




## MEMORANDUM

TO: Central Florida Expressway Authority      CLIENT-MATTER NO.: 19125.0085  
Board Members

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

CC: Linda Brehmer Lanosa

DATE: February 21, 2017

RE: State Road 429 Wekiva Parkway, Project 429-203; Parcel 168 (Simmons)  
Proposed Settlement Offer for Klepzig Easement Interest

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Shutts & Bowen LLP, Right-of-Way Counsel, seeks the approval of the CFX Board of a negotiated settlement between the Central Florida Expressway Authority ("CFX") and Dennis R. Klepzig and Joann Klepzig, husband and wife, Ellen Christine Potts n/k/a Ellen Christine Klepzig Potts, James Roger Klepzig and Jill Lynette Klepzig n/k/a Jill Lynette Klepzig-Fox (collectively "Klepzig"), for the acquisition of their Ingress/Egress Easement held over a portion of Parcel 168 which was acquired for the construction of State Road 453 Wekiva Parkway, Project 429-203.

### DESCRIPTION AND BACKGROUND

Parcel 168 comprises a partial taking of a residentially improved property owned by Phillip M. Simmons. ("Simmons"). CFX took title to the Parcel on June 3, 2014, and resolved the claims of Simmons, as well as 24 other interested parties, with the exception of Klepzig, pursuant to a Stipulated Final Judgment and Order of Apportionment, copies of which are attached hereto as **Exhibit "A" and "B."**

### KLEPZIG SETTLEMENT

Klepzig asserted a claim for the value of their easement and on October 3, 2014, served CFX with an Offer of Judgment in the amount of \$10,000. The Offer was rejected by CFX. Following the owner's (Simmons) acceptance of CFX's Offer of Judgment, Klepzig asserted that it had an apportionment claim against the proceeds to be awarded to Simmons. While the Klepzig' apportionment claim appeared frivolous, negotiations were undertaken in an effort to

avoid any further litigation costs. Ultimately, Klepzig agreed to accept the nominal sum of \$100.00, exclusive of fees and costs.

### **FEES AND COSTS**

Section 73.092(2), Florida Statutes, requires condemning authorities to pay reasonable attorney's fees incurred by a respondent in connection with claims for apportionment. Those fees are calculated on an hourly basis. We received and reviewed the attorney time records maintained by Klepzig's attorney, Harold Lassman, of the Maguire Lassman Firm. It appears from the records that Mr. Lassman devoted approximately 15 hours of time in connection with Parcel 168. We negotiated \$1,400.00 as full payment for the attorney's fees for Parcel 168 (4 hours @ \$350/hr.). Furthermore, Section 73.091, Florida Statutes, requires the payment of all reasonable costs incurred by a party in defense of his or her claims. Attached as **Exhibit "C"** is a copy of Florida Real Estate Analysts, Inc.'s appraisal invoice in the amount of \$1,125.00. We negotiated \$1,000.00 as full payment for this invoice.

### **RECOMMENDATION**

For the above-cited reasons, Right-of-Way counsel respectfully requests that the CFX Board approve a total settlement, inclusive of attorney's fees and expert costs, in the amount of \$2,500.00, in full settlement of all compensation for all claims asserted by Respondents, Klepzig with respect to the acquisition of Parcel 168 which is in CFX best interest. A copy of the executed Settlement Agreement between CFX and Klepzig is attached as **Exhibit "D."**

The Right-of-Way Committee recommended approval of the proposed Settlement Agreement at its February 22, 2017, meeting.

### **ATTACHMENTS**

- Exhibit "A" - Stipulated Final Judgment Upon Offer of Judgment as to Parcel 168
- Exhibit "B" - Order Granting Respondent's Motion for Withdrawal and Apportionment of Funds for Parcel 168
- Exhibit "C" - Florida Real Estate Analysts, Inc. Invoice
- Exhibit "D" - Settlement Agreement

Reviewed by: \_\_\_\_\_



ORLDOCS 15227307 1

**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT  
IN AND FOR ORANGE 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.: 2014-CA-003698-O

DARRELL D. REID and KATIE J. REID, et al.,

Parcel 168

Respondents.

Subdivision 39

**STIPULATED FINAL JUDGMENT UPON  
OFFER OF JUDGMENT AS TO PARCEL 168**

THIS CAUSE having come on for consideration upon the Joint Motion made by the Petitioner, **CENTRAL FLORIDA EXPRESSWAY AUTHORITY** ("CFX"), and the Respondent, **PHILLIP M. SIMMONS**, ("Respondent") as the fee owner of Parcel 168, for entry of a Final Judgment in accordance with Respondent's acceptance of the Offer of Judgment of Petitioner, and it appearing to the Court that the parties were authorized to enter into such motion, the Court finding that the compensation to be paid by the Petitioner is full, just and reasonable for all parties concerned, and the Court being otherwise fully advised in the premises, it is now, therefore

**ORDERED AND ADJUDGED** as follows:

1. That the Respondent, **PHILLIP M. SIMMONS**, does have and recover of and from the Petitioner the sum of **THREE HUNDRED, THIRTY THOUSAND AND NO/100 DOLLARS (\$330,000.00)**, subject to apportionment claims, if any, in full payment for the property designated as Parcel 168 herein taken, severance damages, business damages, tort

damages, if any, and all other damages and claims with the exception of attorney's fees, expert fees and costs.

2. That title to the following described property, to wit: **Exhibit "A"** which vested in the Petitioner pursuant to the Stipulated Order of Taking and deposit on June 3, 2014, heretofore made, is hereby approved, confirmed and ratified.

3. That within twenty (20) days after receipt by the Petitioner of this Final Judgment, Petitioner shall deposit into the Registry of the Court the sum of **ONE HUNDRED THIRTY-NINE THOUSAND, EIGHT HUNDRED SEVENTY AND NO/100 DOLLARS (\$139,870.00)**, this sum being the difference between the Petitioner's initial deposit of \$190,300.00 and the final award pursuant to Paragraph 1 herein (subject to apportionment claims, if any), plus a \$170.00 clerk's fee.

4. That this Court retains and reserves jurisdiction to enforce the terms of this judgment, and to determine any supplementary and post judgment matters, if applicable.

**DONE AND ORDERED** at Orlando, Orange County, Florida, this   1   day of February, 2017

/s/ CHRISTI UNDERWOOD  
Circuit Judge

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**CHRISTI L. UNDERWOOD**  
Circuit Judge

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that the foregoing was filed with the Clerk of the Court this 2 day of February, 2017, by using the Florida Courts E-Filing Portal System. Accordingly, a copy of the foregoing is being served on this day to all attorneys/interested parties identified on the ePortal Electronic Service List, via transmission of Notices of Electronic Filing generated by the ePortal System. Petitioner's counsel is responsible for the service by US Mail of any party or interest with a mailing address only.

  
\_\_\_\_\_  
Judicial Assistant

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT  
IN AND FOR ORANGE 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.: 2014-CA-003698-O

DARRELL D. REID and KATIE J. REID, et al.,

Parcel 168

Respondents.

Subdivision 39

**JOINT MOTION FOR ENTRY OF STIPULATED FINAL JUDGMENT  
UPON OFFER OF JUDGMENT AS TO PARCEL 168**

The Petitioner, **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, and the  
Respondent, **PHILLIP M. SIMMONS**, by and through their undersigned counsel, respectfully  
move for entry of the foregoing Stipulated Final Judgment Upon Offer of Judgment as to Parcel  
168. The undersigned are authorized to enter into this Motion.

  
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Dated: February \_\_, 2017

  
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*Phillip M. Simmons*  
Dated: February \_\_, 2017

*CFX v Darrell D. Reid and Katie J. Reid, Etc., et al.*

**Case Number 2014-CA-3698-O**

**Parcel 168**

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*The Patriot Group, LLC*

**Served via U.S. Mail Only:**

Project Orlando, LLC,

a Florida limited liability company

James R. Palmer, Registered Agent

1900 Summit Tower Blvd., Suite 600

Orlando, FL 32810



ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY  
WEKIVA PARKWAY - PROJECT NO. 429-203  
LIMITED ACCESS RIGHT OF WAY  
ESTATE: FEE SIMPLE

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1336.19 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°14'39" WEST ALONG SAID EAST LINE, A DISTANCE OF 1322.99 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°14'39" WEST ALONG SAID EAST LINE, A DISTANCE OF 661.25 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°59'38" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°14'39" EAST, A DISTANCE OF 661.21 TO A POINT ON AFORESAID SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°50'02" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH 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.


CONTAINING 9918 SQUARE FEET, MORE OR LESS

**NOTE:**

THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-2846784 DATED 11/02/2012, UPDATED FILE NO. 19125-0085 DATED 10/24/2013 AND UPDATED FILE FROM SHUTTS AND BOWEN LLP, REVISION "B", FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 4592225, DATED 11/07/2013

**LEGEND & ABBREVIATIONS**

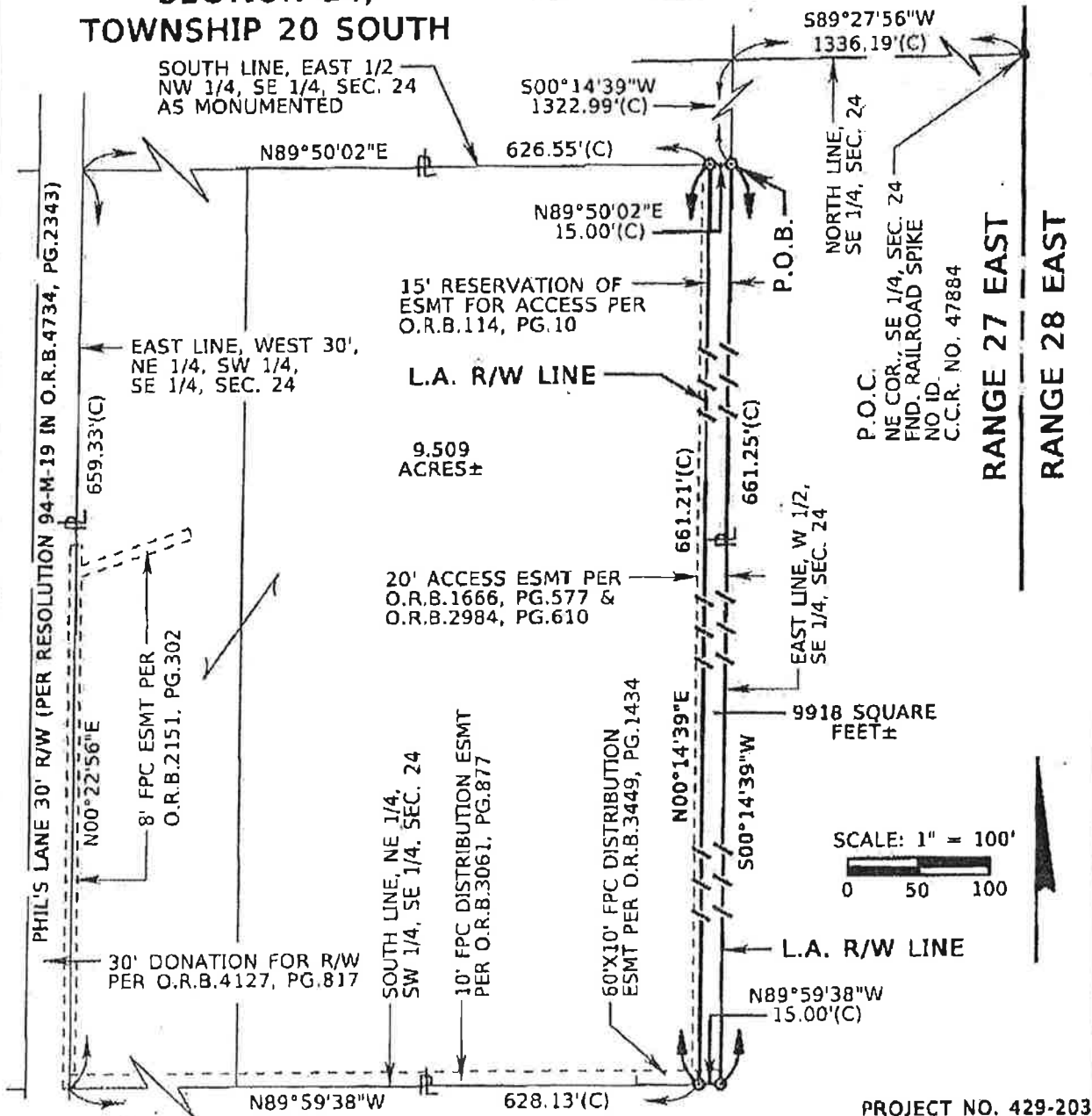
C.B.	= CHORD BEARING	ID.	= IDENTIFICATION	P.I.	= POINT OF INTERSECTION	(R)	= RADIAL
C.C.R.	= CERTIFIED CORNER RECORD	J.R.	= IRON ROD	P.O.B.	= POINT OF BEGINNING	SEC.	= SECTION
CH	= CHORD LENGTH	L	= ARC LENGTH	P.O.C.	= POINT OF COMMENCEMENT	TITL	= TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
CON.	= CORNER	L.A.	= LIMITED ACCESS	PROJ.	= PROJECT	W/	= WITH
IC)	= CALCULATED DISTANCE	LT	= LICENSED SURVEY BUSINESS	P.T.	= POINT OF TANGENCY	A	= PROPERTY LINE
D.B.	= DEED BOOK	NO.	= LEFT	(P)	= PLAT	Δ	= SAME PROPERTY OWNER
EASMT	= EASEMENT	O.R.B.	= OFFICIAL RECORDS BOOK	R	= RADIUS	Δ	= DELTA (CENTRAL ANGLE)
EXIST.	= EXISTING	P.C.	= POINT OF CURVATURE	R.B.M.	= ROAD BOND MAP	Δ	= CHANGE IN DIRECTION
IND.	= FOUND	PG./PGS.	= PAGE / PAGES	RT	= RIGHT	Δ	= LIMITED ACCESS R/W LINE
IPC	= FLORIDA POWER CORPORATION			R/W	= RIGHT OF WAY	---	= R/W LINE
(F)	= FIELD DISTANCE						

DATE DECEMBER 05, 2013	CERTIFICATION OF AUTHORIZATION No. LA 1071	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 168
DRAWN BY M.ROLLINS	 320 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32803 (407) 643-5120 FAX 407-610-0664	S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
CHECKED BY S.WAAR			SHEET 1 OF 2
BSA PROJECT NO. EAL3-11			
REVISION	BY	DATE	

**EXHIBIT "A"**

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SEC. 24-20-27, BEING S89°27'56"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.

## SECTION 24, TOWNSHIP 20 SOUTH



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 412.027, FLORIDA STATUTES.

*William E. Smith* 12/06/13  
WILLIAM E. SMITH  
LICENSE NUMBER 3442

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

CERTIFICATION OF AUTHORIZATION NO. EX 1231



**SKETCH OF DESCRIPTION.  
THIS IS NOT A BOUNDARY SURVEY.**

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

**PARCEL  
168**

**SCALE: 1"=100'**

**SHEET 2 OF 2**

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

vs.

CASE NO.: 2014-CA-003698-O  
Subdivision 39

DARRELL D. REID and KATIE J. REID, ETC., Parcel: No. 168  
et al., Simmons

Respondents.

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**ORDER GRANTING RESPONDENT'S MOTION FOR  
WITHDRAWAL AND APPORTIONMENT OF FUNDS FOR PARCEL 168**

THIS CAUSE having come before the Court upon the Motion of Respondent, PHILLIP M. SIMMONS, to withdraw the funds to be deposited with the Court Registry by Petitioner, CENTRAL FLORIDA EXPRESSWAY AUTHORITY ("CFX") for the taking of Parcel 168 once the Final Judgment is entered in this case and the Court having considered this Motion and being fully advised in the premises, it is therefore

**ORDERED AND ADJUDGED** that

1. This Court finds that all parties listed as having potential interest(s) have been served notice for the Respondent's, Phillip M. Simmons, Amended Motion for Withdrawal and Apportionment of Funds for Parcel 168 and that at the hearing held at the time and place noted in the Notice was in attendance only the attorneys for the Petitioner, the attorney for Respondent Phillip M. Simmons and the attorney for Respondents Dennis R. Klepzig, JoAnn Klepzig, Ellen Christine Potts, n/k/a Christine Klepzig Potts, James Roger Klepzig, and Jill Lynette Klepzig, n/k/a Jill Lynette Klepzig-Fox, and no other attorneys for any other interest holder made an

appearance or filed or presented an objection to Respondent's Amended Motion for Withdrawal and Apportionment of Funds for Parcel 168.

2. Respondent's Amended Motion for Withdrawal and Apportionment of Funds for Parcel 168 is GRANTED.

3. Pursuant to the Final Judgment in this matter, CFX shall deposit into the Registry of the Court the sum of **ONE HUNDRED THIRTY-NINE THOUSAND, EIGHT HUNDRED SEVENTY AND NO/100 DOLLARS (\$139,870.00)**, this sum being the difference between the Petitioner's initial deposit of \$190,300.00 and the final award of \$330,000.00, plus a \$170.00 clerk's fee.

4. All of the funds to be deposited in the Court Registry as to Parcel 168, except for the \$170.00 clerk's fee, shall be disbursed solely to Respondent, Phillip M. Simmons.

5. Once CFX has deposited the funds with the Court Registry as outlined in the Final Judgment, the Clerk of the Court is directed to pay forthwith and without further order of this Court, as follows:

To Respondent, PHILLIP M. SIMMONS, owner of Parcel 168, the sum of **ONE HUNDRED THIRTY-NINE THOUSAND, SEVEN HUNDRED AND NO/100 DOLLARS (\$139,700.00)**, and made payable to PHILLIP M. SIMMONS c/o Thomas P. Callan, Esq., Callan Law Firm, P.A., 921 Bradshaw Terrace, Orlando, Florida 32806.

**DONE AND ORDERED** in Chambers in Orlando, Orange County, Florida, this 1 day of Feb., 2017.

**/s/ CHRISTI UNDERWOOD**  
**Circuit Judge**

HONORABLE CHRISTI L. UNDERWOOD  
CIRCUIT COURT JUDGE

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 1 day of Feb, 2017, a true and correct copy of the foregoing has been sent to the U.S. Mail and/or electronic mail on the parties listed on Schedule A attached hereto.

  
Judicial Assistant Attorney

## SCHEDULE A

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# FLORIDA REAL ESTATE ANALYSTS, INC.

Appraisal & Consultation

January 31, 2017

Mr. Harold Lassman  
Attorney at Law  
Maguire Lassman, P.A.  
605 E. Robinson Street, Suite 140  
Orlando, FL 32801

RE: Project : Wekiva Parkway  
County: Orange  
Parcel : 168  
Owner : Klepzig (Easement)

## INVOICE

Inspection of easement property and surrounding neighborhood. Research for and analysis of data. Research for sales data and analysis of any damages due to the acquisition. Consultation with owner's attorney regarding the ROW acquisition and associated easement. Preparation of appraisal report, preparation for deposition, and attendance at deposition.

Pendergast: 6.25 Hrs @ \$180.00/Hr = \$1,125

Total Invoice Amount \$1,125

Thank you,

Gary M. Pendergast, MAI, President

SUMMARY OF SERVICES  
(GARY M. PENDERGAST)

Parcel : 168  
Project: Wekiva Parkway  
Owner: Klepzig (Easement)

<u>Date</u>	<u>Procedure</u>	<u>Time</u>
06/18/14	Research concerning access easements. Review easement documents, maps and aerials. Analysis of data.	.75
08/05/14	Review ROW plans and easement data. Consultation with owner's attorney regarding easements, documents, and other data.	.75
09/15/14	Consultation with property owner regarding easements.	.25
10/06/14	Research and review sales data for easement valuation.	.75
10/08/14	Research and review comparable sales data for easement valuation.	.75
10/23/14	Research regarding encumbrances, current easement usage, and valuation issues.	.50
10/24/14	Analysis of property underlying the easement and highest and best use issues.	.50
10/24/14	Comparable sales research and analysis. Verification of data.	.25
10/27/14	Easement inspection research and analysis including aerial and road view, and by maps. Review documents provided by owner's attorney. Review taking descriptions, ROW data, flood and soil maps. Analysis of data.	.50
10/28/14	Review taking descriptions, ROW data, flood and soil maps. Analysis of data. Analysis of data for easement valuation analysis.	.50
04/06/15	Preparation for deposition regarding easement valuation.	.50
04/07/15	Analysis of data and provide testimony at deposition for easement valuation.	.25
	<b>Total</b>	<b>6.25</b>



IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT  
IN AND FOR ORANGE 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.: 2014-CA-003698-O

DARRELL D. REID and KATIE J. REID, et al.,

Parcel 168

Respondents.

Subdivision 39

SETTLEMENT AGREEMENT

Counsel for Petitioner, CENTRAL FLORIDA EXPRESSWAY AUTHORITY ("CFX"), and Respondents, DENNIS R. KLEPZIG and JOANN KLEPZIG, husband and wife, ELLEN CHRISTINE POTTS n/k/a ELLEN CHRISTINE KLEPZIG POTTS, JAMES ROGER KLEPZIG and JILL LYNETTE KLEPZIG n/k/a JILL LYNETTE KLEPZIG-FOX ("Respondents"), have reached the following negotiated settlement of all Respondents' claims associated with Parcel 168:

1. Respondents, shall have and recover from the Petitioner the sum of **ONE HUNDRED AND NO/100 DOLLARS (\$100.00)** in full payment for any and all claims asserted in connection with the property designated as Parcel 168 herein taken, claims for apportionment, 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. Respondents have and recover of and from the Petitioner the sum of **ONE THOUSAND, FOUR HUNDRED AND NO/100 DOLLARS (\$1,400.00)**, as full payment for attorneys' fees for services rendered on behalf of Respondents by the Maquire & Lassman, P.A. firm in this cause, pursuant to §§73.091 and 73.092, *Florida Statutes* (2015). Respondents shall make no further claim for attorney's fees herein.
3. Respondents have and recover of and from the Petitioner the sum of **ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00)**, as full payment for all costs incurred herein including but not limited to the expert fee for Florida Real Estate Analysts, Inc. Respondents shall make no further claim for costs herein.
4. 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.

5. 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.

6. 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 **TWO THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS (\$2,500.00)**, payable to the firm of Maguire & Lassman, P.A. and mail said check to Harold Lassman, Esq., Maguire & Lassman, P.A., 605 East Robinson Street, Suite 140, Orlando, FL 32801, as payment in full for all Respondents' claims herein, including attorney's fees and costs as provided in this Agreement.

7. 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



Suzanne M. Driscoll, Esq.  
Attorney for Petitioner  
Dated: January \_\_\_\_\_, 2017

DENNIS R. KLEPZIG and JOANN  
KLEPZIG, husband and wife, ELLEN  
CHRISTINE POTTS n/k/a ELLEN  
CHRISTINE KLEPZIG POTTS, JAMES  
ROGER KLEPZIG and JILL LYNETTE  
KLEPZIG n/k/a JILL LYNETTE  
KLEPZIG-FOX, RESPONDENTS



Harold A. Lassman, Esq.  
Attorney for Respondents  
Dated: January 30, 2017

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