.00 |
| Correspondence | General time | 10/29/2016 | MCE_2016_Standard | Correspondence with Counsel and experts regarding upcoming work session. | 0.25 | \$365.00 | \$91.25 |
| Work Session | General time | 11/16/2016 | MCE_2016_Standard | Work session with Kane and Fabian regarding draft appraisal timeline. | 0.125 | \$365.00 | \$45.63 |
| Work Session | General time | 11/23/2016 | MCE_2016_Standard | Work sessions with Poulos, Engelmann, and Kane regarding market data needed on land sales. | 0.25 | \$365.00 | \$91.25 |
| Market Area Research | General time | 11/29/2016 | MCE_2016_Standard | Work session with Poulos on presentation format and findings; review market data and land sales. | 0.5 | \$365.00 | \$182.50 |
| Work Session | General time | 11/30/2016 | MCE_2016_Standard | Work sessions with Fabian and Kane regarding coordinating review and production schedule. | 0.5 | \$365.00 | \$182.50 |
| Expert Report Review | General time | 12/01/2016 | MCE_2016_Standard | Read PSG Construction reports | 1 | \$365.00 | \$365.00 |
| Internal Appraisal Review | General time | 12/01/2016 | MCE_2016_Standard | Start review of draft appraisal; multiple work sessions with Fabian regarding draft and related edits/comments. | 3 | \$365.00 | \$1,095.00 |
| Correspondence | General time | 12/02/2016 | MCE_2016_Standard | Various correspondences with Counsel and their staff regarding Petitioner's Expert Witness Disclosure list, acquisitions map, photos relating to the subject property pre-take, and Oak Ridge land assemblage. | 1 | \$365.00 | \$365.00 |
| Internal Appraisal Review | General time | 12/02/2016 | MCE_2016_Standard | Complete review of draft appraisal report; work session with Callan; work sessions with Fabian, Kane and Black regarding sales research & verification and transmittal of report per Court exchange date. | 6 | \$365.00 | \$2,190.00 |

| | | | | | | | | |
|------------------|----------------------------|--------------|------------|-------------------|--|--------|----------|------------|
| | Rebuttal | General time | 12/05/2016 | MCE_2016_Standard | Correspondence with Counsel regarding rebuttal work needed in concert with their receipt of expert reports; they are trying to coordinate scheduling a meeting | 0.375 | \$365.00 | \$136.88 |
| | Deposition Preparation | General time | 12/05/2016 | MCE_2016_Standard | Correspondence with Counsel's legal assistant regarding scheduling depositions. | 0.375 | \$365.00 | \$136.88 |
| | Work Session | General time | 12/20/2016 | MCE_2016_Standard | Pre Mediation work session with Tom Callan, Attorney, Pamela, Mr. and Mrs. Alderman, and John Fabian; work session with John Fabian. | 1.5 | \$365.00 | \$547.50 |
| | | | | | <i>Person Subtotal</i> | 24.875 | | \$9,079.38 |
| Stephen Pagliaro | Subject Property Research | General time | 12/14/2015 | SMP_2015 | Subject property research; download data from Callan; work session with Engelmann and Kane regarding case, time frames and research needed. | 4.5 | \$155.00 | \$697.50 |
| | Other Expert Report Review | General time | 12/15/2015 | SMP_2015 | Edits to the mapping file; review of CFX/Hall report; work session with Engelmann regarding his meeting with the client and subject inspection; instruction on sales research and studies needed and on a follow up re-inspection of the subject | 2.25 | \$155.00 | \$348.75 |
| | Sales Research | General time | 12/16/2015 | SMP_2015 | CoStar land sales research, verification and review in-house sales data. | 3.75 | \$155.00 | \$581.25 |
| | Work Session | General time | 12/22/2015 | SMP_2015 | Work session with Black and Kane regarding correspondence with Callan's office consisting of new information and data direction to review and file. | 0.125 | \$155.00 | \$19.38 |
| | Sales Research | General time | 01/05/2016 | SMP_2016 | Land sales research, mapping, deed plotting, and write ups. | 3.5 | \$155.00 | \$542.50 |
| | Sales Research | General time | 01/11/2016 | SMP_2016 | Land sales research, mapping, deed plotting, and write ups. | 2.5 | \$155.00 | \$387.50 |
| | Sales Research | General time | 01/14/2016 | SMP_2016 | Land sales research, mapping, deed plotting, and write ups. | 2.5 | \$155.00 | \$387.50 |
| | Sales Research | General time | 01/16/2016 | SMP_2016 | Land sales research, mapping, deed plotting, and write ups; edits to land sale write ups. | 2.5 | \$155.00 | \$387.50 |
| | Sales Research | General time | 01/25/2016 | SMP_2016 | Work session with John Fabian regarding land sales research. Edits to land sales database information | 2.5 | \$155.00 | \$387.50 |
| | Sales Research | General | 02/03/2016 | SMP_2016 | Land sales research and edits | 1.5 | \$155.00 | \$232.50 |

| | | | | | | | |
|---------------------------|--------------|------------|----------|---|-------|----------|----------|
| - Write Up | time | | | to the data base information | | | |
| Work Session | General time | 02/04/2016 | SMP_2016 | Work session with Fabian regarding land sale research | 0.25 | \$155.00 | \$38.75 |
| Work Session | General time | 02/05/2016 | SMP_2016 | Work session with Callan, Kane and Fabian regarding case. | 0.5 | \$155.00 | \$77.50 |
| Executive Summary | General time | 02/10/2016 | SMP_2016 | Draft Excutive Summary of subject data and of the CFX/Hall appraisal report of the subject for the file | 4.125 | \$155.00 | \$639.38 |
| Inspection | General time | 07/03/2016 | SMP_2016 | Inspection of the subject and market area | 0.5 | \$155.00 | \$77.50 |
| Work Session | General time | 08/29/2016 | SMP_2016 | Work sessions with Fabian and Kane regarding status of case; direction from Kane on land sales needed to be researched and verified, and other expert report deadlines. | 0.25 | \$155.00 | \$38.75 |
| Sales Research | General time | 09/10/2016 | SMP_2016 | Land sales research | 2.5 | \$155.00 | \$387.50 |
| Sales Research | General time | 09/11/2016 | SMP_2016 | Land sales research; map considered land sales and copy to data files | 3.5 | \$155.00 | \$542.50 |
| Work Session | General time | 09/19/2016 | SMP_2016 | Work sessions with Kane and Fabian regarding current status of land sales. | 0.5 | \$155.00 | \$77.50 |
| Sales Research | General time | 09/20/2016 | SMP_2016 | Review additional land sales for consideration | 1.25 | \$155.00 | \$193.75 |
| Sales Research | General time | 09/21/2016 | SMP_2016 | Land sales research | 0.75 | \$155.00 | \$116.25 |
| Sales Research - Write Up | General time | 09/22/2016 | SMP_2016 | Land Sales Research and edits to data base | 3.625 | \$155.00 | \$561.88 |
| Sales Research - Write Up | General time | 09/23/2016 | SMP_2016 | Land Sales Research and edits to data base | 3.75 | \$155.00 | \$581.25 |
| Sales Research - Write Up | General time | 09/26/2016 | SMP_2016 | Land Sales Research and edits to data base | 2.75 | \$155.00 | \$426.25 |
| Sales Research | General time | 11/21/2016 | SMP_2016 | Sales research of the Avalon Properties to Lennar land sales along the west side of Avalon Road | 2.25 | \$155.00 | \$348.75 |
| Work Session | General time | 11/21/2016 | SMP_2016 | Work session with Fabian regarding land sales research to data and review of data from Callan. | 0.5 | \$155.00 | \$77.50 |
| Sales Research | General time | 11/22/2016 | SMP_2016 | Land sales research | 3.25 | \$155.00 | \$503.75 |
| Sales Research | General time | 11/23/2016 | SMP_2016 | Land sales research | 3.25 | \$155.00 | \$503.75 |
| Sales Research | General | 11/26/2016 | SMP_2016 | Land sales research | 2.25 | \$155.00 | \$348.75 |

| | | time | | | | | |
|-----------------------------|--------------|------------|----------|---|---------|----------|--------------------|
| Sales Research | General time | 11/27/2016 | SMP_2016 | Land sales research | 2.25 | \$155.00 | \$348.75 |
| Work Session | General time | 11/29/2016 | SMP_2016 | Work sessions with Callan, Fabian and Kane regarding status of case and land sales research considered. | 0.675 | \$155.00 | \$104.63 |
| Sales Research | General time | 11/29/2016 | SMP_2016 | Land sales research | 0.75 | \$155.00 | \$116.25 |
| Work Session | General time | 11/30/2016 | SMP_2016 | Work session with Fabian regarding various sales. | 0.125 | \$155.00 | \$19.38 |
| Market Area Research | General time | 12/02/2016 | SMP_2016 | Research into the estimated completion dates for the remaining segments of the parkway | 0.5 | \$155.00 | \$77.50 |
| Mediation Preparation | General time | 12/21/2016 | SMP_2016 | Mediation preparation consisting of work session with Fabian and direction on aerals needed of our comparable land sales as requested by Callan's office; prepare comparable land sales aerals as directed. | 0.5 | \$155.00 | \$77.50 |
| <i>Person Subtotal</i> | | | | | 66.175 | | \$10,257.13 |
| <i>Subtotal</i> | | | | | 164.258 | | \$31,519.58 |
| Total Amount Payable | | | | | | | \$31,519.58 |

Please reference our File No. to ensure proper credit

Payment for services due upon receipt of invoice.

After 30 days a charge of 1.5% per month will be assessed on the unpaid balance.



Invoice

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

Mr. Thomas P. Callan
 Thomas P. Callan, P.A.
 921 Bradshaw Terrace
 Orlando, FL 32806

Invoice No: **<Draft>**
 December 19, 2016
 VHB Project No: 61838.00

Invoice Total \$21,456.98

Professional Planning Services for Daryl & Laura Alderman Eminent Domain
Professional Services Thru December 17, 2016

Professional Personnel

| | Hours | Rate | Amount |
|---------------------------|--------|--------|------------------|
| Principal 1 | 23.00 | 250.00 | 5,750.00 |
| Technical/Professional 10 | 13.00 | 125.00 | 1,625.00 |
| Technical/Professional 06 | 31.50 | 125.00 | 3,937.50 |
| Technical/Professional 05 | 74.00 | 125.00 | 9,250.00 |
| Technical/Support 5 | 1.00 | 95.00 | 95.00 |
| Totals | 142.50 | | 20,657.50 |
| Total Labor | | | 20,657.50 |

Reimbursable Expenses

| | |
|----------------------------|---------------|
| Printing | 799.48 |
| Total Reimbursables | 799.48 |

Total this Invoice \$21,456.98

Billings to Date

| | Current | Prior | Total |
|---------------|------------------|-------------|------------------|
| Labor | 20,657.50 | 0.00 | 20,657.50 |
| Expense | 799.48 | 0.00 | 799.48 |
| Totals | 21,456.98 | 0.00 | 21,456.98 |



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

Project Number: 61838.00

Period: 201507

| Date | Location | Job Type | User | Total |
|-------------|-----------------|-----------------------|--------------|-----------------|
| 6/10/2015 | Orlando FL | B/W Laser Printing | katieshannon | \$2.05 |
| 6/10/2015 | Orlando FL | Sm Fmt Color Printing | katieshannon | \$42.61 |
| 6/11/2015 | Orlando FL | Sm Fmt Color Printing | katieshannon | \$55.39 |
| | | | Total | \$100.05 |



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

Project Number: 61838.00

Period: 201513

| Date | Location | Job Type | User | Total |
|-------------|-----------------|-----------------------|--------------|----------------|
| 12/8/2015 | Orlando FL | Sm Fmt Color Printing | katieshannon | \$45.80 |
| 12/9/2015 | Orlando FL | Sm Fmt Color Printing | katieshannon | \$30.89 |
| | | | Total | \$76.69 |



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

Project Number: 61838.00

Period: 201601

| Date | Location | Job Type | User | Total |
|-------------|-----------------|-----------------------|--------------|----------------|
| 12/18/2015 | Orlando FL | B/W Laser Printing | katieshannon | \$1.03 |
| 12/15/2015 | Orlando FL | Sm Fmt Color Printing | katieshannon | \$68.17 |
| | | | Total | \$69.20 |



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

Project Number: 61838.00

Period: 201606

| Date | Location | Job Type | User | Total |
|-------------|-----------------|-----------------------|--------------|----------------|
| 5/20/2016 | Orlando FL | B/W Laser Printing | katieshannon | \$1.54 |
| 5/20/2016 | Orlando FL | Sm Fmt Color Printing | katieshannon | \$53.25 |
| | | | Total | \$54.79 |



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

Project Number: 61838.00

Period: 201607

| Date | Location | Job Type | User | Total |
|-------------|-----------------|-----------------------|--------------|----------------|
| 6/9/2016 | Orlando FL | B/W Laser Printing | katieshannon | \$7.29 |
| 6/17/2016 | Orlando FL | B/W Laser Printing | katieshannon | \$0.26 |
| 6/21/2016 | Orlando FL | B/W Laser Printing | katieshannon | \$0.26 |
| 6/17/2016 | Orlando FL | Sm Fmt Color Printing | katieshannon | \$15.98 |
| 6/21/2016 | Orlando FL | Sm Fmt Color Printing | katieshannon | \$75.62 |
| | | | Total | \$99.41 |



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

Project Number: 61838.00

Period: 201608

| Date | Location | Job Type | User | Total |
|-------------|-----------------|-----------------------|--------------|----------------|
| 7/20/2016 | Orlando FL | B/W Laser Printing | katieshannon | \$4.61 |
| 7/21/2016 | Orlando FL | B/W Laser Printing | katieshannon | \$0.39 |
| 7/20/2016 | Orlando FL | Sm Fmt Color Printing | katieshannon | \$25.56 |
| 7/21/2016 | Orlando FL | Sm Fmt Color Printing | katieshannon | \$22.37 |
| | | | Total | \$52.93 |



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

Project Number: 61838.00

Period: 201610

| Date | Location | Job Type | User | Total |
|-------------|-----------------|-----------------------|--------------|----------------|
| 9/15/2016 | Orlando FL | Sm Fmt Color Printing | katieshannon | \$54.32 |
| | | | Total | \$54.32 |



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

Project Number: 61838.00

Period: 201611

| Date | Location | Job Type | User | Total |
|-------------|-----------------|-----------------------|--------------|-----------------|
| 9/21/2016 | Orlando FL | Sm Fmt Color Printing | katieshannon | \$42.60 |
| 10/10/2016 | Orlando FL | Sm Fmt Color Printing | katieshannon | \$96.93 |
| 10/12/2016 | Orlando FL | Sm Fmt Color Printing | katieshannon | \$1.07 |
| | | | Total | \$140.60 |



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

Project Number: 61838.00

Period: 201612

| Date | Location | Job Type | User | Total |
|-------------|-----------------|-----------------------|--------------|----------------|
| 11/3/2016 | Orlando FL | Sm Fmt Color Printing | katiashannon | \$78.81 |
| | | | Total | \$78.81 |



INVOICE

| INVOICE DATE | PROJECT NNAME | INVOICE NUMBER |
|--------------|---------------|----------------|
| 12/21/16 | Alderman | Alderman01 |

| SOLD TO: | PROJECT LOCATION: |
|--|--------------------------------------|
| Callan Law Firm 921 Bradshaw Terrace Orlando, FL 32806 | 3252 Ondich Road Apopka, FL 32712 |

| DESCRIPTION OF WORK COMPLETE THIS INVOICE | | | AMOUNT |
|---|---------------------------------|-------------|-------------------|
| 2/27/15 | Call from Tom Callan | .25 | |
| 3/2/15 | Email from Stephane/set up file | .50 | |
| 3/2/15 | Email from Scott/ return Email | .25 | |
| 3/3/15 | Emails to and from Scott | .25 | |
| 3/4/15 | Site visit/Email | 2.75 | |
| 3/5/15 | Estimate | 1.25 | |
| 4/1/15 | Meeting with Tom | .5 | |
| 4/6/15 | Estimate | 3.00 | |
| 4/7/15 | Estimate | 4.00 | |
| 4/8/15 | Estimate | 4.00 | |
| 4/9/15 | Estimate | 3.5 | |
| 6/2/15 | Call from Tom | .25 | |
| 6/7/15 | Estimate | 2.5 | |
| 7/2/15 | Emails to Tom | .5 | |
| 7/10/15 | Calls/email to Tom | 1 | |
| 7/13/15 | Meeting with Tom | 1 | |
| 7/15/15 | Estimate | 2.5 | |
| 7/29/15 | Estimate | 1.5 | |
| 8/5/15 | Estimate | 4.75 | |
| 12/1/15 | Emails | .5 | |
| 12/14/15 | Emails to Stephanie | .5 | |
| 12/15/15 | Review/ office meeting | 3 | |
| 12/16/15 | Emails | .25 | |
| | Total | 38.5 | \$200.00 |
| TOTAL AMOUNT DUE THIS INVOICE | | | \$7,700.00 |

PSG CONSTRUCTION 09/26/96 PC-04

PLEASE MAKE PAYMENT TO:
PSG CONSTRUCTION
THANK YOU

P. O. Box 3386 • Winter Park, Florida 32790 • Telephone (407) 628-9660

CFX v. Alderman,
Parcel 241, p. 37 of 41



Juris Corporation
 255 South Orange Avenue
 Suite 101
 Orlando, FL 32801
 407-648-0405

9700

Invoice #: 9700
 Invoice Date: 9/9/2014

Bill To:

Thomas P. Callan, P.A.
 921 Bradshaw Terrace
 Orlando, FL 32806

| Description | Hours/Qty | Rate | Amount |
|-------------|-----------|------|--------|
|-------------|-----------|------|--------|

Case: Alderman Property
 Attn: Melanie

For photo/video shoot on Sept 5, 2014 portal to portal and stabilization,
 import and export for DVD

8.5 185.00 1,572.50

| | |
|------------------|------------|
| Total | \$1,572.50 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,572.50 |

Please make checks payable to: Juris Corporation.

Invoices are due and payable when rendered. Invoices not paid within 30 days of the invoice date are past due and will be assessed a finance charge of 1.5% per month.

Federal ID Number: 59-2813163



Juris Corporation
255 South Orange Avenue
Suite 101
Orlando, FL 32801
407-648-0405

PAID

Invoice #: 9701
Invoice Date: 9/19/2014

Bill To:

Thomas P. Callan, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

| Description | Hours/Qty | Rate | Amount |
|--|-----------|--------|-----------------|
| Case: Alderman Property Attn: Ms. Melanie Richmond | | | |
| R. Scott - Build multimedia presentation from September 5th, 2014 photo/video shoot. | 3 | 185.00 | 555.00 |
| Total | | | \$555.00 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$555.00 |

Please make checks payable to: Juris Corporation.

Invoices are due and payable when rendered. Invoices not paid within 30 days of the invoice date are past due and will be assessed a finance charge of 1.5% per month.

Federal ID Number: 59-2813163



Juris Corporation
255 South Orange Avenue
Suite 101
Orlando, FL 32801
407-648-0405

Invoice #: 9724
Invoice Date: 3/10/2015

Bill To:

Thomas P. Callan, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

| Description | Hours/Qty | Rate | Amount |
|---|-----------|--------|--------|
| Case: Alderman Attn: Melanie Richmond For exterior photographs and aerial drone videos of the above property on 03/04/15, including portal to portal, download and editing. | | | |
| Robert Scott | 4 | 185.00 | 740.00 |

Please make checks payable to: Juris Corporation.

Invoices are due and payable when rendered. Invoices not paid within 30 days of the invoice date are past due and will be assessed a finance charge of 1.5% per month.

Federal ID Number: 59-2813163

| | |
|------------------|----------|
| Total | \$740.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$740.00 |



Juris Corporation
255 South Orange Avenue
Suite 101
Orlando, FL 32801
407-648-0405

Invoice #: 9742
Invoice Date: 6/30/2015

Bill To:

Thomas P. Callan, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

| Description | Hours/Qty | Rate | Amount |
|--|-----------|--------|----------|
| Case: Alderman Attn: Tom Callan, Esq., Stephanie Tate and Melanie Richmond | | | |
| R. Scott, Project Management and staff orientation for 3D animation and Client meeting with team | 8 | 185.00 | 1,480.00 |

Please make checks payable to: Juris Corporation.

Invoices are due and payable when rendered. Invoices not paid within 30 days of the invoice date are past due and will be assessed a finance charge of 1.5% per month.

Federal ID Number: 59-2813163

| | |
|------------------|------------|
| Total | \$1,480.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,480.00 |



CENTRAL FLORIDA EXPRESSWAY AUTHORITY

RIGHT OF WAY COMMITTEE MEETING
January 25, 2017

Parcel 241
Proposed Mediated Settlement

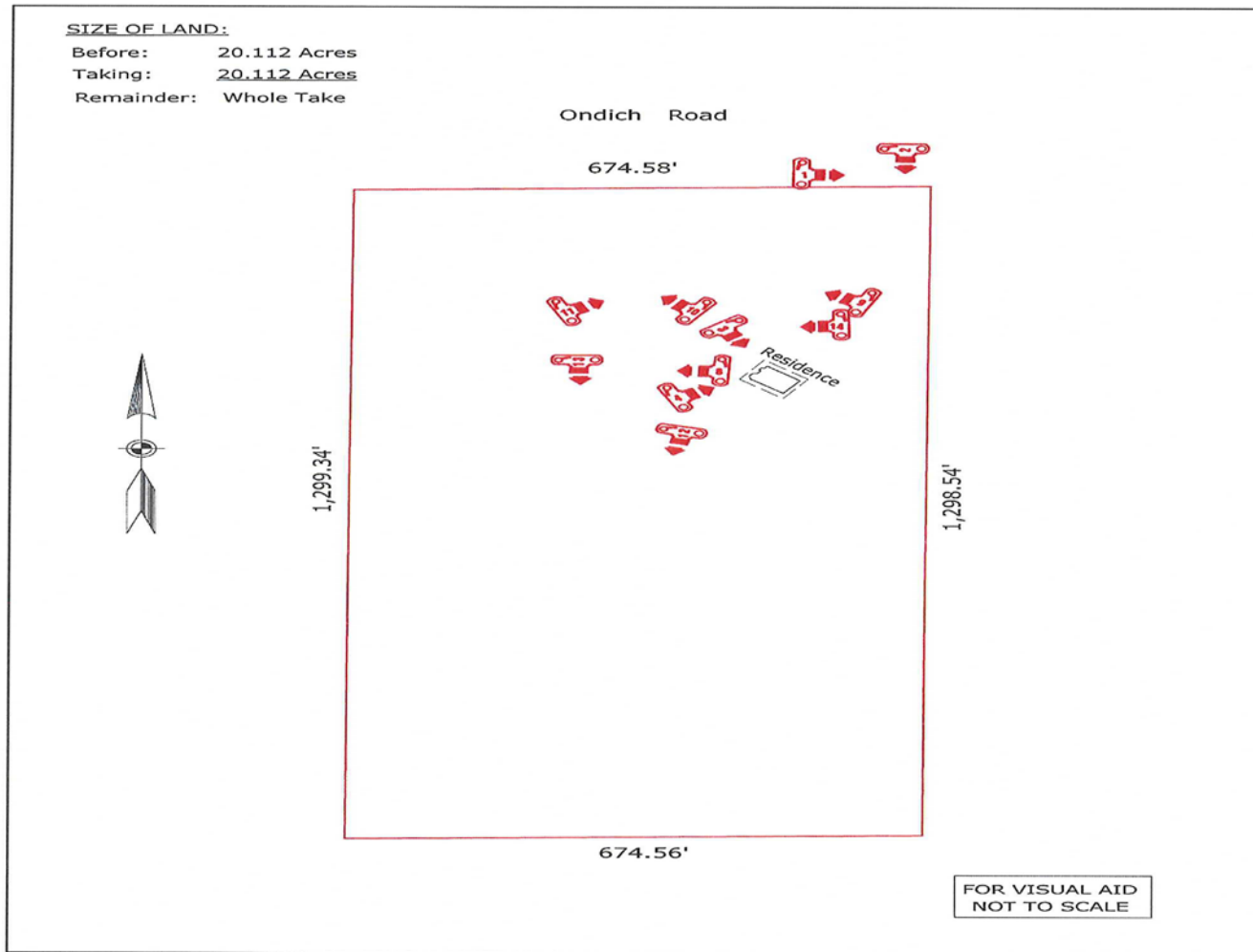


Aerial of Property



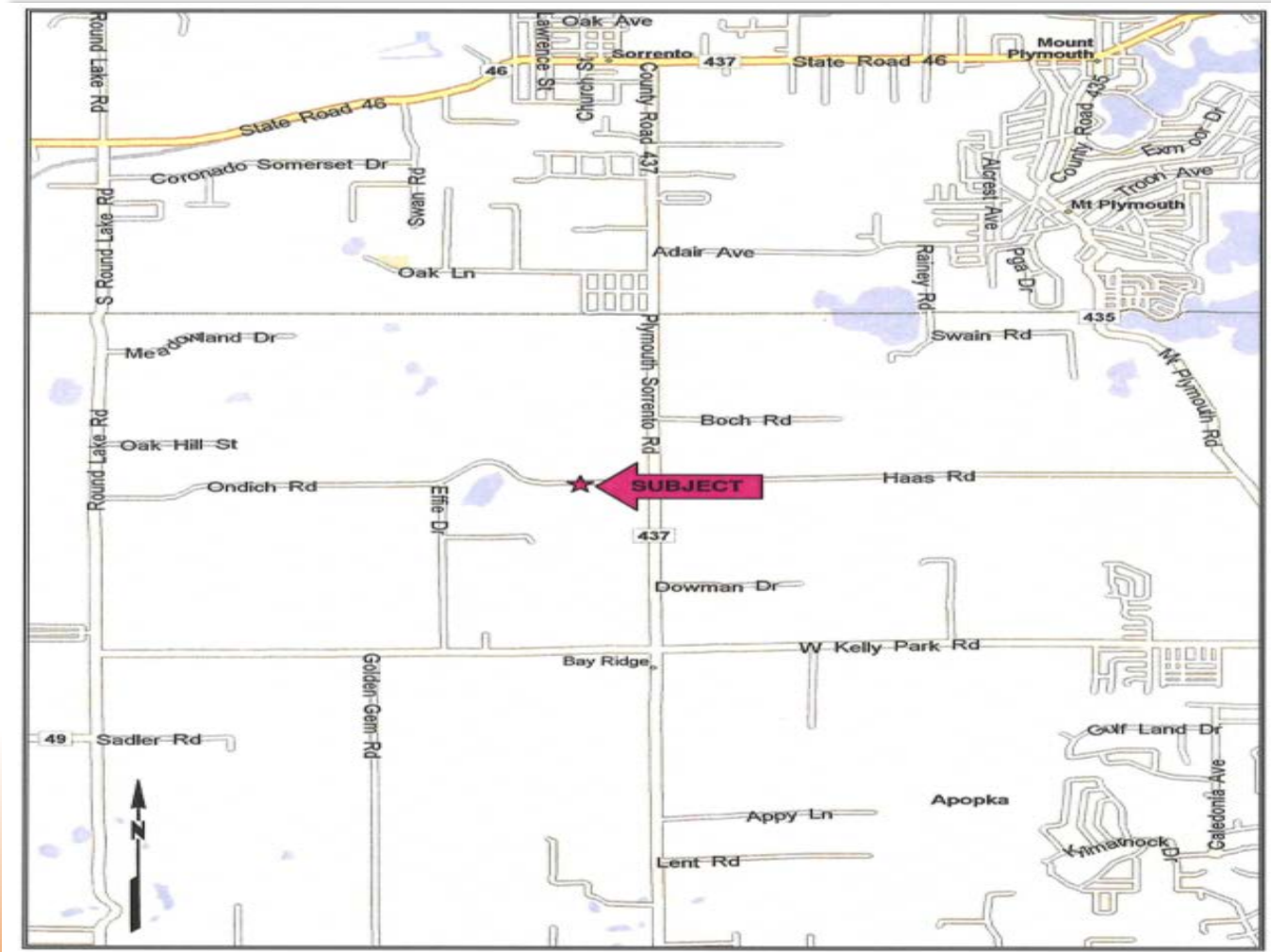


Sketch of Property



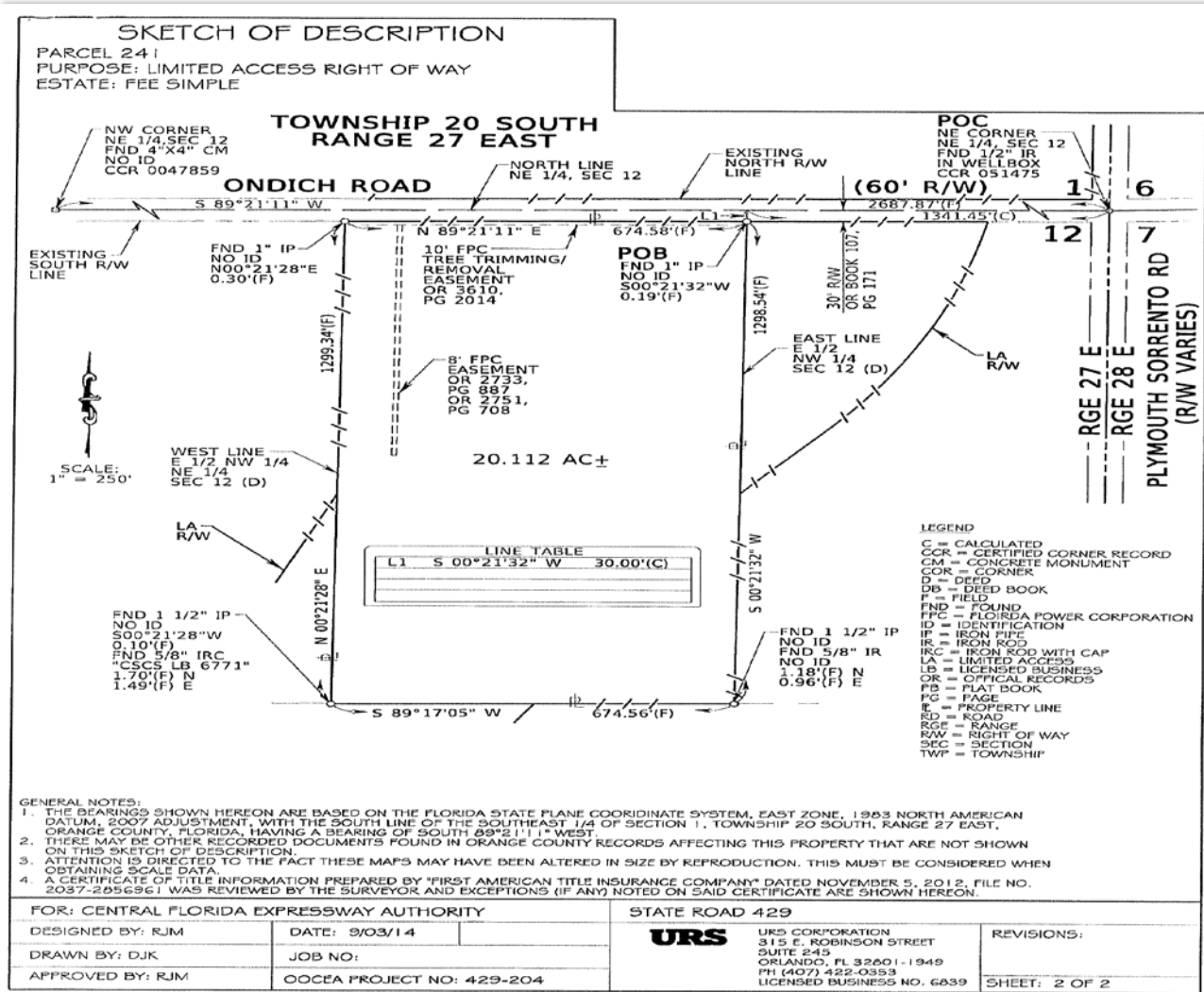


Sketch of Property





Sketch of Property



➤➤➤ Photographs of Ondich Road



Looking East at the Frontage Along Ondich Road



Looking South at the Access Road from Ondich Road

➤➤➤ Photographs of the Property

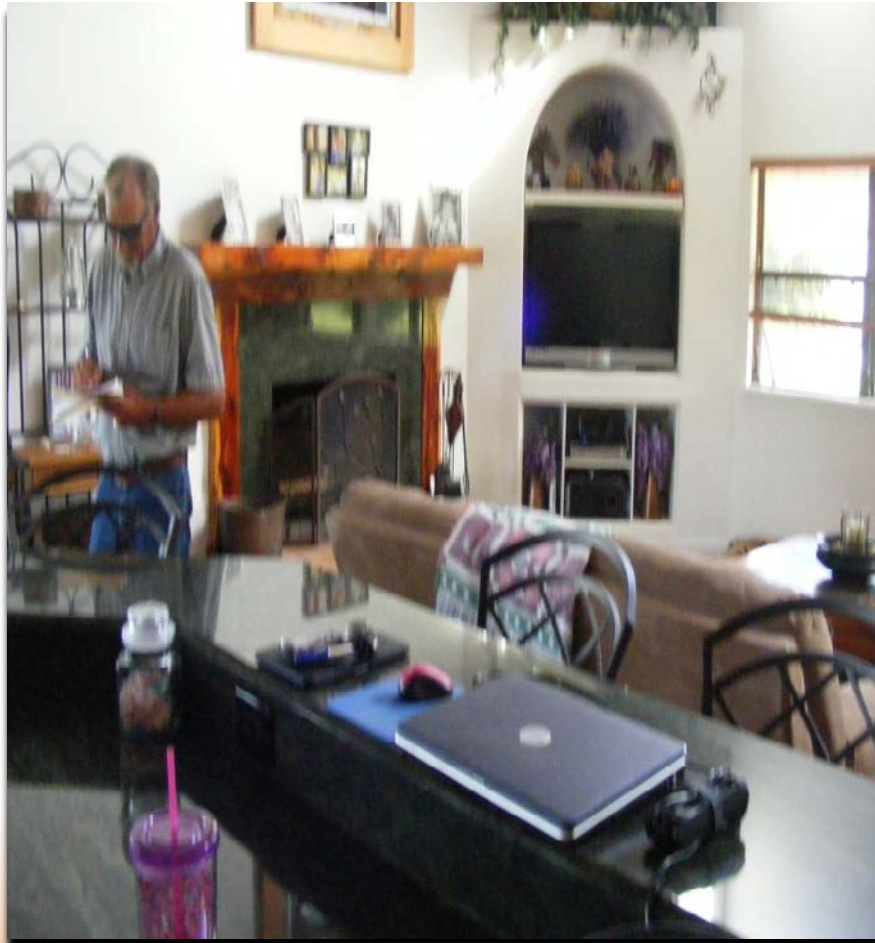


Looking Southeast at the Residence



Looking Northeast at the Residence

Photographs of the Property



Interior View



Interior View

➤➤➤ Photographs of the Property



Interior View

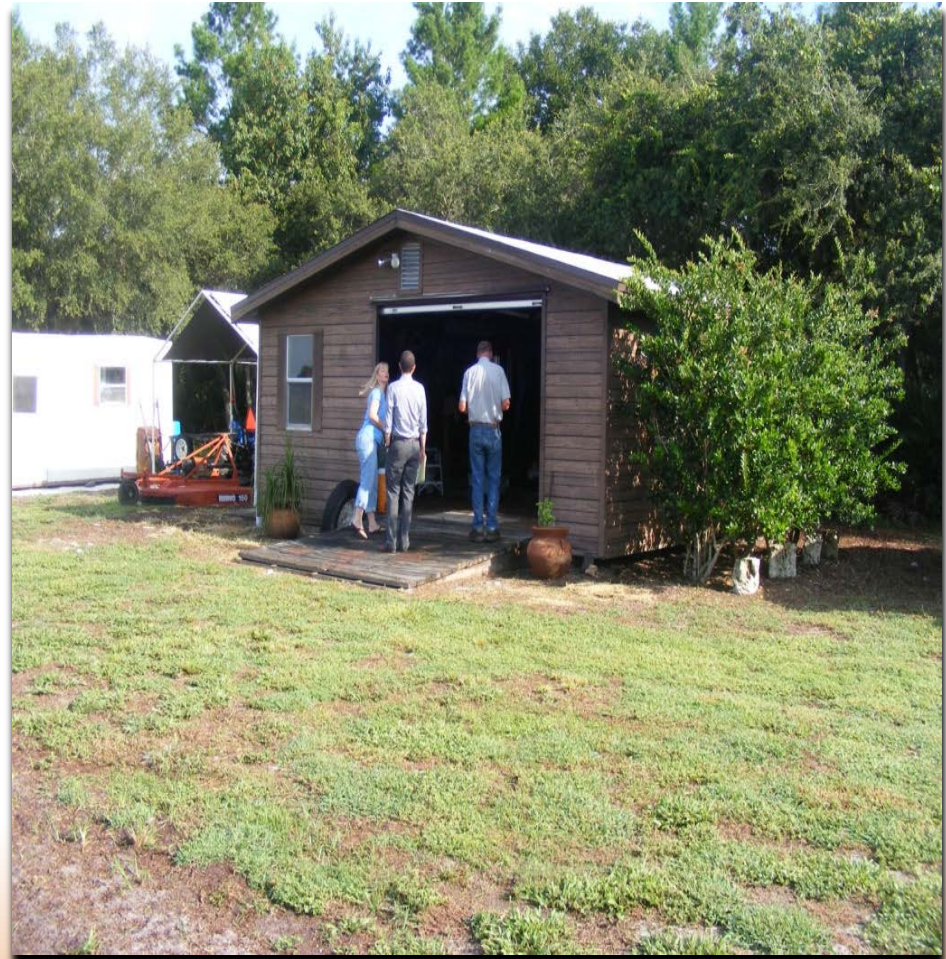


Looking West at the Pool

➤➤➤ Photographs of the Property



Looking Northwest at the large Shed



Looking Northwest at a Shed

➤➤➤ Photographs of the Property



Looking Northeast at some of the Sheds



Looking South at the Zip Line

➤➤➤ Photographs of the Property



Looking South at the Corral



Looking West at the Sheds and Horse Feeding Stable



Comparison of Appraisal Reports

| Parcel 241 | CFX's Appraisal (Hall) | Owners' Appraisal (Englemann) |
|-----------------------------|------------------------------|----------------------------------|
| Land Taken | \$754,200 (\$37,500/acre) | \$1,610,000 (\$80,000/acre) |
| Improvements | \$283,000 | \$0 |
| Total for Parcel 241 | \$1,037,200 | \$1,610,000 |



Owners' Expert Fees and Costs

| Owners' Experts | Amount Invoiced |
|------------------------------------|--------------------|
| Franklin Street (Martin Englemann) | \$31,519.58 |
| VHB, Inc. | 21,456.98 |
| PSG Construction | 7,700.00 |
| Juris Corporation | 4,347.50 |
| Orange Legal | 100.00 |
| TOTAL | \$65,024.06 |

Proposed Settlement

| Parcel 241 | CFX | Owners' Demand | Proposed Settlement |
|---------------------------|-------------|--------------------|---------------------|
| Land Value | \$1,037,000 | \$1,610,000 | \$1,306,000 |
| Statutory Attorney's Fees | -- | \$ 214,175 | \$ 138,175 |
| Experts | -- | \$ 65,024 | \$ 48,000 |
| Additional Sum | -- | --- | \$ 4,000 |
| Total for Owner | -- | \$1,889,199 | \$1,496,175* |

*The \$94,000 RHP will be recaptured.

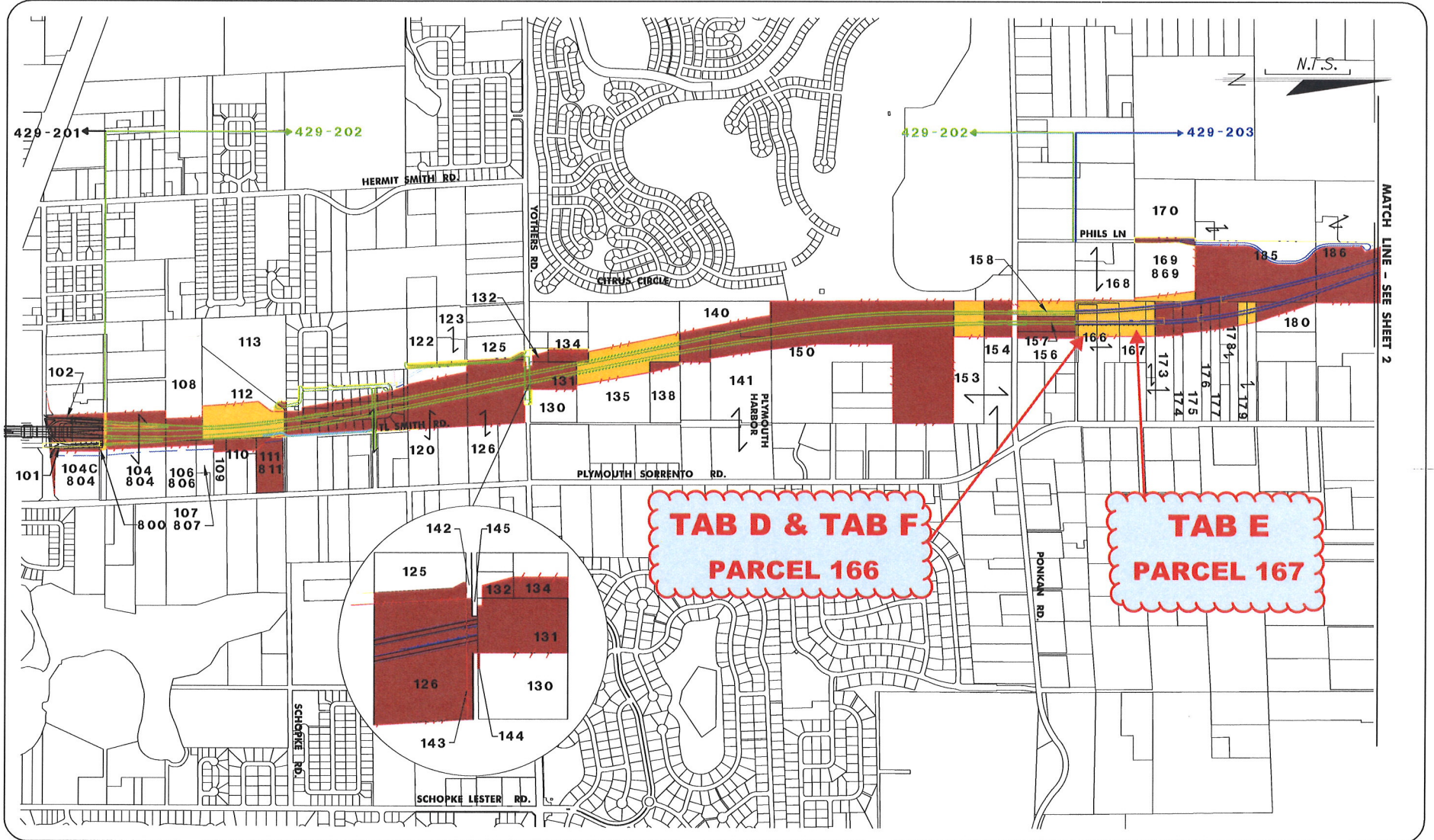


Recommendation

Please recommend to the CFX Board approval of the Mediated Settlement Agreement for Parcel 241 in the amount of \$1,496,175, including full compensation for severance damages, business damages, tort damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim, subject to apportionment.

Maps of Agenda Items

USER: ST0D3416
4:31:24 PM
12/8/2016
T:\PROJECTS\CFX\RW Exhibit\Wekiva\exhibit01-b.dgn



CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY

WEKIVA PARKWAY

- Legend
- ACQUIRED/COMPLETE
 - ACQUIRED/PENDING LITIGATION
 - ACQUIRED/PENDING FEES & COSTS

RIGHT-OF-WAY EXHIBIT
January 25, 2017
SUBJECT TO CHANGE

1
OF
5

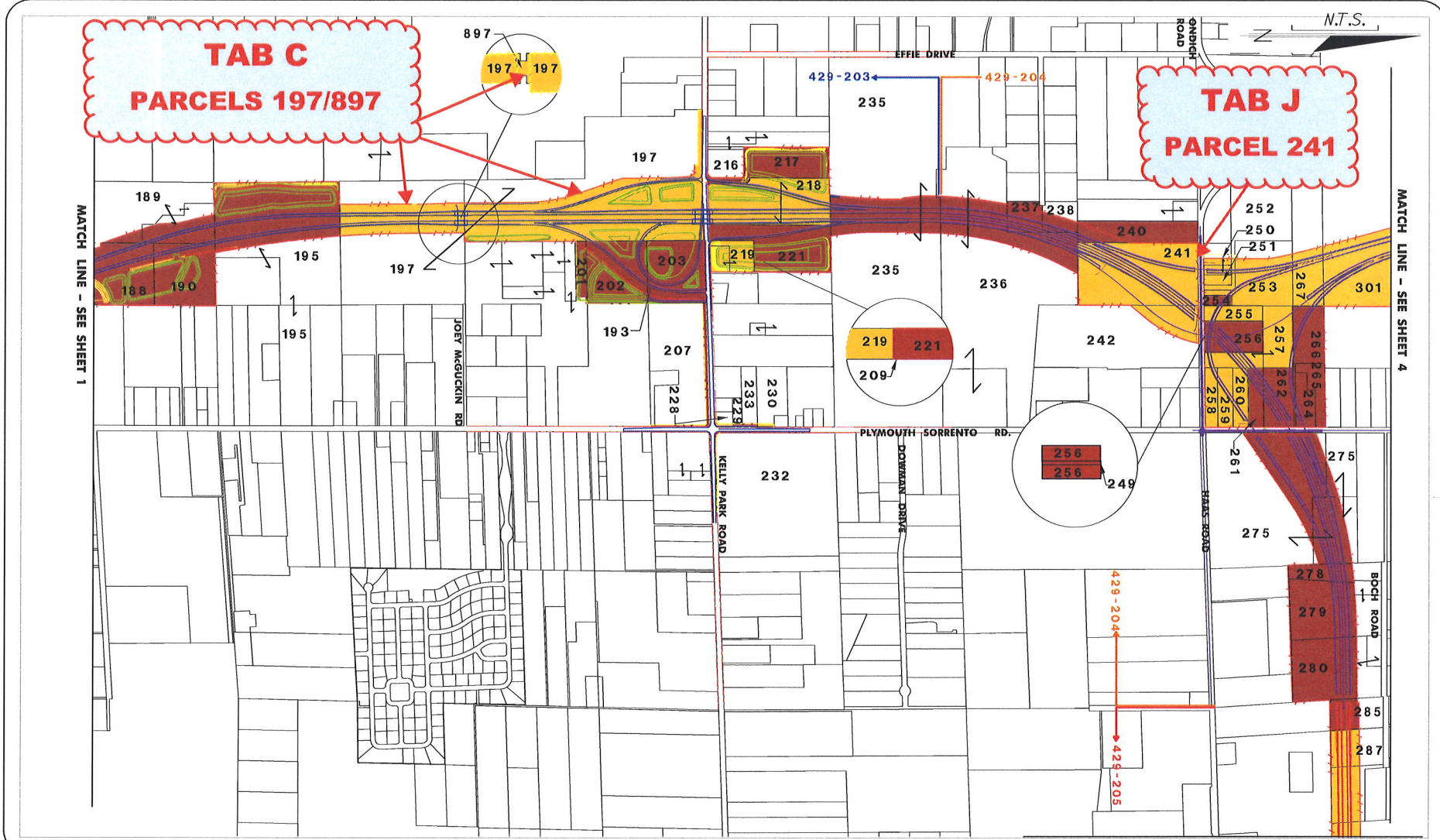
TAB C
PARCELS 197/897

TAB J
PARCEL 241

MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 4

N.T.S.



FOR CONTINUATION - SEE SHEET 3

USER: ST0D3416
1/26/2016 PM
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CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY

WEKIVA PARKWAY

Legend
 ACQUIRED/COMPLETE
 ACQUIRED/PENDING LITIGATION
 ACQUIRED/PENDING FEES & COSTS

RIGHT-OF-WAY EXHIBIT
January 25, 2017
SUBJECT TO CHANGE

2
OF
5

USER: ST003416
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FOR CONTINUATION
SEE SHEET 2

CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY

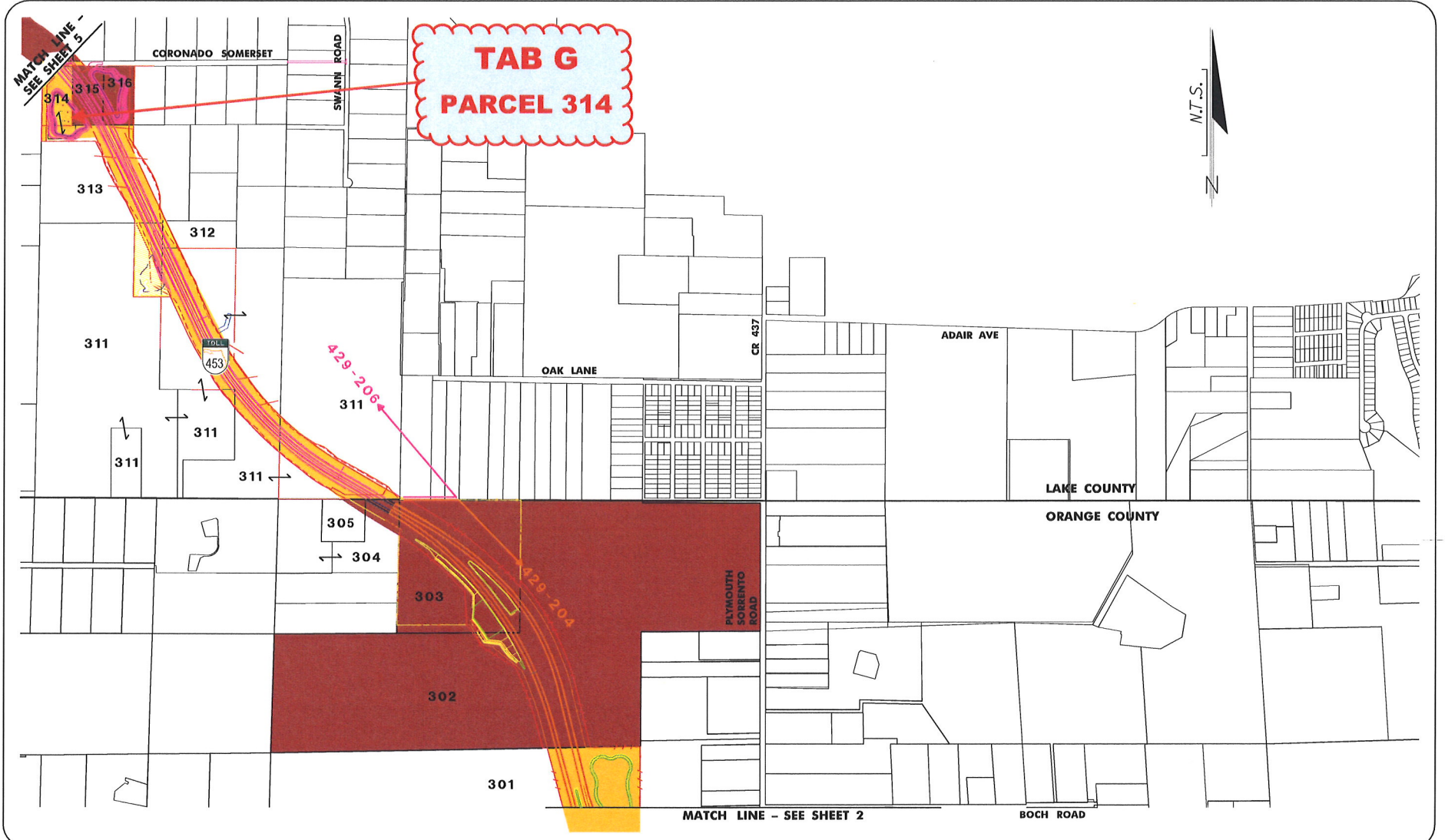
WEKIVA PARKWAY

- Legend*
- ACQUIRED/COMPLETE
 - ACQUIRED/PENDING LITIGATION
 - ACQUIRED/PENDING FEES & COSTS

RIGHT-OF-WAY EXHIBIT
January 25, 2017
SUBJECT TO CHANGE

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EXPRESSWAY
AUTHORITY

WEKIVA PARKWAY

- Legend*
- ACQUIRED/COMPLETE
 - ACQUIRED/PENDING LITIGATION
 - ACQUIRED/PENDING FEES & COSTS

RIGHT-OF-WAY EXHIBIT
January 25, 2017
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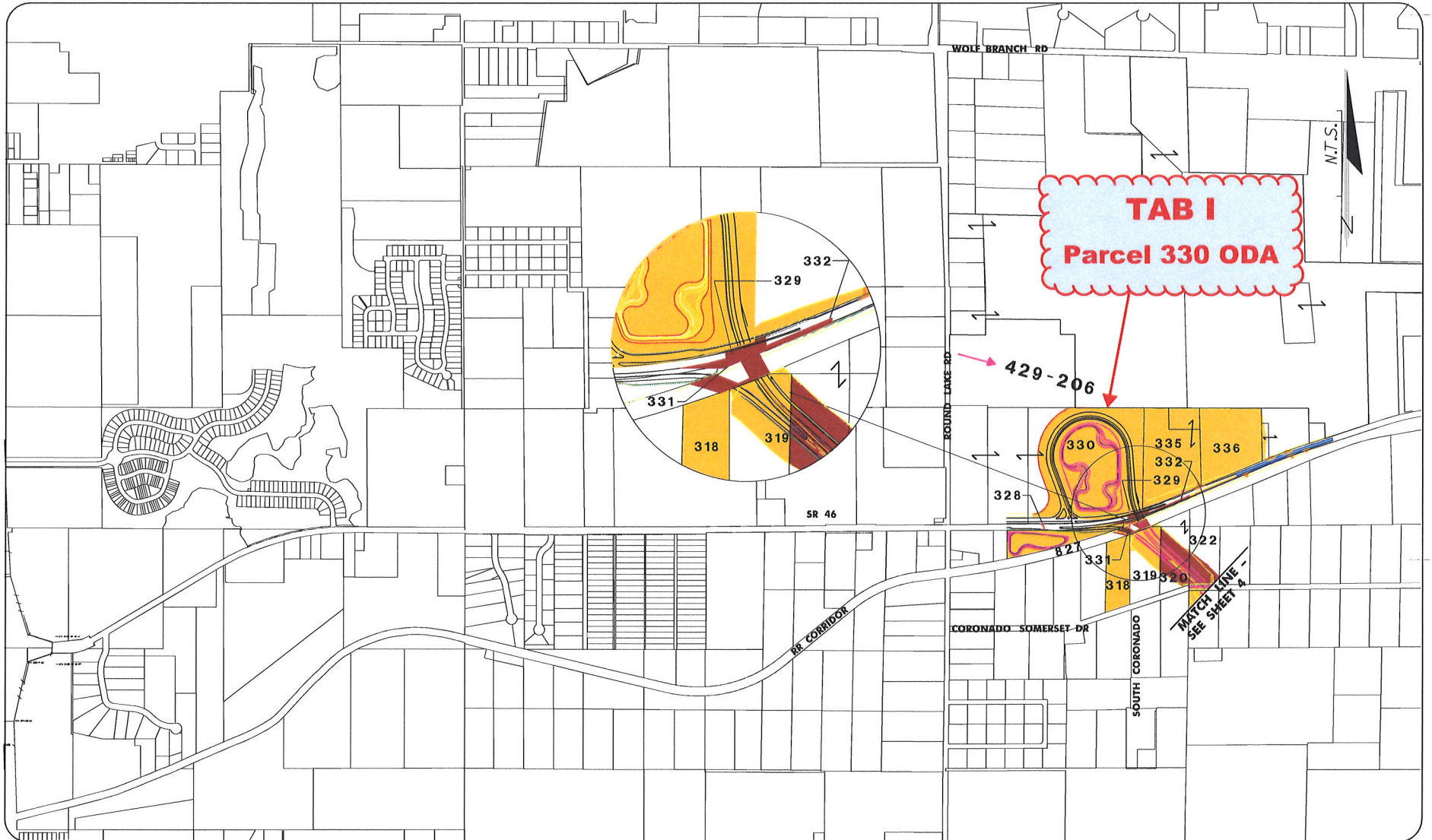
CENTRAL
FLORIDA
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AUTHORITY

WEKIVA PARKWAY

Legend
■ ACQUIRED/COMPLETE
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C F X Project Section Map

