




MEMORANDUM

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

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

DATE: June 26, 2017

RE: State Road 429 Wekiva Parkway, Project 429-205; Parcel 288
Proposed Settlement Agreement

Shutts & Bowen LLP, Right of Way Counsel, seeks the approval by the CFX Board of a negotiated settlement between Thomas Olin Mahaffey, Jr. and Julie Mahaffey (the "Owners") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 288 (the "Taking" or "Property") for the construction of State Road 429 Wekiva Parkway, Project 429-205.

DESCRIPTION AND BACKGROUND

Parcel 288 is a fee simple acquisition of 0.69 acre from a parent tract of 27.03 acres for use as limited access right-of-way. The property is located on the north side of Haas Road, just east of Plymouth Sorrento Road and approximately 1.7 miles north of West Kelly Park Road in Apopka, Orange County, Florida. The property is the homestead of Mr. and Mrs. Mahaffey who live in a custom-built, 5,056 s.f. 4-bedroom, 3.5-bath single family residence with a 2-car garage. Additional improvements include a 400 square foot cedar pavilion, a 525 square foot office/exercise building with a bathroom, a 512 square foot wooden deck, a small wooden tool shed, and the property is served by a private well and septic system. The property is zoned AG, Agricultural by the City of Apopka, with a future land use of Agricultural. The future land use classification permits residential development with a maximum one (1) dwelling unit per five (5) acres, as well as typical agricultural uses.

Chris Starkey with Integra Realty Resources-Orlando appraised the property on behalf of the CFX. Mr. Starkey opined the highest and best use as vacant would be holding the property for future residential development. As improved, the highest and best use would be continued use as a single-family residence.

Mr. Starkey used three (3) comparable land sales ranging in adjusted price from \$19,565 to \$24,145 per acre to arrive at a land valuation of \$24,000 per acre, or a total of \$649,000 for the

subject. Additionally, Mr. Starkey used three (3) comparable residential sales ranging in adjusted price from \$181.36 to \$277.89 per square foot to arrive at a valuation of \$250.00 per square foot, or a total of \$1,265,000 for the subject. Mr. Starkey's valuation of the whole property before taking was \$1,200,000, allocated at \$551,000 for improvements and \$649,000 for land only.

The taking consisted of 0.69 acre of land and 200 lf of hog wire field fencing, which Mr. Starkey valued at \$16,600 and \$560, respectively, for a total value of the part taken of \$17,160. Due to the negative impact on the remainder property caused by the limited access right of way, Mr. Starkey initially opined the damages to the remainder property at 5% or \$50,840. Mr. Starkey also provided a cost to cure for replacement of a portion of the field fencing. The gross cost to cure amount was \$1,224, less items paid for in the taking of \$560, for a net cost to cure amount of \$664. Thus, Mr. Starkey's final estimate of compensation for the taking totaled \$69,000, consisting of \$17,160 for land, \$50,840 for damages to the remainder, and \$664 for the cost to cure.

Mr. Starkey prepared an updated appraisal report in compliance with the case management order. The land sales comparables used in the updated report ranged in adjusted price of \$19,565 to \$31,079 per acre, from which Mr. Starkey arrived at a land valuation of \$27,500 per acre, or a total of \$743,000 for the subject. The three (3) residential sales comparables ranged in adjusted price from \$194.32 to \$263.66 per square foot to arrive at a valuation of \$250.00 per square foot, or a total of \$1,265,000 for the subject. Mr. Starkey's updated valuation of the whole property before taking was \$1,250,000, allocated at \$507,000 for improvements and \$743,000 for land only.

The taking of 0.69 acre of land was valued at \$18,975 in the updated appraisal, and the hog wire fencing was valued at \$580, for a total value of the part taken of \$19,580. Mr. Starkey opined the damages to the remainder property caused by (1) the proximity of the roadway project, (2) vehicular noise influences, (3) loss of privacy, and (4) loss of rural country appeal, at 25% or \$295,420. The gross cost to cure amount was \$1,272, less items paid for in the taking of \$580, for a net cost to cure of \$692. Mr. Starkey's final updated estimate of compensation for the taking totaled \$316,000, consisting of \$19,580 for the land, \$295,420 for damages to the remainder, and \$692 for the net cost to cure.

Richard C. Dreggors of Calhoun, Dreggors & Associates, Inc., appraised the subject on behalf of Mr. and Mrs. Mahaffey. Mr. Dreggors opined, based upon information from Ed Williams of Williams Development, that had the Wekiva Parkway project not been built, it was probable the property would have had a future land use of Residential Low and the zoning would have been Planned Residential Development, allowing a density of three (3) to five (5) dwelling units per acre of land. Mr. Dreggors's opinion of the highest and best use of the subject as vacant would be for low density residential use, and the highest and best use as improved would be continuation of use as a single family residence, removal of the additional site improvements and incorporation into a lower density residential development.

Mr. Dreggors used two sets of sales data for land sales comparable. The first set relies upon sales for the valuation date of September 2, 2015, outside of the project area, located in west Orange and east Lake Counties. These comparable land sales provided an unadjusted price range from \$39,063 to \$111,248 per acre. The comparable land sales near the subject were

valued near the project resolution date of December 18, 2006. These sales provided an unadjusted price range of \$39,995 to \$81,728 per acre. Mr. Dreggors based his opinion of the value of the subject at \$65,000 per acre, or a total of \$1,757,000 for the parent tract. Mr. Dreggors used comparable residential sales ranging in unadjusted prices of \$64.58 to \$78.09 per square foot for the 2015 valuation date, and unadjusted prices ranging from \$65.49 to \$82.13 for the 2006 valuation date. Based upon these valuations, Mr. Dreggors opined the Mahaffey home should be valued at \$65.00 per square foot for a total of \$328,600. Thus, Mr. Dreggors opined the whole property prior to taking was valued at \$2,165,000, consisting of \$1,757,000 for land and \$408,000 for improvements.

Mr. Dreggors opined the proximity of the completed parkway including its above-grade to below-grade route along the remainder property creates damages of 60% to the remainder property (\$763,900) plus an additional 20% to the improvements (\$81,600).

Mr. Dreggors opines the taking of 0.69 acre at \$65,000 per acre is \$44,900, he includes no improvements in the taking, and total damages of \$845,500 to arrive at a total value of the taking of \$890,400.

The Mahaffeys are represented by Raymer Maguire, III, Esquire. After negotiations with Mr. Maguire, we reached a settlement in the amount of \$603,200 for the underlying claim, plus \$76,890.24 in full settlement of all experts' fees and costs, plus \$153,550 in full settlement of statutory attorneys' fees.

For the above-cited reasons, Right of Way counsel requests the CFX Board approve the settlement of this matter in the total amount of \$833,640.24, which is in the CFX's best interest. Settlement of any and all claims for Parcel 288 will eliminate further risk and unnecessary expenses that the CFX will ultimately incur with further litigation of the condemnation action to acquire the parcel. The Right of Way Committee recommended the proposed settlement at its June 28, 2017 meeting.

RECOMMENDATION

We respectfully request that the CFX Board approve the proposed settlement of \$833,640.24 in settlement of all claims for compensation in the acquisition of Parcel 288, including statutory attorneys' fees and any costs and experts' fees and costs.

ATTACHMENTS

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

Reviewed by: _____



ORLDOCS 15487813 I

CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-205

PARCEL NO. 288
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; BEING ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10875, PAGE 2485 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT WITH A 3/4" IRON PIPE, BROKEN TOP AND NO IDENTIFICATION; THENCE SOUTH 89°59'30" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 695.44 FEET TO A POINT ON THE WEST LINE OF THE EAST 30 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 03°35'13" EAST ALONG SAID WEST LINE, A DISTANCE OF 1247.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°04'16" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 633.74 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 89°05'11" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 796.01 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10875, PAGE 2485 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°05'11" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 200.24 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 03°42'12" WEST ALONG SAID EAST LINE, A DISTANCE OF 150.18 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°05'11" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 200.24 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 03°42'12" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 150.18 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND 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 0.690 ACRES, MORE OR LESS.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 11, 2015

PROJECT NO.: P04-04

DRAWN: DPW CHECKED: JMS

STATE ROAD 429
CFX PROJECT NO. 429-205
PARCEL NO. 288



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"

[illegible]

SHEET 2 OF 3



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
 1349 S. INTERNATIONAL PARKWAY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 E: (407) 732-6965 FAX: (407) 878-0841
 SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

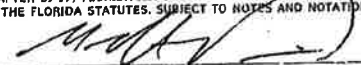

(C)	= CALCULATED	LT	= LEFT
(D)	= DEED	N&D	= NAIL AND DISK
(F)	= FIELD	NO.	= NUMBER
CCR	= CERTIFIED CORNER RECORD	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	PL	= PROPERTY LINE
COR	= CORNER	PG	= PAGE
FND	= FOUND	P.O.B.	= POINT OF BEGINNING
ID	= IDENTIFICATION	P.O.C.	= POINT OF COMMENCEMENT
IP	= IRON PIPE	RT	= RIGHT
IPC	= IRON PIPE AND CAP	R/W	= RIGHT OF WAY
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP	W/	= WITH
LA	= LIMITED ACCESS		
			= COMMON OWNERSHIP

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 NORTH LINE OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 89°59'30" WEST.
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. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
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 DESCRIPTIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

		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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.	
REVISED PER COMMENTS	DPW	04/09/2015	 4-9-2015
REVISION	BY	DATE	
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429	
DATE: MARCH 11, 2015		CFX PROJECT NO. 429-205	
PROJECT NO.: P04-04		PARCEL NO. 288	
DRAWN: DPW CHECKED: JMS		 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	



Wekiva Parkway Project 429-205 Parcel 288
Single Family Residential
2219 Haas Road
Apopka, Florida

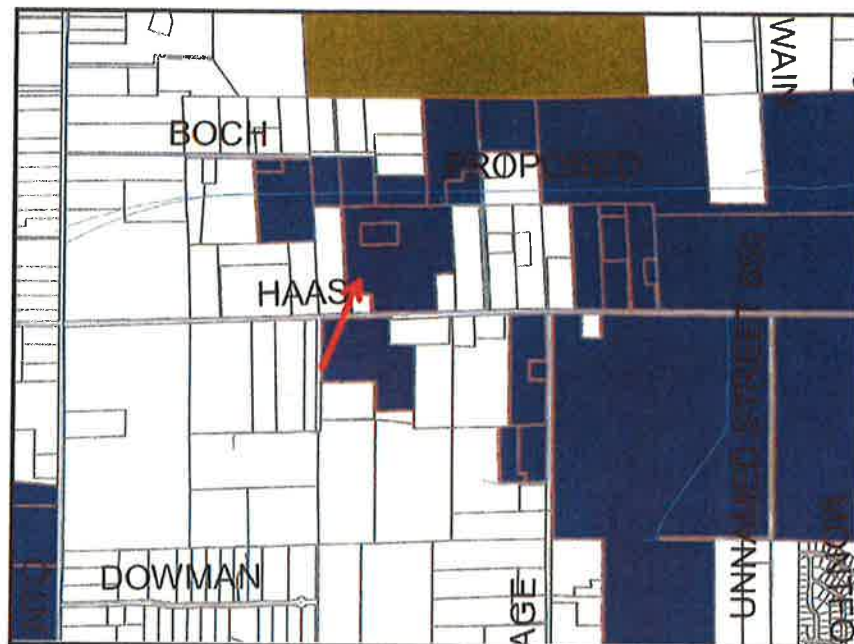
Tax Map



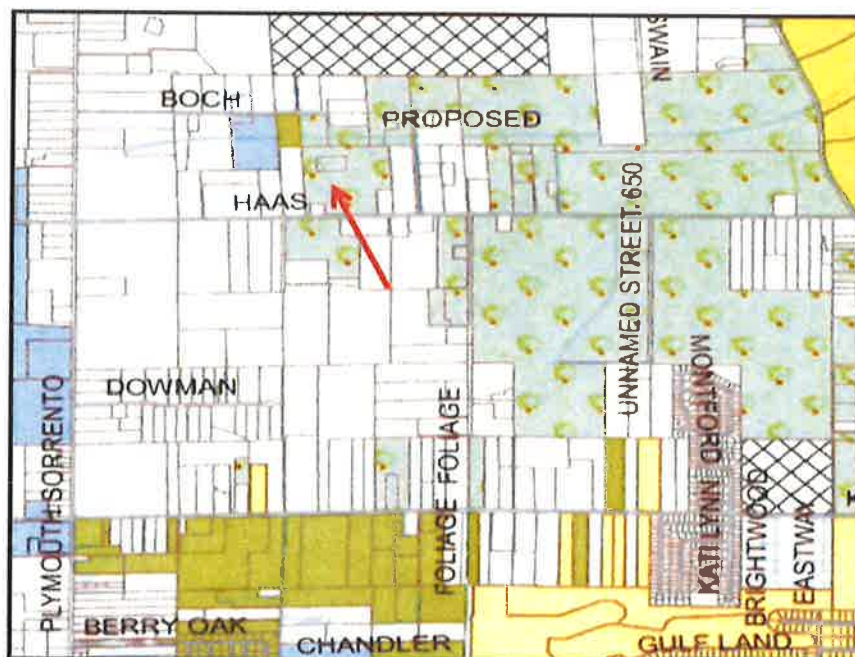
Aerial Map



Zoning Map



Future Land Use Map



Hazardous Substances

An environmental assessment report was not provided for review and environmental issues are beyond our scope of expertise. No hazardous substances were observed during our inspection of the improvements; however, we are not qualified to detect such substances. Unless otherwise stated, we assume no hazardous conditions exist on or near the subject.

Personal Property

No personal property items were observed that would have any material contribution to market value.

Conclusion of Improvements Analysis

Overall, the quality, condition, and functional utility of the improvements are good/average for their age and location.



Front elevation of the home
(Photo Taken on April 30, 2015)



Rear elevation of the home
(Photo Taken on April 30, 2015)



Typical view of master bedroom
(Photo Taken on April 30, 2015)



Typical view of guest bedroom
(Photo Taken on April 30, 2015)



Typical view of the living room
(Photo Taken on April 30, 2015)



Typical view of the kitchen
(Photo Taken on April 30, 2015)



Typical view of pool/spa
(Photo Taken on April 30, 2015)



Typical view of master bath
(Photo Taken on April 30, 2015)



View of the movie theatre room
(Photo Taken on April 30, 2015)



View of living room
(Photo Taken on April 30, 2015)



Typical view of the office/exercise room
(Photo Taken on April 30, 2015)



Typical interior view office/exercise room
(Photo Taken on April 30, 2015)



Typical view of the land and tree farm
(Photo Taken on April 30, 2015)



Typical view of the rea yard and pavilion
(Photo Taken on April 30, 2015)

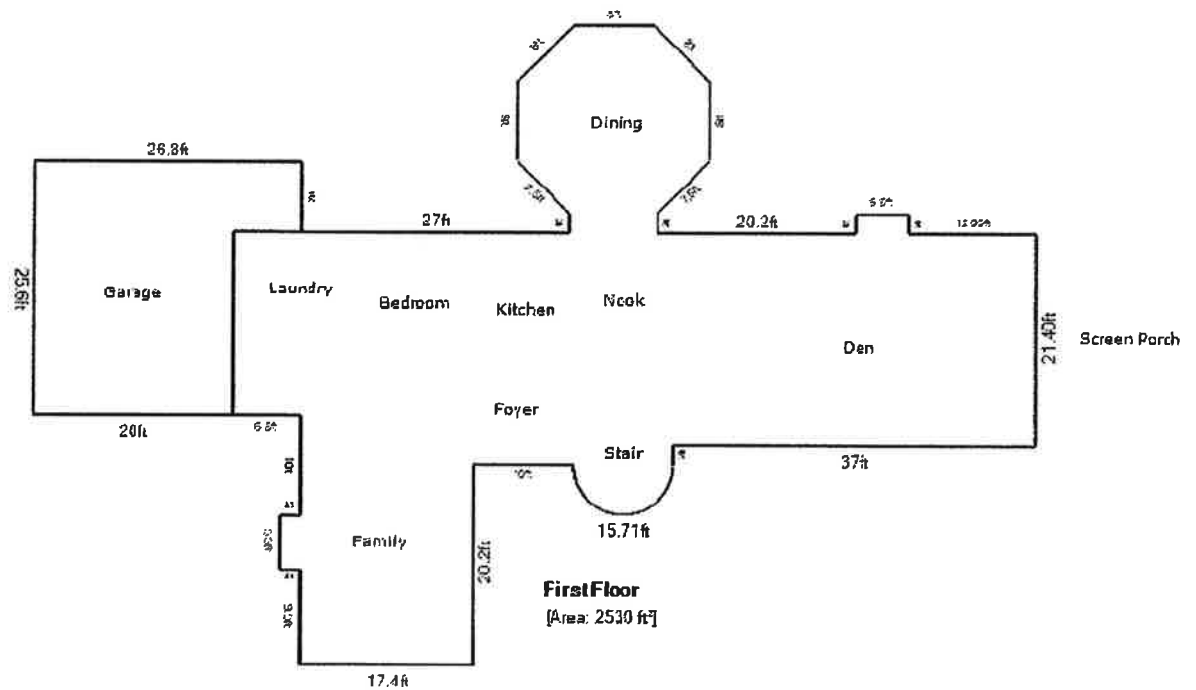
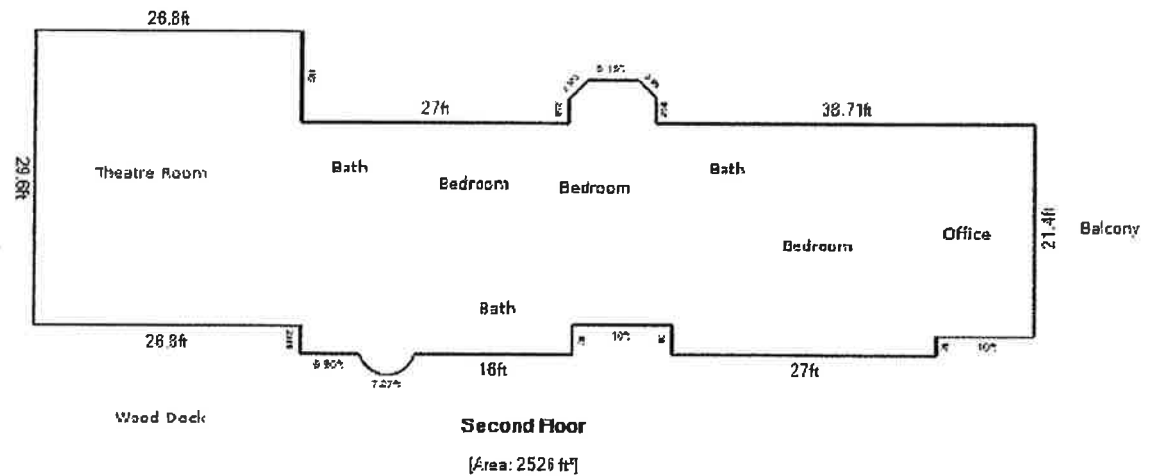


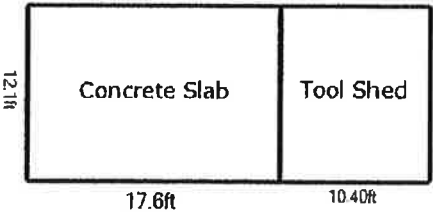
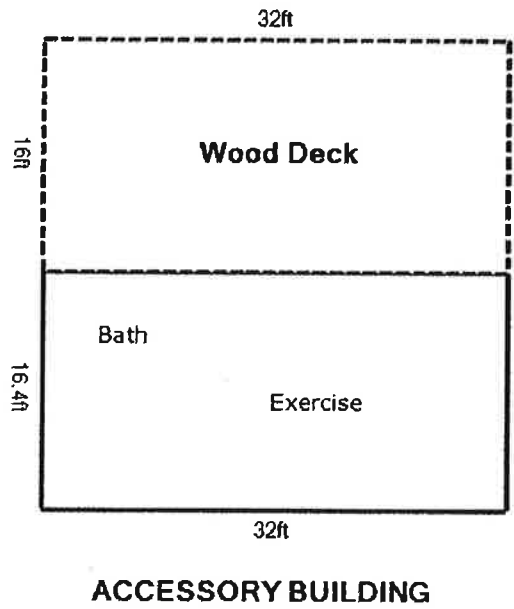
Land area within the "take" facing south
(Photo Taken on April 30, 2015)



Land area within the "take" facing north
(Photo Taken on April 30, 2015)

Sketch of Homestead





SETTLEMENT AGREEMENT


During settlement negotiations, Petitioner, CENTRAL FLORIDA EXPRESSWAY AUTHORITY (referred to as "Petitioner" or "CFX"), and Respondents, THOMAS OLIN MAHAFFEY, JR. and JULIE MAHAFFEY (referred to as "Respondents"), reached the following Settlement Agreement:

1. Petitioner will pay to Respondents the sum of SIX HUNDRED THREE THOUSAND, TWO HUNDRED AND NO/100 DOLLARS exactly (\$603,200.00) in full settlement of all claims for compensation from Petitioner whatsoever for the taking of Parcel 288, including statutory interest and all claims related to real estate and business damages, if any. 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.
2. Petitioner will pay to the Trust Account of Maguire & Lassman, P.A., the total sum of SEVENTY-SIX THOUSAND, EIGHT HUNDRED NINETY AND 24/100 DOLLARS (\$76,890.24), in full settlement of all experts' fees and costs incurred on behalf of Respondents in this matter.
3. Petitioner will pay to Maguire & Lassman, P.A., the sum of ONE HUNDRED FIFTY-THREE THOUSAND, FIVE HUNDRED FIFTY AND NO/100 DOLLARS (\$153,550.00) in full settlement of statutory attorney's fees in this matter.
4. Petitioner previously deposited in the Registry of the Court Petitioner's good faith estimate in the amount of SIXTY-NINE THOUSAND AND NO/100 DOLLARS (\$69,000.00). 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 in the Registry of the Court the sum of FIVE HUNDRED THIRTY-FOUR THOUSAND, TWO HUNDRED AND NO/100 DOLLARS EXACTLY (\$534,200.00), representing the difference between the total settlement sum referenced above and the Petitioner's previous deposit in this case. Additionally, a Clerk's Fee in the amount of ONE HUNDRED SEVENTY AND NO/100 DOLLARS (\$170.00) will be added to the settlement amount for processing the deposit through the Court Registry.
5. 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.
6. Counsel for Petitioner and Respondents 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.
7. 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.

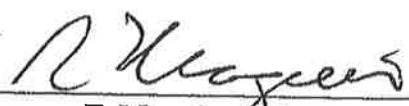
8. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcel 288, severance damages, business damages, tort damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim.

9. Respondents shall be responsible for the preparation and transmittal of any I.R.S. 1099 forms as necessary and shall provide CFX with a disclosure form, if appropriate, pursuant to Section 286.23, Florida Statutes.

10. This Settlement Agreement, executed by the counsel for the parties listed below on this 14th day of June, 2017, contains all the agreements of the parties.



David A. Shontz, Esq.
SHUTTS & BOWEN LLP
Counsel for Petitioner,
Central Florida
Expressway Authority



Raymer F. Maguire, III, Esq.
MAGUIRE & LASSMAN, P.A.
Counsel for Respondents,
Thomas Olin Mahaffey, Jr. and
Julie Mahaffey

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

June 9, 2017

Raymer F. Maguire, Esq.
c/o Maguire Lassman
605 East Robinson Street
Suite 140
Orlando, FL 32801

RE: Owner: Mahaffey
Project: Wekiva Parkway
Parcel No.: 288
County: Orange

INVOICE

Review condemnor appraisal, conference with experts, review use of property, land sales research/analysis, review land sales, review engineering report, review land planning report, inspect subject property, meetings with owners, review highest and best use before and after, research/analyze 2006 sales, review 2006 sales data, review contractor's RCN, study research, review utility extension costs/issues, review information for 2006 valuation analysis, verification of sales, review/write report, review updated CFX appraisal.

Abrams Schmidt:	110.75 Hrs. x \$175/Hr. =	\$19,381
Dreggors:	49.75 Hrs. x \$275/Hr. =	<u>13,681</u>
Total		\$33,062

Thank you,

Richard C. Dreggors, GAA
President

RCD/ddp

728 West Smith Street • Orlando, Florida 32804
Tel (407) 815-3393 • Fax (407) 815-3393

EXHIBIT "D"

OWNER	MAHAFFEY	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	288	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
04/08/16	PREPARE FOR CONFERENCE CALL; CONFERENCE CALL WITH EXPERTS.	0.50
04/13/16	REVIEW SUBJECT MATERIAL; REVIEW/ANALYSIS OF CONDEMNOR'S APPRAISAL AND SALES; RESEARCH AND ANALYSIS OF SALES.	4.25
04/14/16	PREPARE FOR CONFERENCE CALL; CONFERENCE CALL WITH EXPERTS.	1.25
05/17/16	RESEARCH/ANALYSIS OF SALES; PULL SITE PLANS, CITY DOCUMENTS, ETC.; CONFERENCE CALL WITH OWNER'S REPRESENTATIVE.	4.25
05/18/16	RESEARCH/ANALYSIS OF SALES.	3.25
05/19/16	ANALYSIS OF SALES; CONFERENCE CALL WITH EXPERTS.	4.00
05/20/16	RESEARCH/VERIFY SALES; CONFERENCE CALL WITH CONTRACTOR.	4.50
05/23/16	PREPARE FOR AND INSPECTED THE SUBJECT PROPERTY; CONFERENCE CALL WITH OWNER'S REPRESENTATIVE; RESEARCH/ANALYSIS OF SALES.	6.00
05/24/16	CONFERENCE CALL WITH EXPERTS; ANALYSIS OF SALES; VERIFY SALES.	3.75
05/25/16	ANALYSIS OF SALES.	2.00
05/26/16	CONFERENCE CALL WITH EXPERTS.	1.25
05/27/16	MET WITH DR. HARRIS REGARDING BLIGHT ANALYSIS; ANALYSIS OF SALES DATA; DISCUSS HIGHEST AND BEST USE WITH LAND PLANNER.	2.50
05/31/16	CONFERENCE CALL WITH EXPERTS; ANALYSIS/ VERIFICATION OF SALES.	3.75
06/01/16	CONFERENCE CALL WITH EXPERTS; ASSISTED WITH APPRAISAL.	5.00
06/03/16	RESEARCH IMPROVED SALES; ANALYSIS OF SALES.	2.75
06/06/16	ASSISTED WITH APPRAISAL; RESEARCH SALES; REVIEW/ANALYSIS OF TRI-CITIES DOCUMENTS.	4.50

OWNER	MAHAFFEY	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	288	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
06/10/16	ASSISTED WITH APPRAISAL; PREPARE FOR SITE INSPECTIONS; INSPECTED LAND SALES.	4.00
06/16/16	CONFERENCE CALL WITH EXPERTS.	1.00
12/21/16	CALL WITH EXPERTS.	0.75
01/11/17	CALL WITH EXPERTS.	0.50
01/13/17	CALL WITH EXPERTS	0.75
03/27/17	REVIEW UPDATED LAND PLANNING ANALYSIS; RESEARCH/ANALYSIS OF AFTER SALES; ASSISTED WITH APPRAISAL.	4.75
03/29/17	ANALYSIS OF IMPROVED SALES; ASSIST WITH APPRAISAL; ANALYSIS OF DAMAGES.	4.50
03/31/17	WORKED ON IMPROVED SALE WRITE-UPS; MEETING WITH RICK TO REVIEW AND DISCUSS ADDITIONAL ANALYSIS NEEDED; ASSISTED WITH APPRAISAL; CALL WITH OWNER'S REPRESENTATIVES.	6.00
04/03/17	WORKED ON IMPROVED SALE WRITE-UPS; PREPARE FOR INSPECTIONS; RESEARCH/ANALYSIS OF LAND SALES FOR IMPROVED SALE ALLOCATION; ANALYSIS OF AFTER SALES; ASSIST WITH APPRAISAL; CALL WITH LAND PLANNER.	6.25
04/04/17	ASSISTED WITH APPRAISAL; CALL WITH OWNER'S REPRESENTATIVE.	2.50
04/07/17	MEETINGS WITH RICK TO DISCUSS 2006 ANALYSIS; RESEARCH/ANALYSIS OF 2006 SALES; REVIEW SALES WITH RICK; CALL WITH OWNER'S REPRESENTATIVE; ANALYSIS OF OWNER'S PRIOR SALES HISTORY IN THE NEIGHBORHOOD.	2.25
04/10/17	PREPARE FOR CONFERENCE CALL; CALL WITH EXPERTS AND OWNER; MEETING WITH RICK TO REVIEW 2006 SALES DATA.	2.00
04/11/17	WORKED ON 2006 IMPROVED SALE WRITE-UPS AND EXHIBITS; WORKED ON 2006 LAND SALES; VERIFY SALES; ASSIST WITH APPRAISAL; REVIEW UPDATED UTILITY COSTS.	4.50

OWNER	MAHAFFEY	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	288	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
04/12/17	WORKED ON 2006 IMPROVED SALE WRITE-UPS; VERIFY SALES; ASSIST WITH APPRAISAL; WORK ON ADDENDA; PREPARE FOR SALE INSPECTIONS.	4.00
04/13/17	ASSISTED WITH APPRAISAL.	3.25
04/17/17	ASSISTED WITH APPRAISAL; CALL WITH ENGINEER.	1.25
04/18/17	WORKED ON SALE WRITE-UPS/VERIFICATIONS; ASSISTED WITH APPRAISAL; WORKED ON ADDENDA.	3.00
05/04/17	ASSIST WITH APPRAISAL; ASSIST WITH ADDENDA PREPARATION.	2.00
05/05/17	MEETING WITH RICK; WORK ON APPRAISAL.	2.75
05/08/17	CALL WITH OWNER'S REPRESENTATIVE; REVIEW UPDATED ENGINEERING ANALYSIS.	<u>1.25</u>
	TOTAL HOURS	110.75

OWNER	MAHAFFEY	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	288	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
10/15/15	REVIEW SUBJECT INFORMATION AND CONDEMNOR APPRAISAL OF THE SUBJECT PARCEL.	2.25
04/08/16	PREPARE FOR AND CONFERENCE WITH EXPERTS.	0.50
04/12/16	REVIEW CFX REPORT; PREPARE FOR CONFERENCE CALL WITH EXPERTS.	1.25
04/14/16	PREPARE FOR CONFERENCE WITH EXPERTS; REVIEW OUR SCOPE OF WORK AND VALUATION ASSIGNMENTS.	1.25
05/05/16	PREPARE FOR AND CONFERENCE WITH OWNER AND EXPERTS TO REVIEW USE OF PROPERTY AND POSSIBILITY OF MINING PART OF THE PROPERTY.	0.75
05/19/16	PREPARE FOR AND CONFERENCE WITH EXPERTS; REVIEW MEI REPORT AND LAND PLANNING/HIGHEST AND BEST USE.	1.75
05/23/16	INSPECT SUBJECT; MEET WITH OWNER; CONFERENCE WITH OWNER'S REPRESENTATIVE.	4.75
05/24/16	CONFERENCE WITH EXPERTS; REVIEW HIGHEST AND BEST USE BEFORE AND AFTER.	3.25
05/25/16	CONFERENCE WITH EXPERTS; REVIEW 2006 SALES DATA FOR VALUATION ANALYSIS.	2.00
05/26/16	CONFERENCE WITH PLANNERS AND ENGINEER.	1.25
	CONFERENCE WITH EXPERTS; ANALYSIS OF DATA.	2.25
06/01/16	REVIEW CONTRACTOR'S RCN; CONFERENCE WITH ASSOCIATE REGARDING THE COSTS; PREPARE FOR CONFERENCE WITH EXPERTS.	3.50
06/03/16	BEGIN ANALYSIS OF LAND SALES WITHIN AND OUTSIDE THE PROJECT AREA.	1.50
07/31/16	ASSIST WITH LAND SALES ANALYSIS OF LAND INSIDE AND OUTSIDE PROJECT AREA.	1.75
10/31/16	PREPARE FOR CALL WITH EXPERTS.	0.50
12/09/16	CONFERENCE WITH EXPERTS REGARDING EXHIBITS FOR REPORTS.	0.75

OWNER	MAHAFFEY	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	288	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
01/11/17	PREPARE FOR CONFERENCE WITH EXPERTS REGARDING LAND PLANNING ANALYSIS; REVIEW UTILITY EXTENSION COSTS/ISSUES.	1.00
04/03/17	REVIEW INFORMATION FOR 2006 VALUATION ANALYSIS; MEETING WITH ASSOCIATE TO PREPARE FOR CONFERENCE CALL.	0.75
04/04/17	PREPARE FOR AND CONFERENCE WITH EXPERTS AND OWNER'S REPRESENTATIVE.	0.50
04/06/17	PREPARE FOR AND CONFERENCE WITH PLANNER AND EXPERTS TO REVIEW HIGHEST AND BEST USE BEFORE AND AFTER THE TAKING.	1.50
04/07/17	CONFERENCE WITH OWNER'S REPRESENTATIVE; LATER CONFERENCE WITH PLANNER.	1.50
04/10/17	CONFERENCE WITH EXPERTS AND OWNER'S REPRESENTATIVE; VERIFICATION OF SALES; MEETING WITH ASSOCIATE.	1.75
04/18/17	CONFERENCE WITH JOSH HARRIS REGARDING REPORT DEADLINES AND OWNER'S REPRESENTATIVE.	0.50
05/01/17	CONFERENCE WITH OWNER'S REPRESENTATIVE REGARDING LEGAL INSTRUCTION AND ENGINEERING/PLANNING REPORT DEADLINES.	0.50
05/05/17	REVIEW/WRITE REPORT; INSPECT SALES; MEETING WITH ASSOCIATE.	6.75
05/08/17	REVIEW/WRITE REPORT; CONFERENCE WITH ENGINEER.	4.00
05/23/17	REVIEW UPDATED CFX APPRAISAL; CONFERENCE WITH MATT SILBERNAGEL.	<u>1.75</u>
	TOTAL HOURS	49.75



Invoice

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

Raymer Maguire, III
Attorney
Maguire Lassman, P.A.
605 E. Robinson Street
Suite 140
Orlando, FL 32801

Invoice No: <Draft>
June 6, 2017
VHB Project No: 62392.00

Invoice Total \$16,971.47

Professional Planning Services for Mahaffey Property

Professional Services Thru June 6, 2017

Professional Personnel

	Hours	Rate	Amount
Principal 2	1.00	275.00	275.00
Principal 1	25.00	250.00	6,250.00
Technical/Professional 07	5.00	125.00	625.00
Technical/Professional 06	5.00	125.00	625.00
Technical/Professional 05	59.50	125.00	7,437.50
Technical/Support 2	14.00	85.00	1,190.00
Totals	109.50		16,402.50
Total Labor			16,402.50

Reimbursable Expenses

Printing	568.97
Total Reimbursables	568.97

Total this Invoice \$16,971.47

Billings to Date

	Current	Prior	Total
Labor	16,402.50	0.00	16,402.50
Expense	568.97	0.00	568.97
Totals	16,971.47	0.00	16,971.47



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

Project Number: 62392.00

Period: 201510

Date	Location	Job Type	User	Total
9/1/2015	Orlando FL	Sm Fmt Color Printing	katleshannon	\$111.83
9/3/2015	Orlando FL	Sm Fmt Color Printing	katleshannon	\$2.13
			Total	\$113.96



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

Project Number: 62392.00

Period: 201605

Date	Location	Job Type	User	Total
4/14/2016	Orlando FL	B/W Laser Printing	katieshannon	\$2.06
4/14/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$90.54
			Total	\$92.60



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

Project Number: 62392.00

Period: 201606

Date	Location	Job Type	User	Total
5/27/2016	Orlando FL	B/W Laser Printing	katieshannon	\$0.39
5/6/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$75.63
5/9/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$6.39
5/20/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$73.49
5/27/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$21.30
			Total	\$177.20



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

Project Number: 62392.00

Period: 201607

Date	Location	Job Type	User	Total
5/31/2016	Orlando FL	B/W Laser Printing	katleshannon	\$1.29
6/3/2016	Orlando FL	B/W Laser Printing	katleshannon	\$0.77
6/16/2016	Orlando FL	B/W Laser Printing	katleshannon	\$0.39
5/31/2016	Orlando FL	Sm Fmt Color Printing	katleshannon	\$76.69
6/3/2016	Orlando FL	Sm Fmt Color Printing	katleshannon	\$1.07
6/14/2016	Orlando FL	Sm Fmt Color Printing	katleshannon	\$3.20
6/16/2016	Orlando FL	Sm Fmt Color Printing	katleshannon	\$50.07
			Total	\$133.48

Billing Period thru 06/06/2017
Project No. 62392.00
Project Title: Planning Services for

Employee	Date	Time (in hours)	Description
Davis	05/25/16	0.50	Prep file to email
	05/27/16	2.50	Standard Rules exhibit
	06/01/16	1.00	Meeting to review new Wekiva exhibits
	06/02/16	1.00	Team meeting
	06/08/16	1.50	Timeline Maps
	06/09/16	1.00	Timeline Maps meeting
		7.50	
Hall	03/03/16	0.50	Tele call with Raymer
	04/08/16	1.00	Revisions to DPA
	04/14/16	1.00	Conference Call
	04/21/16	1.00	Conference Call
	04/28/16	1.00	Expert Mtg
	05/05/16	1.00	Meeting with Shannon
	05/11/16	0.50	Raymer Tele
	05/12/16	0.50	Meeting with Needler
	05/16/16	1.00	WP research
	05/17/16	0.50	Maitland Blvd Extension research
	05/20/16	0.50	Tele call with Dreggors
	05/24/16	1.00	Review West Area Plan
	05/25/16	1.00	Meeting with Shannon
	05/26/16	1.00	Meeting with Shannon
	05/27/16	2.00	Tele call with Raymer and expert team
	05/31/16	2.00	Research
	06/01/16	1.50	Tele conference
	06/02/16	0.50	In office meeting
	06/03/16	1.00	Raymer tele
	06/10/16	1.50	Review of historic exhibits
	06/16/16	0.50	Conference Call
	06/30/16	1.00	Meeting with Davis
	10/18/16	1.00	Invoicing
	11/01/16	1.00	Invoicing
	11/18/16	0.50	Tele call Raymer
	01/13/17	1.00	Expert mtg
	04/07/17	1.00	Review of exhibits with Shannon
		26.00	
Jackowski	08/28/15	0.50	File and upload executed MSA and Client Auth Email for Maguire Lassman/ Mahaffey Property and set up job in BT.

Billing Period thru 06/06/2017
Project No. 62392.00
Project Title: Planning Services for

Employee	Date	Time (in hours)	Description
Johnson	06/09/16	2.00	Corridor Alternatives Maps and Photoshop
Needler	05/09/16	1.00	Research
	05/10/16	0.50	Research
	05/16/16	1.00	Research
	05/18/16	1.00	Research
	05/19/16	1.50	Research
	05/20/16	1.50	Research
	05/31/16	1.50	Maitland Boulevard Extension
	06/03/16	1.50	Beltway Timeline
	06/06/16	1.00	Orlando Beltway Timeline
	06/07/16	1.00	Orlando Beltway Timeline
	06/08/16	0.50	Research
			Created an excel timeline for Jim & Company + added maps
	06/10/16	2.00	+ research
		14.00	
Shannon	09/01/15	3.00	GIS maps series and preliminary layout for report
	09/15/15	1.00	Meeting with Ed Williams/Jim
	04/07/16	2.00	Revisions to DPA; prep for conference call tomorrow
	04/08/16	3.50	Revisions to DPA; conference call with experts
	04/13/16	1.50	GIS map edits
			Conference call with expert witnesses and edits to DPA -
			environmental conditions section; pre-post condemnation
	04/14/16	3.00	sections
	04/21/16	0.50	Conference call with MEI, Raymer, Ed Williams
	04/28/16	1.00	Team meeting with Raymer, MEI, Ed Williams, JR Hall
	05/04/16	1.00	Revisions to DPA
	05/05/16	1.00	Revisions to DPA after meeting with Jim
	05/06/16	3.50	Revisions to DPA; review with Hall
			Conference call with expert team; coordination of shared
	05/09/16	1.50	documents
	05/19/16	2.00	Conference call with team
	05/20/16	1.50	Revisions to report; conference call with Courtney and Rick
	05/25/16	0.50	Reviewed West Area Plan with Jim
	05/26/16	0.50	Reviewed West Area Plan with Jim

Billing Period thru 06/06/2017
Project No. 62392.00
Project Title: Planning Services for

Employee	Date	Time (in hours)	Description
	05/27/16	1.00	Worked on revised timeline of Wekiva Parkway; meeting with Jim to discuss collection of evidence; revised DPA; coordinated with Katie about creation of Resolution 2007-02 map
	05/31/16	5.00	research on 2006 land use; created memorandum on land uses at this time; revisions to report; 2 hour telephone conference
	06/01/16	3.00	two hour conference with expert witnesses; revisions to report
	06/02/16	0.50	Meeting with Ben, Kyle, Katie, Jim about Wekiva Parkway Meeting on Parkway Alignments; work in InDesign and GIS
	06/10/16	1.00	on Exhibits; meeting with Maguire Law
	06/14/16	1.00	Wekiva Parkway Timeline exhibits
	06/15/16	1.00	Wekiva Parkway timeline exhibits/beltway timeline exhibits in Photoshop/InDesign
	06/16/16	2.00	Conference call; revisions to Wekiva Parkway history exhibits and timeline
	06/20/16	1.00	Revisions to timeline exhibits
	11/30/16	0.50	Conference Call
	12/01/16	0.50	Expert Witness telephone conference
	12/09/16	1.00	Meeting with Dreggors, Maguire, Matt, Josh Harris, Harold on history of Wekiva Parkway and development; further research on docs like EIS< PD&E start of creation of graphics Series of roadway exhibits in GIS, Photoshop, and InDesign: Wekiva Springshed and Springs exhibit, Municipalities
	12/12/16	2.50	exhibit, Planned Highway Exhibit
	12/13/16	0.50	Edits to blight graphics
	12/21/16	1.00	Conference call with Raymer, Abrams, Harris, Glenna, Matt; revisions to DPA
	01/11/17	1.00	Conference call with Hall, Dreggors, Matt, Rayme
	01/13/17	0.50	Conference call with expert witnesses
	03/27/17	0.50	Email correspondence with Courtney; revised report exported to pdf and sent to Courtney and Raymer
	04/03/17	0.50	Email correspondence; Tele meeting with Abrams and Dreggors
	04/06/17	1.50	Meeting with Hall; review of West Study Area and JPA; expert witness team telephone conference
	04/11/17	0.50	Research on old FLUMs
	05/01/17	1.00	Email correspondence w/ Abrams; revised report

Billing Period thru 06/06/2017
Project No. 62392.00
Project Title: Planning Services for

Employee	Date	Time (in hours)	Description
	06/05/17	0.50	Expert meeting via tele conferece - Kevin, Hall, Dreggors, Raymer
		54.50	
Taniguchi	05/20/16	3.00	Work on the Wekiva Parkway History
	06/02/16	1.00	Maitland Extension Research
	06/09/16	1.00	Orlando beltway history/timeline
		5.00	
Total		109.50	



June 7, 2017

Invoice Mailing:

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

Services Completed For :

Client : T.O. Mahaffey
Project : Wekiva - Parkway
County : Orange
Parcel : 288
Job Number : ML2016-702A-288
Hourly Rate : \$120.00
Total Hours : 5.18

Summary:

Research and analysis of data, graphics and maps to be used on behalf of the client. Time and details for the services completed are provided on the subsequent pages. All costs for time, travel and materials have been factored in for a comprehensive billing approach.

Thank you ,

Jerry Holder
JTS Tech Support Staff
JTSTechhelp@gmail.com
(407) 718-7530

Total Invoiced Amount : \$621.60

Payment should be mailed to: JTS Tech P.O. Box 682 Plymouth, FL 32768



Client : T.O. Mahaffey
 Project : Wekiva - Parkway
 County : Orange
 Parcel : 288
 Job Number : ML2016-702A-288
 Hourly Rate : \$120.00
 Total Hours : 5.18

For Services Rendered Please Remit : \$621.60

Date and Detail	Time
5/23/16	
Correspondence sent to Richard Dreggor's office	0.50
- Download and indexing of VHB data files for exhibit review and discussion	
- Correspondence with ML office on findings and update	
5/31/16	
Join me conference call to discuss data and ideas as to the best way to explain what is being seen with the case. Review of potential ideas on what information still needs to be	0.50
6/1/16	
Phone call discussing property usage, zoning and experts thoughts and directions.	1.50
Gaining an understanding of the different perspectives on before and after conditions of how the Beltway now impacts the property and the owner's ability to utilize his land.	
Additional research with experts as to possible graphics and maps to be utilized.	
9/9/16	
Reviewed new trial order Filing # 45989555 from 09/01/2016 and critical date chart.	0.25
11/8/16	
Reviewed sample data from Josh Harris. Small sampling uploaded for quick verification on various map point programs	0.04
11/18/16	
Join me conference call to discuss data and ideas as to the best way to explain what is being seen with how Blight will be addressed as part of the case. Review of potential ideas on what information still needs to be obtained at this point.	0.05
Reviewed a number of discussion points on how to best present the findings and key points of CFX documents that has been amassed over the years through studies, reports,	
12/1/16	
T/C Blight Cases; Raymer;Matt;;Hall;K.Shannon;K.Hebert;Holder	0.03
Continued to review potential PPT slides for overall case involvement	
Participation in Matt's overview of published government documents.	
12/9/16	
T/C Blight cases; Raymer;Matt;;	0.05
Continued discussion and review for potential PPT slides for overall case development.	
Detailed discussion on proper map and data usage in regards to published government documents.	
12/14/16	
Phone call discussing property reports still in progress and the potential order of	0.02

Thank you for the opportunity to provide the service above. Please make checks Payable to JTS Tech

12/22/16

T/ Mahaffey; Raymer; Matt; 0.50
K.Hebert;J.Harris;R.Dreggors;D.Morris;K.Shannon;J.Holder;C.Haynes;Tom M. conference
call to discuss progress on reports and timeline possibilities

4/10/17

Review of emails and location pertaining to the Mahaffey project. 1.75
Identified property locations in the desired video footage
Outlined and discussed extraction sections for the video footage

Time Total : 5.18

Lakemont Group

2037 Shaw Lane, Orlando, FL 32814

INVOICE

Invoice Number 1

Period Covered –

5/17/16 to 6/7/17

June 7, 2017

To:

Raymer F. Maguire, III
Maguire Lassman, P.A.
605 E. Robinson St, Suite 140
Orlando Florida 32801
Attn: Accounts Payable

DATES	DESCRIPTION	PERSON	HOURS	RATE	AMOUNT
	Client: Thomas Olin & Julie Mahaffey Matter: CFX v. Morris et. al. – Parcel 288 2219 Haas Road, Apopka, Florida Case No: 2015-CA-006557-O				
See Attached	Meetings and calls with attorneys and clients, review of documents, determine scope of report and research.	JH	4.0	\$350.00	\$ 1,400.00
See Attached	Background research, collection of market data, research on project history, subdivision development, and macroeconomic and demographic factors.	JH TS	4.325 3.5	\$350.00 \$175.00	\$ 1,513.75 \$ 612.50
See Attached	Draft report, prepare charts, maps, graphs and summarize file and append into report.	JH	10.725	\$350.00	\$ 3,753.75
	SUB TOTAL:				\$ 7,280.00
Expenses	None				\$ 0.00
	TOTAL DUE: NOTE: Bill reflects partial time allocations (CFX Parcel 287/887 – Morris, detailed on next page) Note: Hour Detail Sheet Attached				\$ 7,280.00

Thank you very much for the opportunity to serve.



Joshua A. Harris, Ph. D., CRE, CCIM, CAIA
Managing Partner
Lakemont Group

Payment Instruction via Check:

LAKEMONT GROUP
C/O JOSHUA HARRIS
2037 SHAW LANE
ORLANDO, FL 32814

Hour Detail Sheet

Client: T.O. and Julie Mahaffey					
Matter: CFX Parcel 288 - 2219 Haas Road, Apopka FL					
Person	Date	Hrs	Description	Allocation	Allotted Time
JH	5/17/2016	1.2	Initial case talk - scope of work - items to research	25%	0.3
JH	5/17/2016	0.7	doc intake and reivew - review subject property	25%	0.2
JH	5/18/2016	1.2	doc intake and reivew - Review CFX appraisal	25%	0.3
JH	5/20/2016	1.4	call to discuss case issues - issues affecting value	25%	0.4
JH	5/23/2016	1.2	call to discuss case issues - development potentia	25%	0.3
JH	5/24/2016	1	call to discuss case issues - update scope of report	25%	0.3
JH	5/25/2016	3.3	update and research econ indicators	25%	0.8
JH	5/26/2016	0.8	obtain charles wayne data	25%	0.2
JH	5/26/2016	0.7	call to discuss case issues - results of research	25%	0.2
JH	5/26/2016	1	call to discuss case issues - receive update of subj	25%	0.3
JH	5/27/2016	3	research of market area and data collection	25%	0.8
TS	5/27/2016	4	research of market area and data collection	25%	1.0
TS	5/28/2016	2	research of market area and data collection	25%	0.5
JH	5/28/2016	4.5	draft report, set econ data charts	25%	1.1
JH	5/29/2016	3.4	draft report, market data anlaysis	25%	0.9
JH	5/31/2016	4	draft report - analysis of Project impacts	25%	1.0
JH	6/1/2016	4.5	draft report - analysis of Project impacts	25%	1.1
JH	6/1/2016	1	call to discuss case issues - scope of report/resear	25%	0.3
JH	6/2/2016	3.5	anlyze market data, draft report	25%	0.9
TS	6/2/2016	3	research of market area and data collection	25%	0.8
TS	6/2/2016	3	research of market area and data collection	25%	0.8
JH	6/3/2016	4.5	draft report - analysis of housing and real estate m	25%	1.1
JH	6/4/2016	3.2	draft report - microeconomics of SW OC	25%	0.8
JH	6/5/2016	2.5	proof and edit report - add econ data	25%	0.6
JH	6/14/2016	0.8	call to discuss case issues - report results of resear	25%	0.2
JH	6/15/2016	1	call to discuss case issues - update on valuation iss	25%	0.3
JH	6/15/2016	1	research items - CFX history and project scope	25%	0.3
TS	6/16/2016	2	research items - CFX history and project scope	25%	0.5
JH	6/16/2016	0.8	call to discuss case issues - scope of report/resear	25%	0.2
JH	11/1/2016	0.7	call to discuss case issues - scope of report/resear	25%	0.2
JH	12/1/2016	1.3	Update file, scope for report and timeline	25%	0.3
JH	4/10/2017	0.5	call to disucss report	100%	0.5
JH	4/15/2017	2.3	background research update, growth patterns	100%	2.3
JH	4/22/2017	3.2	draft and finanlize report	100%	3.2
JH	4/23/2017	2.1	draft and finanlize report	100%	2.1
JH	4/24/2017	0.5	edit and transmit draft report	100%	0.5
JH	5/2/2017	1.5	final edits and formating of report	100%	1.5
Total		76.3			26.7

Payment Instruction via Check:

LAKEMONT GROUP
C/O JOSHUA HARRIS
2037 SHAW LANE
ORLANDO, FL 32814

please make checks payable to:

m e i civil, LLC

964 Lake Baldwin Lane., Suite 200

Orlando, FL 32814

407-893-6894

fax 407-893-6851

www.meicivil.com

bill to:

Raymer F. Maguire, III, Esquire

Maguire Lassman, P.A.

605 E. Robinson Street, Suite 140

Orlando, Florida 32801

Invoice Date: 6/8/2017

Invoice Number: 191024H-1

Invoice Amount Due: **\$20,440.88**

JOB: SR 429, Parcel 288

Mahaffey

Engineering Analysis

Description	Hours	Rate	Fee	Total
Principal (GSM)	39.0	\$265.00	\$10,335.00	\$10,335.00
Senior Project Manager (KSH)	17.0	\$210.00	\$3,570.00	\$3,570.00
Senior Designer (JRR)	44.5	\$125.00	\$5,562.50	\$5,562.50
			Subtotal	\$19,467.50
			Expense (5%)	\$973.38
			Total Fee Due	\$20,440.88

See attachment for detail.

Payment is due upon settlement of compensation for subject parcel.

Work Descriptions for Glenna S. Morris, P.E.

191024H

Job Name **SR 429, Wekiva Pkwy, Mahaffey**

Date	Hours	Work Description
5/6/2016	4.5	Prepare for and attend site visit w/Owner
5/11/2016	2.0	organize pics, Info,analysis
5/17/2016	3.5	analysis, preliminary engineering report
5/18/2016	4.0	analysis, preliminary engineering report, send to Atty
5/19/2016	3.0	prepare for and attend mtg w/Atty, Appraisers, Planner, Owner, coordinate w/Designer, Contractor
5/20/2016	1.5	coordinate w/Designer, modifications
5/23/2016	2.5	coordinate w/Designer, report modifications
5/24/2016	5.5	prepare for and attend mtg w/atty, planners,appraiser, professor, revise report, research, prepare for & attend mtg w/Appraiser, atty, planner
6/1/2016	3.0	prepare for and attend mtg w/atty, planners,appraiser, revise report,
6/2/2016	2.0	research, report revisions
12/21/2016	0.5	mtg w/Atty, planner, appraiser
1/11/2017	1.0	prepare for and attend mtg w/Atty, Appraisers, Planner
1/13/2017	1.0	prepare for and attend mtg w/Atty, Appraisers, Planner
1/27/2017	1.0	coordinate w/Planner, research, provide map
5/3/2017	4.0	coordinate w/Contractor, revise report and exhibits
Total Hours:	39.0	

Work Descriptions for Kevin S. Hebert, PE

191024H

Job Name ***SR 429, Par 288, Mahaffey, Thomas Jr. & Julie***

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
4/14/2016	1.0	Prep and attend conf call
4/21/2016	0.5	Prep and attend conf call
5/19/2016	1.0	Cost pro rata share analysis
5/25/2016	0.5	City of Apopka GIS call and prep, analysis
6/2/2016	2.0	Pro rata share analysis - sewer / FM
12/9/2016	0.5	Prep and attend conf call
4/5/2017	1.0	Prep for conference call, analysis for costs, lengths, etc.
4/6/2017	2.0	Cost analysis, updates, review, prep for conf. call
5/5/2017	0.5	Analysis, PER update, coord.
5/8/2017	7.0	Analysis, PER and cost update, coord.
5/9/2017	1.0	Analysis, PER and cost update, coord.
<i>Total Hours:</i>		<i>17.0</i>

Work Descriptions for John R. Russell

191024H

Job Name ***Wekiva Parkway P289 Mahaffey***

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
4/15/2016	1.5		Download & Review Property Appraisal
4/18/2016	4.0		Create SR 429 Roadway Plans - Bridges & Stormwater Ponds
4/18/2016	4.0		Create SR 429 Roadway Plans - BaseLine Geometry
4/18/2016	2.5		Create Before Conditions Base File - Drafting & Calculations
4/19/2016	4.0		Create SR 429 Roadway Plans - Striping & Shading
4/19/2016	4.0		Create SR 429 Roadway Plans - Drainage Ditches & Structures
4/19/2016	1.5		Create USGS, FEMA, Aerial & Location Map Exhibits
4/20/2016	2.0		Create Area of Take Base File - Drafting & Calculations
4/20/2016	2.5		Create UnCured Conditions Base File - Drafting & Calculations
4/22/2016	2.0		Adjust Sheet SetUp From In-House MarkUps
4/22/2016	3.0		Create & Assemble Sheets From Cadd Base Files & Check Plot
5/17/2016	1.5		Add Dimensions to Structures; New Date & Plot
5/19/2016	8.0		Property Line @ R/W Profile (Elevation View)
5/20/2016	2.0		Property Line @ R/W Profile (Elevation View)
5/20/2016	2.0		Add Google Earth Aerial in Lieu of Labins Aerial
<i>Total Hours:</i>		<i>44.5</i>	

Williams Development Services, Inc.

Edward J. Williams
PRESIDENT

June 6, 2017

Mr. Raymer F Maguire III
Maguire Lassman PA
605 e. Robinson Street Suite 140
Orlando Fl. 32801

Subject: CFX v. T.O. And Julie Mahaffey
Parcel 288, Wekiva Parkway SR 429-205, Orange County
Land Planning and Development Permitting Analysis

Dear Mr. Maguire

The following invoice is for professional land planning services in the above described case. Your assistance in processing this invoice would be greatly appreciated. Entries makes with an (A) Indicate times allocated on the same day between two or more cases.

DATE	SERVICES	HOURS
3-2-16	Meeting with attorney, retained in case, received initial work assignments	1.0
3-14-16	Site and neighborhood inspections	2.0
4-18-16		1.0
5-25-16		1.3
4-10-16	Review and comment on CFX appraisal from a land Planning and development permitting standpoint.	3.3
4-14-16		1.0
4-20-16	Collect and analyze background data on Comprehensive Plan and Land Development Code, permitting history of the property, access Issues.	2.0
4-21-16		1.2
5-16-16	Review and comment on VHB report	1.0
4-26-17	Assist MEI Inc. on utility cost allocation and review and comment on report	1.0
5-8-17		2.0
4-21-16	Highest and best use analysis, damage analysis	3.0
6-1-16		2.5
4-28-16	Preparation for and attendance at team meeting of experts to report findings exchange information and coordinate work assignments	1.0
5-26-16		1.0
12-15-16		1.0

407-422-8100 ♦ Fax 407-422-8180

Williams Development Services, Inc.

Edward J. Williams
PRESIDENT

1-5-17 Review and comment on Offer of Judgement Issues 1.0

Subtotal: 26.3 Hours at \$250.00 per Hour

Total Due: \$ \$6,575.00

Approved by:


Edward J Williams, President
Williams Development Services Inc.



POST OFFICE BOX 621287
OVIEDO, FLORIDA 32762
(407) 722-4161
Fax: (866) 431-6032

INVOICE #OV1756

June 9, 2017

Maguire Lassman, PA
605 E. Robinson Street, #140
Orlando, Florida 323801

Re: Mahaffey Residence Parcel
2219 Haas Road, Apopka, Florida

DESCRIPTION: Perform Eminent Domain work for the Mahaffey Residence Parcel.

TOTAL COST: 13.5 Hrs x \$150.00/hr = \$2,025.00

Thank you.

Sincerely,
Bert Karpinski
Ovation Construction, Inc.

TIME SHEET LOG

PROJECT: Mahaffey Residence

DATE	HOURS	DESCRIPTION
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13.5