



MEMORANDUM

TO: Central Florida Expressway Authority CLIENT-MATTER NO.: 19125.0164
Board Members

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

DATE: April 25, 2017

RE: State Road 429 Wekiva Parkway, Project 429-205; Parcel 292
Proposed Settlement Including Fees and Costs

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the approval by the CFX Board of a negotiated settlement between Kimberly Buchheit, (the "Owner") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 292 (the "Taking" or "Property") for the construction of State Road 429 Wekiva Parkway, Project 429-205.

DESCRIPTION AND BACKGROUND

Parcel 292 is a fee simple taking of the southern 5.127 acres for use as limited access right-of-way, from a parent tract of 19.409 acres, leaving a remainder of 14.282 acres. The property is located at the southern terminus of Swain Road, approximately one mile south of Adair Avenue and 1.5 miles east of Plymouth Sorrento Road, in the City of Apopka, Orange County, Florida.

Within the area of taking, is a site-built 624 sf single family residence, recently renovated to be energy efficient and resulting in a lower effective age, with a detached one-car garage/utility room. Also in the area of taking is a 3-bedroom, 2-bath manufactured home containing 1,520 sf, a detached aluminum carport, two wooden decks and a handicap accessible ramp; a modular office/residential building containing approximately 854 sf of living area with 1-bedroom, 1-bath, and which includes a portion utilized as office space and two exterior wood decks to provide access to the building. A private well feeds a distribution line to the buildings, and separate septic systems and satellite television dishes serve each of the three primary structures. In addition, a gazebo, outdoor shower and wood stage for outdoor entertainment are located near the manufactured and modular buildings. A greenhouse structure without covering, storage sheds, containers, above ground pool, concrete sidewalk, concrete ramp, three-board fencing, gates and two grids of 12-250 watt solar panels complete the improvements within the area of taking. The solar panels provide electricity for the site, with excess generated electricity

sold to Duke Energy. The southeast and northwest areas of the property are reportedly used for growing certified organic vegetables.

The property has been annexed into the City of Apopka, but retains the Orange County A-1, Citrus Rural zoning district. The Future Land Use Designation is R – Rural/Agricultural by Orange County.

The CFX's appraisal of the property was prepared by Chad Durrance of Durrance & Associates. Mr. Durrance opined the highest and best use of the property is for residential use. Mr. Durrance used 8 comparable vacant land sales located in the West Orange County/Southern Lake County market, ranging in price from \$21,600 to \$29,300 per acre. Mr. Durrance opined the price per acre value of the Subject Property to be \$27,500. Additionally, Mr. Durrance used four improved single-family home sales to estimate the contributory value of the Subject's primary residence and related improvements. The indicated price per square foot of living area for these improved sales was \$78 to \$108. Mr. Durrance opined the contributory value of the improvements located in the southern area of the property, including the primary residence and associated site improvements proximate to the residence, including the private well and water distribution lines, detached carport, greenhouse structure, storage sheds, containers, above ground pool, concrete sidewalk/ramp, brick pavers, fencing/gate and the two grids of solar panels, at \$120,000.

Mr. Durrance based his estimate of the contributory value of the manufactured home and modular building upon six sales of similar improvements ranging in price from \$17 to \$40 per square foot as well as NADA Guides which estimates the value of the subject manufactured home, excluding ancillary site improvements at between \$23,000 and \$25,500. Upon consideration of all these factors, Mr. Durrance opined the contributory value of the improvements situated in the central area of the property, including the manufactured home and modular office/residence to be \$75,000.

Because the parent tract contains nearly 20 acres of land and the combined size of the three residences contains nearly 3,000 sf of living area, Mr. Durrance also researched and considered larger acreage sales with residential improvements in the valuation of the Subject Property. Based upon consideration of the variety of factors herein cited, Mr. Durrance concluded the total property value to be \$729,000, including \$534,000 for land, \$120,000 for the primary residence and related improvements, and \$75,000 for the manufactured/modular residence improvements.

After the taking, the size of the land is 14.282 acres, representing a reduction of about 26% to the original parent tract. The remainder will have about 662 feet of frontage along the Wekiva Parkway with a depth ranging between 935 to 945 feet. The remainder will be improved with the manufactured home and modular building and related improvements; however, the well, related water distribution lines and southern boundary fencing are eliminated by the taking. Additionally, the site-built home will be impacted and will require demolition and removal. The manufactured home will be setback 131 feet from the limited-access right-of-way and 255 feet from the edge of pavement, while the modular building will be setback 175 feet from the right-of-way and 299 feet from the edge of the pavement of the Wekiva Parkway. The Parkway will be constructed about 15 feet above existing grade at the west end of the property and 22.5 feet above grade at the east end of the property.

The CFX expert engineer, Lee Moree of Landon, Moree & Associates has provided site modifications/cure options. The cure demolishes the severed wood deck/concrete ramp, clears and grades a building pad and relocates the site-built residence, septic system, carport, solar panels, shed, pool and stage to the west of the manufactured home and modular building. This cure also relocates the greenhouse structure, storage containers, brick pavers and shed along the southern property boundary, and replaces the well, main water distribution line, and re-establishes the perimeter fencing. The cost of this cure is \$140,400, and essentially relocates or replaces all of the improvements within the area of acquisition onto the remainder.

As to valuation of the taking, Mr. Durrance opines the fair market value to be **\$338,100**, consisting of \$141,000 for land (5.127 acres at \$27,500/acre), \$120,000 for improvements taken, and \$77,100 for damages and the cost to cure.

Richard Dreggors of Calhoun, Dreggors & Associates appraised the property on behalf of the Respondent, Kimberly Buchheit. Mr. Dreggors indicates his belief, based upon a land planning analysis of the property by James Hall of VHB, that the Subject Property would receive a land use designation of Rural Settlement by the City of Apopka, allowing a higher intensity development at one dwelling per acre, and the opportunity for cluster development if the site meets certain open space requirements. This opinion differs substantially from Mr. Durrance's reliance upon current zoning which allows only one home per 10 acres. Development at higher densities would likely require connection to City water and sewer systems, although development at lower densities may allow connection to the central water system and use of septic systems as an alternative. Mr. Dreggors also notes it may be possible for the owner to assemble her property with adjoining properties would allow access to Mt. Plymouth and Haas Roads to create a total area of approximately 263 acres. Thus Mr. Dreggors' highest and best use "as vacant" is for use as a rural residential site with densities of one dwelling per acre or assemblage with adjoining properties, which still will have densities of one dwelling per acre. Mr. Dreggors' highest and best use "as improved" is the ultimate demolition of the existing improvements, but with continued use of the existing improvements for the interim until the property is redeveloped to support a low density single family use.

Using the highest and best use of assemblage for a future single family residential use, Mr. Dreggors' used sales of six (6) similar residentially oriented tracts of vacant land in Orange and Lake Counties to provide a comparison for the Subject Property. These sales indicated a price per acre ranging between \$41,483 and \$72,172. Mr. Dreggors opines the value of the Subject Property is \$50,000 per acre, resulting in a total value for the land of \$970,500.

To value the interim use of the single family residence, manufactured home and modular home, Mr. Dreggors analyzed the rental income value of four (4) comparable properties for manufactured homes, ranging from \$900 to \$1,200 per month. The rental income value of five (5) comparable properties with single family homes ranged between \$600 and \$875 per month, and for the modular home four (4) comparables were utilized with values ranging between \$650 and \$975 per month. Mr. Dreggors concluded the interim rental of the manufactured home would be valued at \$950 per month or \$11,400 per year; for the single family home \$850 per month or \$10,200 per year; and for the modular home \$700 per month or \$8,400 per year for a total gross rental value of the three homes of \$30,000 per year. Based upon reproduction costs of the additional site improvements, including the solar panels, storage containers, greenhouse, etc., Barefoot Brothers Construction provided a reproduction cost of \$37,300. To demolish the

improvements at the end of the interim use period, Barefoot Brothers Construction estimated the cost at \$10,000, resulting in a net value, after consideration of demolition costs, of \$68,000 for the interim value of the improvements (\$78,000 - \$10,000). Thus, Mr. Dreggors values the property in the before condition at \$1,038,500, consisting of land at \$970,500, and improvements at \$68,000.

Mr. Dreggors agrees with Mr. Durrance the taking reduces the size of the property by 26% and that the remainder will be adjacent to an expressway with elevations of between 17 feet to 25.5 feet. Mr. Dreggors also notes there will be a 31.5 ft tall overhead sign constructed over the Parkway travel lanes adjacent to the remainder. According to engineering calculations by Bill Tipton, Jr. based upon a review of the construction plans, a 5-foot wide ditch with a 3:1 slope will come down from the elevated expressway. Mr. Tipton opines the lack of a ditch from east of Station 466+00 to Station 468+00 will cause runoff to flow onto the remainder property. Thus Mr. Dreggors opines the negative effects that the taking has on the remainder property are: (1) substantial loss of development potential; (2) drainage issues; and (3) location adjacent to an elevated expressway.

The possible assemblage of the Subject Property with the adjoining Rockwood Groves could have allowed the possibility of a residential development at one unit per acre. With the acquisition of Rockwood Groves for construction of the Wekiva Parkway, such assemblage could not occur, making the residential development of the Subject Property at the rate of one dwelling per 10 acres.

Mr. Dreggors compared vacant land sales of 3.04 acres to 10.88 acres and with prices per acre ranging from \$23,000 to \$49,342, concluding the value of the Subject Property is \$40,000 per acre. Mr. Dreggors estimates the negative impact to the remainder property by the elevated expressway at 40%, resulting in a remainder value of \$24,000 per acre or \$342,700.

Mr. Tipton has provided a cure plan which includes demolishing the remainder improvements associated with the single family home, installing a new well to service the remaining improvements, reestablish fencing, install oak trees and modify/reestablished the irrigation system. Barefoot Brothers Construction provided a cost bid for the cure. Including a 20% coordination fee added to the replacement cost new of the items, less the cost of the items paid for in the taking, the total net cost to cure is \$87,000. Thus, Mr. Dreggors opines the value of the remainder property as \$268,300, consisting of land in interim value of improvements at \$355,300, less cure costs of \$87,000.

Mr. Dreggors opined the fair market value for the taking is **\$770,100**, consisting of \$256,400 for land (5.127 acres at \$50,000 per acre), improvements taken at \$37,300, and damages of \$476,400.

Ms. Buchheit operates Wise Acre Farm, LLC ("Wise Acre Farm") on the subject property. Due to the taking, she has advised it is impractical to use the remainder for the Wise Acre Farm business operations going forward. The property taken is the highest, flattest and best part of the site for facilities and operations. The topography of the reminder makes it far less suited for the necessary facilities. Accordingly, Ms. Buchheit asserted a business damage claim in the amount of **\$56,275**.

Ms. Buchheit is represented by Edgar Lopez of Harris Harris Bauerle Ziegler Lopez, P.A. Mr. Lopez retained Richard Dreggors to prepare the real estate appraisal, with assistance provided by James Hall of VHB for planning issues, William Tipton, Jr. of Tipton Associates for engineering and potential cure issues, and Barefoot Brothers Construction, LLC for cost estimates. Mr. Lopez presented experts' invoices totaling **\$69,710.27**. After numerous mediation conferences which included Ms. Buchheit's rejection of the amount and the method CFX used to determine the Replacement Housing Payment, we were able to settle this parcel for an all-inclusive settlement of **\$699,990**, including Ms. Buchheit's Written Statement regarding entitlement to the replacement housing purchase additive which is attached hereto and incorporated herein by reference, all statutory interest, all claims related to real estate and business damages, severance damages, tort damages, attorney's fees and litigation costs, expert witness fees, and costs, but subject to apportionment claims, if any, of any party claiming an interest in or a lien on the subject property.

For the above-cited reasons, Right-of-Way counsel requests approval by the CFX Board of the mediated all-inclusive settlement in the amount of \$699,990, 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 292.

RECOMMENDATION

We respectfully request that the CFX Board approve the proposed mediated settlement totaling \$699,990 in full settlement of all claims for compensation in the acquisition of Parcel 292, including all attorney's fees, expert's fees, and costs. The Right of Way Committee recommended approval of this settlement at its April 26, 2017 meeting.

ATTACHMENTS

- Exhibit "A" – Sketch of the Subject Property
- Exhibit "B" – Photographs of the Subject Property and Area
- Exhibit "C" – Mediated Settlement Agreement
- Exhibit "D" – Respondent's Experts' Fees Invoices

Reviewed by: _____



ORLANDO ORANGE COUNTY
EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-205

PARCEL NO. 292
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" BROKEN CONCRETE MONUMENT WITH A 3/4" IRON PIPE, NO IDENTIFICATION; THENCE NORTH 88°13'25" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 2647.84 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5, BEING A FOUND 1/2" IRON ROD, NO IDENTIFICATION; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 03°29'28" EAST ALONG THE EAST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 945.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°29'28" EAST ALONG SAID EAST LINE, A DISTANCE OF 338.57 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°14'21" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 662.13 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 03°30'38" WEST ALONG SAID WEST LINE, A DISTANCE OF 336.69 FEET TO A POINT; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°04'36" EAST, A DISTANCE OF 662.16 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 5.127 ACRES, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY

DATE: APRIL 18, 2013

PROJECT NO.: P04-04

DRAWN: DPW CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-205
PARCEL NO. 292



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S. INTERNATIONAL PARKWAY

SUITE 2401

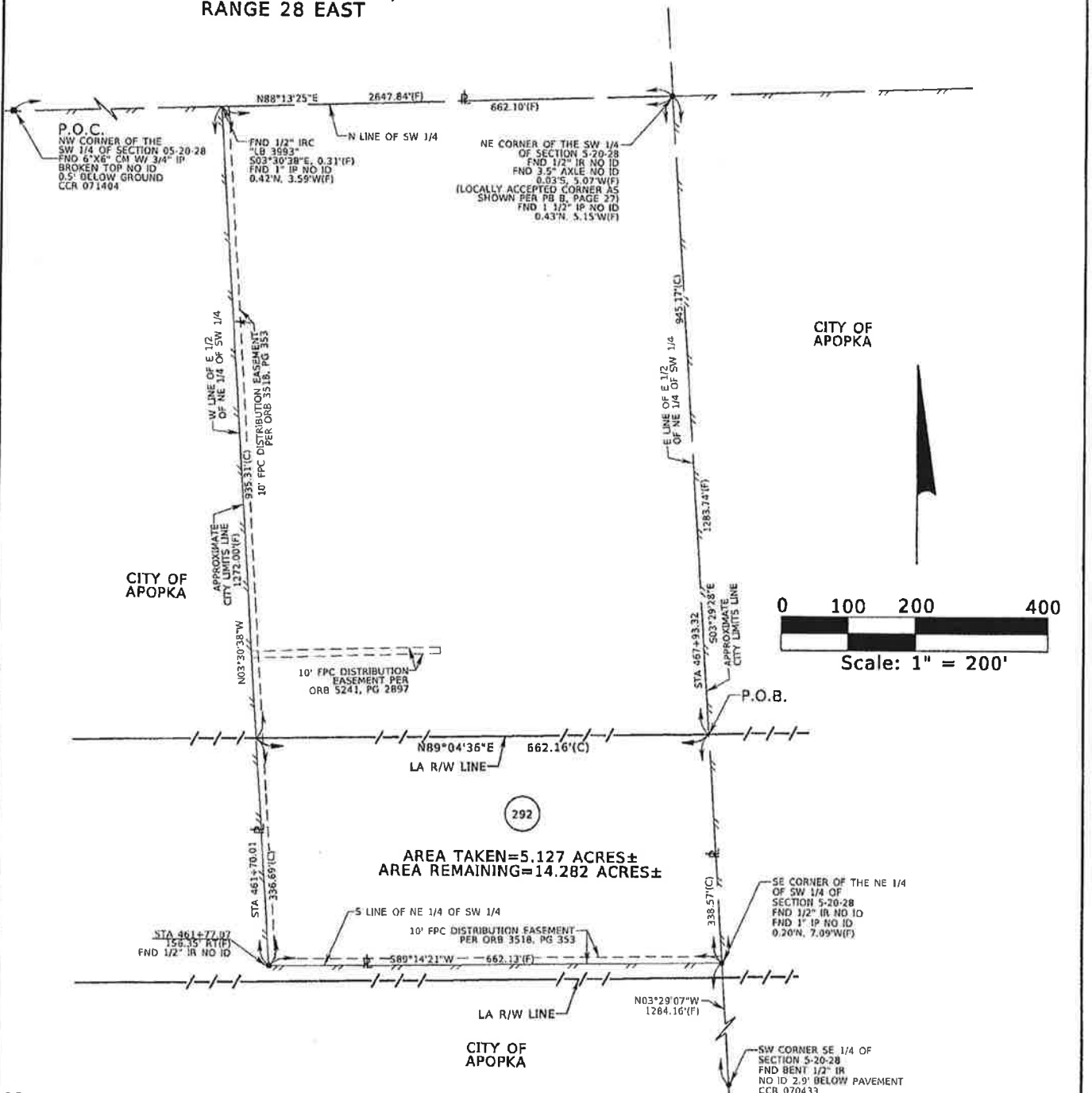
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

EXHIBIT "A"

SKETCH OF DESCRIPTION

SECTION 5, TOWNSHIP 20 SOUTH, RANGE 28 EAST



SEE SHEET 1 FOR LEGAL DESCRIPTION

SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: ORLANDO-ORANGE COUNTY
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LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C) = CALCULATED
CM = CONCRETE MONUMENT
(F) = FIELD
CCR = CERTIFIED CORNER RECORD
FPC = FLORIDA POWER CORPORATION
FND = FOUND
ID = IDENTIFICATION
IP = IRON PIPE
IR = IRON ROD
IRC = IRON ROD AND CAP
LA = LIMITED ACCESS

NO. = NUMBER
ORB = OFFICIAL RECORDS BOOK
OOCEA = ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
PL = PROPERTY LINE
PG = PAGE
PB = PLAT BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
RT = RIGHT
R/W = RIGHT OF WAY
STA = STATION
W/ = WITH

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 05, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 03°29'28" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED NOVEMBER 30, 2012, FILE NO. 2037-2864631, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
7. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
8. THIS SKETCH IS NOT A SURVEY.


SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

REVISED PER COMMENTS		DPW	03/11/2014
REVISED PROPOSED LA R/W LINE		DPW	02/06/2014
REVISED PER COMMENTS		DPW	05/23/2013
REVISION		BY	DATE

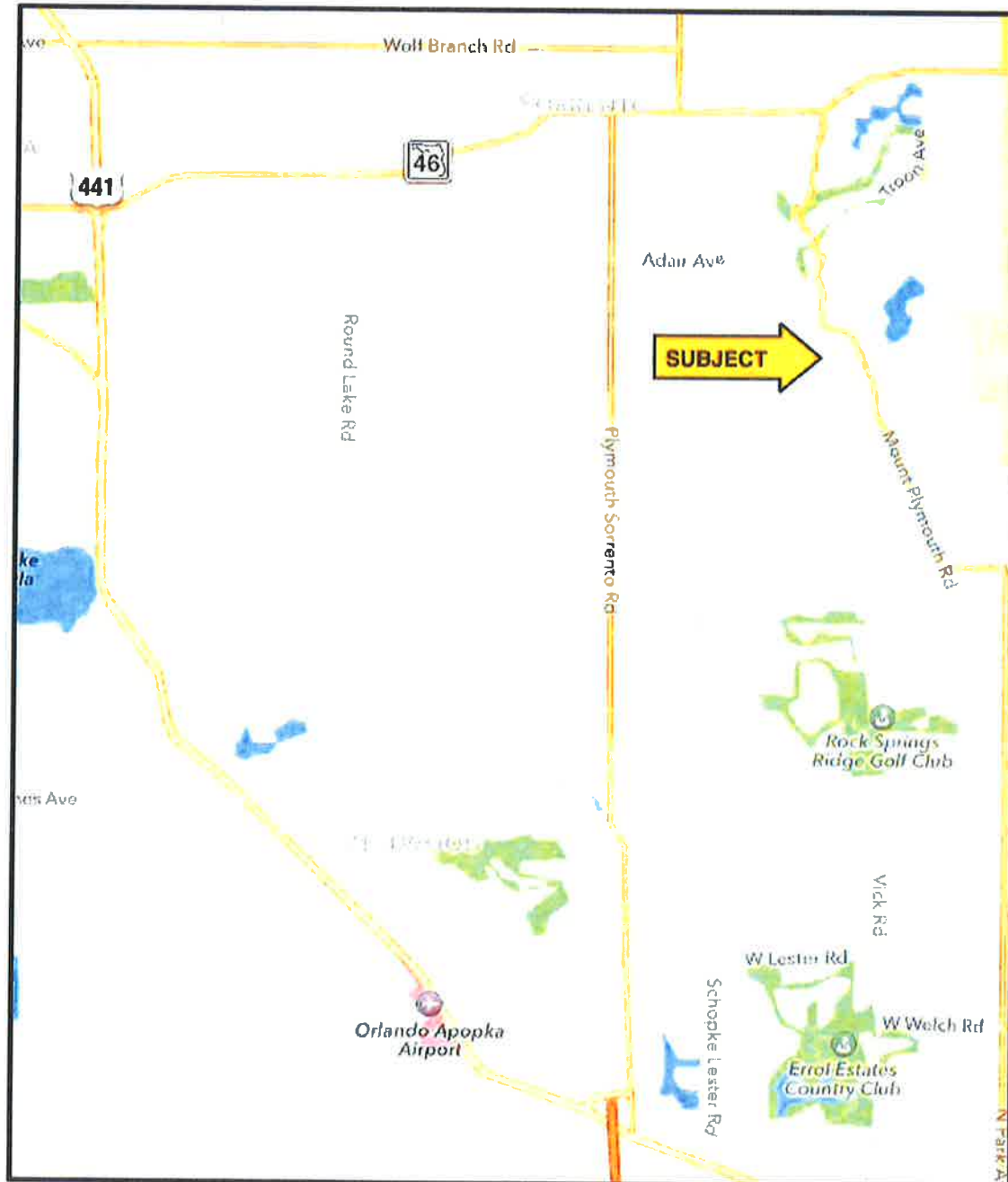
I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 58-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

[Signature] 3-11-14
H. Paul deVivero, Professional Land Surveyor No. 4990 DATE

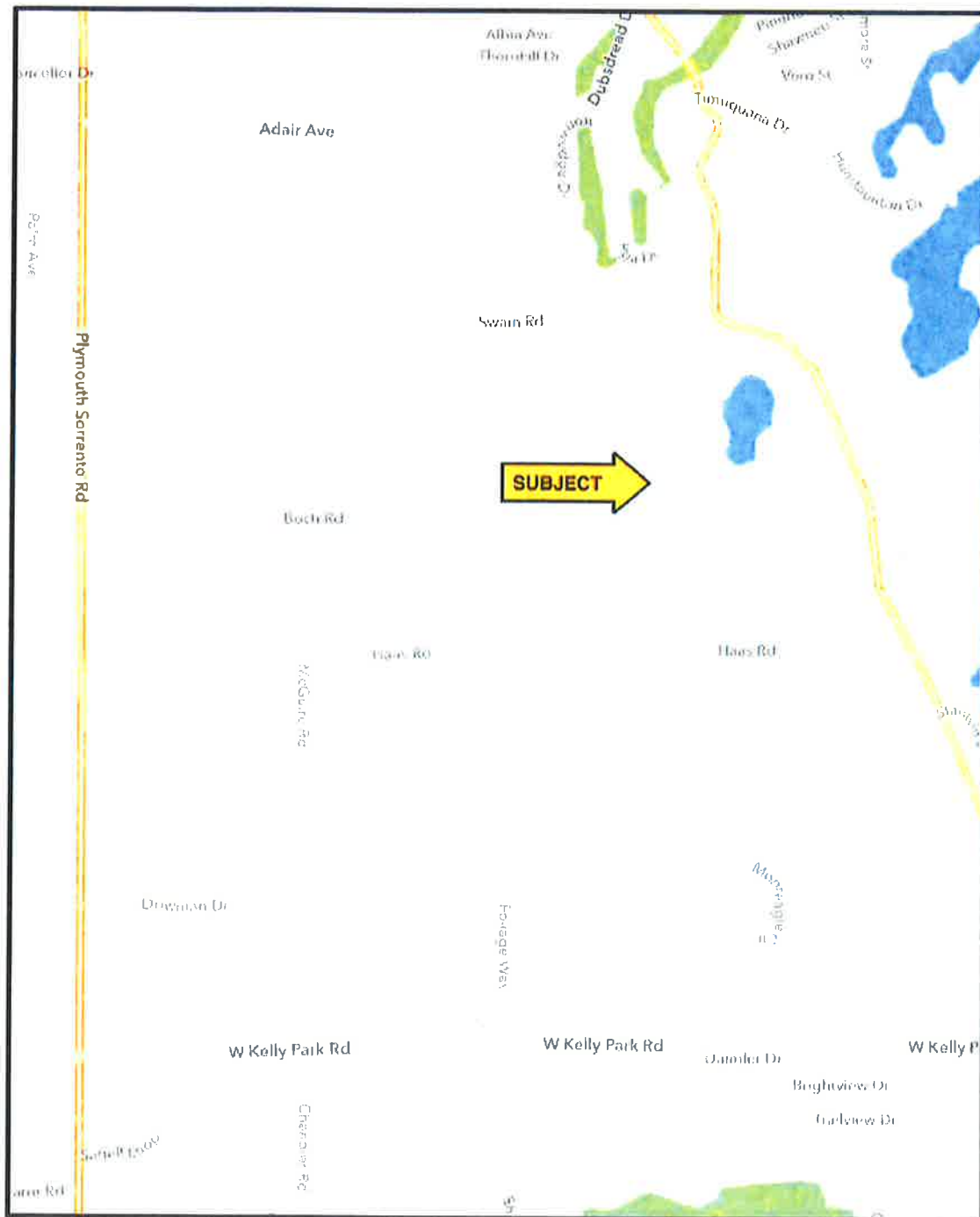
FOR: ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY DATE: APRIL 18, 2013 PROJECT NO.: P04-04 DRAWN: DPW CHECKED: JMS	STATE ROAD 429 OOCEA PROJECT NO. 429-205 PARCEL NO. 292	 GEODATA CONSULTANTS, INC. SURVEYING & MAPPING 1349 S. INTERNATIONAL PARKWAY SUITE 2401 LAKE MARY, FLORIDA 32746 VOICE: (407) 732-6965 FAX: (407) 878-0841 LAND SURVEYOR BUSINESS LICENSE NO. 6556
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The proposed design of the Wekiva Parkway improvements in the area of the subject property is shown below.





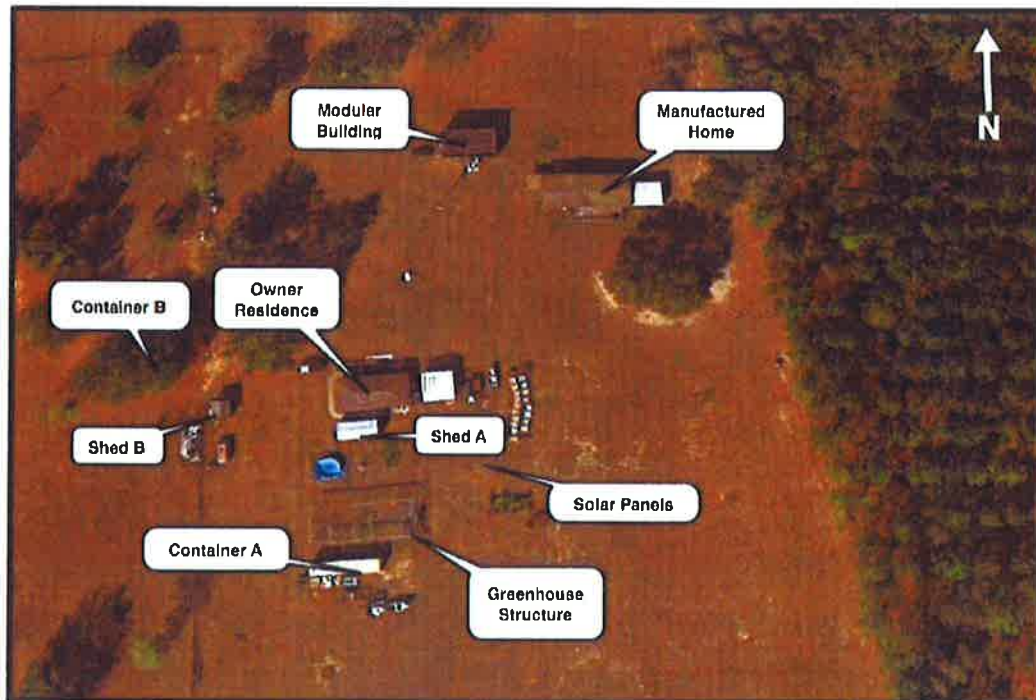
GENERAL LOCATION MAP



LOCATION MAP



JURISDICTION OF SUBJECT AREA



Northerly aerial view identifying the subject improvements. (Photo #1)



Northerly view of manufactured home (right) and modular building (left). (Photo #2)



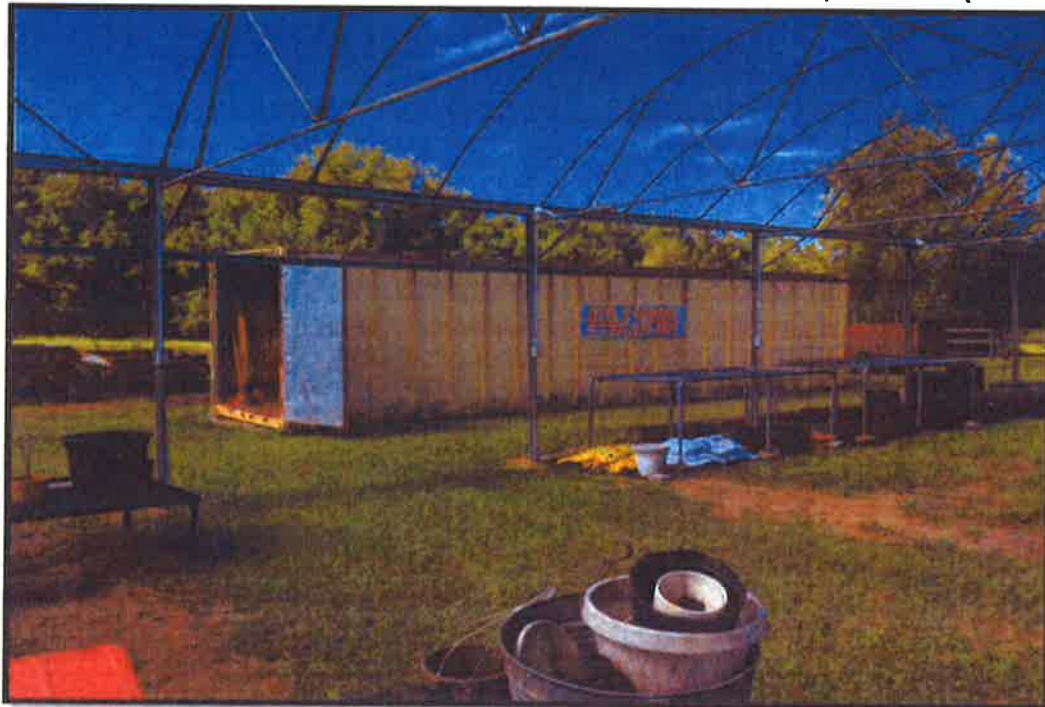
Southerly view of owner occupied home. (Photo #3)



View of Shed B and Container B (see aerial p.14). (Photo #4)



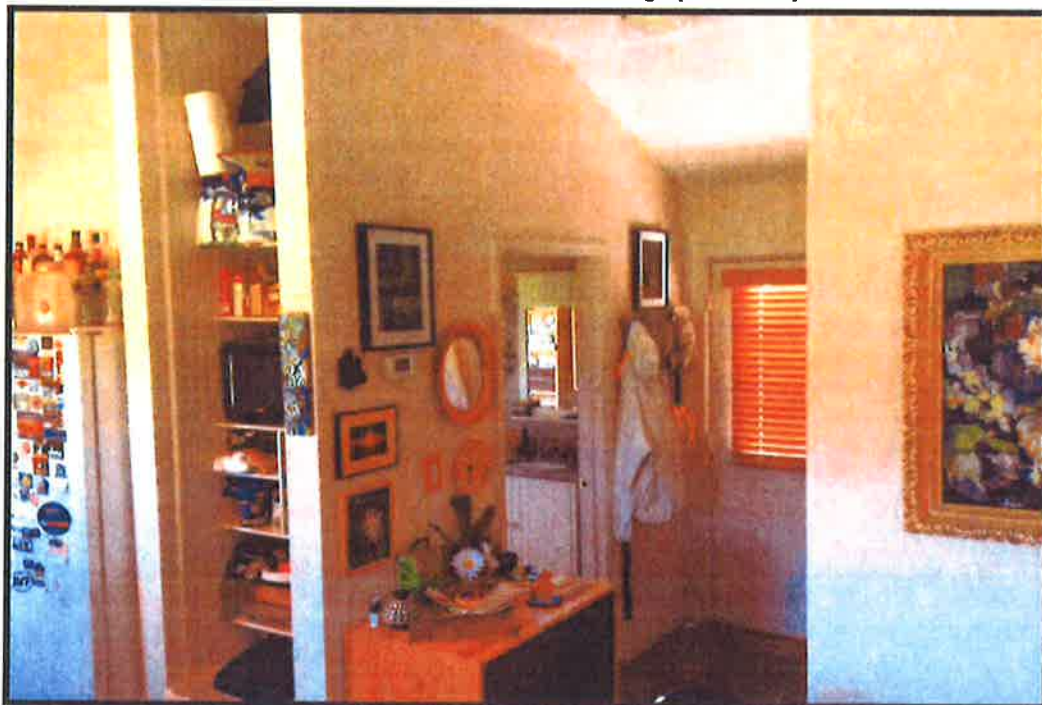
View of Shed A and above ground pool located south of the owner occupied home. (Photo #5)



Southerly view of Container A and greenhouse structure (see aerial p.14). (Photo #6)



Interior view of modular building. (Photo #7)



Interior view of owner occupied home. (Photo #8)

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: 2015-CA-006071-0

Subdivision 39

Petitioner,

Parcel 292

vs.

Kimberly A. Buchheit,
Wise Acre Farm, LLC, et. al.

Respondent(s).

MEDIATED SETTLEMENT AGREEMENT

At the Mediation Conference held on February 8, 2017,
Respondent(s) Kimberly A. Buchheit and Wise Acre Farm LLC and
representatives of the Central Florida Expressway Authority reached the following Settlement
Agreement:

1. Petitioner will pay to Respondent(s), Kimberly A. Buchheit and
Wise Acre Farm, LLC
(referred to as "Respondent") the sum of Six Hundred Ninety-Nine Thousand
Nine Hundred Ninety Dollars Dollars
exactly (\$699,990.00), in full settlement of all claims for compensation from Petitioner
whatsoever for the taking of Parcel 292, 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
Three Hundred Thirty-Eight Thousand One Hundred
Dollars (\$338,100.00). 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 Three Hundred
Sixty-One Thousand Eight Hundred Ninety Dollars Dollars
exactly (\$361,890.00), 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 292, 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 8th day of February, 2018, contains all the agreements of the parties. It and the Written Statement regarding Appendix A to 49 CFR Part 24, attached hereto

Linda B. Lanosa 3/16/17

Print Name: Linda B. Lanosa
Central Florida Expressway Authority

Print Name: _____
Owner

Print Name: David Shontz
Counsel for CFX

Print Name: KIMBERLY A. BUCHHEIT
Owner

Print Name: _____
~~Mediator~~

Print Name: Edgar Lopez
Attorney for Owner

WRITTEN STATEMENT FROM RESPONDENT, KIMBERLY BUCHHEIT

I, Kimberly A. Buchheit, pursuant to Appendix A to 49 C.F.R. Part 24, state:

1. I know that I am entitled to receive a replacement housing purchase ("RHP") additive and have attached the Notice of Eligibility for Supplementary Replacement Housing Payment for Owner transmitted on or about June 29, 2015.
2. I filed a Petition for Administrative Hearing challenging the RHP additive calculated by CFX's independent relocation agent.
3. The parties mediated on February 8, 2017, and reached an all-inclusive settlement of all claims related to the taking of Parcel 292, subject to the approval of the CFX Right of Way Committee and CFX Board.
4. As part of the consideration for the proposed settlement, a copy of which is attached, I acknowledge that the all-inclusive settlement encompasses compensation for a replacement housing purchase ("RHP") additive. As a result, I have chosen not to accept any RHP additive payments separate and apart from the all-inclusive settlement amount, which I am or may be entitled. I further agree to dismiss with prejudice my Petition for Administrative Hearing involving the Replacement Housing Purchase Additive.
5. This statement has not been coerced by any person or entity.

Signature: _____

Kimberly A. Buchheit

Date: _____

3/10/2017

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATEMENT OF ELIGIBILITY FOR SUPPLEMENTARY
REPLACEMENT HOUSING PAYMENT FOR OWNER

PROJECT: 429-205
STATE ROAD NO.: 429
PROJECT NAME: Wekiva Parkway
COUNTY: Orange
PARCEL NO.: 292.O-R1

This is to certify that being displaced from the residence located at 6500 Swain Road, Sorrento, FL 32776 :

☐ will not be eligible for replacement housing because _____

☒ will be eligible for a purchase additive amount not to exceed ~~\$63,850.00~~ ^{TBD} in order to purchase a decent, safe, and sanitary dwelling as an owner who elects to purchase. In order to receive the full purchase additive amount, you must purchase a decent, safe, and sanitary dwelling costing at least ~~\$150,000.00~~ ^{TBD}. * VAB

The above amount is based upon the difference between the value of the comparable replacement dwelling offered by the Central Florida Expressway Authority ("Expressway Authority") (~~\$150,000.00~~ ^{TBD}) and the value of the acquired dwelling on a typical homesite as determined by the Expressway Authority (~~\$86,150.00~~ ^{TBD}). The value of the acquired dwelling on a typical homesite represents ~~25.481%~~ ^{TBD} of the approved appraisal amount for your property, which is ~~\$338,400.00~~ ^{TBD}. If the actual price of the acquired dwelling changes or the displacee purchases a replacement dwelling with a different value, the amount of the purchase additive eligibility may change. This eligibility amount is subject to change if comparable dwellings similar to the property to be acquired are no longer available. * VAB

The displacee may also be eligible, when applicable, for compensation of the loss of favorable financing on an existing mortgage in the financing of replacement housing and reimbursement for costs incidental to the purchase of a replacement dwelling. The displacee must purchase and occupy decent, safe and sanitary replacement housing within one year from the later of the date he/she receives this Statement of Eligibility or the date he/she receives payment for the property the Expressway Authority is acquiring. In condemnation cases, this is the date funds are deposited with the court.

The benefits will not be available until acquisition of the property to be acquired by the Expressway Authority is complete or, in the case of condemnation, the owner has signed such agreements as are required by the Expressway Authority.

Payments will not be made to persons who purchase a replacement dwelling until they occupy the dwelling and provide a closing statement or other acceptable documentation of the price paid for the replacement unit.

If you are eligible for a replacement housing payment, please see attached Form entitled "Replacement Housing Payment Determination Three Comparables Method" for location and further information on comparable replacement dwelling(s) offered to you and calculation of replacement housing payment.

Signed: [Signature]
Title: Sr. ROW Agent
Dated: 6/29/2015

Receipt Acknowledged by [Signature]
on the 22 day of JULY, 2015.

* I DO NOT AGREE WITH THE NUMBERS
OR THE METHOD BY WHICH THEY
WERE DERIVED.
TBD = TO BE DETERMINED.

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

February 6, 2017

Edgar Lopez, Esq.
c/o Harris Harris Bauerle Ziegler Lopez
1201 E Robinson Street
Orlando, FL 32801

RE: Owner: Buchheit
Project: Wekiva Parkway
Parcel No.: 292
County: Orange

INVOICE

Review CFX reports and plans, meetings/conference calls with experts, meetings with owner and owner's representative, inspections of the subject property, analysis of nearby CFX purchases and history of purchases in the area by O/OCEA and CFX, preparation of exhibits and other documents that illustrate these acquisitions/purchases, analysis of highest and best use before and after the taking, research of vacant residential land sales, inspection of sales, verification of sales, write-up of sales, analysis of sales, research of smaller single family home sales, analysis of single family homes sales, inspection of single family home sales, verification and write-up of sales, research of single family home rentals for smaller homes, analysis of improvements taken and cure costs, begin preparation of appraisal report.

LaBarre:	46.75 Hrs. x \$150/Hr. =	\$ 7,012
Abrams Schmidt	118.25 Hrs. x \$175/Hr. =	20,694
Dreggors:	62.25 Hrs. x \$275/Hr. =	<u>17,119</u>
Total		\$44,825

Thank you,

Richard C. Dreggors, GAA
President

RCD/ddp

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

EXHIBIT "D"

OWNER	BUCHHEIT	KIMBERLY LABARRE
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	292	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
11/18/15	RESEARCH LAND SALES; OBTAIN DEEDS, MAPS, PROPERTY CARDS AND AERIALS; MET WITH RICK TO DISCUSS APPRAISAL ISSUES.	6.75
11/19/15	SALES RESEARCH OF IMPROVED RESIDENTIAL AND MANUFACTURED HOMES; VERIFYING LAND SALES.	7.25
11/23/15	MET WITH RICK TO REVIEW SALES; PREPARE SALES ANALYSIS AND LAND SALES WRITE-UPS; PREPARE FOR MEETING WITH OWNER'S REPRESENTATIVE AND OWNERS.	4.75
11/24/15	PREPARE FOR MEETING WITH OWNER'S REPRESENTATIVE AND OWNER; PREPARE LAND SALES ANALYSIS FOR MEETING; VERIFYING LARGE LAND SALES AND EXHIBITS.	7.75
11/25/15	MET WITH RICK TO DISCUSS SALES; CONTINUE TO VERIFY SALES AND PREPARE EXHIBITS.	4.50
12/02/15	PREPARE SALE WRITE-UPS AND EXHIBITS; VERIFY LAND SALES.	2.00
12/03/15	RESEARCH LAND SALES FOR REPORT; REVIEW DOCUMENTS AND REPORTS IN FILE.	4.25
12/04/15	VERIFYING SALES.	4.75
02/05/16	MET WITH RICK TO DISCUSS SALES, ETC. FOR OWNER'S REPRESENTATIVE.	<u>4.75</u>
	TOTAL HOURS	46.75

OWNER	BUCHHEIT	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	292	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
02/17/15	REVIEW OF FILE/SUBJECT MATERIAL; REVIEW OF CONDEMNOR APPRAISAL; ANALYSIS OF CONDEMNOR SALES; PREPARE FOR CONFERENCE CALL; ANALYSIS OF ADJACENT SALE TO EXPRESSWAY; PREPARE EXHIBITS; CONFERENCE CALL WITH EXPERTS.	5.75
02/18/15	RESEARCH LAND SALES; ANALYSIS OF SALES.	3.25
02/26/15	PREPARE FOR MEETING; INSPECT SUBJECT PROPERTY; MEETING WITH OWNER AND EXPERTS.	2.75
03/03/15	WORKED ON EXHIBITS FOR OWNER; ANALYSIS OF COMPENSATION BASED ON MEETING DISCUSSIONS.	2.00
03/30/15	MEETING WITH OWNER'S REPRESENTATIVE; ADDITIONAL ANALYSIS OF DAMAGES/COMPENSATION.	2.50
03/31/15	RUN CALCULATIONS BASED ON MEETING; ANALYSIS OF DAMAGES.	1.25
04/01/15	ANALYSIS OF DAMAGES; MEETING WITH RICK TO REVIEW; UPDATE EXHIBITS.	2.75
04/10/15	PREPARE FOR CONFERENCE CALL; CONFERENCE CALL WITH OWNER'S REPRESENTATIVE.	1.50
04/20/15	REVIEWED LAND PLANNING DOCUMENTS AND ORDINANCES/DOCUMENTS FROM OWNER.	2.00
04/27/15	CONFERENCE CALL WITH EXPERTS; DISCUSS ASSEMBLAGES WITH LAND PLANNER.	1.25
05/06/15	PREPARE FOR MEETING; MEETING WITH EXPERTS AND OWNERS.	2.75
07/22/15	CONFERENCE CALL WITH OWNER'S REPRESENTATIVE.	0.25
07/31/15	CONFERENCE CALL WITH ENGINEER.	0.25
08/03/15	UPDATE SALES RESEARCH.	3.25
08/05/15	UPDATE SALES RESEARCH.	3.00
08/06/15	ANALYSIS OF SALES.	2.50

OWNER	BUCHHEIT	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	292	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
09/24/15	REVIEW OF LAND PLANNING REPORT.	0.75
10/20/15	UPDATE RENTAL RESEARCH; REVIEW OF EXPERTS REPORTS.	3.75
10/21/15	ANALYSIS OF SALES; ASSIST WITH APPRAISAL; CREATE EXHIBITS FOR REPORT.	4.00
11/02/15	ASSISTED WITH APPRAISAL; WORKED ON EXHIBITS FOR REPORT; RESEARCH/ANALYSIS OF SUBJECT DOCUMENTS.	6.25
11/04/15	ASSISTED WITH APPRAISAL.	2.25
11/05/15	RESEARCH/ANALYSIS OF SALES; ASSIST WITH REPORT.	2.50
11/09/15	REVIEW OF EXPERT REPORTS.	1.25
11/10/15	ASSIST WITH APPRAISAL; WORK ON EXHIBITS FOR REPORT.	4.25
11/17/15	ANALYSIS OF SALES; MEETING WITH ASSOCIATE TO DISCUSS SALES.	2.25
11/18/15	MEETING WITH RICK AND ASSOCIATE TO DISCUSS SALES.	0.75
11/19/15	MEETING WITH RICK AND ASSOCIATE TO DISCUSS SALES.	1.00
03/29/16	REVIEW OF UPDATED ENGINEERING REPORT/COST ESTIMATES; WORKED ON COSTS; ANALYSIS OF COMPENSATION.	3.00
03/31/16	CONFERENCE CALL WITH ENGINEER; REVIEW OF CFX'S CONTRACTOR'S ESTIMATE; ANALYSIS OF SALES; WORK ON COSTS; UPDATE EXHIBITS; MEETING WITH RICK TO REVIEW.	5.75
04/06/16	MEETING WITH RICK TO DISCUSS SALES.	0.50
04/07/16	REVIEW/ANALYSIS OF SURROUNDING CFX APPRAISALS; WORK ON EXHIBITS FOR OWNER'S REPRESENTATIVE.	4.25
10/10/16	REVIEW UPDATED LAND PLANNING REPORT.	0.50

OWNER	BUCHHEIT	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	292	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
10/17/16	CONFERENCE CALL WITH LAND PLANNERS.	0.50
01/06/17	CALL WITH OWNER'S REPRESENTATIVE; ASSIST WITH APPRAISAL; RESEARCH RENTAL INFORMATION.	3.25
01/09/17	RESEARCH/ANALYZE RENTAL INFORMATION; ASSISTED WITH APPRAISAL; REVIEW EXPERT REPORTS.	8.75
01/10/17	ASSISTED WITH APPRAISAL; ANALYSIS OF COST ESTIMATE FOR IMPROVEMENTS WITHIN THE TAKING.	3.25
01/11/17	CALL WITH OWNER; ASSISTED WITH APPRAISAL; MEETING WITH RICK TO REVIEW COSTS AND DAMAGES.	4.00
11/12/17	ASSISTED WITH APPRAISAL; CALL WITH OWNER; WORKED ON ADDENDA.	3.25
01/13/17	ASSISTED WITH APPRAISAL.	2.00
01/16/17	ASSISTED WITH APPRAISAL.	2.50
01/19/17	MEETING WITH RICK; ASSIST WITH APPRAISAL.	4.75
01/20/17	ASSISTED WITH APPRAISAL; FINALIZED ADDENDA.	2.75
01/30/17	CALL WITH OWNER'S REPRESENTATIVE.	0.50
01/31/17	ASSISTED WITH APPRAISAL.	1.75
02/02/17	PREPARE FOR CONFERENCE CALL; CALL WITH OWNER AND OWNER'S REPRESENTATIVE.	<u>1.00</u>
	TOTAL HOURS	118.25

OWNER	BUCHHEIT	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	292	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
04/16/14	MEETING WITH OWNER'S REPRESENTATIVE TO REVIEW THE ASSIGNMENT AND OUR SCOPE OF WORK.	0.75
06/10/14	PREPARE FOR AND MEET WITH OWNER AND EXPERTS TO REVIEW TAKING AND STATUS/SCOPE OF WORK.	2.50
06/25/14	PREPARE FOR AND MEET WITH OWNER AT THE PROPERTY; REVIEW TAKING AND IMPACTS TO REMAINDER.	2.00
07/23/14	REVIEW CORRESPONDENCE FROM OWNER; CONFERENCE WITH OWNER'S REPRESENTATIVE REGARDING SURVEY ISSUES.	0.75
07/25/14	REVIEW DOCUMENTS FOR PURCHASE BY O/OCEA FOR ADJOINING PARCELS.	0.50
01/17/15	PREPARE FOR AND CONFERENCE WITH OWNER'S REPRESENTATIVE AND EXPERTS; REVIEW HIGHEST AND BEST USE AND VALUATION ISSUES.	2.25
02/12/15	REVIEW DOCUMENTS/APPRAISALS FROM OWNER'S REPRESENTATIVE; PREPARE FOR CONFERENCE CALL.	3.00
02/26/15	INSPECT SUBJECT PROPERTY AND MEET WITH EXPERTS AT THE PROPERTY.	2.75
03/30/15	PREPARE FOR AND MEET WITH OWNER'S REPRESENTATIVE; REVIEW PRELIMINARY DATA AND FINDINGS.	2.75
04/01/15	REVIEW VALUATION ALTERNATIVES WITH ASSOCIATE; REVIEW CHARTS OF VACANT LAND SALES.	1.25
04/10/15	PREPARE FOR AND CONFERENCE WITH OWNER'S REPRESENTATIVE TO REVIEW SALES AND PRELIMINARY FINDINGS.	1.00
05/06/15	PREPARE FOR AND MEET WITH OWNER AND EXPERTS TO REVIEW OUR FINDINGS TO THIS POINT.	1.75

OWNER	BUCHHEIT	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	292	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
07/22/15	PREPARE FOR AND CONFERENCE WITH OWNER'S REPRESENTATIVE TO REVIEW SCOPE AND TIMING OF OUR APPRAISAL.	0.50
11/05/15	REVIEW TAI AND VHB REPORTS.	2.25
11/18/15	REVIEW/WRITE REPORT; REVIEW SALES OF APPRAISAL OF ROCKWOOD GROVES NEXT TO SUBJECT; MEETING WITH ASSOCIATES TO REVIEW REMAINING SCOPE OF WORK.	6.25
11/19/15	REVIEW SALES WITH ASSOCIATE; CONFERENCE WITH PLANNER; PREPARATION OF APPRAISAL; ANALYSIS OF HIGHEST AND BEST USE.	8.75
11/20/15	MEETING WITH ASSOCIATE TO REVIEW/ANALYZE SALES; PROOFREAD/WRITE REPORT.	6.25
11/23/15	ASSIST WITH SALE ANALYSIS/REVIEW; REVIEW WITH ASSOCIATE; PREPARE FOR MEETING WITH OWNER.	1.00
11/24/15	PREPARE FOR AND MEET WITH OWNER AND EXPERTS TO REVIEW OUR ANALYSIS AND REMAINING SCOPE OF WORK.	2.25
11/25/15	MEETING WITH ASSOCIATE TO REVIEW SALES.	0.75
01/06/16	CONFERENCE WITH ENGINEER TO REVIEW HIS REMAINING SCOPE OF WORK AND TIMETABLE.	0.25
02/05/16	REVIEW SALES WITH ASSOCIATE.	0.50
03/11/16	PREPARE FOR AND CONFERENCE WITH OWNER'S REPRESENTATIVE REGARDING ISSUES/VALUE OF THE TAKING.	0.50
03/31/16	MEETING WITH ASSOCIATE TO REVIEW RCN AND IMPROVEMENTS TAKEN.	0.75
04/06/16	MEETING WITH ASSOCIATE; REVIEW SALES; VALUATION OF SALES; REVIEW INFORMATION FROM EDGAR LOPEZ.	1.25
04/07/16	REVIEW SALES, CHARTS, ETC. WITH ASSOCIATE.	0.50
10/11/16	REVIEW VHB LAND PLANNING REPORT.	0.75

OWNER	BUCHHEIT	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	292	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
01/10/17	MEETING/CONFERENCE WITH ASSOCIATE REGARDING VALUATION OF IMPROVEMENTS.	0.50
01/11/17	ASSIST WITH REPORT PREPARATION.	2.50
01/14/17	ASSIST WITH APPRAISAL.	3.25
01/19/17	ASSIST WITH APPRAISAL; REVIEW WITH ASSOCIATE.	1.25
02/02/17	PREPARE FOR AND CONFERENCE CALL WITH OWNER AND OWNER'S REPRESENTATIVE.	<u>1.00</u>
	TOTAL HOURS	62.25



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

Invoice No: <Draft>
February 7, 2017
VHB Project No: 61912.00

Invoice Total \$13,678.67

Professional Planning Services for Kim Buchelt property/Wekiva Parkway

Professional Services Thru January 28, 2017

Professional Personnel

	Hours	Rate	Amount
Principal 1	23.50	250.00	5,875.00
Technical/Professional 07	2.50	125.00	312.50
Technical/Professional 06	1.50	125.00	187.50
Technical/Professional 05	50.50	125.00	6,312.50
Totals	78.00		12,687.50
Total Labor			12,687.50

Reimbursable Expenses

Printing	991.17
Total Reimbursables	991.17

Total this Invoice \$13,678.67

Billings to Date

	Current	Prior	Total
Labor	12,687.50	0.00	12,687.50
Expense	991.17	0.00	991.17
Totals	13,678.67	0.00	13,678.67



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

Project Number: 61912.00

Period: 201407

Date	Location	Job Type	User	Total
6/16/2014	Orlando FL	Sm Fmt Color Printing	EHUGHES	\$4.28
			Total	\$4.28



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

Project Number: 61912.00

Period: 201503

Date	Location	Job Type	User	Total
2/26/2015	Orlando FL	B/W Laser Printing	katleshannon	\$0.52
2/18/2015	Orlando FL	Sm Fmt Color Printing	katleshannon	\$1.07
2/26/2015	Orlando FL	Sm Fmt Color Printing	katleshannon	\$11.77
		Total		\$13.36



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

Project Number: 61912.00

Period: 201505

Date	Location	Job Type	User	Total
4/24/2015	Orlando FL	B/W Laser Printing	katleshannon	\$0.90
4/27/2015	Orlando FL	B/W Laser Printing	katleshannon	\$0.77
4/16/2015	Orlando FL	Sm Fmt Color Printing	katleshannon	\$1.07
4/22/2015	Orlando FL	Sm Fmt Color Printing	katleshannon	\$85.20
4/27/2015	Orlando FL	Sm Fmt Color Printing	katleshannon	\$39.42
4/29/2015	Orlando FL	Sm Fmt Color Printing	katleshannon	\$1.07
		Total		\$128.43



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

Project Number: 61912.00

Period: 201506

Date	Location	Job Type	User	Total
5/6/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$156.57
			Total	\$156.57



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

Project Number: 61912.00

Period: 201508

Date	Location	Job Type	User	Total
7/24/2015	Orlando FL	B/W Laser Printing	kalieshannon	\$0.13
7/24/2015	Orlando FL	Sm Fmt Color Printing	kalieshannon	\$116.09
		Total		\$116.22



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

Project Number: 61912.00

Period: 201509

Date	Location	Job Type	User	Total
7/28/2015	Orlando FL	B/W Laser Printing	katieshannon	\$0.13
7/27/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$71.36
7/28/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$6.39
Total				\$77.88



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

Project Number: 61912.00

Period: 201513

Date	Location	Job Type	User	Total
11/25/2015	Orlando FL	B/W Laser Printing	katleshannon	\$0.52
11/19/2015	Orlando FL	Sm Fmt Color Printing	katleshannon	\$119.29
11/20/2015	Orlando FL	Sm Fmt Color Printing	katleshannon	\$55.38
11/24/2015	Orlando FL	Sm Fmt Color Printing	katleshannon	\$110.76
11/25/2015	Orlando FL	Sm Fmt Color Printing	katleshannon	\$1.07
Total				\$207.02



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

Project Number: 61912.00

Period: 201612

Date	Location	Job Type	User	Total
10/18/2016	Orlando FL	B/W Laser Printing	kallieshannon	\$3.33
10/17/2016	Orlando FL	Sm Fmt Color Printing	kallieshannon	\$49.00
10/18/2016	Orlando FL	Sm Fmt Color Printing	kallieshannon	\$64.97
		Total		\$117.30

Tipton

**STATEMENT OF WORK ACCOMPLISHED
BUCHHEIT ROW - WEKIVA PKWY.
4-525.1**

<u>Invoice No.</u>	<u>Date</u>	<u>Amount</u>
15595	07-07-14	725.00
15704	03-12-15	2,971.27
15799	10-15-15	2,860.33
15814	11-05-15	1,125.00
15864	02-11-16	1,237.50
16032	02-06-17	787.50
TOTAL AMOUNT DUE:		\$9,706.60

STATEMENT OF WORK ACCOMPLISHED
BUCHHEIT ROW - WEKIVA PKWY.
4-525.1

Invoice No. 15595, July 7, 2014 - \$725.00

06/18/14 William E. Tipton, Sr. (WET) pulled plan sheets adjacent to site and analyzed plans (2.0 hours)
06/24/14 William E. Tipton, Jr. (WTJ) reviewed plans and documents from attorney and Rick Dreggors (1.0 hour)

Invoice No. 15704, March 12, 2015 - \$2,971.27

02/16-17/15 William E. Tipton, Jr. (WTJ) reviewed plans, appraisal, and engineering report from Central Florida Expressway, participated in team conference call (4.5 hours)
02/23/15 WTJ worked on draft letter report and drawing package (4.0 hours)
02/26/15 WTJ prepared for and attended team meeting at site (4.5 hours)

Invoice No. 15799, October 15, 2015 - \$2,860.33

07/16/15 William E. Tipton, Jr. (WTJ) reviewed and emailed well replacement proposals to attorney and client (0.5 hours)
07/27/15 WTJ downloaded and reviewed 100% plans for Central Florida Expressway site, participated in conference call with Edgar Lopez regarding case status and moving forward with TAI draft report (2.0 hours)
09/02/15 WTJ worked on draft letter report and drawings (2.0 hours)
09/09/15 WTJ worked on draft letter report and drawings (1.0 hour)
09/14/15 WTJ worked on draft letter report and drawings (2.0 hour)
09/23/15 WTJ attended site meeting with client and contractor (4.0 hours)
09/28/15 WTJ worked on draft letter report and drawings (1.0 hour)

Invoice No. 15814, November 5, 2015 - \$1,125.00

10/06-07/15 William E. Tipton, Jr. (WTJ) worked on draft letter report and drawings (5.0 hours)

STATEMENT OF WORK ACCOMPLISHED
BUCHHEIT ROW - WEKIVA PKWY.
4-525.1

Invoice No. 15864, February 11, 2016 - \$1,237.50

11/04/15	William E. Tipton, Jr. (WTJ) corresponded with owner regarding irrigation and electrical lines in the area of taking (0.5 hours)
11/24/15	WTJ attended team meeting at attorney's office (1.5 hour)
01/05/16	WTJ updated draft letter report and drawings (1.5 hours)
01/07-08/16	WTJ updated draft letter report and drawings (2.0 hours)

Invoice No. 16032, February 6, 2017 - \$787.50

07/15/16	William E. Tipton, Jr. (WTJ) corresponded with attorney and client (0.5 hours)
08/19/16	WTJ reviewed file for conference call with attorney and client, attended conference call (1.5 hours)
11/04/16	WTJ corresponded with Jim Hall regarding preparing cost estimate to bring water and sewer to site, began preparing quantities for cost estimate (1.0 hour)
01/19/17	WTJ corresponded with contractor and appraiser regarding demolition costs of before and after residential structures (0.5 hours)



Tipton Associates Incorporated

760 Maguire Blvd
Orlando, FL 32803-
Tel: 407-894-2055 Fax: 407-896-9949

Invoice Number: 15595

July 07, 2014

Page number 1

Project 4525: Buchheit ROW - Wekiva Pkwy

Gordon Harris, Esq.
Harris, Harris, Bauerle et al.
1201 East Robinson Street
Orlando, FL 32801

Professional Services for the period ended June 30, 2014

Project 4525:1 Parcel 292

Professional Services

William E. Tipton, Sr.
Chief Engineer/Planner

Hours	Rate	Amount
2.00	\$250.00	\$500.00
1.00	\$225.00	\$225.00
Services Total		\$725.00
Charges Subtotal		\$725.00
Invoice Total		\$725.00

**Tipton Associates Incorporated**

760 Maguire Blvd
Orlando, FL 32803-
Tel: 407-894-2055 Fax: 407-896-9949

Invoice Number: 15704

March 12, 2015

Page number 1

Project 4525: Buchheit ROW - Wekiva Pkwy

Gordon Harris, Esq.
Harris, Harris, Bauerle et al.
1201 East Robinson Street
Orlando, FL 32801

Professional Services for the period ended February 28, 2015

Project 4525:1 Parcel 292

Professional Services

Chief Engineer/Planner

Hours	Rate	Amount
13.00	\$225.00	\$2,925.00
Services Total		\$2,925.00

Reimbursable Expense

Tolls

Personal Car Mileage

	Amount
Tolls	\$4.27
Personal Car Mileage	\$42.00
Reimbursable Total	\$46.27
Charges Subtotal	\$2,971.27
Invoice Total	\$2,971.27

Outstanding Invoices	Number	Date	Amount
Invoice	15595	7/7/2014	\$725.00

Total Unpaid Invoices \$725.00**Balance Due** \$3,696.27

**Tipton Associates Incorporated**

760 Maguire Blvd

Orlando, FL 32803-

Tel: 407-894-2055 Fax: 407-896-9949

Invoice Number: 15799

October 15, 2015

Page number 1

Project 4525: Buchheit ROW - Wekiva Pkwy

Gordon Harris, Esq.

Harris, Harris, Bauerle et al.

1201 East Robinson Street

Orlando, FL 32801

Professional Services for the period ended September 30, 2015

Project 4525:1 Parcel 292

Professional Services

Chief Engineer/Planner

Hours	Rate	Amount
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12.50	\$225.00	\$2,812.50
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Services Total		\$2,812.50
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Reimbursable Expense

Tolls

Amount

\$7.33

Personal Car Mileage

\$40.50

Reimbursable Total	\$47.83
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Charges Subtotal	\$2,860.33
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Invoice Total	\$2,860.33
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Outstanding Invoices	Number	Date	Amount
Invoice	15595	7/7/2014	\$725.00
Invoice	15704	3/12/2015	\$2,971.27

Total Unpaid Invoices	\$3,696.27
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Balance Due	\$6,556.60
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**Tipton Associates Incorporated**

760 Maguire Blvd
Orlando, FL 32803-
Tel: 407-894-2055 Fax: 407-896-9949

Invoice Number: 15814
November 05, 2015
Page number 1

Project 4525: **Buchheit ROW - Wekiva Pkwy**

Gordon Harris, Esq.
Harris, Harris, Bauerle et al.
1201 East Robinson Street
Orlando, FL 32801

Professional Services for the period ended October 31, 2015

Project 4525:1 **Parcel 292**

Professional Services

Chief Engineer/Planner

Hours	Rate	Amount
5.00	\$225.00	\$1,125.00
Services Total		\$1,125.00
Charges Subtotal		\$1,125.00
Invoice Total		\$1,125.00

Outstanding Invoices	Number	Date	Amount
Invoice	15595	7/7/2014	\$725.00
Invoice	15704	3/12/2015	\$2,971.27
Invoice	15799	10/15/2015	\$2,860.33

Total Unpaid Invoices **\$6,556.60**

Balance Due **\$7,681.60**

**Tipton Associates Incorporated**

760 Maguire Blvd
Orlando, FL 32803-
Tel: 407-894-2055 Fax: 407-896-9949

Invoice Number: 15864

February 11, 2016

Page number 1

Project 4525: Buchheit ROW - Wekiva Pkwy

Gordon Harris, Esq.
Harris, Harris, Bauerle et al.
1201 East Robinson Street
Orlando, FL 32801

Professional Services for the period ended January 31, 2016

Project 4525:1 Parcel 292

Professional Services

Chief Engineer/Planner

Hours	Rate	Amount
5.50	\$225.00	\$1,237.50
Services Total		\$1,237.50
Charges Subtotal		\$1,237.50
Invoice Total		\$1,237.50

Outstanding Invoices	Number	Date	Amount
Invoice	15595	7/7/2014	\$725.00
Invoice	15704	3/12/2015	\$2,971.27
Invoice	15799	10/15/2015	\$2,860.33
Invoice	15814	11/5/2015	\$1,125.00

Total Unpaid Invoices \$7,681.60**Balance Due** \$8,919.10

**Tipton Associates Incorporated**

760 Mnguire Blvd
Orlando, FL 32803-
Tel: 407-894-2055 Fax: 407-896-9949

Invoice Number: 16032

February 06, 2017

Page number 1

Project 4525: Buchheit ROW - Wckiva Pkwy

Gordon Harris, Esq.
Harris, Harris, Bauerle et al.
1201 East Robinson Street
Orlando, FL 32801

Professional Services for the period ended January 31, 2017

Project 4525:1 Parcel 292

Professional Services

Chief Engineer/Planner

Hours	Rate	Amount
3.50	\$225.00	\$787.50
Services Total		\$787.50
Charges Subtotal		\$787.50
Invoice Total		\$787.50

Outstanding Invoices	Number	Date	Amount
Invoice	15595	7/7/2014	\$725.00
Invoice	15704	3/12/2015	\$2,971.27
Invoice	15799	10/15/2015	\$2,860.33
Invoice	15814	11/5/2015	\$1,125.00
Invoice	15864	2/11/2016	\$1,237.50

Total Unpaid Invoices \$8,919.10**Balance Due** \$9,706.60

Barefoot Brothers Construction, LLC

3201 Corrine Drive
Suite #213
Orlando, FL 32803

Invoice

Date	Invoice #
3/2/2016	1568

Bill To
Gordon Harris, Esq. Harris, Harris & Bauerle 1201 E. Robinson St Orlando, FL 32801 Buchheit Row Parcel 292

		Terms		Project		Other	
Item	Description	Est Amt	Prior Amt	Curr %	Total %	Prior %	Amount
Consulting	10 hours @ \$150 per hour SUMMARY OF WORK COMPLETED 1. Met with Engineer Bill Tipton, Jr. 2. Reviewed documents provided by the engineer including the cost estimate accomplished by the FDOT contractor 3. Reviewed the existing conditions, area of taking and cure plan drawings provided by the engineer 4. Met onsite with owner and engineer 5. Prepared cost estimates for the items in the area of taking and the proposed TAI cure plan						1,500.00
				Total			\$1,500.00
				Payments/Credits			\$0.00
				Balance Due			\$1,500.00