


MEMORANDUM

TO: CFX Board Members

FROM: Linda S. Brehmer Lanosa, Deputy General Counsel 

DATE: June 29, 2017

RE: *Central Florida Expressway Authority v. Michael Tyszko, et al.*
Case No. 2014-003641-O, Project: 429-203, **Parcel 228**
Owner: Michael Tyszko
Address: 3001 West Kelly Park Road, Apopka, Florida

INTRODUCTION

This case is set for trial on the August 14, 2017 docket. This case was initially set for trial on the November 23, 2015 docket, but the case was continued so that the Right of Way Committee could consider an all-inclusive settlement in the amount of \$249,333.98, which the Committee did not approve for lack of a second.

After ongoing discussions and a second appraisal report by CFX, the parties reached a proposed all-inclusive settlement the amount of \$240,000, which is approximately \$10,000 less than the previous settlement offer.

CFX'S APPRAISED VALUE OF PARCEL 228

Parcel 228 is a partial taking of 0.1546 acres (6,735 sq. ft.) of property zoned A-1 (Citrus Rural District) along the northwest corner of Plymouth Sorrento Road and West Kelly Park Road in Apopka. Mr. Carpenter appraised Parcel 228 with a highest and best use in the short-term for continued residential use, with a "reasonably probable use to hold until demand for future neighborhood commercial development permits." Applying the comparable sales approach, Mr. Carpenter relied upon land sales ranging in price from \$1.74 to \$6.19, and estimated the land value to be **\$3.50 per square foot** or \$152,460 per acre.

Regarding the improvements, Mr. Carpenter concluded that the improvements do not represent the highest and best use of the land. Therefore, the improvements are considered to be an interim use until the property is positioned for redevelopment. Applying both the sales comparison approach and the income approach, Mr. Carpenter estimated the contributory value of the improvements at \$60,000. The value of the parent tract before the taking is the sum of the land value (\$103,765) and the value of the improvements (\$60,000) or \$163,765.

The value of the part taken includes compensation for the land taken at \$3.50 per square foot or \$23,575 and compensation for the improvements in the taking, such as trees and sod, in the amount of \$7,665, totaling **\$31,240**. Mr. Carpenter concluded that the property did not suffer severance damages.

For trial purposes, outside counsel for CFX retained a second appraiser, Michael McElveen, who concluded that the property had a similar highest and best use, which is to use in the interim as single-family residential and then develop with a neighborhood scale retail or office use. He valued the property in the before condition at **\$4.00 per square foot** or \$119,000 for the land plus \$39,700 for the home, with a total value of \$158,700. In terms of compensation for the part taken, Mr. McElveen's estimate of value consisted of \$27,000 for the part taken at \$4.00 per square plus \$7,700 for the trees and sod in the area taken, totaling **\$34,700**. Mr. McElveen opined that there were no severance damages.

OWNER'S APPRAISAL REPORT, EXPERT FEES, AND ATTORNEY'S FEES

In contrast, the owner's real estate appraiser, Martin Engelmann, Jr., MAI, valued the property at **\$14.50** per square foot or \$97,700 for the land taken. He relied upon land sales transactions near fully completed highway interchanges, rather than sales in the immediate market area. In addition, Mr. Engelmann concluded that the property suffered severance damages due to the reduction in size from 0.6806 acres to 0.526 acres, diminished access, loss of road frontage, noise, and other factors. He applied a 30% diminution in value for severance damages, amounting to \$108,000. The total estimated value is **\$206,000**.

In addition to compensation for the property taken, the owner is entitled to reasonable costs and expert fees for the defense of the taking. As described in the attached invoices, the owner's costs and expert fees total \$91,036.99.

The owner is also entitled to statutory attorney's fees based upon the monetary benefit. For the purpose of analysis, the statutory attorney fee based upon the owner's estimated value is based upon 33% of the monetary benefit of \$174,760, or \$57,670.80.

PROPOSED SETTLEMENT

In this case, the key differences involve the value of the land and the existence of severance damages. The proposed settlement represents a cost-effective resolution of this matter that reduces the overall cost of litigation for expert fees and attorney's fees and minimizes risk. In order to resolve this matter, the owner is willing to discount his expert fees or attorney's fees by another \$10,000 and not seek compensation for the additional expert fees and costs incurred. A comparison of the positions of the parties and the proposed settlement is summarized in the table below.

	CFX	Owner	Proposed Settlement*
Land	\$27,000.00	\$97,700.00	
Improvements	\$ 7,700.00	0	
Severance Damages	0	\$108,000.00	
Value of Property Taken	\$34,700.00	\$206,000.00	\$136,883.00
Expert Fees		\$ 91,036.99	\$ 68,254.81
Statutory Attorney's Fees		\$ 57,670.80	\$ 34,862.19
Total		\$354,707.79	\$240,000.00

*The proposed settlement is based upon a hypothetical breakdown.

REQUESTED ACTION

Board approval is requested to accept the all-inclusive settlement in the amount of **\$240,000**, in full settlement of all claims of compensation from CFX including business damages, tort damages, interest, attorney's fees, expert fees, costs, and any other claim.

The Right of Way Committee recommended approval on June 28, 2017.

Attachments:

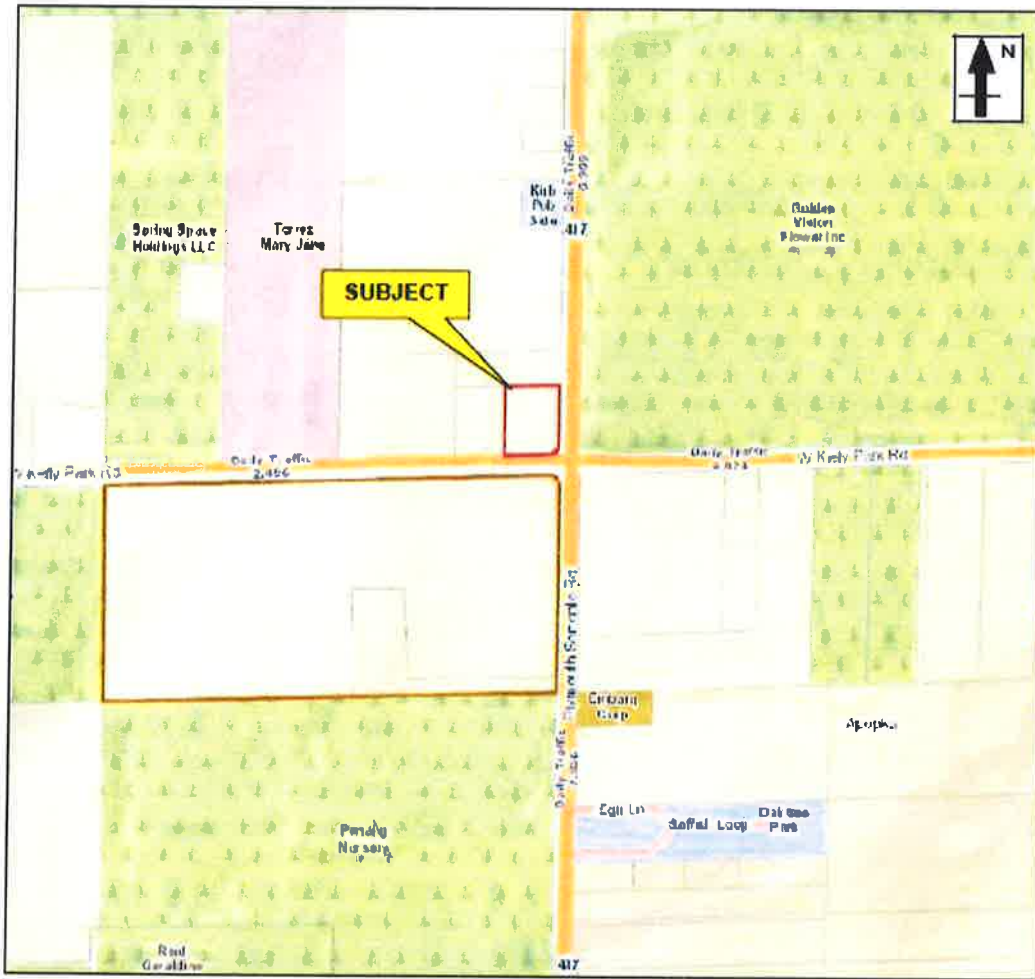
- A. Maps, Aerials and Photographs of Property
- B. Owner's Expert Fees
- C. Settlement Agreement

cc: David Shontz, Esq., Shutts & Bowen

Reviewed by: 



*Approximate Representation
Source: Orange County Property Appraiser*



Approximate Representation
 Source: Orange County Property Appraiser

Tropical Realty Appraisal Services

Subject Photos



View of Subject Looking Northeast



View of Subject Looking Northwest



View of Subject Looking West



View of Subject Looking Southeast



Front View of Single Family Residence



Rear View of Single Family Residence

Tropical Realty Appraisal Services

Subject Photos



Interior View of Residence



Interior View of Residence



Interior View of Residence



Interior View of Residence

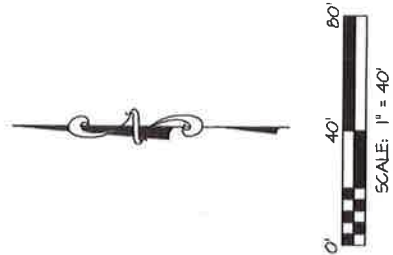
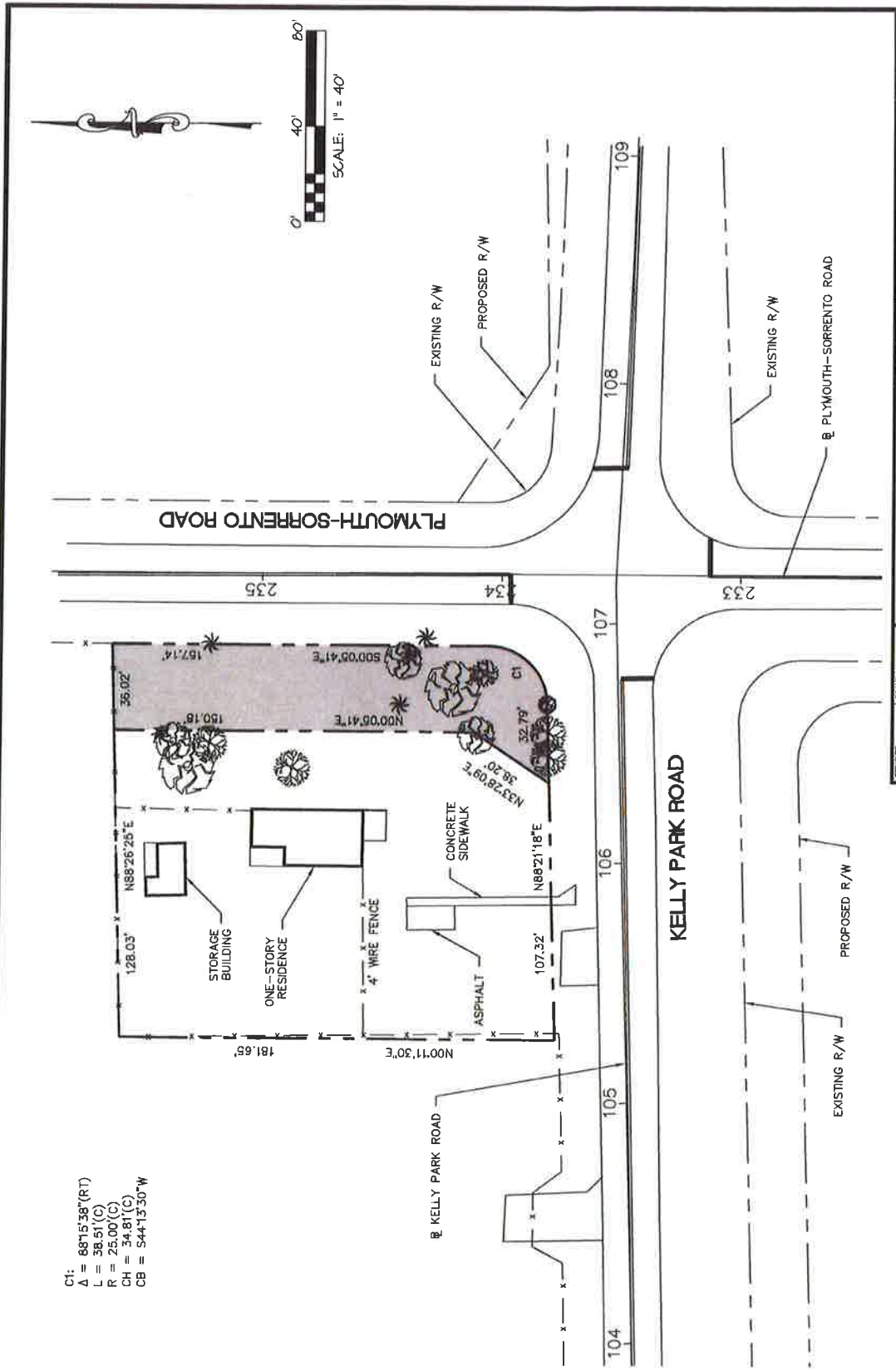


View of Taking Area Looking North



View of Taking Area Looking South

C1: 88°15'38"(RT)
 Δ = 58.51'(C)
 L = 25.00'(C)
 CH = 34.81'(C)
 CB = 544+13'30"W



OWNER	N/A	AS NOTED	DATE	BY	REVISION
DESIGNER	JDF	7/24/15			
CHECKER	RVM	1511012			

SOUTHERN ENGINEERING & ARCHITECTURE
 10000 W. 10TH AVE., SUITE 100
 PLYMOUTH, MI 48170
 TEL: 313.487.1000

Maximer
 AND ASSOCIATES, INC.

SHEET 1 OF 2

EXISTING CONDITION
 PARCEL 228
 PLYMOUTH-SORRENTO COUNTY EXPRESSWAY AUTHORITY
 LAND ACQUISITION

Updated Invoice



STYLE: TYSZKO, MICHAEL

INTERNAL FILE #183.00

COSTS INCURRED AS OF: **June 15, 2017**

EXPERTS:

TROPICAL REALTY APPRAISAL SERVICES

A) 11/11/15, C14041NT-01, PROFESSIONAL SERVICES \$58,797.36

MESIMER AND ASSOCIATES, INC.

A) 11/11/15, INV 15111.012, PROFESSIONAL SERVICES \$13,757.65

P&M CONSULTING GROUP

A) 11/10/15, INV 301, PROFESSIONAL SERVICES \$12,628.70

EXPERTS SUBTOTAL \$85,183.71

COURT REPORTERS:

ORANGE LEGAL, INC.

A) 10/20/15, INV 224763; MESIMER	\$170.05
B) 10/19/15, INV 223265; MURPHY	\$163.90
C) 10/12/15, INV 223868; CHAPMAN/KELLY/TYE	\$541.00
D) 02/06/17, INV 353358; ENGELMANN	\$234.40
E) 04/19/17, INV 410521; 04/13/17 HRG	\$507.26
	\$1,616.61

U.S. LEGAL SUPPORT, INC.

A) 10/12/15, INV 1252496; HARDGROVE	\$682.33
B) 10/13/15, INV 1252498L PECK (PRORATED)	\$239.76
C) 10/19/15, INV 1254196; PRESSIMONE	\$308.00
D) 10/20/15, INV 1254456; NEWTON	\$537.08
E) 10/20/15, INV 1256308; CARPENTER/SPEER	\$1,400.69
F) 10/12/15, INV 1259729; BYRD	\$206.50
	\$3,374.36

COURT REPORTERS SUBTOTAL \$4,990.97

PROCESS SERVERS:

ATTORNEYS LEGAL SERVICES, INC.

A) 09/21/15, INV ALS-2015006811; HORNE DEP	\$23.33
B) 09/22/15, INV ALS-2015006813; PECK DEPO	\$23.33
C) 09/22/15, INV ALS-2015006812; RUBLE DEP	\$23.33
D) 10/12/15, INV ALS-2015007401; NEWTON	\$70.00
E) 10/12/15, INV ALS-2015007399; SPEER	\$70.00
F) 10/12/15, INV ALS-2015007398; CARPENTER	\$70.00
G) 10/12/15, INV ALS-2015007400; PRESSIMON	\$70.00
	\$349.99

PROCESS SERVERS SUBTOTAL: \$349.99

EXHIBIT PREPARATION & RESEARCH:



STYLE: TYSZKO, MICHAEL
INTERNAL FILE #183.00
COSTS INCURRED AS OF: **June 15, 2017**

NONE ON FILE

EXHIBIT PREPARATION & RESEARCH SUBTOTAL:		\$0.00
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COURIER EXPENSES:

FEDERAL EXPRESS

A) 09/11/14; M. TYSZKO

\$9.85

COURIER EXPENSES SUBTOTAL:		\$9.85
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MISCELLANEOUS EXPENSES:

REIMBURSEMENTS: BRIGHAM, ANDREW

A) 10/12/15, MILEAGE/MEALS: EXPERT DEPOS \$36.38

B) 10/19/15, MEALS/HOTEL: EXPERT DEPOS \$237.18

C) 10/20/15, MILEAGE/MEALS: EXPERT DEPOS \$89.57

\$363.13

REIMBURSEMENTS: FLEMING, KEN

A) 11/12/13, MILEAGE/LUNCH: PROPERTY INSI \$84.47

B) 02/24/14, MILEAGE/LUNCH: INITIAL OFFER \$54.87

\$139.34

MISCELLANEOUS EXPENSES SUBTOTAL		\$502.47
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TOTAL COSTS INCURRED:		\$91,036.99
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STYLE: TYSZKO, MICHAEL
INTERNAL FILE #183.00
COSTS INCURRED AS OF: **August 2, 2016**

EXPERTS:

TROPICAL REALTY APPRAISAL SERVICES	
A) 11/11/15, C14041NT-01, PROFESSIONAL SERVICES	\$58,797.36
MESIMER AND ASSOCIATES, INC.	
A) 11/11/1515, INV 15111.012, PROFESSIONAL SERVICES	\$13,757.65
P&M CONSULTING GROUP	
A) 11/10/15, INV 301, PROFESSIONAL SERVICES	\$12,628.70
EXPERTS SUBTOTAL	\$85,183.71

COURT REPORTERS:

ORANGE LEGAL, INC.

A) 10/20/15, INV 224763; MESIMER	\$170.05
B) 10/19/15, INV 223265; MURPHY	\$163.90
C) 10/12/15, INV 223868; CHAPMAN/KELLY/TYSE	\$541.00
	\$874.95

U.S. LEGAL SUPPORT, INC.

A) 10/12/15, INV 1252496; HARDGROVE	\$620.30
B) 10/13/15, INV 1252498L PECK (PRORATED)	\$217.97
C) 10/19/15, INV 1254196; PRESSIMONE	\$280.00
D) 10/20/15, INV 1254456; NEWTON	\$488.25
E) 10/20/15, INV 1256308; CARPENTER/SPEER	\$1,273.35
F) 10/12/15, INV 1259729; BYRD	\$206.50
	\$3,086.37

COURT REPORTERS SUBTOTAL \$3,961.32

PROCESS SERVERS:

ATTORNEYS LEGAL SERVICES, INC.

A) 09/21/15, INV ALS-2015006811; HORNE DEP	\$23.33
B) 09/22/15, INV ALS-2015006813; PECK DEPO	\$23.33
C) 09/22/15, INV ALS-2015006812; RUBLE DEPI	\$23.33
D) 10/12/15, INV ALS-2015007401; NEWTON	\$70.00
E) 10/12/15, INV ALS-2015007399; SPEER	\$70.00
F) 10/12/15, INV ALS-2015007398; CARPENTER	\$70.00
G) 10/12/15, INV ALS-2015007400; PRESSIMON	\$70.00
	\$349.99

PROCESS SERVERS SUBTOTAL: \$349.99

EXHIBIT PREPARATION & RESEARCH:

NONE ON FILE

EXHIBIT PREPARATION & RESEARCH SUBTOTAL: \$0.00

COURIER EXPENSES:

FEDERAL EXPRESS	
A) 09/11/14; M. TYSZKO	\$9.85

COURIER EXPENSES SUBTOTAL: \$9.85



STYLE: TYSZKO, MICHAEL
INTERNAL FILE #183.00
COSTS INCURRED AS OF: **August 2, 2016**

MISCELLANEOUS EXPENSES:

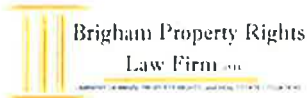
REIMBURSEMENTS: BRIGHAM, ANDREW
A) 10/12/15, MILEAGE/MEALS: EXPERT DEPOS \$36.38
B) 10/19/15, MEALS/HOTEL: EXPERT DEPOS \$237.18
C) 10/20/15, MILEAGE/MEALS: EXPERT DEPOS \$89.57
----- \$363.13

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B) 02/24/14, MILEAGE/LUNCH: INITIAL OFFER \$54.87
----- \$139.34

MISCELLANEOUS EXPENSES SUBTOTAL \$502.47

TOTAL COSTS INCURRED: \$90,007.34
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Initial Invoice



STYLE: TYSZKO, MICHAEL
INTERNAL FILE #183.00
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August 2, 2016

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EXPERTS SUBTOTAL		\$85,183.71

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B) 10/19/15, INV 223265; MURPHY	\$163.90	
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F) 10/12/15, INV 1259729; BYRD	\$206.50	

		\$3,086.37

COURT REPORTERS SUBTOTAL \$3,961.32

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ATTORNEYS LEGAL SERVICES, INC.

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C) 09/22/15, INV ALS-2015006812; RUBLE DEP	\$23.33	
D) 10/12/15, INV ALS-2015007401; NEWTON	\$70.00	
E) 10/12/15, INV ALS-2015007399; SPEER	\$70.00	
F) 10/12/15, INV ALS-2015007398; CARPENTER	\$70.00	
G) 10/12/15, INV ALS-2015007400; PRESSIMON	\$70.00	

		\$349.99

PROCESS SERVERS SUBTOTAL: \$349.99

EXHIBIT PREPARATION & RESEARCH:

NONE ON FILE

EXHIBIT PREPARATION & RESEARCH SUBTOTAL: \$0.00

COURIER EXPENSES:

FEDERAL EXPRESS		
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COURIER EXPENSES SUBTOTAL: \$9.85



STYLE: TYSZKO, MICHAEL
INTERNAL FILE #183.00
COSTS INCURRED AS OF: **August 2, 2016**

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C) 10/20/15, MILEAGE/MEALS: EXPERT DEPOS \$89.57
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A) 11/12/13, MILEAGE/LUNCH: PROPERTY INS \$84.47
B) 02/24/14, MILEAGE/LUNCH: INITIAL OFFER \$54.87
----- \$139.34

MISCELLANEOUS EXPENSES SUBTOTAL \$502.47

TOTAL COSTS INCURRED: \$90,007.34



Martin C. Engelmann, Jr., MAI, MRICS
 State-Certified General Real Estate Appraiser RZ838



Commercial Appraisers & Consultants



Jon C. Thomas, SRPA
 State-Certified General Real Estate Appraiser RZ1696

November 12, 2015

Brigham Property Rights Law Firm
 2963 Dupont Avenue, Suite 3
 Jacksonville, Florida 32217-2740

Attn: Andrew P. Brigham, Esquire

FOR PROFESSIONAL SERVICES RENDERED

Appraisal Report of:

Parcel 228 (Tyszko)
 A .681± Gross/Upland Acre Site
 Northwest Corner Of Kelly Park Road
 And Plymouth Sorrento Road
 Apopka, Orange County, Florida 32712
 Our File No.: C14041NT

Federal Tax I.D. No.: 20-1683646

Appraisal Fee:	\$58,797.36
Paid:	<u>\$0.00</u>
Balance:	\$58,797.36

Please remit payment to:

**Tropical Realty Appraisal Services
 6812 W. Linebaugh Avenue
 Tampa, Florida 33625
 Attn: Martin C. Engelmann, Jr., MAI, MRICS**

Please reference our File No. to ensure proper credit

Payment for services due upon receipt of invoice.
 After 30 days a charge of 1.5% per month will be assessed
 on the unpaid balance.

Thank you

TAMPA

MIAMI

KEY WEST

ATLANTA

Tropical Realty Appraisal Services
 6812 W. Linebaugh Avenue
 Tampa, FL 33625

Invoice submitted to:
 Brigham Property Rights Law Firm
 2963 Dupont Avenue
 Suite 3
 Jacksonville, FL 32217-2740
 USA

November 12, 2015
 In Reference To: C14041NT
 Invoice #1232

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
<u>Christopher R. Worley, Registered Trainee Appraiser</u>		
10/21/2014 Work session with Engelmann, Kane, Fabian, and Pagliaro regarding status of case.	0.25 135.00/hr	33.75
5/14/2015 Initial subject property inspection along with market area inspection; visit existing residential developments and meet with sales representatives.	4.00 135.00/hr	540.00
6/5/2015 Work session with Mr. Engelmann, Kane, Pagliaro, and Fabian. Continuation of study of site and sale analysis. Clarified assignment to understand all aspects of residential development to ascertain trends in development.	0.50 135.00/hr	67.50
6/9/2015 Reviewed opponent appraisal, identified subject market area, began researching residential market for trend analysis.	3.00 135.00/hr	405.00
6/10/2015 Continued with market research on active selling communities. Created spreadsheet with five active selling or recently sold out communities in Apopka. Include price points, lot sizes, etc.	4.00 135.00/hr	540.00
SUBTOTAL:	[11.75	1,586.25]
<u>George Kane, Director of Research</u>		
10/21/2014 Work session with Marty Engelmann, John Fabian, Chris Worley, and Steve	0.50 135.00/hr	67.50

	<u>Hrs/Rate</u>	<u>Amount</u>
Pagliari regarding case status, project overview, and assignment responsibilities.	0.08	
1/16/2015 Work session with Marty Engelmann regarding correspondence with Andrew Brigham's office requesting expert work sessions for January 20, 2015; correspondence with Andrew Brigham's office asking for timeline on January 20, 2015.	135.00/hr	11.25
1/28/2015 Work session with Andrew Brigham, John Fabian, and Steve Pagliaro regarding case status, trial dates, appraisal exchange dates, and timeline of subject property and history.	135.00/hr	33.75
5/11/2015 Correspondence with Brigham regarding case update; review correspondence from Brigham's office regarding significant dates and calendar all.	135.00/hr	11.25
5/12/2015 Work session with Engelmann, Fabian, and Pagliaro regarding case status and significant dates to be calendared; direction from Engelmann on research and analysis to be completed by staff.	135.00/hr	33.75
5/15/2015 Work session with Brigham regarding case status, appraisal exchange date, project influence, other experts information, interim use, highest and best use, takings, and FDOT appraisal analysis.	135.00/hr	22.50
6/11/2015 Correspondence with Fabian regarding notice of deposit date and update on draft appraisal.	135.00/hr	22.50
Correspondence with Reggie Mesimer, Civil Engineer regarding status of his engineering report.	135.00/hr	11.25
7/3/2015 Sales research consisting of demographic profiles of considered sales inclusive of maps, drive time, aerials, and spreadsheet for comparison purposes.	135.00/hr	270.00
7/6/2015 Work session with Engelmann regarding draft appraisal due date, other experts draft reports, and land sales research to date.	135.00/hr	33.75
Correspondence with Mesimer's office regarding timeline of draft engineering report.	135.00/hr	16.88
7/14/2015 Work session with Fabian and Pagliaro regarding appraisal due date and status of report, correspondence with Engelmann regarding appraisal	135.00/hr	16.88

	<u>Hrs/Rate</u>	<u>Amount</u>
exchange date.		
7/14/2015 Correspondence with Mesimer's office regarding status of report.	0.13 135.00/hr	16.88
7/15/2015 Correspondence with Mesimer regarding report completion date and notice of deposit, FDOT Carpenter appraisal, and project section map; work session with Mesimer and Patterson regarding project, case status, and report exchange dates.	0.25 135.00/hr	33.75
7/20/2015 Review news articles regarding City of Apopka and new city center; correspondence with Engelmann, Fabian, Pagliaro, and Worley regarding same.	0.13 135.00/hr	16.88
7/21/2015 Work session with Fabian regarding land development code and small single tenant retail users and create spreadsheet of users based on in-house land sales.	0.25 135.00/hr	33.75
Correspondence with real estate developers regarding FAR and users of smaller commercial sites; various work sessions with Fabian regarding before FAR and valuation estimates.	0.50 135.00/hr	67.50
7/23/2015 Various work sessions with Fabian and Pagliaro regarding appraisal report, interim income analysis, and after condition; correspondence with Fabian regarding interim income example for appraisal.	0.33 135.00/hr	45.00
7/24/2015 Correspondence with Engelmann regarding notice of week extension for delivery of expert reports.	0.13 135.00/hr	16.88
7/30/2015 Review before and after valuation of draft appraisal; various work sessions with Fabian regarding draft appraisal.	0.50 135.00/hr	67.50
7/31/2015 Correspondence with Engelmann and Fabian regarding draft appraisal and delivery to Brigham.	0.13 135.00/hr	16.88
Review draft engineering report prepared by Mesimer.	0.25 135.00/hr	33.75
8/1/2015 Interviews with single tenant retail developers regarding demographic research required by end user (tenant); preparation of specific retail demographic information including supply and demand analysis on each of our comparables.	2.00 135.00/hr	270.00

	<u>Hrs/Rate</u>	<u>Amount</u>
8/2/2015 Various work sessions with Engelmann regarding spreadsheet for demographics, traffic counts, physical characteristics, and growth rates on our land sales; produce spreadsheet and edits per Engelmann.	1.00 135.00/hr	135.00
8/3/2015 Work session with Fabian regarding site utility damage studies and after valuation analysis.	0.13 135.00/hr	16.88
Work session with Brigham regarding his review of our draft appraisal.	0.50 135.00/hr	67.50
8/8/2015 Work session with Engelmann regarding updated CFXs expert reports and filings.	0.13 135.00/hr	16.88
8/17/2015 Work session with Engelmann, Fabian, and Pagliaro regarding due date for our rebuttal report.	0.13 135.00/hr	16.88
8/18/2015 Correspondence with Laing regarding due date for our rebuttal report and CFXs updated expert reports (downloaded to file).	0.13 135.00/hr	16.88
8/25/2015 Various work sessions with Fabian regarding rebuttal of Carpenter's appraisal and new Publix land contract (Horne Property) on Kelly Park Road.	0.25 135.00/hr	33.75
8/26/2015 Correspondence with Andrew Brigham's office regarding DOT's expert rebuttal reports.	0.13 135.00/hr	16.88
Review Carpenter's rebuttal of TRAS report; work session with Fabian regarding same; review Brigham's motion to continue jury trial for Chapman, effecting Tyszko.	0.25 135.00/hr	33.75
10/14/2015 Deposition preparation consisting of work session with Engelmann regarding file maintenance, damage studies, reinspection of subject and comparable sales, and schedule.	0.13 135.00/hr	16.88
Deposition preparation consisting of correspondence with Brigham's office regarding petitioner's offer of judgement; review of petitioner's offer of judgement and file.	0.13 135.00/hr	16.88
10/15/2015 Deposition preparation consisting of correspondence with developer and broker of Dollar General site; work session (phone) with Engelmann regarding Dollar General site and additional contact information; work session (phone) with Pagliaro regarding preparation of file for deposition.	0.33 135.00/hr	45.00

	<u>Hrs/Rate</u>	<u>Amount</u>
10/19/2015 Trial preparation consisting of work session (phone) with Engelmann regarding update after his deposition and direction for trial preparation work session scheduled for October 20.	0.20 135.00/hr	27.00
10/20/2015 Trial preparation consisting of work sessions with Engelmann regarding updating scheduled trial dates; correspondence with Brigham's office regarding same.	0.13 135.00/hr	16.88
Trial preparation consisting of direction to Yvette Daniel regarding copying our entire file data per Sidney Calloway Esquire of Shutts and Bowen after Engelmann's deposition and prepare copies for delivery Brigham's office and DOT attorney's office.	0.50 135.00/hr	67.50
10/21/2015 Trial preparation consisting of review of copied file data per Engelmann after his deposition.	0.50 135.00/hr	67.50
SUBTOTAL:	[13.26	1,782.07]
<u>John R. Fabian, State Certified Gen. R. E. Appraiser</u>		
1/28/2015 Work session with A. Brigham, G. Kane and S. Pagliaro regarding status of case	0.13 175.00/hr	23.33
5/14/2015 Subject property inspection and market area inspection	2.00 175.00/hr	350.00
7/14/2015 Work session with Andrew Brigham regarding status of case and appraisal due date.	0.42 175.00/hr	72.92
Work session with Kane and Pagliaro regarding appraisal due date and status of report.	0.25 175.00/hr	43.75
7/15/2015 Review existing data on case. Prepare report documents and begin draft report. Correspondence with Kane regarding update on Mesimer report completion date.	3.83 175.00/hr	670.83
7/20/2015 Continue writing draft report. Work sessions with S. Pagliaro regarding exhibits and land sales.	8.42 175.00/hr	1,472.92
7/21/2015 Continue writing draft report. Work session with Sue Murphy regarding land planning for the case. Work session with Reggie Mesimer and James Patterson regarding engineering on the case. Work session with S. Pagliaro	9.17 175.00/hr	1,604.17

	<u>Hrs/Rate</u>	<u>Amount</u>
regarding sales.		
7/22/2015 Continue writing draft report.	4.47 175.00/hr	781.67
7/24/2015 Continue writing draft report. Work session with S. Pagliaro regarding sales.	7.75 175.00/hr	1,356.25
7/31/2015 Review Mesimer's engineering report. Make edits to our report based on Mesimer data. Work session with A. Brigham regarding timing of draft report.	2.88 175.00/hr	504.58
8/3/2015 Work session with George Kane regarding site utility damage studies and after valuation analysis.	0.13 175.00/hr	21.88
8/17/2015 Correspondence with Kane on due date for rebuttal report.	0.13 175.00/hr	21.88
8/19/2015 Prepare draft rebuttal letter of and on Carpenters reports.	4.88 175.00/hr	854.58
8/20/2015 Continue writing rebuttal letter regarding Carpenter reports. Work session with Engelmann.	3.05 175.00/hr	533.41
8/21/2015 Review edits from S. Pagliaro, prepare draft for client.	0.50 175.00/hr	87.50
8/25/2015 Work session with A. Brigham regarding rebuttal letter. Review Motion to Continue document regarding Chapman case and discuss how it relates to Tyszko. Prepare final version of rebuttal letter.	2.25 175.00/hr	393.75
Work sessions with Kane on Walter Carpenter's rebuttal and Publix contract (Horne Property) on Kelly Park Road.	0.25 175.00/hr	43.75
10/14/2015 Work session with Engelmann and Pagliaro regarding deposition preparation.	0.75 175.00/hr	131.25
10/15/2015 Deposition preparation regarding review of rebuttal letters from CFX experts.	2.50 175.00/hr	437.50
10/17/2015 Prepare outlines for Engelmann regarding rebuttal letters from Carpenter, Hargrave and McIntosh. Review subject report and research additional data on Wekiva Parkway Interchange Vision Plan.	5.83 175.00/hr	1,020.83
10/18/2015 Deposition preparation with Engelmann and Pagliaro regarding additional support for sales, affirmation of Wekiva Interchange Vision Plan and strategy for deposition.	5.75 175.00/hr	1,006.25

	<u>Hrs/Rate</u>	<u>Amount</u>
SUBTOTAL:	[65.34	11,433.00]
<u>Martin C. Engelmann, Jr., MAI</u>		
6/17/2014 Work session with Steve Pagliaro containing details of the subject property; review executive summary.	0.50 365.00/hr	182.50
6/24/2014 Conduct initial inspection of subject property, market area, along with preliminary land sales with Steve Pagliaro.	4.50 365.00/hr	1,642.50
10/3/2014 Work session with Andrew Brigham, Esquire, and Steve Pagliaro regarding case matters.	0.25 365.00/hr	91.25
10/7/2014 Work session with John Fabian and Steve Pagliaro.	0.50 365.00/hr	182.50
10/21/2014 Work session with John Fabian, Steve Pagliaro, George Kane and Chris Worley regarding case status.	0.13 365.00/hr	45.63
1/16/2015 Work session with George Kane.	0.13 365.00/hr	45.63
4/23/2015 Work session with George Kane.	0.06 365.00/hr	21.29
5/11/2015 Work session with George Kane, John Fabian, Chris Worley and Steve Pagliaro regarding tasks, schedules, etc.	0.50 365.00/hr	182.50
5/12/2015 Work session with Kane, Fabian, and Pagliaro regarding case status and significant dates to be calendared; direction given on research and analysis to be completed by staff.	0.25 365.00/hr	91.25
5/15/2015 Correspondence with George Kane regarding status of property research.	0.13 365.00/hr	45.63
6/11/2015 Correspondence with John Fabian.	0.13 365.00/hr	45.63
6/12/2015 Correspondence with George Kane regarding status of predicate expert draft reports.	0.13 365.00/hr	45.63
6/16/2015 Work session with George Kane regarding all permitted DRIs in the subject area.	0.25 365.00/hr	91.25

	<u>Hrs/Rate</u>	<u>Amount</u>
7/6/2015 Work session with George Kane.	0.25 365.00/hr	91.25
7/14/2015 Correspondence with Counsel's assistant regarding witness report exchange date; correspondence with Kane regarding same.	0.13 365.00/hr	45.63
7/15/2015 Work session with Kane regarding update on Mesimer report completion date.	0.13 365.00/hr	45.63
7/24/2015 Correspondence with Counsel regarding extension of date of exchange of expert reports.	0.13 365.00/hr	45.63
8/7/2015 Work session with Counsel regarding receipt of experts' reports from Hardgrave, Walter Carpenter's July 2015 updated appraisal, Newton, Spear and Petikowski, Notice of Exchange of expert reports and download all files for review.	1.00 365.00/hr	365.00
8/19/2015 Correspondence with Counsel's assistant regarding dates pertinent to trial.	0.13 365.00/hr	45.63
8/21/2015 Correspondence with John Fabian regarding rebuttal letter send to Counsel.	0.13 365.00/hr	45.63
8/25/2015 Work session with John Fabian regarding Publix contract on Kelly Park Road.	0.13 365.00/hr	45.63
8/26/2015 Correspondence with Counsel regarding receipt of CFX's rebuttal reports.	0.13 365.00/hr	45.63
10/6/2015 Correspondence with Counsel's assistant confirming my deposition scheduled for October 19 at 3 PM at offices of Shutts & Bowen.	0.13 365.00/hr	45.63
10/14/2015 Reinspection of market area, subject property, TRAS comparable land sales and Walter Carpenter land sales with Steve Pagliaro.	7.00 365.00/hr	2,555.00
10/17/2015 Various work sessions with Steve Pagliaro and John Fabian; re read TRAS appraisal.	4.00 365.00/hr	1,460.00
10/18/2015 Various work sessions with Steve Pagliaro, George Kane and John Fabian. Review deposition transcript of Robert Peck and Ellen Hardgrove. Read 9/24/15 hearing transcript.	10.00 365.00/hr	3,650.00
10/19/2015 Various work sessions with Steve Pagliaro, George Kane and John Fabian; attend deposition per subpoena in Orlando at law offices of Shutts & Bowen	10.00 365.00/hr	3,650.00

	<u>Hrs/Rate</u>	<u>Amount</u>
10/20/2015 Begin process of re-verifying all of Walter Carpenters land sales. Re-verify all TRAS land sales.	1.50 365.00/hr	547.50
10/21/2015 Further land sales verification process.	1.50 365.00/hr	547.50
11/10/2015 Correspondence with Counsel's assistant requesting invoice for settlement negotiations.	0.13 365.00/hr	45.63
SUBTOTAL:	[43.88	15,990.11]
<u>Stephen M. Pagliaro, State Certified Gen. R. E. Appraiser</u>		
1/15/2014 Correspondence with counsel's office regarding the Wekiva Parkway takings, including subject property information, project aerial, deeds, etc. Copy for file.	0.50 155.00/hr	77.50
2/15/2014 Review data sent from Counsel; begin initial subject property research.	1.50 155.00/hr	232.50
2/26/2014 Continued subject property research; research of the Wekiva Parkway roadway project.	1.50 155.00/hr	232.50
3/18/2014 Research of the surrounding ownership, namely the Project Orlando, LLC acquisitions.	2.00 155.00/hr	310.00
3/19/2014 Research of Project Orlando, LLC ownership and affiliate companies acquisitions.	2.00 155.00/hr	310.00
3/24/2014 Continued research of the Wekiva Parkway Project.	2.00 155.00/hr	310.00
4/17/2014 Initial inspection of the subject property and surrounding market area; attending the inspection was Andrew Brigham, counsel, Trevor Hutson, counsel, Ken Fleming, Sue Murphy, Land Planner and the property owner Mike Tyszko.	4.00 155.00/hr	620.00
4/18/2014 Sales and market area research. Continue research of Project Orlando land assemblages purchases.	2.00 155.00/hr	310.00
4/22/2014 Sales and market area research. Continue research of the Project Orlando land assemblage purchases.	2.00 155.00/hr	310.00

	<u>Hrs/Rate</u>	<u>Amount</u>
4/24/2014 Correspondence with counsel's office regarding the Expressway/Carpenters November 2013 report of the subject (Tyszko) property.	0.25 155.00/hr	38.75
4/25/2014 Research of the surrounding subdivisions and commercial developments.	2.25 155.00/hr	348.75
4/26/2014 Continued research of the surrounding subdivisions and commercial developments.	1.25 155.00/hr	193.75
5/5/2014 Continued research of the surrounding subdivisions and commercial developments.	1.25 155.00/hr	193.75
5/9/2014 Initial research of interchange locations for possible study; initial research of corner commercial locations.	3.00 155.00/hr	465.00
6/17/2014 Prepare initial subject property executive summary document for Engelmann's review.	1.75 155.00/hr	271.25
Correspondence with counsel's office regarding information consisting of a copy of an appraisal previously performed on the subject property and other subject property data; send information to Engelmann for his review.	0.75 155.00/hr	116.25
6/24/2014 Re-inspection of the subject property and surrounding market area with Marty Engelmann, along with preliminary land sales.	4.50 155.00/hr	697.50
10/3/2014 Work session with Andrew Brigham, counsel and Mary Engelmann regarding the various case matters.	0.50 155.00/hr	77.50
Online sales and market area research; additional research of the Wekiva Expressway project.	2.00 155.00/hr	310.00
10/7/2014 Review file and outline the sales research to date and additional research needed; identify existing and proposed subdivisions within the market area.	2.50 155.00/hr	387.50
10/21/2014 Work session with Marty Engelmann, John Fabian, George Kane and Chris Worley regarding case status and division of tasks.	0.25 155.00/hr	38.75
5/11/2015 Work session with Marty Engelmann, John Fabian, George Kane and Chris Worley regarding the case and updated schedule and the assignment of tasks.	0.58 155.00/hr	90.42

	<u>Hrs/Rate</u>	<u>Amount</u>
5/12/2015 Work session with Engelmann, Fabian, and Kane regarding case status and dates to be calendared; direction from Engelmann on research and analysis to be completed by staff.	0.25 155.00/hr	38.75
5/13/2015 Prepare subject and market area inspection packet for John Fabian and Chris Worley's inspection of the subject property and surrounding area.	1.85 155.00/hr	286.75
5/21/2015 Initial workbook setup and edit to the executive summary	4.85 155.00/hr	751.75
5/22/2015 Begin review and summary of CFX/Carpenter report for rebuttal purposes.	4.92 155.00/hr	762.08
5/27/2015 Edits to workbook and summary; research of commercial land sales for consideration for analysis; work session with John Fabian regarding the case.	2.85 155.00/hr	441.75
5/28/2015 Continue with land sales research of interchange locations.	3.00 155.00/hr	465.00
5/29/2015 Edits to workbook and edits to the executive summary. Work session with John Fabian regarding the case.	2.25 155.00/hr	348.75
6/2/2015 Work session with Martin C. Engelmann, Jr., MAI, John Fabian and George Kane regarding the case, status of the draft and the assignment of additional tasks.	0.25 155.00/hr	38.75
6/4/2015 Research of land sales proximate to Interchanges and analyze the time line to development.	2.00 155.00/hr	310.00
6/5/2015 Research of land sales proximate to Interchanges and analyze the time line to development; identify the DRI's in the area and detail; residential market survey of rooftops from 2007 and present. Create exhibits.	1.50 155.00/hr	232.50
6/9/2015 Commercial land sales research.	1.00 155.00/hr	155.00
6/12/2015 Land sales research and edits to database information, edits to the mapping file. Continued research of the DRI's and PD's in the market area.	1.00 155.00/hr	155.00
Work session with John Fabian the sales and market area research and direction moving forward.	0.25 155.00/hr	38.75

	<u>Hrs/Rate</u>	<u>Amount</u>
6/13/2015 Work session with John Fabian regarding the potential land sales and edits to the data base information.	0.25 155.00/hr	38.75
6/14/2015 Continued land sales and market area research; edits to data base and mapping information.	2.00 155.00/hr	310.00
6/18/2015 Continued land sales and market area research. Edits to data base and mapping information. Initial draft of DRI and PD locations and development for inclusion in the analysis. Research of the Central Florida Regional Planning Counsel and the Department of Economic Opportunity's web sites for pertinent data.	1.00 155.00/hr	155.00
6/20/2015 Continue with draft of the developments along the "Beltway". Work session with John Fabian on status of research and direction moving forward.	3.00 155.00/hr	465.00
6/21/2015 Edits to draft of the developments along the "Beltway". Add additional sites to the GIS mapping file.	2.50 155.00/hr	387.50
6/22/2015 Map out and label the major intersections; confirm the proposed building sizes of the sales considered for FAR; confirm considered sales.	3.00 155.00/hr	465.00
6/23/2015 Work session with John Fabian regarding the sales and ongoing confirmations; continue the mapping and labeling of the major intersections to show development patterns; continue with confirmations	3.00 155.00/hr	465.00
6/24/2015 Work session with John Fabian regarding the sales and ongoing confirmations; edits to the data base information	3.00 155.00/hr	465.00
6/28/2015 Research of signalized corner locations; edits to data base and mapping information.	2.92 155.00/hr	452.08
6/29/2015 Further sales research of signalized corner locations.	5.92 155.00/hr	917.08
6/30/2015 Further review of CFX/Carpenter land sales considered in the report for rebuttal purposes. Verification and confirmation of details.	4.00 155.00/hr	620.00
7/1/2015 Further review of and confirmation of CFX/Carpenter land sales considered in the report for rebuttal purposes.	2.50 155.00/hr	387.50

	<u>Hrs/Rate</u>	<u>Amount</u>
7/1/2015 Further sales research of signalized corner locations.	3.50 155.00/hr	542.50
7/2/2015 In house sales research of signalized corner locations within the metro Orlando area.	3.50 155.00/hr	542.50
Work session with Kane regarding development trends within the subjects trade area and other trade areas in and around the beltway. Prep for and attend work session with Andrew Brigham, counsel Marty Engelmann and John Fabian regarding case.	2.50 155.00/hr	387.50
7/7/2015 Continued with sales research of signalized corner locations within the metro Orlando area.	3.50 155.00/hr	542.50
7/14/2015 Work session with Fabian and Kane regarding sales research and rebuttal report preparation and exchange dates.	0.13 155.00/hr	19.38
Further sales research of prominent corner location proximate to interchanges and intense commercial development.	3.84 155.00/hr	595.46
Continue with the sales research of corner locations proximate to interchanges	3.42 155.00/hr	529.58
7/15/2015 Correspondence with Kane regarding update on Mesimer's draft engineering report.	0.13 155.00/hr	19.38
7/20/2015 Work session with Sue Murphy, land planner regarding the construction plans and affect of the taking. Multiple work sessions with John Fabian regarding the draft and exhibits to be included in appraisal report.	2.83 155.00/hr	439.17
7/21/2015 Work session with John Fabian regarding exhibits to be included in the report.	1.50 155.00/hr	232.50
Edits to considered land sale for John Fabian review.	1.50 155.00/hr	232.50
7/22/2015 Edits to considered land sale based on ongoing verification and confirmations.	2.50 155.00/hr	387.50
7/23/2015 Work session with Andrew Brigham, counsel and James Patterson, engineer regarding the case and time frames for expert reports.	0.50 155.00/hr	77.50

	<u>Hrs/Rate</u>	<u>Amount</u>
7/23/2015 Correspondence with property owner regarding the rental of the single family home on the subject property.	0.25 155.00/hr	38.75
Review and edit to the draft analysis	2.25 155.00/hr	348.75
7/24/2015 Review and edit to the draft analysis. Work session with John Fabian regarding the sales. Continue with the verifications.	2.00 155.00/hr	310.00
7/31/2015 Review Mesimer's engineering report; review and edit to the draft analysis.	1.00 155.00/hr	155.00
8/3/2015 Research of the land sales along Rock Springs Road	1.75 155.00/hr	271.25
8/17/2015 Correspondence with Kane regarding due date for rebuttal report.	0.13 155.00/hr	19.38
8/21/2015 Review and edit rebuttal letter.	1.75 155.00/hr	271.25
10/9/2015 Review and organize file in preparation for deposition.	5.75 155.00/hr	891.25
10/12/2015 Work session with Engelmann regarding the case	0.83 155.00/hr	129.17
10/14/2015 Re inspection of the subject and the surrounding market area with Engelmann; re inspection of the sales utilized; re inspection of CFX/Carpenter sales	7.00 155.00/hr	1,085.00
10/15/2015 Work sessions with Engelmann and Fabian regarding case	4.75 155.00/hr	736.25
10/16/2015 Work sessions with Engelmann and Fabian regarding case	5.00 155.00/hr	775.00
10/17/2015 Work sessions with Engelmann and Fabian regarding case	5.00 155.00/hr	775.00
10/18/2015 Work sessions with Engelmann and Fabian regarding case; create exhibits/maps for the sales used in the prior beltway appraisals	5.00 155.00/hr	775.00
10/19/2015 Deposition preparation with Engelmann, Fabian and Kane regarding case and additional support for sales and strategy for deposition. Map out distances between the interchanges along the beltway. Reconfirmation with Engelmann of the sales along Rock Springs Road.	3.50 155.00/hr	542.50

	<u>Hrs/Rate</u>	<u>Amount</u>
10/20/2015 Review and label all photos from recent inspection and add to file; send copy of said photos to Ken Fleming	1.50 155.00/hr	232.50
10/26/2015 Reconfirmation with Engelmann of Family Dollar and O'Reilly land sales on Rock Springs Road with the seller; enter sales information into database	2.00 155.00/hr	310.00
10/27/2015 Trial preparation consisting of work sessions with Engelmann, Fabian and Kane; confirm zoning and land use changes of Carpenter land sales and summarize confirmations for Engelmann's review prior to transmitting to Andrew Brigham; Research of the land sale in the SE/c of Kelly Park Road and Plymouth Sorrento Road; call to Sarah Pinkepank at Heyward Cantrell's office for possible contact information	2.75 155.00/hr	426.25
10/30/2015 Research and detail for file the number of parcels and acreage Project Orlando has purchased; instruction to Poulos to locate all the schools in the subject area.	1.75 155.00/hr	271.25
 SUBTOTAL:	 [180.70	 28,005.93]
For professional services rendered	<u>314.93</u>	<u>\$58,797.36</u>
 Balance due		 <u><u>\$58,797.36</u></u>



November 11, 2015

Mr. Andrew P. Brigham
Brigham Property Rights Law Firm, PLLC
2963 Dupont Avenue
Suite 3
Jacksonville., FL 32217-2740

In Reference To: Tyszko
Parcel 228
3001 West Kelly Park Road
Apopka, Florida 32712

Invoice # 15111.012

Professional Services Rendered:

	<u>Hours</u>	<u>Amount</u>
<u>James D. Patterson</u>		
7/15/2015 Review FDOT's appraisal report; review plans and right-of-way maps; begin preparation of report	3.75	656.25
7/16/2015 Review legal descriptions for size and closure; prepare drawing showing existing property	3.50	612.50
7/17/2015 Prepare drawing of existing and future property and roadways	4.25	743.75
7/20/2015 Prepare drawing showing future property, roadways and intersection	2.50	437.50
7/21/2015 Review appraisal; review Orange County Land Development Code	2.50	437.50
7/22/2015 Field review to take detailed measurements and photographs; reduce field notes	6.50	1,137.50
7/23/2015 Prepare drawing showing property and roadways; prepare report and analysis	4.00	700.00
7/24/2015 Prepare report and analysis	4.50	787.50
8/3/2015 Publish final report	0.50	87.50
10/19/2015 Prepare exhibits and drawings for deposition	3.50	612.50

Continued on next page

Consulting Engineers and Planners

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

Mr. Andrew P. Brigham

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	<u>Hours</u>	<u>Amount</u>
10/20/2015 Research zoning and Land Development Codes for access in Orange County and City of Apopka	2.00	350.00
<i>Subtotal:</i>	<u>37.50</u>	<u>6,562.50</u>
 <u>Reginald Mesimer, P.E.</u>		
2/11/2015 Conference with Mr. Brigham to review and discuss case issues	0.75	168.75
7/15/2015 Begin preparation of analysis and report; conference with Mr. Kane to discuss case issues	2.75	618.75
7/16/2015 Coordinate drafting of existing property and improvements; review legal descriptions	3.00	675.00
7/17/2015 Coordinate preparation of drawing showing future property and roadways; review and evaluate site impacts	2.25	506.25
7/21/2015 Prepare for and participate in conference with Mr. Pagliaro to discuss site impacts	1.50	337.50
7/22/2015 Coordinate field review; prepare report	3.00	675.00
7/23/2015 Coordinate preparation of exhibits; prepare report and analysis	3.25	731.25
7/24/2015 Prepare report and analysis	4.50	1,012.50
10/19/2015 Prepare for deposition	3.75	843.75
10/20/2015 Field review and property inspection; prepare for and attend deposition in Orlando	6.50	1,462.50
<i>Subtotal:</i>	<u>31.25</u>	<u>7,031.25</u>
Total Professional Services:	<u>68.75</u>	<u>\$13,593.75</u>

Expenses:

Mileage	153.90
Parking	10.00
Total Expenses:	<u>\$163.90</u>

Employee Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
James D. Patterson	37.50	175.00	\$6,562.50

Continued on next page

Mr. Andrew P. Brigham

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Name

Reginald Mesimer, P.E.

Hours

31.25

Rate

225.00

Amount

\$7,031.25

Amount

AMOUNT DUE THIS INVOICE:

\$13,757.65

Reginald Mesimer

INVOICE

From **P&M Consulting Group**
501 W Euclid Ave.
Tampa, FL 33602

Invoice For **Brigham Property Rights Law Firm**
2963 Dupont Ave., Ste 3
Jacksonville, FL 32217

Invoice ID **301**
Issue Date 11/10/2015
Due Date 11/10/2015 (upon receipt)

Subject **Michael Tyszko**

Item Type	Description	Quantity	Unit Price	Amount
Service Consulting	Michael Tyszko - 04/08/2014 - expert witness / Sue Murphy: Begin review of property information and project overview	0.50	\$250.00	\$125.00
Service Consulting	Michael Tyszko - 04/09/2014 - expert witness / Sue Murphy: Review Expressway Authority appraisal	1.20	\$250.00	\$300.00
Service Consulting	Michael Tyszko - 04/17/2014 - expert witness / Sue Murphy: Meet on site with client and team	3.00	\$250.00	\$750.00
Service Consulting	Michael Tyszko - 05/02/2014 - expert witness / Sue Murphy: Research Wekiva land use docs and agreements, Kelly Park DRI (partial time)	1.50	\$250.00	\$375.00
Service Consulting	Michael Tyszko - 10/08/2014 - expert witness / Sue Murphy: Review background documents and appraisal	1.00	\$250.00	\$250.00
Service Consulting	Michael Tyszko - 10/13/2014 - expert witness / Sue Murphy: Meet with Apopka on land use issues, research area projects	1.60	\$250.00	\$400.00
Service Consulting	Michael Tyszko - 10/22/2014 - expert witness / Sue Murphy: Begin draft planning report	1.20	\$250.00	\$300.00
Service Consulting	Michael Tyszko - 07/15/2015 - expert witness / Sue Murphy: Begin review of Pinel and Carpenter appraisal	0.70	\$250.00	\$175.00
Service Consulting	Michael Tyszko - 07/16/2015 - expert witness / Sue Murphy: Work on planning report	2.00	\$250.00	\$500.00
Service Consulting	Michael Tyszko - 07/17/2015 - expert witness / Sue Murphy: Work on planning report	1.50	\$250.00	\$375.00
Service Consulting	Michael Tyszko - 07/20/2015 - expert witness / Sue Murphy: Work on draft planning report	6.50	\$250.00	\$1,625.00
Service Consulting	Michael Tyszko - 07/27/2015 - expert witness / Sue Murphy: Telecom with Tropical Realty	0.20	\$250.00	\$50.00

Item Type	Description	Quantity	Unit Price	Amount
Service Consulting	Michael Tyszko - 07/28/2015 - expert witness / Sue Murphy: Work on planning report	2.60	\$250.00	\$650.00
Service Consulting	Michael Tyszko - 07/31/2015 - expert witness / Sue Murphy: Review Mesimer report	0.60	\$250.00	\$150.00
Service Consulting	Michael Tyszko - 08/17/2015 - expert witness / Sue Murphy: Review Central Fl. Expressway Authority reports	1.00	\$250.00	\$250.00
Service Consulting	Michael Tyszko - 08/18/2015 - expert witness / Sue Murphy: Finish review of CFEA appraisals	0.50	\$250.00	\$125.00
Service Consulting	Michael Tyszko - 08/19/2015 - expert witness / Sue Murphy: Case planning conference call with A Brigham; several calls to Apopka on new development	1.50	\$250.00	\$375.00
Service Consulting	Michael Tyszko - 08/20/2015 - expert witness / Sue Murphy: Several telecoms with City, research Fowlers Grove shopping center, prepare rebuttal report, review Newsome and Hargrove updated reports, telecom with A Brigham, prep memo on telecom with D. Moon	5.60	\$250.00	\$1,400.00
Service Consulting	Michael Tyszko - 08/25/2015 - expert witness / Sue Murphy: Final and send rebuttal report and memo on discussion with D. Moon	0.40	\$250.00	\$100.00
Service Consulting	Michael Tyszko - 08/27/2015 - expert witness / Sue Murphy: Begin review of Expressway Authority rebuttals	1.00	\$250.00	\$250.00
Service Consulting	Michael Tyszko - 09/16/2015 - expert witness / Sue Murphy: Research Renaissance Center DA	0.30	\$250.00	\$75.00
Service Consulting	Michael Tyszko - 10/08/2015 - expert witness / Sue Murphy: Telecom with A Brigham on case planning	0.90	\$250.00	\$225.00
Service Consulting	Michael Tyszko - 10/12/2015 - expert witness / Sue Murphy: Deposition preparation	2.50	\$250.00	\$625.00
Service Consulting	Michael Tyszko - 10/13/2015 - expert witness / Sue Murphy: Deposition preparation	5.80	\$250.00	\$1,450.00
Service Consulting	Michael Tyszko - 10/14/2015 - expert witness / Sue Murphy: Telecom with Andrew Brigham on deposition issues	0.80	\$250.00	\$200.00
Service Consulting	Michael Tyszko - 10/19/2015 - expert witness / Sue Murphy: Deposition preparation and attend deposition	5.60	\$250.00	\$1,400.00
Product	Michael Tyszko - 04/17/2014 - Mileage / Sue Murphy: Partial mileage for area visit 60 miles@.55/mi	60.00	\$0.55	\$33.00
Product	Michael Tyszko - 10/23/2015 - Mileage / Sue Murphy	174.00	\$0.55	\$95.70

Item Type	Description	Quantity	Unit Price	Amount
			Subtotal	\$12,628.70
			Retainer Payments	-\$500.00
			Amount Due	\$12,128.70



Andrew Prince Brigham, Esquire
 Brigham Property Rights Law Firm
 2963 Dupont Avenue
 Suite 3
 Jacksonville, FL 32217

INVOICE

Invoice No.	Invoice Date	Job No.
224763	10/30/2015	247940
Job Date	Case No.	
10/20/2015	2014CA0035900	
Case Name		
Central Florida Expressway Authority vs. Michael Tyszko, et al.		
Payment Terms		
Net 30		

CLIENT# _____ MATTER# _____
 NAME TYSZKO
 REASON FOR CHARGES _____

1 CERTIFIED COPY OF TRANSCRIPT OF:

Reginald V. Mesimer, P.E.	30.00 Pages	115.05
ASCII, Condensed		35.00
Delivery, Shipping and Handling		20.00
E-mail transcript		0.00
TOTAL DUE >>>		\$170.05

APPROVED BY _____
 PAY ASAP _____
 BOOKKEEPING USE ONLY _____
 POSTED IN PL BY _____ DATE _____
 PD. DATE _____ CK# _____ AMT _____

Payments may be made online at www.orangelegal.com.

Thank you for your business!

Room rates may be applicable when transcript is deferred; varies by location. Invoices will accrue interest at 1.5% per month on unpaid balances, net 30 days. Invoice cannot be adjusted after 30 days. Payment not contingent on client reimbursement. If turned over to collections, jurisdiction will be Orange County, Florida, and you agree to pay all collection costs and attorney fees.

Tax ID: 59-2754282

Please detach bottom portion and return with payment.

Andrew Prince Brigham, Esquire
 Brigham Property Rights Law Firm
 2963 Dupont Avenue
 Suite 3
 Jacksonville, FL 32217

Job No. : 247940 BU ID : Central FL
 Case No. : 2014CA0035900
 Case Name : Central Florida Expressway Authority vs. Michael Tyszko, et al.
 Invoice No. : 224763 Invoice Date : 10/30/2015
Total Due : \$ 170.05

Remit To: **Orange Legal, Inc.**
633 East Colonial Drive
Orlando, FL 32803

1-800-275-7991

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

INVOICE



Andrew Prince Brigham, Esquire
 Brigham Property Rights Law Firm
 2963 Dupont Avenue
 Suite 3
 Jacksonville, FL 32217

Invoice No.	Invoice Date	Job No.
223265	10/30/2015	247999
Job Date	Case No.	
10/19/2015	2014CA0035900	
Case Name		
Central Florida Expressway Authority vs. Michael Tyszko, et al.		
Payment Terms		
Net 30		

Martin Engelmann		
Estimated # of Pages	53.00	0.00
1 CERTIFIED COPY OF TRANSCRIPT OF:		
Sue Murphy	33.00 Pages	108.90
ASCII, Condensed		35.00
Delivery, Shipping and Handling		20.00
E-mail transcript		0.00
TOTAL DUE >>>		\$163.90

Payments may be made online at www.orangelegal.com.

Thank you for your business!

Room rates may be applicable when transcript is deferred; varies by location. Invoices will accrue interest at 1.5% per month on unpaid balances, net 30 days. Invoice cannot be adjusted after 30 days. Payment not contingent on client reimbursement. If turned over to collections, jurisdiction will be Orange County, Florida, and you agree to pay all collection costs and attorney fees.




Tax ID: 59-2754282

Please detach bottom portion and return with payment.

Andrew Prince Brigham, Esquire
 Brigham Property Rights Law Firm
 2963 Dupont Avenue
 Suite 3
 Jacksonville, FL 32217

Job No. : 247999 BU ID : Central FL
 Case No. : 2014CA0035900
 Case Name : Central Florida Expressway Authority vs. Michael Tyszko, et al.
 Invoice No. : 223265 Invoice Date : 10/30/2015
Total Due : \$163.90

Remit To: **Orange Legal, Inc.** **1-800-275-7991**
633 East Colonial Drive
Orlando, FL 32803

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



Andrew Prince Brigham, Esquire
 Brigham Property Rights Law Firm
 2963 Dupont Avenue
 Suite 3
 Jacksonville, FL 32217

INVOICE

Invoice No.	Invoice Date	Job No.
223868	10/30/2015	247890
Job Date	Case No.	
10/12/2015	2014CA0035900	
Case Name		
Central Florida Expressway Authority vs. Michael Tyszko, et al.		
Payment Terms		
Net 30		

1 CERTIFIED COPY OF TRANSCRIPT OF:

Charles Chapman	60.00 Pages	177.00
ASCII, Condensed		35.00
Exhibit Charge - Per Page for Color Copies	3.00	3.00
Delivery, Shipping and Handling		20.00
E-mail transcript		0.00

1 CERTIFIED COPY OF TRANSCRIPT OF:

William Kelly	37.00 Pages	109.15
ASCII, Condensed		35.00

1 CERTIFIED COPY OF TRANSCRIPT OF:

Michael Tyszko	43.00 Pages	126.85
ASCII, Condensed		35.00

TOTAL DUE >>> \$541.00

Payments may be made online at www.orangelegal.com.

Thank you for your business!

Room rates may be applicable when transcript is deferred; varies by location. Invoices will accrue interest at 1.5% per month on unpaid balances, net 30 days. Invoice cannot be adjusted after 30 days. Payment not contingent on client reimbursement. If turned over to

Tax ID: 59-2754282

Please detach bottom portion and return with payment.

Andrew Prince Brigham, Esquire
 Brigham Property Rights Law Firm
 2963 Dupont Avenue
 Suite 3
 Jacksonville, FL 32217

Job No. : 247890 BU ID : Central FL
 Case No. : 2014CA0035900
 Case Name : Central Florida Expressway Authority vs. Michael Tyszko, et al.
 Invoice No. : 223868 Invoice Date : 10/30/2015
Total Due : \$541.00

Remit To: **Orange Legal, Inc.** 1-800-275-7991
633 East Colonial Drive
Orlando, FL 32803

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



Andrew Prince Brigham, Esquire
 Brigham Property Rights Law Firm
 2963 Dupont Avenue
 Suite 3
 Jacksonville, FL 32217

INVOICE

Invoice No.	Invoice Date	Job No.
223868	10/30/2015	247890
Job Date	Case No.	
10/12/2015	2014CA0035900	
Case Name		
Central Florida Expressway Authority vs. Michael Tyszko, et al.		
Payment Terms		
Net 30		

collections, jurisdiction will be Orange County, Florida, and you agree to pay all collection costs and attorney fees.

Tax ID: 59-2754282

Please detach bottom portion and return with payment.

Andrew Prince Brigham, Esquire
 Brigham Property Rights Law Firm
 2963 Dupont Avenue
 Suite 3
 Jacksonville, FL 32217

Job No. : 247890 BU ID : Central FL
 Case No. : 2014CA0035900
 Case Name : Central Florida Expressway Authority vs. Michael Tyszko, et al.
 Invoice No. : 223868 Invoice Date : 10/30/2015
Total Due : \$541.00

Remit To: **Orange Legal, Inc.** **1-800-275-7991**
633 East Colonial Drive
Orlando, FL 32803

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

I N V O I C E

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

Invoice No.	Invoice Date	Job No.
1252496	10/22/2015	1333820
Job Date	Case No.	
10/12/2015	2014CA0035900	
Case Name		
Central Florida Expressway Authority vs. Michael Tyszko		
Payment Terms		
Due upon receipt		

Andrew Brigham, Esquire
 Brigham Property Rights Law Firm, P.L.L.C.
 2963 Dupont Avenue
 Suite 3
 Jacksonville FL 32217

ORIGINAL TRANSCRIPT OF:

Ellen Hardgrove	74.00	Pages	@	4.00	296.00
Attendance - First Hour				75.00	75.00
Additional Hour(s)	2.00		@	52.50	105.00
E-cd Litigation Support Package				39.00	39.00
Condensed Transcript				19.50	19.50
Processing/Archival/Delivery				45.00	45.00
Ellen Hardgrove Exhibit					
Exhibit	68.00	Pages	@	0.60	40.80

TOTAL DUE >>>	\$620.30
AFTER 12/6/2015 PAY	\$682.33
(-) Payments/Credits:	0.00
(+) Finance Charges/Debits:	0.00
(=) New Balance:	620.30

Invoices not paid by due date will be subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer.

Tax ID: 76-0523238

Phone: 904-730-9001 Fax:904-733-7633

Please detach bottom portion and return with payment.

Andrew Brigham, Esquire
 Brigham Property Rights Law Firm, P.L.L.C.
 2963 Dupont Avenue
 Suite 3
 Jacksonville FL 32217

Job No. : 1333820 BU ID : 55-ORLAN
 Case No. : 2014CA0035900
 Case Name : Central Florida Expressway Authority vs.
 Michael Tyszko
 Invoice No. : 1252496 Invoice Date : 10/22/2015
Total Due : \$ 620.30

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

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

INVOICE

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

Invoice No.	Invoice Date	Job No.
1252498	10/23/2015	1333805
Job Date	Case No.	
10/13/2015	2014CA0036410,2014CA0036760	
Case Name		
Central Florida Expressway Authority vs. Robert Strier		
Payment Terms		
Due upon receipt		

Andrew Brigham, Esquire
 Brigham Property Rights Law Firm, P.L.L.C.
 2963 Dupont Avenue
 Suite 3
 Jacksonville FL 32217

ORIGINAL TRANSCRIPT OF:

Robert Peck	110.00	Pages	@	4.00	440.00
Attendance - First Hour				75.00	75.00
Additional Hour(s)	1.50		@	52.50	78.75
Processing/Archival/Delivery				45.00	45.00
Robert Peck					
Exhibit	19.00	Pages	@	0.60	11.40
Exhibits - Color	3.00	Pages	@	1.25	3.75

TOTAL DUE >>>	\$653.90
AFTER 12/7/2015 PAY	\$719.29
(-) Payments/Credits:	0.00
(+) Finance Charges/Debits:	0.00
(=) New Balance:	653.90

Invoices not paid by due date will be subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer.

Tax ID: 76-0523238

Phone: 904-730-9001 Fax:904-733-7633

Please detach bottom portion and return with payment.

Andrew Brigham, Esquire
 Brigham Property Rights Law Firm, P.L.L.C.
 2963 Dupont Avenue
 Suite 3
 Jacksonville FL 32217

Job No. : 1333805 BU ID : 55-ORLAN
 Case No. : 2014CA0036410,2014CA0036760
 Case Name : Central Florida Expressway Authority vs. Robert Strier
 Invoice No. : 1252498 Invoice Date : 10/23/2015
Total Due : \$ 653.90

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

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

INVOICE

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

Invoice No.	Invoice Date	Job No.
1254196	10/26/2015	1333807
Job Date	Case No.	
10/19/2015	2014CA0035900	
Case Name		
Central Florida Expressway Authority vs. Michael Tyszko		
Payment Terms		
Due upon receipt		

Andrew Brigham, Esquire
Brigham Property Rights Law Firm, P.L.L.C.
2963 Dupont Avenue
Suite 3
Jacksonville FL 32217

ORIGINAL TRANSCRIPT OF:

Glenn Pressimone, P.E.

Attendance - First Hour

Processing/Archival/Delivery

40.00 Pages	@	4.00	160.00
		75.00	75.00
		45.00	45.00

TOTAL DUE >>>	\$280.00
AFTER 12/10/2015 PAY	\$308.00
(-) Payments/Credits:	0.00
(+) Finance Charges/Debits:	0.00
(=) New Balance:	280.00

Invoices not paid by due date will be subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer.

Tax ID: 76-0523238

Phone: 904-730-9001 Fax:904-733-7633

Please detach bottom portion and return with payment.

Andrew Brigham, Esquire
Brigham Property Rights Law Firm, P.L.L.C.
2963 Dupont Avenue
Suite 3
Jacksonville FL 32217

Job No. : 1333807 BU ID : 55-ORLAN
Case No. : 2014CA0035900
Case Name : Central Florida Expressway Authority vs.
Michael Tyszko
Invoice No. : 1254196 Invoice Date : 10/26/2015
Total Due : \$ 280.00

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

PAYMENT WITH CREDIT CARD



Cardholder's Name: _____
Card Number: _____
Exp. Date: _____ Phone#: _____
Billing Address: _____
Zip: _____ Card Security Code: _____
Amount to Charge: _____
Cardholder's Signature: _____

I N V O I C E

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

Invoice No.	Invoice Date	Job No.
1254456	10/26/2015	1333812
Job Date	Case No.	
10/20/2015	2014CA0035900	
Case Name		
Central Florida Expressway Authority vs. Michael Tyszko		
Payment Terms		
Due upon receipt		

Andrew Brigham, Esquire
 Brigham Property Rights Law Firm, P.L.L.C.
 2963 Dupont Avenue
 Suite 3
 Jacksonville FL 32217

ORIGINAL TRANSCRIPT OF:

Jeffrey Newton	45.00	Pages	@	4.00	180.00
2-Day Expedited Transcript					162.00
Attendance - First Hour				75.00	75.00
Additional Hour(s)	0.50		@	52.50	26.25
Processing/Archival/Delivery				45.00	45.00

TOTAL DUE >>>	\$488.25
AFTER 12/10/2015 PAY	\$537.08
(-) Payments/Credits:	0.00
(+) Finance Charges/Debits:	0.00
(=) New Balance:	488.25

Invoices not paid by due date will be subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer.

Tax ID: 76-0523238

Phone: 904-730-9001 Fax:904-733-7633

Please detach bottom portion and return with payment.

Andrew Brigham, Esquire
 Brigham Property Rights Law Firm, P.L.L.C.
 2963 Dupont Avenue
 Suite 3
 Jacksonville FL 32217

Job No. : 1333812 BU ID : 55-ORLAN
 Case No. : 2014CA0035900
 Case Name : Central Florida Expressway Authority vs. Michael Tyszko
 Invoice No. : 1254456 Invoice Date : 10/26/2015
Total Due : \$ 488.25

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

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

INVOICE

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

Invoice No.	Invoice Date	Job No.
1256308	10/30/2015	1333812
Job Date	Case No.	
10/20/2015	2014CA0035900	
Case Name		
Central Florida Expressway Authority vs. Michael Tyszko		
Payment Terms		
Due upon receipt		

Andrew Brigham, Esquire
Brigham Property Rights Law Firm, P.L.L.C.
2963 Dupont Avenue
Suite 3
Jacksonville FL 32217

ORIGINAL TRANSCRIPT OF:

Walter Carpenter	159.00	Pages	@	4.35	691.65
E-cd Litigation Support Package				39.00	39.00
Condensed Transcript				19.50	19.50
Processing/Archival/Delivery				45.00	45.00

ORIGINAL TRANSCRIPT OF:

John Speer	12.00	Pages	@	4.35	52.20
Attendance - First Hour				95.00	95.00
Additional Hour(s)	3.50		@	65.00	227.50
E-cd Litigation Support Package				39.00	39.00
Condensed Transcript				19.50	19.50
Processing/Archival/Delivery				45.00	45.00

TOTAL DUE >>> **\$1,273.35**
AFTER 12/14/2015 PAY \$1,400.69
(-) Payments/Credits: 0.00
(+) Finance Charges/Debits: 0.00

Invoices not paid by due date will be subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer.

Tax ID: 76-0523238

Phone: 904-730-9001 Fax:904-733-7633

Please detach bottom portion and return with payment.

Andrew Brigham, Esquire
Brigham Property Rights Law Firm, P.L.L.C.
2963 Dupont Avenue
Suite 3
Jacksonville FL 32217

Job No. : 1333812 BU ID : 55-ORLAN
Case No. : 2014CA0035900
Case Name : Central Florida Expressway Authority vs.
Michael Tyszko
Invoice No. : 1256308 Invoice Date : 10/30/2015
Total Due : \$ 1,273.35

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

PAYMENT WITH CREDIT CARD



Cardholder's Name: _____
Card Number: _____
Exp. Date: _____ Phone#: _____
Billing Address: _____
Zip: _____ Card Security Code: _____
Amount to Charge: _____
Cardholder's Signature: _____

INVOICE

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

Invoice No.	Invoice Date	Job No.
1256308	10/30/2015	1333812
Job Date	Case No.	
10/20/2015	2014CA0035900	
Case Name		
Central Florida Expressway Authority vs. Michael Tyszko		
Payment Terms		
Due upon receipt		

Andrew Brigham, Esquire
Brigham Property Rights Law Firm, P.L.L.C.
2963 Dupont Avenue
Suite 3
Jacksonville FL 32217

(=) **New Balance:** **1,273.35**

Invoices not paid by due date will be subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer.

Tax ID: 76-0523238

Phone: 904-730-9001 Fax:904-733-7633

Please detach bottom portion and return with payment.

Andrew Brigham, Esquire
Brigham Property Rights Law Firm, P.L.L.C.
2963 Dupont Avenue
Suite 3
Jacksonville FL 32217

Job No. : 1333812 BU ID : 55-ORLAN
Case No. : 2014CA0035900
Case Name : Central Florida Expressway Authority vs.
Michael Tyszko
Invoice No. : 1256308 Invoice Date : 10/30/2015
Total Due : \$ 1,273.35

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

PAYMENT WITH CREDIT CARD



Cardholder's Name: _____
Card Number: _____
Exp. Date: _____ Phone#: _____
Billing Address: _____
Zip: _____ Card Security Code: _____
Amount to Charge: _____
Cardholder's Signature: _____

INVOICE

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

Invoice No.	Invoice Date	Job No.
1259729	11/11/2015	1333820
Job Date	Case No.	
10/12/2015	2014CA0035900	
Case Name		
Central Florida Expressway Authority vs. Michael Tyszko		
Payment Terms		
Due upon receipt		

Andrew Brigham, Esquire
Brigham Property Rights Law Firm, P.L.L.C.
2963 Dupont Avenue
Suite 3
Jacksonville FL 32217

ORIGINAL TRANSCRIPT OF:

William Byrd, PSM	25.00	Pages	@	4.00	100.00
Condensed Transcript				19.50	19.50
Processing/Archival/Delivery				45.00	45.00
William Byrd, PSM					
Exhibit	70.00	Pages	@	0.60	42.00
TOTAL DUE >>>					\$206.50
AFTER 12/26/2015 PAY					\$227.15

Invoices not paid by due date will be subject to interest of 1.5% per month. We will make reasonable efforts to allocate payments properly. Any rights regarding allocations, refunds or adjustments after 90 days from payment shall be waived by payer.

Tax ID: 76-0523238

Phone: 904-730-9001 Fax:904-733-7633

Please detach bottom portion and return with payment.

Andrew Brigham, Esquire
Brigham Property Rights Law Firm, P.L.L.C.
2963 Dupont Avenue
Suite 3
Jacksonville FL 32217

Job No. : 1333820 BU ID : 55-ORLAN
Case No. : 2014CA0035900
Case Name : Central Florida Expressway Authority vs.
Michael Tyszko
Invoice No. : 1259729 Invoice Date : 11/11/2015
Total Due : \$206.50
AFTER 12/26/2015 PAY \$227.15

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

PAYMENT WITH CREDIT CARD



Cardholder's Name: _____
Card Number: _____
Exp. Date: _____ Phone#: _____
Billing Address: _____
Zip: _____ Card Security Code: _____
Amount to Charge: _____
Cardholder's Signature: _____

ATTORNEYS LEGAL SERVICES, INC.
617 East Washington St.
#2
Orlando, FL 32801
Phone: (800) 275-8908
Fax: (407) 839-3639
Tax Id#: 59-3464830

INVOICE

Invoice #ALS-2015006811
9/21/2015

Andrew Prince Brigham
Brigham Moore, LLP
2963 Dupont Ave.
Suite 3
Jacksonville, FL 32217

Your Contact: Mary Welborn
Case Number: Orange 14-CA-3641

Plaintiff:
Orlando-Orange County Expressway Authority,

Defendant:
Charles R. Chapman and Kim Chapman; et al.,

Received: 9/21/2015 Served: 9/21/2015 3:45 pm .INDIVIDUAL/PERSONAL
To be served on: ERNEST L. HORNE

1/3 173.00
1/3 175.00
1/3 103.00

CLIENT# _____ MATTER# _____
NAME _____
REASON FOR CHARGES _____
deposub-Horne
APPROVED: _____
PAY AMT _____
BOOKKEEPING USE ONLY
POSTED BY _____ DATE _____
PD. DATE _____ AMT _____

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
Priority Fee	1.00	35.00	35.00
TOTAL CHARGED:			\$70.00
BALANCE DUE:			\$70.00

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.
 617 East Washington St.
 #2
 Orlando, FL 32801
 Phone: (800) 275-8908
 Fax: (407) 839-3639
 Tax Id#: 59-3464830

INVOICE

Invoice #ALS-2015006813
 9/22/2015

1/3 173.00
 1/3 175.00
 1/3 183.00

CLIENT# _____ MATTER# _____
 NAME _____
 REASON FOR CHARGES
 depo sub-Peck
 APPROVED BY _____
 PAY A/EAP _____
 BOOKKEEPING USE ONLY _____
 POSTED IN PL BY _____ DATE _____
 PD. DATE _____ C/P _____ AMT _____

Andrew Prince Brigham
 Brigham Moore, LLP
 2963 Dupont Ave.
 Suite 3
 Jacksonville, FL 32217

Your Contact: Mary Welborn
 Case Number: Orange 14-CA-3641

Plaintiff:
 Orlando-Orange County Expressway Authority,

Defendant:
 Charles R. Chapman and Kim Chapman; et al.,

Received: 9/21/2015 Served: 9/21/2015 11:45 am .INDIVIDUAL/PERSONAL
 To be served on: ROBERT PECK

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
Priority Fee	1.00	35.00	35.00
TOTAL CHARGED:			\$70.00
BALANCE DUE:			\$70.00

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2
 Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.
 617 East Washington St.
 #2
 Orlando, FL 32801
 Phone: (800) 275-8908
 Fax: (407) 839-3639
 Tax Id#: 59-3464830

INVOICE

Invoice #ALS-2015006812
 9/23/2015

1/3 173.00
 1/3 175.00
 1/3 183.00
 CLIENT# _____ MATTER# _____
 NAME _____
 REASON FOR CHARGES
 depo sub 2 Rubac
 APPROV _____
 PAY AMT _____
 BOOKED _____
 POSTED IN _____
 PD. DATE 10/5 1309 AMT 140.00

Andrew Prince Brigham
 Brigham Moore, LLP
 2963 Dupont Ave.
 Suite 3
 Jacksonville, FL 32217

Your Contact: Mary Welborn
 Case Number: Orange 14-CA-3641

Plaintiff:
 Orlando-Orange County Expressway Authority,

Defendant:
 Charles R. Chapman and Kim Chapman; et al.,

Received: 9/21/2015 Served: 9/22/2015 7:41 am .INDIVIDUAL/PERSONAL
 To be served on: EVELYN RUBLE

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
Priority Fee	1.00	35.00	35.00
TOTAL CHARGED:			\$70.00
BALANCE DUE:			\$70.00

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2
 Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.
617 East Washington St.
#2
Orlando, FL 32801
Phone: (800) 275-8908
Fax: (407) 839-3639
Tax Id#: 59-3464830

INVOICE

Invoice #ALS-2015007401
10/12/2015

Andrew Prince Brigham
Brigham Moore, LLP
2963 Dupont Ave.
Suite 3
Jacksonville, FL 32217

Your Contact: Beka Laing
Case Number: Orange 14-CA-3590

Plaintiff:
Central Florida Expressway Authority,

Defendant:
Michael Tyszko,

Received: 10/9/2015 Served: 10/12/2015 2:21 pm .SUBSTITUTE - BUSINESS
To be served on: JEFFREY NEWTON, P.E.

de p e

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
Priority Fee	1.00	35.00	35.00
TOTAL CHARGED:			\$70.00
BALANCE DUE:			\$70.00

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.
617 East Washington St.
#2
Orlando, FL 32801
Phone: (800) 275-8908
Fax: (407) 839-3639
Tax Id#: 59-3464830

INVOICE

Invoice #ALS-2015007399
10/12/2015

Andrew Prince Brigham
Brigham Moore, LLP
2963 Dupont Ave.
Suite 3
Jacksonville, FL 32217

Your Contact: Beka Laing
Case Number: Orange 14-CA-3590

Plaintiff:
Central Florida Expressway Authority,

Defendant:
Michael Tyszko,

Received: 10/9/2015 Served: 10/9/2015 4:10 pm .INDIVIDUAL/PERSONAL
To be served on: JOHN T. SPEER
depo

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
Priority Fee	1.00	35.00	35.00
TOTAL CHARGED:			\$70.00
BALANCE DUE:			\$70.00

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.
617 East Washington St.
#2
Orlando, FL 32801
Phone: (800) 275-8908
Fax: (407) 839-3639
Tax Id#: 59-3464830

INVOICE

Invoice #ALS-2015007398
10/12/2015

Andrew Prince Brigham
Brigham Moore, LLP
2963 Dupont Ave.
Suite 3
Jacksonville, FL 32217

Your Contact: Beka Laing
Case Number: Orange 14-CA-3590

Plaintiff:
Central Florida Expressway Authority,

Defendant:
Michael Tyszko,

Received: 10/9/2015 Served: 10/9/2015 3:40 pm .AUTHORIZED
To be served on: WALTER N. CARPENTER, JR., MAI, CRE

dup

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
Priority Fee	1.00	35.00	35.00
TOTAL CHARGED:			\$70.00
BALANCE DUE:			\$70.00

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074

ATTORNEYS LEGAL SERVICES, INC.
617 East Washington St.
#2
Orlando, FL 32801
Phone: (800) 275-8908
Fax: (407) 839-3639
Tax Id#: 59-3464830

INVOICE

Invoice #ALS-2015007400
10/12/2015

Andrew Prince Brigham
Brigham Moore, LLP
2963 Dupont Ave.
Suite 3
Jacksonville, FL 32217

Your Contact: Beka Laing
Case Number: Orange 14-CA-3590

Plaintiff:
Central Florida Expressway Authority,

Defendant:
Michael Tyszko,

Received: 10/9/2015 Served: 10/9/2015 3:20 pm .INDIVIDUAL/PERSONAL
To be served on: GLENN PRESSIMONE, P.E. Director of Engineering
depo

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
Service Fee (Local)	1.00	35.00	35.00
Priority Fee	1.00	35.00	35.00
TOTAL CHARGED:			\$70.00
BALANCE DUE:			\$70.00

ATTENTION: WE ARE HAVE RELOCATED TO A NEW LOCATION. OUR NEW ADDRESS IS:

617 East Washington St., #2
Orlando, FL 32801

Please let ALS handle your investigative needs. License #A9300074



Ship Track Manage Learn FedEx Office®

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FedEx Billing Online

View Cart [Printer-friendly](#) Logout
0.00

Account Summary Search/Download ▼ My Options ▼ Message Center

Ground Shipment Details

Tracking ID Summary

Billing Information

Tracking ID no.	≤ Prev 771110178484 Next ≥
Invoice no.	4-714-82486
Account no.	3183-7731-6
Bill date	09/11/2014
Total Billed	\$9.85
Tracking ID Balance due	\$0.00
Status	Paid CC

Messages

[View Invoice History](#)
[View signature proof of delivery](#)

Transaction Details

Sender Information

Andrew Brigham
Brigham Property Rights
2963 Dupont Avenue #3
Jacksonville FL 32217
US

Recipient Information

MICHAEL TYSZKO
MICHAEL TYSZKO
2112 BAYOU DR
HOLIDAY FL 34691-97172
US

Shipment Details

Ship date	09/11/2014
Payment type	Shipper
Service type	Home Delivery
Zone	03
Package type	Customer Packaging
Weight	1.00 lbs
Pieces	1
Meter No.	103755643
Declared value	\$0.00

Charges

Transportation Charge	6.68
Performance Pricing	-0.33
Residential	2.90
Fuel Surcharge	0.60
Total charges	\$9.85

Original Reference

Customer reference no.	183.00 / Tyszko
Department no.	
Purchase order no.	

Proof of Delivery

Delivery date	09/12/2014 00000
Service area code	
Signed by	
View signature proof of delivery	

Daily's 1083
2685 Race Track Road
Jacksonville, Florida 32259

10/12/2015 6:07:06 AM

STARBUCKS Store #13645
105 Fireworks Alley
Saint Augustine, FL (904) 810-0771

CHK 656537
10/12/2015 06:26 AM
1869153 Drawer: 1 Reg: 2

Rf Trky Bacon Sand 3.75
Vt Dark Roast 2.45
Mastercard 6.58
XXXXXXXXXXXX1870

Subtotal \$6.20
Tax 6.0% \$0.38
Total \$6.58

Change Due \$0.00

----- Check Closed -----
10/12/2015 06:26 AM

Join our loyalty program
My Starbucks Rewards(R)
Sign up for promotional emails
Visit Starbucks.com/rewards
Or download our app
At participating stores
Some restrictions apply

Register: 100 Tran Seq No: 5560
Store No: 1083 ICR

Fuel Sale
Pump# 1 93-V-Pwr
11.040 Gallons @ \$2.699/Gal \$29.80

Sub. Total: \$29.80
Tax: \$0.00
Total: \$29.80
Discount Total: \$0.00

MASTERCARD: \$29.80
Change: \$0.00

SHELL
2685 RACE TRACK RD
JACKSONVILLE FL
32259
Merch #: 57541299004
Appr: 01247E
Invoice #: 029033

MASTERCARD
XXXX XXXX XXXX 1870

10/12/2015 06:06:47

Thanks
For Your Business

Croissant Gourmet
 120 East Morse Blvd.
 Winter Park, FL 32789
 (407) 622-7753

10055 Alexandria

Check: 1258
 10/20/2015 07:48AM

Guests: 1

1	Lg. Reg Coffee	1.79
1	Choco Croissant	3.20
	SUBTOTAL	4.99
	Tax	0.33
	TOTAL DUE	\$5.32

Merci Beaucoup!
 Phone: (407) 622-7753
 Fax: (407) 622-7754

2450 State Road 16
 St. Augustine FL 32092

EXXON EXPRESS PAY

TRAVEL CENTER EXXON
 FG12117121001
 2450 STATE ROAD 16
 SAINT AUGUST, FL
 32092/2015 21665533
 10/20/2015 07:59:56 PM

XXXXXXXXXXXX1870
 Mastercard
 BRIGHAM/ANDREW P
 INVOICE 092035
 AUTH 02066E

PUMP# 8	20.749G
PLUS	\$2.699
PRICE/GAL	
FUEL TOTAL	\$ 56.00
CREDIT	\$ 56.00

Customer-activated Purchase/Capture
 Site #: 00000000427666
 Shift Number 1
 Sequence Number 04513
 APPROVED 02066E

Mauro's Table

Smoking Good That Treats Great!
 Since 1977

CREDIT CARD 28.25

Mauro's Table
 120 East Morse Blvd.
 Winter Park, FL 32789
 (407) 622-7753

Park Plaza Hotel
 307 South Park Avenue
 Winter Park, FL 32789
 407-647-1072
 FrontDesk@ParkPlazaHotel.com

TAX ID:

Andrew Brigham
 2963 Dupont Ave
 Jacksonville, FL 32217
 904-730-9001

Rooms	Folio	CheckIn	CheckOut	Balance
200	122860	10/19/2015	10/20/2015	0.00

Corporate

Date	Room	Description / Voucher	Charges	Credits	Balance
10/19/2015	200	Room Taxable	199.00	0.00	199.00
10/19/2015	200	Sales Tax - 6.500%	12.94	0.00	211.94
10/19/2015	200	Room/Bed Tax - 6.000%	11.94	0.00	223.88
10/20/2015	200	Visa/Mastercard - ...1870 AP: 01926E	0.00	223.88	0.00

The COOP
 Dine In
 610 W Morse Blvd
 Winter Park, FL 32789-3701
 407-843-2667

2142 Jessica

Chk 1330 Oct 19 15 07:09PM

1 3 Pc Chk Gen Breast Thigh 12.49

Draw
 XXXXXXXXXXXX1870
 Mastercard 13.30

Subtotal 12.49

Tax Total 0.81

Payment Made **13.30**

2142 Check Closed
 Oct 19 15 07:10PM

EXPENSE REPORT

NAME: Ken Fleming DEPT. OR SALES OFFICE: _____ REPORT DATE: _____
 BUSINESS PURPOSE: M.S.C. ACCOUNT NO.: _____
 DATE FROM: _____ TO: _____
 DATE OF TRIP: _____

DATE	TRANSPORTATION		AUTOMOBILE EXPENSES ***	LOCAL TAXI, CARRIAGE, TOLL, ETC.	LODGING	MEALS (ITEMIZE BUSINESS ***)			ENTERTAINMENT ***	MISCELLANEOUS ***	TOTAL
	AIR, RAIL, BUS, ETC.	MILEAGE				LIMOUSINE, CAR RENTAL, ETC.	BREAKFAST	LUNCH			
SUN 10/00	90 miles										49.95
MON 11/5	422 miles										234.21
TUE 11/12	292 miles										162.06
WED 11/13	352 miles										195.36
THU											
FRI											
SAT											
TOTAL											1641.58

EXPENSE REPORT

AUTOMOBILE EXPENSES ***				ENTERTAINMENT AND BUSINESS MEALS ONLY ***			
DATE	MILEAGE	GAS, PARKING, REPAIRS, SERVICE	AMOUNT	DATE	ENTERTAINED (NAME, COMPANY, TITLE)	PLACE	AMOUNT
				11/5/13	KLF	DQ	6.42
				11/12/13	KLF	Publix	6.88
				11/13/13	KLF	Buena N.Y. S.E. Connection Mty	7.03
TOTAL							

9032 SIGNATURE: Ken Fleming APPROVED BY: [Signature] DATE: 12.13.13
 EXPENSE SUMMARY: TOTAL EXPENSES REPORTED: 1672.11
 LESS CASH ADVANCE: _____
 TOTAL DUE EMPLOYEE/EMPLOYER: _____
 INSTRUCTIONS: DEDUCT FROM MY ADVANCE MAIL TO: _____

Publix

Lake Forest
5240 West SR 46
Sanford, FL (407) 321-0423
Store Manager: Bob Hodge

PBX TUR CRAN WH SU	6.49 T F	
You Saved	1.40	
Order Total	6.49	
Sales Tax	0.39	
Grand Total	6.88	
Debit	Payment	6.88
Change		0.00

TYSZKO
3.44

Savings Summary

Special Price Savings	1.40

* Your Savings at Publix *	
* 1.40 *	

PRESTO!
Reference #: 069470-003
Trace #: 0010012721
Acct #: XXXXXXXXXXXX9604
Debit Purchase FROM CHECKING
Amount: \$6.88

Your cashier was Chelsea

11/12/2013 14:34 S0641 R106 5054 C0237

Love to shop here. Love to save here.
Visit publix.com/save

Publix Super Markets, Inc.

EXPENSE REPORT

NAME: Ken Fleming DEPT. OR SALES OFFICE: _____ REPORT DATE: 6/19/14 FROM: 2/1/14 TO: 3/30/14
 BUSINESS PURPOSE: _____ ACCOUNT NO.: _____

DATE	TRANSPORTATION		AUTOMOBILE EXPENSES ***	LOCAL TAXI, CARFARE, TOLL, ETC.	LODGING	MEALS (ITEMIZE BUSINESS ...)			ENTERTAINMENT ***	MISCELLANEOUS ***	TOTAL	
	AIR, RAIL, BUS, ETC.	LIMOUSINE, CAR RENTAL, ETC.				BREAKFAST	LUNCH	DINNER				
SUB UN M						278	miles				155	68

(1 X 92)
 (2 X 93)

Kelly Tyseth, Chapman
KLF, Teevor

TIJUANA FLATS
5030 W State Road 46

Host: Cashier 02/24/2014
KEN 1:45 PM
20055

Dos Taco's 4.99
H/Chicken Taco 0.45
NO Onion
S/Chicken Taco 0.45
Flour Tortilla
NO Onion
--2Tacos--
Blk Bns & Rice 1.99

Subtotal 7.88
Tax 0.48

EAT IN Total 8.36

- 2.18

Cash 20.00

Change 11.64

--- Check Closed ---

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY, CASE NO: 2014-CA-003590-O
body politic and corporate, and an agency of the state
under the laws of the State of Florida, Subdivision 39

Petitioner,

Parcel 228

vs.

MICHAEL TYSZKO, et. al.

Respondents.

SETTLEMENT AGREEMENT

Respondent(s), MICHAEL TYSZKO, and representatives of the Central Florida Expressway Authority reached the following Settlement Agreement:

1. Petitioner will pay to Respondent(s), MICHAEL TYSZKO, (referred to as "Respondent") the sum of Two Hundred Forty Thousand Dollars exactly (\$240,000), in full settlement of all claims for compensation from Petitioner whatsoever for the taking of Parcel 228, including statutory interest and all claims related to real estate and business damages, severance damages, attorney's fees and litigation costs, expert witness fees, and costs. The settlement sum may be subject to claims of apportionment by any party in this case having a property interest in or a lien on the subject property. Petitioner previously deposited in the Registry of the Court Petitioner's good faith estimate in the amount of Thirty-One Thousand Two Hundred Forty Dollars (\$31,240). Within thirty days (30) days from the date of receipt by Petitioner's counsel of a conformed copy of the Stipulated Final Judgment, Petitioner will pay to Respondent, by deposit in the Registry of the Court the sum of Two Hundred Eight Thousand Seven Hundred Sixty Dollars exactly (\$208,760), representing the difference between the total settlement sum referenced above and the Petitioner's previous deposit in this case.

2. This Settlement Agreement will be placed on the agenda for the Right of Way ("ROW") Committee and Central Florida Expressway Authority ("CFX") Board and is conditioned upon final approval by the ROW Committee and then the CFX Board. If approval is not given by the ROW Committee, on or before July 7, 2017, and the CFX Board, on or before July 14, 2017, this Settlement Agreement shall be null and void. Petitioner and Respondent agree that the pending case will remain on the jury trial docket currently set for August 14, 2017, unless and until the ROW Committee and CFX Board approve the Settlement Agreement within the aforementioned timeframes.

3. 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.

4. Counsel for Petitioner and Counsel for Respondent will submit to the Court a mutually agreeable form of 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.

5. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcel 228, severance damages, business damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim.

6. Respondent 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.

7. This Settlement Agreement, executed by the parties and their counsel on this 20 day of JUNE, 2017, contains all the agreements of the parties.



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

Print Name: _____
Owner

Print Name: _____
Counsel for CFX

N/A

Print Name: _____
Mediator

Print Name: _____
Owner



Print Name: Andrew Prince Bingham
Attorney for Owner