



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: June 26, 2017

RE: State Road 453 Wekiva Parkway, Project 429-206; Parcel 312
Proposed Settlement Agreement

Shutts & Bowen LLP, Right of Way Counsel, seeks the approval by the CFX Board of a negotiated settlement between Deborah Day and Tom Braceland, (the "Owners") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 312 (the "Taking" or "Property") for the construction of State Road 453 Wekiva Parkway, Project 429-206.

DESCRIPTION AND BACKGROUND

Parcel 312 is a fee simple acquisition of 0.808 acres for use as limited access right-of-way. The acquisition from the western section of the 5.44 acre property results in a remainder of 4.634 acres or a reduction in size of approximately 15%. The property is located west of Swann Road at the southern terminus of the dirt drive known as Rockland Avenue in Lake County, Florida.

The property was the homestead of Mr. and Mrs. Braceland who also used the property as a place of refuge for abused and/or neglected women and children. The property was known as the Hidden Treasure Fellowship, Inc., a 501(c)(3) non-profit organization. The rural and relatively secluded nature of the property, with old-growth trees throughout, and the use of animals, horses in particular, provided the environment utilized in the counseling and treatment process for these individuals.

The property is improved with a manufactured home containing 1,904 square feet with a fireplace and porch, a 1,024 square foot guest house, a horse barn and multiple sheds, pens and coops. In the area of taking are 483.96 lf of hog wire fencing and approximately 15 oak trees. The property is zoned A, Agriculture District, which allows residential uses in conjunction with agricultural uses of the property. The future land use designation is Regional Office.

The appraiser for CFX is Chris Starkey of Integra Realty. Mr. Starkey determined the

highest and best use of the property is the continued use as improved.

Mr. Starkey opined a per acre value of \$24,150, or \$20,000 for the land taken. Mr. Starkey opined the replacement cost of the building improvements at \$220,242, and the septic system, well, fencing and gates at \$50,066 to arrive at a total replacement cost new of \$270,308. Mr. Starkey opines the value of the improvements in the area of take at \$9,000.

In the after condition, the main residence will be approximately 328 feet from the new right of way line, creating vehicular noise, loss of privacy and loss of the rural country appeal. Accordingly, Mr. Starkey damages the remainder property at 25% for a total of \$44,000, and includes a cost to cure for temporary fencing of \$2,000. Thus Mr. Starkey opines the final value estimate is \$75,000, consisting of \$29,000 for the part taken, plus \$44,000 damages to the remainder, and \$2,000 cost to cure.

Grant W. Austin of American Valuation, Inc., appraised the property on behalf of the Bracelands. Mr. Austin agreed with Mr. Starkey the zoning of the property is Agriculture (A) by Lake County, and the future land use designation is Regional Office (RO), Lake County. Mr. Austin opined the highest and best use of the property was continued single-family residential and/or assemblage for redevelopment. Mr. Austin provided an appraisal report which contained two (2) retrospective appraisals of (a) the property as an "uneconomic remainder" and (b) applying the before and after method as the basis to estimate compensation. Mr. Austin opined the parent property was an uneconomic remainder as it had a total loss of utility for the Bracelands and thus was a total taking valued at \$380,000. The basis of this valuation was the loss of seclusion and intrusive noise detrimental to the use of therapy animals due to the proximity of the elevated highway.

In his second appraisal analysis, Mr. Austin utilized the services of Tom Ashburn of Nexgen Land Planners and Reggie Mesimer of Mesimer and Associates, Inc. Mr. Ashburn opined the future land use of Regional Office made the property a legal nonconforming use and would require assemblage with other properties, development of a master development plan, and rezoning to a planned development or other non-residential zoning district, which Mr. Ashburn believes is not reasonably probable in the near term. Mr. Ashburn opined the only legally permissible and physically possible use of the property is as vacant for agricultural uses, reducing the demand for the property.

Mr. Austin utilized three (3) comparable rural residential site sales in his second appraisal with adjusted prices per acre ranging from \$29,412 to \$66,000, with the \$29,412 per acre site selling in October 2016 for \$45,490 per acre. Thus, Mr. Austin opines the subject property is valued at \$50,000 per acre for a land valuation of \$272,000, and that the highest and best use is as improved. The improved sales used in his second analysis are identical to those Mr. Austin used in his first appraisal with a value conclusion of \$380,000. Mr. Mesimer listed the improvements within the taking as 535 lf of woven wire electric fencing for a replacement cost of \$7,329.50, plus 29 black cherry, laurel oak, live oak, and persimmon trees valued by arborist Joseph R. Samnik at \$93,995.28. Mr. Mesimer opined the total cost of items within the taking of Parcel 312 is \$103,900. He applied 50% depreciation to the site improvements (\$3,665) for a total value of \$100,235. Mr. Austin opines the total value of land and improvements is \$140,635 (\$40,400 land and \$100,235 site improvements). Mr. Mesimer also provided a cost to cure of \$42,000 consisting of restored fencing and 33 trees as a tree buffer. Mr. Austin valued the

remainder at \$231,500, then applied an 80% damage impact (\$185,200) due to the proximity of the parkway, leaving a remainder value of \$46,300.

Mr. Austin then values the cured remainder as land \$231,500 (\$50,000/acre x 4.63), then damages the land at 80% (\$185,200), leaving a cured remainder (land only) value of \$46,300. He then uses the \$88,000 value he assigned to site improvements, damages them at 25% due to impact damages to arrive at a damaged valuation total of \$66,000 for site improvements. When added together, the land value of \$46,300 plus the \$66,000 site improvements gives a total estimated market value of the cured remainder of \$112,300. Thus Mr. Austin summarizes his compensation as Part Taken \$140,635, plus Damages, Incurable \$127,365, plus Cost to Cure \$42,000 for a total compensation amount of \$310,000.

Mr. and Mrs. Braceland are represented by Mark Natirboff. Mediation was conducted on April 27, 2017, with Lawrence Watson, Jr. as mediator. The mediation impasssed, but negotiations between counsel continued, with an ultimate agreed settlement amount of \$175,000 to the Bracelands including all statutory interest, all claims related to real estate, severance damages, tort damages, but subject to apportionment claims, if any, of any party claiming an interest in or a lien on the subject property.

Statutory attorneys' fees total \$33,990. The total experts' fees incurred by the Bracelands are \$100,278, which included appraisal report, land planning report, engineering report, contractor report, and arborist report. Additionally, Respondents prepared expert rebuttal reports per the case management order. Negotiations continue to resolve expert witness fees and costs. Resolution of these fees and costs can be accomplished through continued negotiation, mediation of the fees only or through a fee hearing.

For the above-cited reasons, Right of Way counsel requests the CFX Board approve the settlement of the underlying property owners' compensation in the amount of \$175,000, plus \$33,990 statutory attorneys' fees, plus experts' fees and costs to be negotiated up to \$90,250, for a total of \$299,240, which is in the CFX's best interest. The CFX would receive credit for the good faith deposit previously made of \$72,000. Settlement of the underlying claim and statutory attorneys' fees will eliminate further risk and unnecessary expenses that the CFX will ultimately incur with further litigation of the condemnation action to acquire Parcel 312. 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 \$299,240 in settlement of all claims for compensation in the acquisition of Parcel 312, including statutory attorneys' fees, and up to \$90,250 for experts' fees and costs.

ATTACHMENTS

- Exhibit "A" – Sketch of the Subject Property
- Exhibit "B" – Photographs of the Subject Property and Area
- Exhibit "C" – Email from Mark Natirboff Accepting Settlement
- Exhibit "D" – Respondents' Experts' Invoices

Reviewed by: 

ORLDOCS 15487800 1

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

PARCEL 312

**PURPOSE: LIMITED ACCESS RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

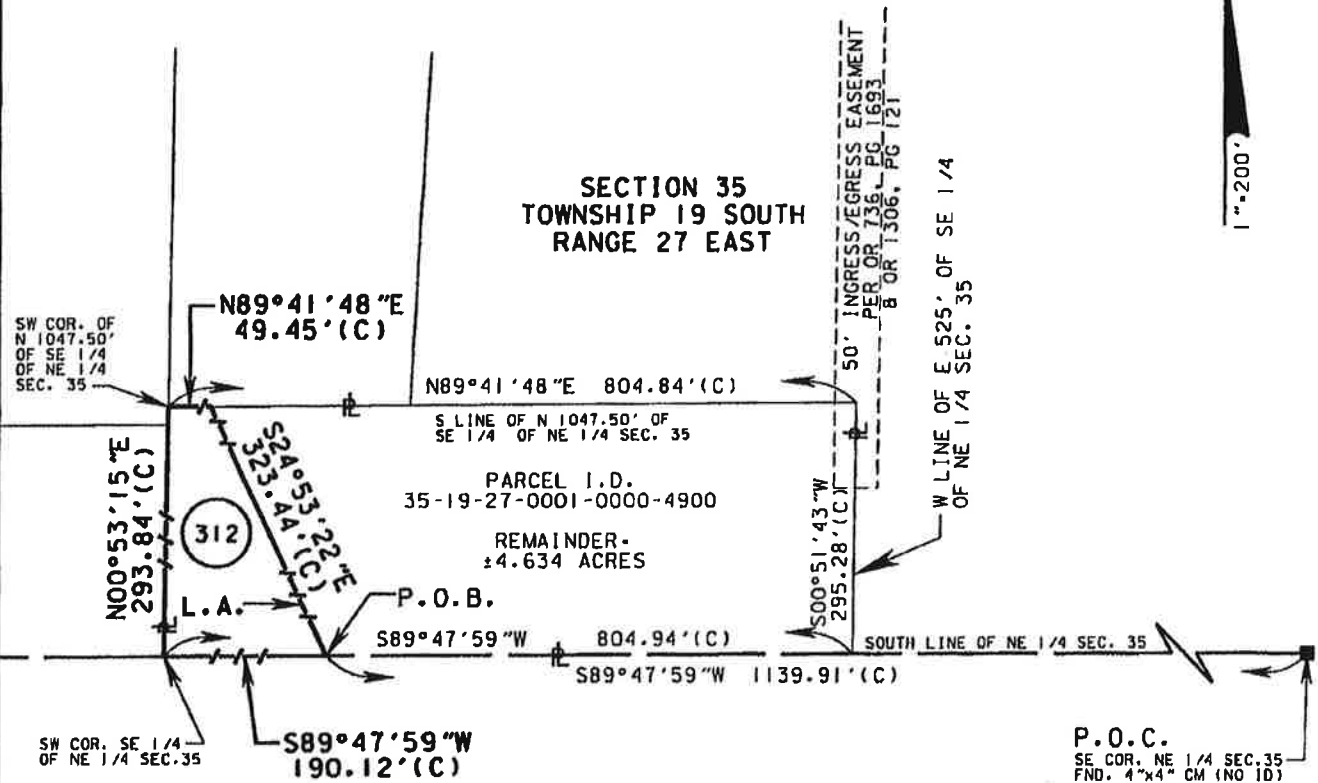
Commence at the Southeast corner of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a 4"x4" concrete monument with no identification; thence run South 89°47'59" West along the South line of said Northeast 1/4, a distance of 1139.91 feet to the POINT OF BEGINNING; thence continue South 89°47'59" West along said South line, a distance of 190.12 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 35; thence run North 00°53'15" East along the West line of the Southeast 1/4 of the Northeast 1/4, a distance of 293.84 feet to the Southwest corner of the North 1047.50 feet of the Southeast 1/4 of the Northeast 1/4 of said Section 35; thence run North 89°41'48" East along the South line of said North 1147.50 feet, a distance of 49.45 feet; thence departing said South line, run South 24°53'22" East, a distance of 323.44 feet to the POINT OF BEGINNING.

Containing 0.808 acres (35,199 square feet), more or less.

Together with all rights of ingress, egress, light, air, and view to, from or across any State Road 453 right of way property which may otherwise accrue to any property adjoining said right of way.

PARCEL: 312
SECTION 35
TOWNSHIP 19 SOUTH
RANGE 27 EAST

SECTION 35
TOWNSHIP 19 SOUTH
RANGE 27 EAST



SECTION 35
TOWNSHIP 19 SOUTH
RANGE 27 EAST

SEE SHEET 3 OF 3
FOR LEGEND & NOTES.

SEE SHEET 1 OF 3 FOR
LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH			STATE ROAD 453 (WEKIVA PARKWAY)			CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SECTION 429-206 (2C)	
			DRMP PROJECT NO. 12-0150.000			SHEET 2 OF 3		DATE: 08/06/14	
			ADD REMAINDER			CWW		SCALE: 1" = 200'	
			PER COMMENTS			CWW		CHECKED: ALQ	
REVISION			BY			DATE		DRAWN: JSG	

SKETCH PREPARED BY

DRMP

ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

941 LAKE BALOWIN LANE
ORLANDO, FLORIDA 32814
(407) 896-0594
L.B. No. 2648

PARCEL: 312

LEGEND:

(C)	=	CALCULATED DATA	L.A.	=	LIMITED ACCESS RIGHT OF WAY
C.B.	=	CHORD BEARING	L.B.	=	LICENSED BUSINESS
C.D.	=	CHORD LENGTH	OR	=	OFFICIAL RECORDS BOOK
COR.	=	CORNER	PL	=	PROPERTY LINE
CM	=	CONCRETE MONUMENT	P.O.B.	=	POINT OF BEGINNING
(D)	=	DESCRIBED DATA	P.O.C.	=	POINT OF COMMENCEMENT
ESMT	=	EASMENT	No.	=	NUMBER
EXIST.	=	EXISTING	PG	=	PAGE
FND.	=	FOUND	R	=	RADIUS
I.D.	=	IDENTIFICATION	REQ.	=	REQUIRED
IP	=	IRON PIPE	R/W	=	RIGHT-OF-WAY
IRC	=	IRON ROD & CAP	SEC.	=	SECTION
L	=	ARC LENGTH	Δ	=	CENTRAL ANGLE

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING SOUTH 89°47'59" WEST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE, SHUTTS AND BOWEN ORDER No. 4876497, DATED JULY 20, 2014.

SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION

SEE SHEET 1 OF 3 FOR
LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH	STATE ROAD 453 (WEKIVA PARKWAY)	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SECTION 429-206 (2C)
DRMP PROJECT NO. 12-0150.000		SHEET 3 OF 3	DATE: 08/06/14
ADD REMAINDER		CWW	11/14
PER COMMENTS		CWW	9/14
REVISION		BY	DATE
DRAWN: JSG		SCALE: 1" = 200'	
ALLEN L. OUTCKEL FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID UNLESS SIGNED AND SEALED)		SKETCH PREPARED BY DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	



East Elevation of Single-Family Residence
(Photo Taken on August 11, 2014)



West Elevation
(Photo Taken on August 11, 2014)



South Elevation of single-family residence
(Photo Taken on August 11, 2014)



Living Room
(Photo Taken on August 11, 2014)



Hallway View
(Photo Taken on August 11, 2014)



Master Bathroom
(Photo Taken on August 11, 2014)



Master Bedroom
(Photo Taken on August 11, 2014)



Kitchen
(Photo Taken on August 11, 2014)



Covered Patio
(Photo Taken on August 11, 2014)



Guest House
(Photo Taken on August 11, 2014)



Guest House - Living Room
(Photo Taken on August 11, 2014)



Guest House - Kitchen
(Photo Taken on August 11, 2014)



Guest House - Bedroom View
(Photo Taken on August 11, 2014)



Guest House - Bathroom
(Photo Taken on August 11, 2014)



Guest House - Covered Patio
(Photo Taken on August 11, 2014)



Chicken Coop
(Photo Taken on August 11, 2014)



Sheep Pen
(Photo Taken on August 11, 2014)



Additional Sheep Pen Area
(Photo Taken on August 11, 2014)



Additional View
(Photo Taken on August 11, 2014)



Metal Shed / Pen Area
(Photo Taken on August 11, 2014)



West View of Pasture Area
(Photo Taken on August 11, 2014)



Pen Area / Horse Barn
(Photo Taken on August 11, 2014)



Horse Stalls
(Photo Taken on August 11, 2014)



Horse Pen Area
(Photo Taken on August 11, 2014)



Fenced Pasture Area
(Photo Taken on August 11, 2014)



Additional Fenced Pasture Area
(Photo Taken on August 11, 2014)

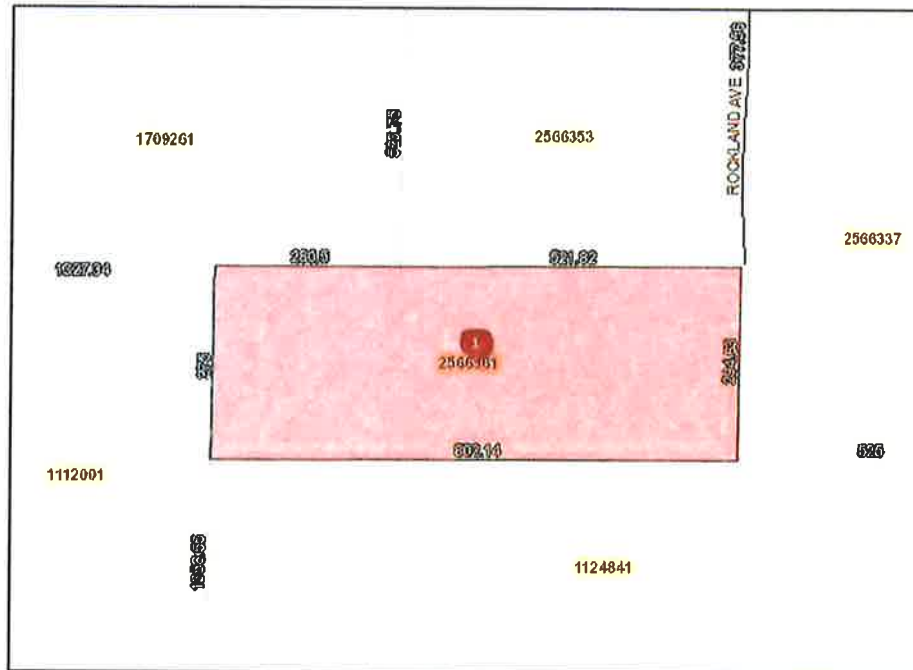


Western Property Boundary - Area of Take
(Photo Taken on August 11, 2014)

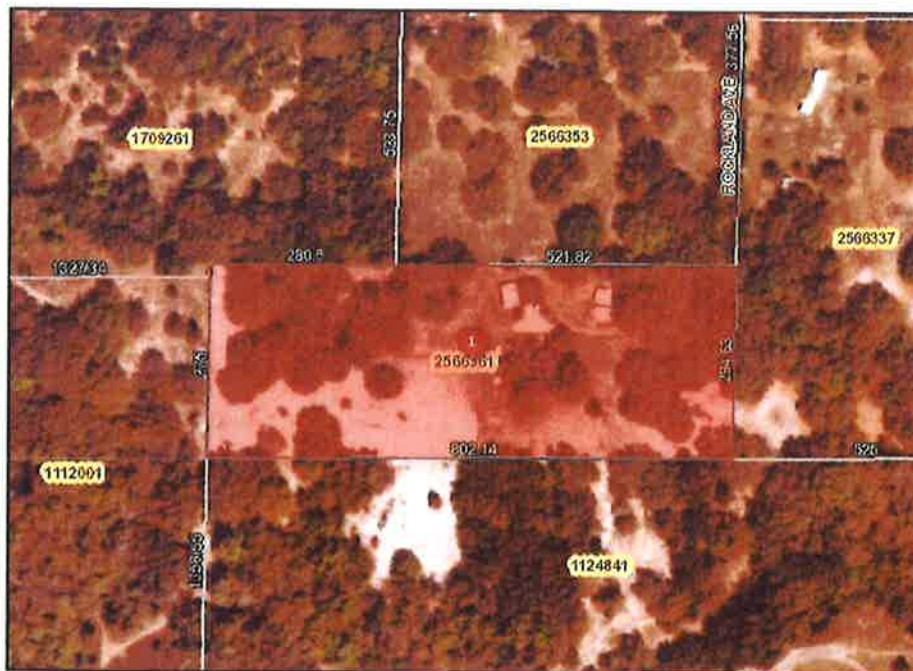


Additional View
(Photo Taken on August 11, 2014)

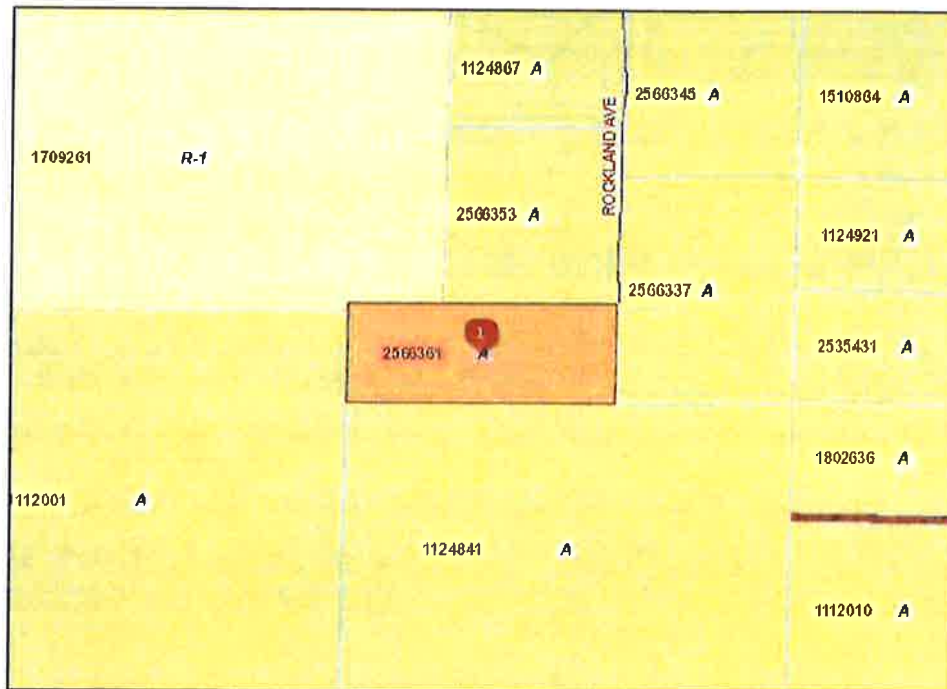
Tax Map



Aerial Map



Zoning Map



Future Land Use Map



Mary E. Farmer

From: Mark Natirboff <mark@eminentdomainflorida.info>
Sent: Monday, May 08, 2017 1:35 PM
To: David A. Shontz
Cc: Mary E. Farmer; Jamie Fierro
Subject: Day Braceland

Dear David,

We finally got our emails working again. This email confirms that my clients, Tom and Debbie Day Braceland, have agreed to accept \$175,000.00 for full compensation in their eminent domain case, excluding experts' fees, attorneys' fees and costs. They understand that it is contingent on CFX Committee and Board approval. We are having our experts submit the latest invoices, as they performed work on supplemental reports (appraisal, engineering, and planning) which were due for exchange today. As agreed, the trial and all disclosure and exchange deadlines, including exhibit list, witness list, etc., that were due today, and responses to discovery, are on hold, and we will file, if need be, a joint motion for continuance or simply notify the court that a settlement is pending.

Thank you,

Mark Natirboff

Mark Natirboff, Esq.
The Law Office of D. Mark Natirboff, P.A.
Eminent Domain and Private Property Rights Law

12058 San Jose Blvd., Suite 501
Jacksonville, Florida 32223
mark@eminentdomainflorida.info
904-260-6000 Office

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Thank you.

EXHIBIT "C"

AMERICAN VALUATION

Real Estate Litigation and Eminent Domain Counselors

American Valuation, Inc.
10124 Hatton Circle, Orlando, Florida 32832
Telephone (954) 349-9725
E-mail grant.austin@americanvaluation.com

May 9, 2017

Mr. D. Mark Natirboff, Esquire
The Law Firm of D. Mark Natirboff, P.A.
10258 San Jose Boulevard, Suite 501
Jacksonville, FL 32223-8668

RE: Final Invoice for Day Braceland property, located at 22631 Rockland Avenue, Sorrento, Florida 32776

Attached are our Invoices Nos. 466 and 468 for the Day Braceland property. The transmittal letter has allocated the total amount due of \$47,623.50 into six (6) major elements of the data and analysis process for both the Draft report dated March 20, 2017 and the Supplemental Rebuttal Revised report dated May 8, 2017, as follows:

1. Valuation as an Uneconomic Remnant (part of Draft report of March 20, 2017):
(this time is primarily to report the rationale for and condemnor procedures valuation as an uneconomic remnant), in the amount of 9.9 hours = \$1,881 (@ \$190/hr.).
2. Valuation of Before/After Market Value (part of Draft report of March 20, 2017), in the amount of 160 hours = \$30,400 (@ \$190/hr.).
3. Standard 3 Review of Starkey and Lentz appraisal of 12/11/2014, in the amount of 0.75 hours = \$142.50 (@\$190/hr.).
4. Research, analysis and revision of Pinel & Carpenter Impact Study, in the amount of 23.5 hours = \$4,465 (@\$190/hr.).
5. Analysis of Final Supplemental/Rebuttal/Revised appraisal report of 05.08/2017, in the amount of 36.0 hours = \$6,840 (@\$190/hr.).
6. Trial Preparation (e.g., trial exhibit list, Daubert analysis/preparation, interrogatories), in the amount of 20.5 hours = \$3,895 (@\$190/hr.).

Total of all major elements of data and analysis in two (2) Invoices = \$47,623.50.

Regards,

AMERICAN VALUATION, INC.

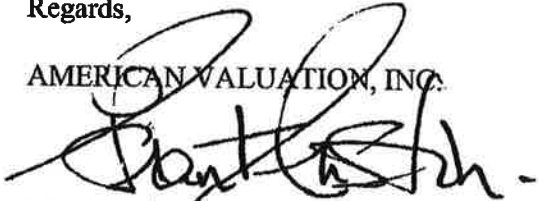

Grant W. Austin, M.S., MAI, CMRS
State-Certified General Real Estate Appraiser RZ1771
Attach. (1)

EXHIBIT "D"

AMERICAN VALUATION

Real Estate Litigation and Eminent Domain Counselors

American Valuation, Inc.
10124 Hatton Circle, Orlando, Florida 32832
Telephone (954) 349-9725
E-mail: grant.austin@americanvaluation.com

DATE	INVOICE NO.
5/9/2017	468

BILL TO
D.M. Natirboff, Esq. The Law Office of D. Mark Natirboff, P.A. 12058 San Jose Blvd., Suite 501 Jacksonville, FL 32223-8668

SUBJECT PROPERTY
Deborah Day Braceland property 22631 Rockland Avenue Sorrento, Lake County, FL 32776

PARCEL
ED402

ITEM	DESCRIPTION	RATE (\$)	DATE	HRS	AMOUNT
Tel. Call	D.M. Natirboff re trial preparation	190.00	4/28/2017	0.75	142.50
Tel. Call	T. Ashburn re trial data	190.00	4/28/2017	0.5	95.00
Review	Review Scheduling Order	190.00	4/28/2017	0.25	47.50
Research	Daubert issue list	190.00	4/28/2017	0.75	142.50
Analysis of	Final Report analysis	190.00	4/28/2017	3	570.00
Prep.	Preparation of research list for trial	190.00	4/29/2017	1.25	237.50
Prep.	Preparation of Trial Workplan re Daubert	190.00	4/29/2017	1.5	285.00
Prep.	Preparation of Trial Exhibit List	190.00	4/29/2017	0.75	142.50
Analysis of	Report revisions and Impact Study analysis	190.00	4/29/2017	4.5	855.00
Prep.	Preparation of analysis	190.00	4/30/2017	4.5	855.00
Analysis of	Impact Study data analysis	190.00	4/30/2017	2.75	522.50
Tel. Call	D.M. Natirboff re case issues	190.00	5/1/2017	0.25	47.50
Tel. Call	T. Ashburn re planning analysis	190.00	5/1/2017	0.5	95.00
Prep.	Preparation of Trial Exhibit List	190.00	5/1/2017	2.5	475.00
Tel. Call	T. Ashburn re Trial preparation	190.00	5/1/2017	0.25	47.50
Tel. Call	T. Braceland re case issues	190.00	5/1/2017	0.5	95.00
FEDERAL TAX ID 65-0857952			Total		

AMERICAN VALUATION

Real Estate Litigation and Eminent Domain Counselors

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SUBJECT PROPERTY
Deborah Day Braceland property 22631 Rockland Avenue Sorrento, Lake County, FL 32776

PARCEL
ED402

ITEM	DESCRIPTION	RATE (\$)	DATE	HRS	AMOUNT
Research	Data research re Impact Study	190.00	5/1/2017	3.5	665.00
Prep.	Preparation of Response to Interrogatories	190.00	5/2/2017	0.5	95.00
Research	Data research re small parcel Impact Study	190.00	5/2/2017	5.75	1,092.50
Tel. Call	T. Ashburn re additional research	190.00	5/2/2017	0.5	95.00
Tel. Call	D.M. Natirboff re Interrogatories	190.00	5/2/2017	0.25	47.50
Tel. Call	T. Ashburn re additional research	190.00	5/2/2017	0.25	47.50
Research	Data research	190.00	5/3/2017	3.75	712.50
Tel. Call	T. Ashburn re planning data	190.00	5/3/2017	0.5	95.00
Attend	Attend Meeting with D.M. Natirboff re case issues	190.00	5/3/2017	3.5	665.00
Tel. Call	D.M. Natirboff re case issues	190.00	5/4/2017	0.25	47.50
Tel. Call	T. Ashburn re planning analysis	190.00	5/4/2017	0.25	47.50
Research	Data research	190.00	5/4/2017	4.25	807.50
Tel. Call	T. Ashburn re planning research	190.00	5/4/2017	0.25	47.50
Tel. Call	S. Coleman, Appraisal Institute, re USPAP issues	190.00	5/4/2017	0.25	47.50
FEDERAL TAX ID 65-0857952			Total		

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DATE	INVOICE NO.
5/9/2017	468

BILL TO
D.M. Natirboff, Esq. The Law Office of D. Mark Natirboff, P.A. 12058 San Jose Blvd., Suite 501 Jacksonville, FL 32223-8668

SUBJECT PROPERTY
Deborah Day Braceland property 22631 Rockland Avenue Sorrento, Lake County, FL 32776

PARCEL
ED402

ITEM	DESCRIPTION	RATE (\$)	DATE	HRS	AMOUNT
Prep.	Preparation of analysis	190.00	5/4/2017	3.5	665.00
Tel. Call	T. Ashburn re planning analysis	190.00	5/5/2017	0.5	95.00
Research	Data research	190.00	5/5/2017	1.25	237.50
Prep.	Preparation of analysis	190.00	5/5/2017	6.75	1,282.50
Tel. Call	T. Ashburn re planning analysis	190.00	5/6/2017	0.25	47.50
Tel. Call	T. Ashburn re planning research	190.00	5/6/2017	0.25	47.50
Prep.	Preparation of analysis	190.00	5/6/2017	7.25	1,377.50
Site inspect.	Inspection of subject and comparables	190.00	5/6/2017	1.5	285.00
Tel. Call	D.M. Natirboff re case issues	190.00	5/7/2017	0.25	47.50
Prep.	Preparation of analysis	190.00	5/7/2017	6.75	1,282.50
Tel. Call	T. Ashburn re planning report	190.00	5/8/2017	0.25	47.50
Prep.	Preparation of analysis	190.00	5/8/2017	3.75	712.50
Tel. Call	D.M. Natirboff re case issues	190.00	5/8/2017	0.25	47.50
FEDERAL TAX ID 65-0857952			Total \$15,342.50		

AMERICAN VALUATION

Real Estate Litigation and Eminent Domain Counselors

American Valuation, Inc.
10124 Hatton Circle, Orlando, Florida 32832
Telephone (954) 349-9725
E-mail: grant.austin@americanvaluation.com

April 14, 2017

Mr. D. Mark Natirboff, Esq.
The Law Office of D. Mark Natirboff, P.A.
12058 San Jose Blvd., Suite 501
Jacksonville, FL 32223-8668

Re: Deborah Day Braceland property, 22631 Rockland Ave., Sorrento, Lake County, FL

Dear Mr. Natirboff:

Attached is our invoice #466 dated April 14, 2017 for the above-noted case totaling \$32,281.00.

This invoice is through April 14, 2017 and does not include time that may be required for additional research and analysis, report preparation, depositions, preparation of trial exhibits, trial planning, attendance at pre-trial meetings and trial testimony.

Respectfully submitted,

AMERICAN VALUATION, INC.



Grant W. Austin, M.S., MAI, CMRS

State-Certified General Real Estate Appraiser RZ1771

Att. (1)

AMERICAN VALUATION

Real Estate Litigation and Eminent Domain Counselors

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10124 Hatton Circle, Orlando, Florida 32832
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ED402

ITEM	DESCRIPTION	RATE (\$)	DATE	HRS	AMOUNT
Tel. Call	D.M. Natirboff re case issues	190.00	6/18/2014	0.2	38.00
Research	Data research	190.00	6/18/2014	4.5	855.00
Research	Data research	190.00	6/19/2014	4.25	807.50
Site inspect.	Subject site inspection	190.00	10/21/2015	1.5	285.00
Tel. Call	T. Ashburn re planning	190.00	10/23/2015	0.25	47.50
Research	Data research	190.00	10/26/2015	3.75	712.50
Research	Data research	190.00	10/27/2015	4.25	807.50
Tel. Call	T. Ashburn re planning	190.00	10/27/2015	0.2	38.00
Tel. Call	D.M. Natirboff re case issues	190.00	10/30/2015	0.5	95.00
Research	Data research	190.00	11/2/2015	4	760.00
Prep.	Preparation of analysis	190.00	11/2/2015	0.5	95.00
Research	Data research	190.00	11/3/2015	3.75	712.50
Tel. Call	T. Ashburn re planning issues	190.00	11/3/2015	0.25	47.50
Site inspect.	Site inspections of comparables	190.00	11/3/2015	4	760.00
Research	Data research	190.00	11/5/2015	4.25	807.50
Tel. Call	D. Freygang re property history	190.00	11/5/2015	0.25	47.50
Tel. Call	T. Ashburn re planning issues	190.00	11/6/2015	0.25	47.50
Site inspect.	Site inspections of comparables	190.00	11/6/2015	4.5	855.00
FEDERAL TAX ID 65-0857952			Total		

AMERICAN VALUATION

Real Estate Litigation and Eminent Domain Counselors

American Valuation, Inc.
10124 Hatton Circle, Orlando, Florida 32832
Telephone (954) 349-9725
E-mail: grant.austin@americanvaluation.com

DATE	INVOICE NO.
4/14/2017	467

BILL TO
D.M. Natirboff, Esq. The Law Office of D. Mark Natirboff, P.A. 12058 San Jose Blvd., Suite 501 Jacksonville, FL 32223-8668

SUBJECT PROPERTY
Deborah Day Braceland property 22631 Rockland Avenue Sorrento, Lake County, FL 32776

PARCEL
ED402

ITEM	DESCRIPTION	RATE (\$)	DATE	HRS	AMOUNT
Tel. Call	D. Freygang re property history	190.00	11/8/2015	0.25	47.50
Tel. Call	M. Reimer re RCN	190.00	11/9/2015	0.15	28.50
Tel. Call	T. Day Braceland re scheduling RCN	190.00	11/9/2015	0.15	28.50
Tel. Call	D.M. Natirboff re case issues	190.00	11/9/2015	0.25	47.50
Research	Data research	190.00	11/9/2015	3.75	712.50
Site inspect.	Inspection of comparables	190.00	11/9/2015	3.5	665.00
Tel. Call	D.M. Natirboff re case issues	190.00	11/10/2015	0.2	38.00
Tel. Call	T. Day Braceland re case issues	190.00	11/10/2015	0.25	47.50
Tel. Call	M. Reimer re cost estimate	190.00	11/10/2015	0.25	47.50
Prep.	Preparation of analysis	190.00	11/10/2015	4	760.00
Tel. Call	D.M. Natirboff re case issues	190.00	11/11/2015	0.15	28.50
Prep.	Preparation of analysis	190.00	11/11/2015	5.25	997.50
Site inspect.	Inspection of comparables	190.00	11/12/2015	4.25	807.50
Prep.	Preparation of analysis	190.00	11/12/2015	1.5	285.00
Tel. Call	John Thomas, surveyor, re Survey	190.00	11/12/2015	0.15	28.50
Tel. Call	D.M. Natirboff re case issues	190.00	11/13/2015	0.2	38.00
Prep.	Preparation of analysis	190.00	11/13/2015	4	760.00
FEDERAL TAX ID 65-0857952			Total		

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SUBJECT PROPERTY
Deborah Day Braceland property 22631 Rockland Avenue Sorrento, Lake County, FL 32776

PARCEL
ED402

ITEM	DESCRIPTION	RATE (\$)	DATE	HRS	AMOUNT
Tel. Call	T. Day Braceland re property information	190.00	11/13/2015	0.25	47.50
Tel. Call	J. Thomas re site improvement survey	190.00	11/16/2015	0.2	38.00
Site inspect.	Site inspections of comparables	190.00	11/16/2015	4.5	855.00
Research	Data research	190.00	11/16/2015	1	190.00
Research	Data research	190.00	11/17/2015	4.25	807.50
Tel. Call	M. Reimer re cost estimate	190.00	11/17/2015	0.25	47.50
Tel. Call	D.M. Natirboff re case issues	190.00	11/23/2015	0.2	38.00
Tel. Call	T. Ashburn re planning issues	190.00	11/23/2015	0.25	47.50
Tel. Call	T. Braceland re property issues	190.00	11/23/2015	0.25	47.50
Site inspect.	Comparables inspections	190.00	11/23/2015	4.25	807.50
Prep.	Preparation of analysis	190.00	11/23/2015	2.5	475.00
Prep.	Preparation of analysis	190.00	11/24/2015	4.25	807.50
Tel. Call	T. Braceland re property characteristics	190.00	11/24/2015	0.25	47.50
Site inspect.	Comparables inspections	190.00	11/25/2015	3.75	712.50
Prep.	Preparation of analysis	190.00	11/25/2015	2.25	427.50
FEDERAL TAX ID 65-0857952			Total		

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SUBJECT PROPERTY
Deborah Day Braceland property 22631 Rockland Avenue Sorrento, Lake County, FL 32776

PARCEL
ED402

ITEM	DESCRIPTION	RATE (\$)	DATE	HRS	AMOUNT
Tel. Call	T. Ashburn re flood zone	190.00	11/25/2015	0.2	38.00
Prep.	Preparation of analysis	190.00	11/27/2015	1	190.00
Tel. Call	T. Ashburn re planning issues	190.00	11/27/2015	0.25	47.50
Research	Data research	190.00	11/27/2015	4.5	855.00
Tel. Call	T. Braceland re property issues	190.00	11/30/2015	0.2	38.00
Research	Data research	190.00	11/30/2015	2.25	427.50
Prep.	Preparation of analysis	190.00	11/30/2015	4	760.00
Tel. Call	D.M. Natirboff re case issues	190.00	11/30/2015	0.2	38.00
Prep.	Preparation of analysis	190.00	12/1/2015	5.5	1,045.00
Tel. Call	T. Ashburn re easements	190.00	12/1/2015	0.25	47.50
Prep.	Preparation of analysis	190.00	12/2/2015	4.25	807.50
Tel. Call	D.M. Natirboff re case issues	190.00	12/2/2015	0.2	38.00
Tel. Call	T. Ashburn re easements	190.00	12/2/2015	0.2	38.00
Tel. Call	L. Ballard re arborist report	190.00	12/2/2015	0.25	47.50
Tel. Call	D.M. Natirboff re case issues	190.00	12/4/2015	0.25	47.50
Tel. Call	D.M. Natirboff re case issues	190.00	12/16/2015	0.5	95.00
Tel. Call	D.M. Natirboff re case issues	190.00	12/17/2015	0.2	38.00
FEDERAL TAX ID 65-0857952			Total		

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SUBJECT PROPERTY
Deborah Day Braceland property 22631 Rockland Avenue Sorrento, Lake County, FL 32776

PARCEL
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ITEM	DESCRIPTION	RATE (\$)	DATE	HRS	AMOUNT
Site inspect.	Subject inspection with Intercoastal Builders (general contractor)	190.00	12/17/2015	2	380.00
Site inspect.	Comparables and area inspections	190.00	12/17/2015	3.5	665.00
Tel. Call	M. Reimer re cost estimate	190.00	1/5/2016	0.25	47.50
Tel. Call	M. Reimer re cost estimate	190.00	1/8/2016	0.2	38.00
Tel. Call	D. Braceland re property use	190.00	1/9/2016	0.25	47.50
Review	Review Intercoastal Builders Cost estimates	190.00	1/12/2016	1.25	237.50
Tel. Call	D.M. Natirboff re case issues	190.00	1/12/2016	0.2	38.00
Tel. Call	D.M. Natirboff re case issues	190.00	1/13/2016	0.2	38.00
Prep.	Preparation of analysis	190.00	1/13/2016	2	380.00
Tel. Call	D.M. Natirboff re case issues	190.00	1/25/2016	0.25	47.50
Tel. Call	D.M. Natirboff re case issues	190.00	1/27/2016	0.2	38.00
Tel. Call	Conference call re case issues	190.00	1/28/2016	0.2	38.00
Tel. Call	T. Braceland re case issues	190.00	4/11/2016	0.25	47.50
Tel. Call	T. Ashburn re case issues	190.00	4/11/2016	0.15	28.50
Tel. Call	D.M. Natirboff re case issues	190.00	4/11/2016	0.25	47.50
Tel. Call	T. Ashburn re case issues	190.00	4/12/2016	0.25	47.50
FEDERAL TAX ID 65-0857952			Total		

DATE	INVOICE NO.
4/14/2017	467

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D.M. Natirboff, Esq. The Law Office of D. Mark Natirboff, P.A. 12058 San Jose Blvd., Suite 501 Jacksonville, FL 32223-8668

SUBJECT PROPERTY
Deborah Day Braceland property 22631 Rockland Avenue Sorrento, Lake County, FL 32776

PARCEL
ED402

ITEM	DESCRIPTION	RATE (\$)	DATE	HRS	AMOUNT
Tel. Call	D.M. Natirboff re case issues	190.00	4/12/2016	0.2	38.00
Prep.	Preparation of analysis	190.00	4/12/2016	3.25	617.50
Tel. Call	D.M. Natirboff re case issues	190.00	9/6/2016	0.2	38.00
Tel. Call	D.M. Natirboff re case issues	190.00	9/28/2016	0.25	47.50
Tel. Call	D.M. Natirboff re case issues	190.00	11/2/2016	0.1	19.00
Tel. Call	D.M. Natirboff re case issues	190.00	11/22/2016	0.75	142.50
Revise	Report revisions	190.00	11/22/2016	4.25	807.50
Tel. Call	D.M. Natirboff re case issues	190.00	11/23/2016	0.25	47.50
Tel. Call	L. Ballard re tree appraisal	190.00	11/23/2016	0.25	47.50
Prep.	Preparation of analysis	190.00	11/23/2016	4.25	807.50
Prep.	Preparation of analysis	190.00	11/25/2016	4.5	855.00
Tel. Call	T. Ashburn re Remainder graphic	190.00	11/26/2016	0.25	47.50
Tel. Call	Tom Braceland re case issues	190.00	11/27/2016	0.25	47.50
Site inspect.	Subject site inspection	190.00	11/27/2016	2.25	427.50
Tel. Call	D.M. Natirboff re case issues	190.00	11/28/2016	0.2	38.00
Tel. Call	T. Ashburn re planning analysis	190.00	11/28/2016	0.25	47.50
Prep.	Preparation of report analysis	190.00	11/28/2016	2.75	522.50
Tel. Call	D.M. Natirboff re case issues	190.00	11/29/2016	0.25	47.50
FEDERAL TAX ID 65-0857952			Total		

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4/14/2017	467

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D.M. Natirboff, Esq. The Law Office of D. Mark Natirboff, P.A. 12058 San Jose Blvd., Suite 501 Jacksonville, FL 32223-8668

SUBJECT PROPERTY
Deborah Day Braceland property 22631 Rockland Avenue Sorrento, Lake County, FL 32776

PARCEL
ED402

ITEM	DESCRIPTION	RATE (\$)	DATE	HRS	AMOUNT
Review	Review case management Order	190.00	11/29/2016	0.25	47.50
Tel. Call	T. Braceland re case issues	190.00	11/30/2016	0.25	47.50
Tel. Call	T. Braceland re case issues	190.00	12/6/2016	0.2	38.00
Tel. Call	D.M. Natirboff re case issues	190.00	12/6/2016	0.2	38.00
Prep.	Preparation of analysis	190.00	12/6/2016	1.75	332.50
Research	Data research	190.00	12/6/2016	0.5	95.00
Tel. Call	D.M. Natirboff re case issues	190.00	3/1/2017	0.2	38.00
Tel. Call	D.M. Natirboff re case issues	190.00	3/7/2017	0.25	47.50
Tel. Call	D.M. Natirboff re case issues	190.00	3/8/2017	0.25	47.50
Prep.	Preparation of report update	190.00	3/8/2017	0.25	47.50
Review	Review Meismer report	190.00	3/20/2017	0.5	95.00
Revise	Report revisions	190.00	3/20/2017	2.5	475.00
Tel. Call	M. Reimer re costs	190.00	3/20/2017	0.2	38.00
Tel. Call	T. Ashburn re planning	190.00	3/20/2017	0.25	47.50
Tel. Call	D.M. Natirboff re case issues	190.00	3/20/2017	1.25	237.50
Tel. Call	D.M. Natirboff re case issues	190.00	4/4/2017	0.25	47.50
Prep.	Preparation of analysis	190.00	4/4/2017	2.5	475.00
Tel. Call	D.M. Natirboff re final report	190.00	4/4/2017	0.25	47.50
FEDERAL TAX ID 65-0857952			Total		

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4/14/2017	467

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D.M. Natirboff, Esq. The Law Office of D. Mark Natirboff, P.A. 12058 San Jose Blvd., Suite 501 Jacksonville, FL 32223-8668

SUBJECT PROPERTY
Deborah Day Braceland property 22631 Rockland Avenue Sorrento, Lake County, FL 32776

PARCEL
ED402

ITEM	DESCRIPTION	RATE (\$)	DATE	HRS	AMOUNT
Tel. Call	D.M. Natirboff re case issues	190.00	4/13/2017	0.25	47.50
FEDERAL TAX ID 65-0857952			Total \$32,281.00		

Nexgen Land Planners, Inc.
PO Box 22622
Tampa, FL 33622
(813) 616-1601
reception@nglandplanners.com



INVOICE

BILL TO

D Mark Natirboff
The Law Office of D. Mark
Natirboff, PA
12058 San Jose Boulevard
Suite 501
Jacksonville, Florida
32223-8668

INVOICE # 1418

DATE 05/08/2017

DUE DATE 05/08/2017

PROJECT NAME:

Day Braceland - Wekiva Pkwy

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/06/2015	TA\$150 Telephone conference with Mark Natirboff and Grant Austin regarding case background; receive and download appraisal reports from Mark Natirboff.	0:15	150.00	37.50
10/07/2015	TA\$150 Review, analyze, and take notes on original and updated IRR appraisal report; research Lake County information on Wekiva Parkway; research Lake County Comprehensive Plan and Land Development Code; download pertinent documents to project file; coordinate site visit and meeting with Jamie Fierro; provide direction to Daniel Brown to create future land use, zoning, and aerial exhibits; research Lake County Property Appraiser records on subject property and download same to file.	3:45	150.00	562.50
10/08/2015	DB\$115 Download the latest County GIS data to prepare the Future Land Use, Zoning and Aerial exhibits of the Subject Property.	0:30	115.00	57.50
10/12/2015	DB\$115 Start to prepare new Future Land Use, Zoning and Aerial subject property exhibits per request of Tom Ashburn.	2:00	115.00	230.00
10/13/2015	TA\$150 Analyze policies within Lake County Comprehensive Plan regarding development within the Mount Plymouth-Sorrento Community impacting the subject property; review future land use, zoning, and aerial exhibits and provide direction to Daniel Brown for changes; create copies of same for site visit/client meeting.	0:45	150.00	112.50

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/13/2015	DB\$115 Continue to prepare new Future Land Use, Zoning and Aerial subject property exhibits per request of Tom Ashburn; transmit exhibits to Tom Ashburn for review; modify the Future Land Use exhibit per comments from Tom Ashburn; prepare a zoomed out Future Land Use graphic of the subject property per request of Tom Ashburn.	1:30	115.00	172.50
10/19/2015	TA\$150 Review and analyze research materials and maps to prepare for site visit/client meeting; assemble notebook for site visit/client meeting; research additional information on Wekiva Study Area and analyze potential impacts on the development of the subject property.	1:30	150.00	225.00
10/21/2015	TA\$150 Meeting with client and expert team; conduct site visit and tour of subject property.	3:00	150.00	450.00
10/22/2015	TA\$150 Research information related to nonconforming uses in Lake County Land Development Code; download pertinent files.	0:45	150.00	112.50
10/23/2015	TA\$150 Receive request for information on use of subject property for rehabilitative services from Grant Austin; research Lake County LDC definitions and regulations pertaining to temporary housing; research Florida Statutes regarding regulations pertaining to temporary rehabilitative housing; research information regarding same at Florida Department of Health website.	1:15	150.00	187.50
10/26/2015	DB\$115 Receive task from Tom Ashburn to review the Wekiva Parkway FDOT plans to determine the finished roadway height; start to prepare analysis.	0:30	115.00	57.50
10/27/2015	TA\$150 Telephone call with Grant Austin; review and plan research objectives for subject property; discuss needed graphic with Daniel Brown; contact Shari Rider with Mesimer and Associates, Inc., regarding Wekiva Parkway construction plans; prepare background of draft planning analysis.	1:45	150.00	262.50
10/28/2015	TA\$150 Draft background and analysis of Lake County Comprehensive Plan for draft planning analysis; research and analyze information relative the Lake County - Mount Dora Joint Planning Area; draft synopsis of the impacts of the Joint Planning Area on the development of the subject property; research and analyze the Economic Development Overlay District implications for the development of the subject property; analyze surrounding future land uses; research information on Agriculture zoning in Lake County Land Development Regulations and prepare discussion of same in draft planning analysis.	4:15	150.00	637.50

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/29/2015	TA\$150 Research information on home occupations and group homes in Lake County LDR and draft background for draft planning analysis.	0:30	150.00	75.00
10/30/2015	DB\$115 Start task to prepare After condition cross-section of the subject property showing the remaining site elevation and Wekiva Parkway improvements; review SR 453 (Wekiva Parkway) construction plans for the existing and proposed elevations; share and review findings with Tom Ashburn; start to prepare subject property boundary sketch from DRMP Right of Way Parcel Sketch in CAD; add Wekiva Parkway roadway information to the sketch from the SR 453 (Wekiva Parkway) construction plans; import the parcels surrounding the subject property from Lake County Property Appraiser data; start to digitize the existing contours from SR 453 (Wekiva Parkway) construction plans.	3:45	115.00	431.25
10/30/2015	TA\$150 Discuss findings on elevations of proposed roadway with Daniel Brown.	0:15	150.00	37.50
11/02/2015	TA\$150 Research permit history for subject property through Lake County records; work on description of subject property in Before condition.	1:00	150.00	150.00
11/02/2015	DB\$115 Continue to prepare After condition site plan with cross-section from S.R. 453 construction plans.	3:45	115.00	431.25
11/03/2015	TA\$150 Research information on historic future land use designation and right of way maintenance in vicinity of subject property; discussion with Daniel Brown regarding development of graphic of expressway travel lanes relative to the subject property; draft analysis of subject property in the Before condition for draft planning analysis; telephone call with Grant Austin; research surrounding property via Lake County GIS and transmit information to Grant Austin.	3:15	150.00	487.50
11/03/2015	DB\$115 Review with Tom Ashburn elevation analysis from the existing homes to the proposed S.R. 453 roadway; continue to prepare After condition site plan with cross-section from S.R. 453 construction plans; transmit After condition site plan with cross-section to Tom Ashburn.	3:30	115.00	402.50
11/04/2015	TA\$150 Review cross section exhibit depicting expressway elevation versus existing structures on subject property; discuss same and creation of additional exhibit with Daniel Brown; review new aerial cross section exhibit; organize exhibits; modify draft planning analysis to incorporate cross section exhibit; draft impacts of taking discussion and analysis for draft planning analysis; upload files and exhibits to Dropbox; share same with Grant Austin.	3:00	150.00	450.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/04/2015	DB\$115 Prepare a second exhibit of the After condition site plan and cross-section with aerial per request of Tom Ashburn.	0:30	115.00	57.50
11/05/2015	TA\$150 Telephone call from Grant Austin regarding comments received from property owner relative to the keeping of animals; research and analyze provisions of Lake County LDR relative to the keep of animals; report findings to Grant Austin; telephone call from Grant Austin regarding property history; research group home definitions in Lake County ordinances, State Statutes, and Florida Administrative Code; report findings to Grant Austin.	2:00	150.00	300.00
11/06/2015	TA\$150 Telephone call with Grant Austin regarding comments from client on Lake County rules pertaining to the keeping of horses; respond to property owner comments regarding potential nonconforming uses; analyze Comprehensive Plan provisions pertaining to nonconforming uses and draft analysis; transmit same to Grant Austin.	1:00	150.00	150.00
11/09/2015	TA\$150 Receive Date of Deposit information from Grant Austin; provide direction to Daniel Brown to revise exhibits based on Date of Deposit; provide direction to Daniel Brown to create Before condition and Before condition with Taking sketches; revise draft planning analysis based on Date of Deposit; research joint access easement for subject property and provide findings to Daniel Brown; modify discussion of exhibits in draft planning analysis; combine preliminary draft planning analysis and exhibits and transmit same to Grant Austin.	2:15	150.00	337.50
11/09/2015	DB\$115 Receive new task from Tom Ashburn to prepare Before and After condition subject property sketches; start to prepare new Before and After condition sketches; transmit sketches to Tom Ashburn; modify report exhibits per comments from Tom Ashburn.	2:45	115.00	316.25
11/23/2015	TA\$150 Telephone call with Grant Austin regarding distance of easement; research information on distance; calculate same.	1:00	150.00	150.00
11/25/2015	TA\$150 Telephone call with Grant Austin; provide direction to Daniel Brown to create exhibit relative to floodplain area impacting the subject property and easements.	0:15	150.00	37.50

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/27/2015	TA\$150 Telephone call with Grant Austin concerning sales of Regional Office designated property; search Lake County GIS and create sample of available data on sales in Regional Office category; transmit sample to Grant Austin; receive and review map exhibit on floodplains impacting the subject property from Daniel Brown; provide direction to Daniel Brown to provide area of subject property impacted by 100 year floodplain; transmit floodplain exhibit to Grant Austin; receive possible comparable sales locations from Grant Austin; confirm future land use designations and zoning of same; respond to Grant Austin.	1:15	150.00	187.50
11/27/2015	DB\$115 Prepare new FEMA map of the subject property; prepare area calculations of the 100 Year Flood Zone within the subject property per request of Tom Ashburn.	0:45	115.00	86.25
11/28/2015	TA\$150 Update draft planning analysis to reflect survey of property improvements; upload revised report to Dropbox.	1:00	150.00	150.00
11/30/2015	TA\$150 Review comments from Grant Austin on draft planning analysis; modify and edit draft planning analysis; transmit same to Grant Austin; provide direction to Daniel Brown on exhibit to analyze identified easements; research and save official records on easements relative to the subject property; transmit same to Daniel Brown for mapping; transmit deeds and recalculation of distance to Swan from the subject property to Grant Austin; receive CFX plan sets from Mark Natirboff; identify and review pertinent plan sheets of same; discuss plan sets with Daniel Brown; review sketch of easements and discuss same with Daniel Brown; transmit sketch of easements and relevant easements to Grant Austin.	3:30	150.00	525.00
11/30/2015	DB\$115 Receive direction from Tom Ashburn to research the location of deeds provided by Grant Austin; prepare location map of deeds located; review with Tom Ashburn deed research and location map; receive new task from Tom Ashburn to review plans related to the S.R. 493 roadway improvements and any information related the existing and proposed elevations related to the subject property; start to review documents.	3:15	115.00	373.75
12/01/2015	TA\$150 Telephone call with Grant Austin; discuss easement graphic and comments received from Grant Austin with Daniel Brown; research additional easement and transmit same to Daniel Brown; discuss easement with Daniel Brown; respond to questions from Grant Austin; review and analyze issue of possible inclusion of roadway access property under joint ownership as part of Freygang tract; report findings to Grant Austin.	0:45	150.00	112.50

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/02/2015	TA\$150 Telephone call with Grant Austin on easements; review easement language; discuss additional easements' impact on easement exhibit with Daniel Brown; respond to Grant Austin; discuss potential additional photo exhibit with Daniel Brown; analyze photo exhibit potential and provide summary of conclusions to Grant Austin.	1:15	150.00	187.50
12/02/2015	DB\$115 Review with Tom Ashburn Deeds pertaining to the subject property; review with Tom Ashburn the construction documents received from Mark Natirboff.	0:15	115.00	28.75
12/03/2015	TA\$150 Review data from Grant Austin and provide comments on same.	1:15	150.00	187.50
12/17/2015	TA\$150 Review, relabel, and reorganize file materials.	0:15	150.00	37.50
04/11/2016	TA\$150 Telephone call with Grant Austin to review comments on draft report from client organize file materials.	0:15	150.00	37.50
04/12/2016	TA\$150 Telephone call with Grant Austin; provide direction to Daniel Brown to measure easement frontage; review zoning and future land use information and correct typographical error in draft planning analysis; add measurement information to draft planning analysis; transmit updated draft planning analysis to Mark Natirboff.	1:30	150.00	225.00
04/12/2016	DB\$115 Receive direction from Tom Ashburn to prepare easement frontage measurements for the subject property; prepare the same and transmit graphic to Tom Ashburn.	0:30	115.00	57.50
04/13/2016	TA\$150 Telephone call from Jamie Fierro of Mark Natirboff's office regarding description of property improvements within draft planning analysis; update same; transmit draft report to Mark Natirboff.	0:15	150.00	37.50
09/08/2016	DB\$115 Receive direction from Tom Ashburn to overlay proposed roadway plans onto After condition site plans sketch; transmit the same to Tom Ashburn; discussion with Tom Ashburn regarding proposed roadway overlay.	0:30	115.00	57.50
11/23/2016	TA\$150 Contact from Grant Austin regarding additional analysis of After condition; review and analyze documents; telephone call to Grant Austin (left message).	0:30	150.00	75.00
11/25/2016	TA\$150 Receive and review second draft appraisal from Grant Austin; draft comments and forward same to Grant Austin regarding highest and best use from a planning perspective in the After condition.	1:00	150.00	150.00
11/26/2016	TA\$150 Telephone call with Grant Austin; provide direction to Daniel Brown to prepare additional graphic; locate previously produced graphic and transmit to Grant Austin.	0:30	150.00	75.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/28/2016	TA\$150 Revise and update draft planning analysis; review, analyze, and discuss elevations expressway improvements relative to subject property with Dan Brown; provide direction to Dan Brown regarding creation of cross-section exhibit; telephone call from Grant Austin; locate and analyze nonconforming use regulations for Lake County and their impact on the subject property.	3:00	150.00	450.00
11/28/2016	DB\$115 Review, analyze, and discuss elevations expressway improvements relative to subject property with Tom Ashburn; receive direction from Tom Ashburn regarding creation of cross-section exhibit; start to prepare the same.	2:15	115.00	258.75
11/29/2016	TA\$150 Discuss situation with toll plaza with Daniel Brown; contact Jamie Fierro of Mark Natirboff's office regarding most recent construction plan documents; receive latest construction plan documents.	0:30	150.00	75.00
11/29/2016	DB\$115 Continue to prepare creation of cross-section exhibits; discuss situation with toll plaza with Tom Ashburn; review latest construction plan documents from Mark Natirboff's office.	2:30	115.00	287.50
11/30/2016	TA\$150 Research additional possible comparative sales for zoning and future land use designations; report findings to Grant Austin on sales research.	3:00	150.00	450.00
12/01/2016	TA\$150 Review and analyze gantry adjacent to subject property and report findings to Grant Austin.	0:30	150.00	75.00
12/05/2016	TA\$150 Contact Reggie Mesimer regarding engineering analysis for subject property; contact Dan Brown regarding status of updated graphics; review and edit draft planning analysis; discuss changes to exhibits with Dan Brown; merge documents and transmit to Grant Austin.	2:30	150.00	375.00
12/05/2016	DB\$115 Continue to update report graphics; discuss changes to exhibits with Tom Ashburn; modify the same and transmit report exhibits to Tom Ashburn.	2:30	115.00	287.50
12/06/2016	TA\$150 Research planning and zoning information on possible sale property for Grant Austin.	0:30	150.00	75.00
03/01/2017	TA\$150 Review draft planning analysis and exhibits; transmit same to Jamie Fierro of Mark Natirboff's office; transmit separate PDF documents of selected exhibits to Jamie Fierro.	0:30	150.00	75.00
03/20/2017	DB\$115 Receive direction from Tom Ashburn to review Mesimer drawings for possible inconsistencies with planning analysis exhibits; analyze the same; discuss same with Tom Ashburn.	0:30	115.00	57.50

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/20/2017	TA\$150 Review and analyze Mesimer engineering report; provide direction to Daniel Brown to review Mesimer drawings for possible inconsistencies with planning analysis exhibits; discuss same with Daniel Brown; compose and transmit editorial comments to Mark Natirboff; telephone calls with Mark Natirboff and Grant Austin; transmit final draft report and exhibits to Grant Austin and Mark Natirboff.	2:30	150.00	375.00
03/21/2017	TA\$150 Receive, review, and file updated FDOT appraisal report from Mark Natirboff's office.	1:00	150.00	150.00
04/24/2017	TA\$150 Telephone conversation regarding uses on subject property with Mark Natirboff.	0:15	150.00	37.50
04/28/2017	DB\$115 Receive direction from Tom Ashburn for research regarding current planned or approved development projects in vicinity of the subject property;	0:30	115.00	57.50
04/28/2017	TA\$150 Discuss status of the case with Grant Austin; provide direction to Daniel Brown for research regarding current planned or approved development projects in vicinity of the subject property; review Integra appraisal report for CSX; create template for comparable sales analysis; begin research of comparable sales.	3:30	150.00	525.00
05/01/2017	DB\$115 Discussion with Tom Ashburn regarding exhibits and comparable sales; receive and review CFX Integra appraisal from Tom Ashburn; start to prepare Future Land Use, Zoning and Aerial Grant Austin comparable sale graphics; transmit the same to Tom Ashburn; locate all the CFX Integra appraisal comparable sales and prepare individual GIS files; start to locate all the Carpenter sales and prepare individual GIS files.	8:15	115.00	948.75
05/01/2017	TA\$150 Discussion with Grant Austin and Daniel Brown regarding exhibits and comparable sales; complete research and development of table of improved comparable sales from CFX Integra appraisal; create template for analysis of CFX Integra comparable land sales; research, compile, and analyze data relative to CFX Integra comparable land sales; review and analyze CFX request for production and interrogatories; beginning list of trial exhibits; telephone call to Mark Natirboff (left message); telephone calls with Grant Austin and Mark Natirboff; discuss comparable sales analysis with Daniel Brown; research, compile, and analyze data for Austin Improved Comparable Sales; start table of same.	7:00	150.00	1,050.00
05/02/2017	DB\$115 Continue to map Austin appraisal report comparable sales and verify parcel size; map all CFX comparable sales; transmit Austin Grant and CFX comparable sales to Tom Ashburn; telephone call with Tom Ashburn; prepare street view photos of the same comparable sales.	7:30	115.00	862.50

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/02/2017	TA\$150 Research and analyze Austin appraisal report comparable sales and create tables of findings; telephone calls with Grant Austin and Daniel Brown; create template and begin written analysis of comparable sales comparison to subject property from a planning perspective; begin analysis and start additional research of Pinel & Carpenter study properties.	7:00	150.00	1,050.00
05/03/2017	DB\$115 Continue to prepare Austin comparable rural residential sales Future Land Use, Zoning and Aerial graphics; receive direction from Tom Ashburn to research potential wetland areas and prepare calculations of unusable land areas for Carpenter control property 1-1 and 1-2; analyze USGS maps and historical aerials; prepare unusable land area calculations from the same; transmit the same to Tom Ashburn.	7:15	115.00	833.75
05/03/2017	TA\$150 Telephone calls with Grant Austin; research, review, and analyze properties cited in Pinel Carpenter study per request of Grant Austin; research and analyze situation of Bock House per request of Grant Austin; create table of analysis of Pinel Carpenter properties; draft response to relevant interrogatories; telephone call from Grant Austin and Mark Natirboff; research information on Bock property per request of Grant Austin; revise and edit comparable sales tables.	7:30	150.00	1,125.00
05/04/2017	DB\$115 Prepare CFX comparable sales Future Land Use, Zoning and Aerial graphics; transmit the same to Tom Ashburn.	6:00	115.00	690.00
05/04/2017	TA\$150 Telephone calls with Grant Austin and Dan Brown regarding status of work; research current planning activities in Lake County; create supplemental report; refine rebuttal report; review exhibits and provide direction for changes to Dan Brown; organize exhibits and combine same into one PDF; create supplemental report package and rebuttal report package and transmit same to Mark Natirboff.	7:00	150.00	1,050.00
05/05/2017	DB\$115 Receive exhibit changes from Tom Ashburn; modify the same; verify wetland areas on the Carpenter sales.	1:15	115.00	143.75

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/05/2017	TA\$150 Analyze Lake County regulations pertaining to agriculture uses and the keeping of animals; telephone call with Grant Austin; create table of American Valuation comparable land sales with additional information per request of Grant Austin; revised and edit rebuttal report; reorganize and reassemble comparable sales exhibit files; telephone call with Grant Austin; combine Pinel Carpenter data into single table of all properties and begin analysis rebuttal report on Pinel Carpenter properties; research and create draft aerials of all Adjacency Study properties; analyze data; direct Dan Brown to analyze wetlands on properties; complete table and draft summary; forward summary, table, and aerials to Grant Austin; begin analysis of Austin comparable sales tables.	8:45	150.00	1,312.50
05/06/2017	TA\$150 Telephone calls with Grant Austin; review and comment on appraisal draft; complete analysis of adjacency tables.	3:00	150.00	450.00
05/07/2017	TA\$150 Telephone call with Grant Austin; locate and transmit data on rural land sales per request of Grant Austin.	0:15	150.00	37.50
05/08/2017	TA\$150 Telephone call with Grant Austin relative to changes to comparable sales; edit rebuttal analysis and modify exhibits; provide direction to Daniel Brown to revise and edit PDFs and create new combined PDF of rebuttal analysis and exhibits; create new combined PDF of supplemental analysis; transmit new rebuttal and supplemental analyses to Mark Natirboff; telephone calls with Mark Natirboff and Grant Austin.	1:45	150.00	262.50
05/08/2017	DB\$115 Receive direction from Tom Ashburn to revise and edit PDFs and create new combined PDF of rebuttal analysis and exhibits; prepare the same and transmit to Tom Ashburn.	0:15	115.00	28.75

clerk

BALANCE DUE

\$22,966.25



May 09, 2017

Mr. D. Mark Natirboff, Esq.
The Law Office of D. Mark Natirboff, P.A.
12058 San Jose Blvd.
Suite 501
Jacksonville, FL 32223

In Reference To: Deborah (Freygang) Day Braceland
Wekiva Parkway - Section 429-206
Parcel No.: 312 - Fee Acquisition
22631 Rockland Avenue
Sorrento, Florida 32776
County: Lake

Invoice # 15110.018

Professional Services Rendered:

	<u>Hours</u>	<u>Amount</u>
<u>James D. Patterson</u>		
3/16/2017 Review cross-sections	0.50	\$87.50
3/20/2017 Research Wekiva Parkway overhead toll gantry information; revise future condition drawing regarding toll gantries and toll site plan; revise report; conference with Mr. Natirboff	5.50	\$962.50
3/21/2017 Review Integra Realty Resources updated appraisal report, dated September 10, 2015, provided on day of exchange; prepare exhibit depicting the taking, both toll gantries; and the toll site plan for other experts	3.25	\$568.75
<u>Subtotal:</u>	<u>9.25</u>	<u>\$1,618.75</u>
<u>Jason M. Spencer</u>		
10/21/2015 Assist Mr. Mesimer with preparation for conference with other experts, client and Mr. Natirboff at site; take site photographs	4.25	\$510.00

Continued on next page

Consulting Engineers and Planners

4738 CENTRAL AVENUE • ST. PETERSBURG, FLORIDA 33711
(727) 894-8589 • FAX (727) 898-4937

Mr. D. Mark Natirboff, Esq.

Page 2

	<u>Hours</u>	<u>Amount</u>
11/17/2015 Prepare exhibit as requested by Ms. Ballard of Mr. Samnik's office	2.25	\$270.00
3/15/2017 Revise drawings and cost estimate per Mr. Mesimer's instructions	4.50	\$540.00
3/16/2017 Revise drawings per Mr. Mesimer's instructions; prepare cost estimates	4.00	\$480.00
<i>Subtotal:</i>	<u>15.00</u>	<u>\$1,800.00</u>

John F. Ellinger

1/28/2016 Conference with other experts to review and discuss case issues; review planning report prepared by Mr. Ashburn; revise drawings	3.50	\$420.00
12/7/2016 Drafting of future roadways; prepare drawing of future property as if uncured	7.00	\$840.00
12/8/2016 Review legal descriptions for size and closure; prepare cost estimates; prepare report; revise drawings per Mr. Mesimer's instructions	8.00	\$960.00
12/9/2016 Review potential drainage impacts review cross-section for road elevations near residence	2.25	\$270.00
12/12/2016 Prepare report and analysis	3.50	\$420.00
12/13/2016 Prepare report and analysis; research Lake County LDC; research FEMA maps; research wetlands	2.00	\$240.00
5/3/2017 Conference with Mr. Natirboff to discuss supplemental report and traffic count tables; review emails received from his office	1.50	\$180.00
5/4/2017 Prepare exhibits for use in supplemental report	4.50	\$540.00
5/5/2017 Prepare exhibits for use in supplemental report; calculate distances of comparable properties from subject property; research Lake County, Orange County and FDOT traffic count databases	8.00	\$960.00
5/6/2017 Prepare exhibits for use in supplemental report; calculate distances of comparable properties from subject property	4.00	\$480.00
5/8/2017 Revise exhibits per Mr. Mesimer's instructions; conference with Mr. Natirboff; forward exhibits to him	3.75	\$450.00
<i>Subtotal:</i>	<u>48.00</u>	<u>\$5,760.00</u>

Continued on next page

Mr. D. Mark Natirboff, Esq.

Page 3

	<u>Hours</u>	<u>Amount</u>
<u>Reginald Mesimer. P.E.</u>		
10/20/2015 Review plans; prepare for conference with client and other experts at property	2.25	\$506.25
10/21/2015 Prepare for and participate in conference with other experts, client and Mr. Natirboff at site	4.25	\$956.25
11/17/2015 Coordinate preparation of exhibit for Mrs. Ballard's field review	1.00	\$225.00
1/28/2016 Conference with other experts to review and discuss case issues; review planning report prepared by Mr. Ashburn; prepare report	2.25	\$506.25
12/7/2016 Coordinate preparation of site drawing showing future roadways; prepare report	2.25	\$506.25
12/9/2016 Coordinate drafting of future property and roadways; prepare report	2.25	\$506.25
12/12/2016 Prepare report and analysis; coordinate preparation of site drawings	1.50	\$337.50
12/14/2016 Prepare report and analysis; coordinate preparation of exhibits	1.25	\$281.25
3/15/2017 Coordinate revisions to drawings; prepare analysis and report; conference with Mr. Natirboff to discuss our findings	5.50	\$1,237.50
3/16/2017 Prepare report and cost estimates	4.00	\$900.00
3/20/2017 Coordinate revisions to future condition drawing regarding toll gantries and toll site plan	1.00	\$225.00
5/3/2017 Coordinate research needed to provide supplemental report and traffic count tables	1.00	\$225.00
5/4/2017 Prepare comparable properties exhibits for use in supplemental report	2.50	\$562.50
5/5/2017 Coordinate preparation of exhibits for use in supplemental report; calculate distances of roadways from properties and determine traffic volumes	3.50	\$787.50
5/6/2017 Coordinate preparation of supplemental report and exhibit	2.50	\$562.50
5/8/2017 Coordinate revisions to exhibit; conference with Mr. Natirboff	1.50	\$337.50
<i>Subtotal:</i>	<hr/> 38.50	<hr/> \$8,662.50
Total Professional Services:	<hr/> 110.75	<hr/> \$17,841.25

Continued on next page

Mr. D. Mark Natirboff, Esq.

Page 4

Expenses:

	<u>Amount</u>
Mileage	\$94.50
Total Expenses:	\$94.50

Employee Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
James D. Patterson	9.25	\$175.00	\$1,618.75
Jason M. Spencer	15.00	\$120.00	\$1,800.00
John F. Ellinger	48.00	\$120.00	\$5,760.00
Reginald Mesimer, P.E.	38.50	\$225.00	\$8,662.50

AMOUNT DUE THIS INVOICE:

\$17,935.75

Handwritten signature

5/16/2017

15052-1

Intracoastal Builders Corporation

General Contracting Construction Consulting
Office: 1020 Theodore Ave, Jacksonville Beach, FL 32250
904.509.1345 • Fax: 904.513.9204
Florida: CGC062894 • CPC1457185
Georgia: GCLT-QA000090
FEIN 59-3703808

Mark Natirboff, Esq
The Law Office of D. Mark Natirboff, P.A.
12058 San Jose Blvd., Suite 501
Jacksonville, Florida 32223

Page 1
IBC Invoice No.: 15052-1

Monday, May 15, 2017

Contract No.:

FIN No.:

State Road (or Case Name): SR 453, Wekiva Parkway, Lake Co

Parcels Parcel 312 -

Date services performed Work Completed Through 5/15/2017

Principal: 32 hours at 120 per hour	= \$3,840.00
Subtotal:	= \$3,840.00
Subcontractor (letter of authorization and invoice attached)	= \$3,200.00
Expenses (original receipts attached)	= \$0.00
* Travel	
* Reimbursables	
Total	= \$7,040.00

Signed



President

I attest (certify) to the truth and correctness of the time and expenditures.

5/16/2017

15052-1

Intracoastal Builders Corporation

General Contracting Construction Consulting
Office: 1020 Theodore Ave, Jacksonville Beach, FL 32250
904.509.1345 • Fax: 904.513.9204
Florida: CGC062894 • CPC1457185
Georgia: GCLT-QA000090
FEIN 59-3703808

Page 2
IBC Invoice No.: 15052-1

<u>Parcel No</u>	<u>Amount This Invoice</u>	<u>Total Invoiced Amount</u>
312	\$3,840.00	\$3,840.00
<hr/>		
Contract Amount	\$0.00	
Supplimental Amount(s)	\$0.00	
	\$0.00	
Previous Invoice(s)	\$0.00	
Balance on Contract	\$0.00	
Current Invoice	\$7,040.00	
Remaining Balance	(\$7,040.00)	

5/16/2017

15052-1

Intracoastal Builders Corporation

General Contracting Construction Consulting
Office: 1020 Theodore Ave, Jacksonville Beach, FL 32250
904.509.1345 • Fax: 904.513.9204
Florida: CGC062894 • CPC1457185
Georgia: GCLT-QA000090
FEIN 59-3703808

Page 3
IBC Invoice No.: 15052-1

Parcel: Parcel 312 -

Principal

Date: Hours Description

11/10/2015	2.00	Principal - Review appraisal reports and documents provided by Grant Austin.
12/16/2015	2.00	Principal - Review survey documents and prepare for site inspection.
12/17/2015	8.00	Principal - Site inspection and data assembly.
1/7/2016	8.00	Principal - Perform quantity takeoffs for taking and RCN estimates
1/8/2016	4.00	Principal - Complete quantity takeoffs for taking and replacement cost new estimates.
1/11/2016	4.00	Principal - Finalize and complete estimates
1/12/2016	1.00	Principal - Issue estimates
5/4/2017	3.00	Principal - Respond to Request for Interrogatories and provide a copy of the project files
Subtotal	32.00 @ \$120.00 =	\$3,840.00
Parcel Total		\$3,840.00

Steven L. Anderson, Jr., PSM, PLS
 Charles M. Arnett, PSM
 Russell G. Daly, PSM, PLS
 Michael L. Dougherty, PSM
 Bruce C. Ducker, PSM
 James M. Dunn, II, PSM
 Thomas F. Ferguson, PSM
 Ronnie A. Figueroa, PSM, GISP
 Tate B. Flowers, PLS
 Robert W. Gardner, PSM
 Brian R. Garvey, PE
 Daniel J. Henry, PSM, PLS
 Mathew G. Jennings, RLS
 Gary B. Krick, PSM
 Brad J. Lashley, PSM, PLS
 Myron F. Lucas, PSM
 James E. Mazurak, PSM



Southeastern Surveying and Mapping Corporation
 Serving the Southeast Since 1972
www.southeasternsurveying.com
info@southeasternsurveying.com

Thomas K. Mead, PSM, PLS
 Timothy O. Mosby, PSM
 James L. Petersen, PSM
 William C. Rowe, PSM
 Tony G. Syfrett, PSM, PLS
 John S. Thomas, PSM
 Edward W. Wackerman, PLS (FL)
 Kirk R. Hall, EI
 Brad A. Stoppel, EI, GISP
 Catherine E. Galgano, GISP
 Cheryl A. Isenberg, GISP
 Patrick J. Phillips, GISP
 Thomas P. Young, Jr., SIT, GISP
 Donna L. Canney, CST IV
 Frank B. Henry, CST IV
 David M. Rentfrow, CST IV
 Steven D. Smith, CST IV

INVOICE

Land Surveying & Mapping Services - Sub-Surface Utility Designation & Location Services - GPS Asset Inventories - Geographic Information Systems

Bill To:

Mr. Matt Reimer
 Intracoastal Builders, Inc.
 1020 Theodore Avenue
 Jacksonville, FL 32250

Invoice #: 119444
 Invoice Date: 12/17/15
 Delinquent After: 01/16/16
 Invoice Total: \$3200.00
 WO #: 95933
 Job #: 59928

PLEASE INCLUDE INVOICE NUMBER 119444 AND REMIT TO ORLANDO OFFICE

Verbal Quote

Ordered By: Mark Natirboff
 Phone: 904/509-1345
 P.O. No.:

Reference No.:

Project Name: Wekiva Parkway Parcel 312

Project Description: A part of Section 35, Township 19 South, Range 27 East, Lake County, Florida.

Address: 22631 Rockland Avenue

Desc. of Services: 2-D Topo for appraisal purposes; location of all improvements.

DESCRIPTION	CONTRACT AMT	% COMP.	TOTAL AMT EARNED	PREVIOUS AMT DUE	CURRENT AMT DUE
Surveying Services	3,200.00	100.0	3,200.00	0.00	3,200.00
Total:	3,200.00	100.0	3,200.00	0.00	3,200.00
Total Contract Amount	3,200.00		Paid to Date	0.00	
Less Previous Invoice Amounts	0.00				
Less This Invoice	3,200.00				
Balance Remaining	0.00				

6500 All American Boulevard
 Orlando, FL 32810
 407.292.8580
 407.292.0141 Fax

1130 Highway 90
 Chipley, FL 32428
 850.638.0790
 850.638.8069 Fax

Cypress Business Center
 8301 Cypress Plaza Dr. Ste 104
 Jacksonville, FL 32256
 904.737.5990
 904.737.5995 Fax

119 West Main Street
 Tavares, FL 32778
 352.343.4880
 352.343.4914 Fax

10 East Lake Street
 Kissimmee, FL 34744
 407.944.4880
 407.944.0424 Fax

University Corporate Park
 10770 N. 46th St., Ste C300
 Tampa, Florida 33617
 813.898.2711
 813.898.2712 Fax

Licenses: PSM: Florida Professional Surveyor & Mapper ° PLS: Alabama Professional Land Surveyor ° PE: Professional Engineer
 Certifications: EI: Engineering Intern ° GISP: Geographic Information Systems Professional ° CST: Certified Survey Technician



1499 19th Street
Palm Harbor, Florida 34683
Office: (727) 786-8128
Email: JoeSamnik@ExpertTreeConsultants.com

INVOICE

DATE: April 20, 2017
INVOICE NUMBER: ED-3349

Federal I.D. #35-2236160

Bill To: The Law Office of Mark Natirboff, P.A. ☒ W-9 attached
c/o Mark Natirboff
12058 San Jose Blvd., Suite 501
Jacksonville, Florida 32223

Reference: DAY BRACELAND

DATE	DESCRIPTION	HOURS	HOURLY RATE	TOTAL
11/18/2015	Inventory trees in the Area of Take by name, size, condition rating and other notes.			
	Principle Arborist	8.00	\$150.00	\$1,200.00
	Certified Arborist	8.00	\$125.00	\$1,000.00
11/20/2015	Analysis and entry of field data.	2.25	\$150.00	\$337.50
1/11/2016	Begin to comparably price the trees in the Area of Take.	6.00	\$150.00	\$900.00
1/12/2016	Complete comparable pricing of the plant material in the Area of Take	3.00	\$150.00	\$450.00
1/15/2016	Data validation and report preparation.	5.50	\$150.00	\$825.00
	TOTAL			\$4,712.50

Please include invoice number on check

THANKS FOR MAKING US A PART OF YOUR SUPPORT TEAM!