




MEMORANDUM

TO: CFX Board Members
FROM: Suzanne M. Driscoll, Esq., Right-of-Way Counsel 
DATE: June 29, 2017
RE: State Road 429 Wekiva Parkway, Project 429-203; Parcel 168 (Simmons) & Parcel 179 (Watson)

State Road 429 Wekiva Parkway, Project 429-204; Parcel 251 (American Finance) & Parcel 258 (Brown)

State Road 429 Wekiva Parkway, Project 429-206; Parcel 318 (Bridges) & Parcel 319 (Yeomans)

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the approval of the CFX Board of a negotiated settlement between the Central Florida Expressway Authority ("CFX") and Phillips M. Simmons (Parcel 168), Patrick E. Watson and Teresa A. Watson (Parcel 179), American Finance, LLC (Parcel 251), Robert P. Brown and Lois C. Brown (Parcel 258), Alan L. Bridges and Karen Y. Bridges (Parcel 318) and Judy A. Yeomans (Parcel 319) (collectively "Respondents") to settle all the outstanding expert fees and costs incurred by the Respondents in the above referenced matters, with the exception of Parcels 168 and 251.

DESCRIPTION AND BACKGROUND

The Respondents accepted Offers of Judgment made by CFX during the third quarter of 2016. Following entry of the Stipulated Final Judgments, Counsel for the Respondents, Callan Law Firm, P.A., submitted to Counsel for CFX detailed statements of service for each of the Respondents' experts and also made the experts' files available for inspection by CFX. Following inspection and negotiations, the parties were able to reach resolution on all the experts' fees and costs, with the exception of Parcels 168 and 251, subject to final approval by the CFX Right-of-Way Committee and Board. A copy of the Settlement Agreement as to Expert Fees and Costs is attached as **Exhibit "A"** to this Memorandum. The fees and costs associated with Parcels 168 and 251 could not be completely resolved at this time as there are some minor

post judgment issues that remain to be resolved. We do, however, anticipate resolving all remaining fees and costs on those parcels shortly.

EXPERT'S FEES AND COSTS

Section 73.091, Florida Statutes, requires condemning authorities to pay all reasonable costs incurred by a party in defense of his or her claims, including those of their expert witnesses. As mentioned above, we have reviewed the Respondents' experts' invoices and work product and negotiated the attached Settlement Agreement. Settlement of Respondents' experts' fees and costs eliminates the additional attorneys' fees that CFX would be obligated to pay if these matters were to proceed to a cost hearing as Florida law requires the condemning agency pay Respondents' reasonable attorney's fees incurred in connection with post judgment cost proceedings.

RECOMMENDATION

For the above-cited reasons, Right-of-Way counsel respectfully requests Board approval of a settlement in the amount of **\$91,335**, in settlement of all expert fees and costs incurred by Respondents for Parcels 168, 179, 251, 258, 318, and 319, subject to a reservation to assert for post-judgment expert fees and costs in connection with Parcel 168. In addition, this settlement resolves all severance damages, business damages, tort damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claims of Parcels 179, 258, 318, and 319.

The Right of Way Committee recommended approval of the proposed Settlement Agreement at its June 28, 2017 meeting.

ATTACHMENTS

Exhibit "A" – Settlement Agreement as to Expert Fees and Costs

Exhibit "B" - Calhoun, Dreggors and Associates invoices

Exhibit "C" - MEI Civil invoices

Exhibit "D" - Juris Corp. invoices

Exhibit "E" - Accuright invoice

Exhibit "F" - Lakemont Group invoices

Exhibit "G" - VHB invoices

Exhibit "H" - DeRango invoice

Exhibit "I" - Power Acoustics invoice

Exhibit "J" - PSG Construction invoice

Exhibit "K" – Florida Real Estate Analysts, Inc. invoice

cc: Linda Brehmer Lanosa, Deputy General Counsel

Reviewed by: Joseph J. Bonatore

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY,
body politic and corporate, and an agency of the state
under the laws of the State of Florida,

Petitioner.

vs.

DARRELL D. REID, et al.,

JOHN E. HUMASON, et al.,

HENRY J. DUBEL, et al.,

ODIS DOVER, et al.,

CASE NO.: 2014-CA-003698-O

Parcel: No. 168 (Simmons)

CASE NO. 2014-CA-003658-O

Parcel 179 (Watson)

CASE NO. 2015-CA-00148-O

Parcel 251 (American Finance, LLC)

CASE NO. 2015-CA-002136-O

Parcel 258 (Brown)

Respondents

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR LAKE COUNTY, FLORIDA

CENTRAL FLORIDA EXPRESSWAY AUTHORITY,
body politic and corporate, and an agency of the state
under the laws of the State of Florida,

Petitioner.

Vs.

ALAN L. BRIDGES, et al.,

CURTIS WAYNE McNEIL, et al.,

CASE NO. 2015-CA-001219

Parcel 318 (Bridges)

CASE NO. 2015-CA-001237

Parcel 319 (Yeomans)

Respondents.

SETTLEMENT AGREEMENT AS TO EXPERT FEES AND COSTS

Through informal discussion between counsel for the parties, the parties reached the following Settlement Agreement as to expert fees and costs for Parcels 168, 179, 251, 258, 318, and 319.

I. For reference purposes, the above-listed Respondents submitted the following invoices.

	Calhoun, Dreggors and Associates	MEI Civil	Lakemont Group	VHB	PSG Construction	Florida R/E Analyst	Juris Corp.	DeRango	Power Acoustics	Accuright	CLIENT TOTAL
Brown	\$7,612.00		\$610.00		\$4,300.00						\$12,542.00
Bridges	\$5,825.00	\$4,591.75				\$2,070.00					\$12,486.75
Watson	\$6,868.00	\$8,027.25	\$525.00	\$13,462.72			\$1,187.50	\$750.00	\$8,925.00		\$30,000.00
Yeomans	\$3,837.00	\$1,937.50		\$2,255.22		\$2,117.00					\$11,146.72
American Fin	\$2,950.00		\$945.00								\$3,895.00
Simmons	\$6,062.00	\$5,929.88					\$2,405.00			\$5,000.00	\$20,396.88
EXPERT TOTAL	\$33,754.00	\$22,488.38	\$2,100.00	\$16,717.94	\$4,300.00	\$4,185.00	\$1,792.50	\$750.00	\$8,925.00	\$5,000.00	\$101,112.82

2. Petitioner will pay to Callan Law Firm, P.A. the sum of NINETY-ONE THOUSAND THREE HUNDRED THIRTY FIVE AND NO/100 Dollars (\$91,335.00) in full settlement and satisfaction of all expert witness fees and costs incurred by Respondents for Parcels 168, 179, 251, 258, 318, and 319, consisting of the sum of the following:

Expert	Amount	Orange County	Lake County
Calhoun, Dreggors and Associates	\$30,500	21,500	9,000
MEI Civil, LLC	18,885	10,885	8,000
Lakemont Group	1,700	1,700	0
Vanasse Hangen Brustlin, Inc. (VHB)	15,300	12,300	3,000
PSG Construction	4,100	4,100	0
Florida Real Estate Analysts, Inc.	3,800	0	3,800
Juris Corporation	2,900	2,900	0
DeRango, Best & Associates	750	750	0
Power Acoustics, Inc.	8,000	8000	0
Accuright Surveys of Orlando, Inc.	5,400	5400	0
Total	\$91,335	\$67,535	\$23,800

3. Because two of the cases, Bridges and Yeomans, are pending in Lake County while the other four (4) cases are pending in Orange County, the expert fees have been divided for processing purposes only into two separate payments by County.


4. 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.


5. Counsel for Petitioner and Respondents will jointly submit to the Court a mutually approved Order Awarding Expert Fees containing the terms and conditions of this Settlement Agreement within fifteen (15) days from the date of approval of this Settlement Agreement by the CFX Board.

6. 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.

7. This Agreement resolves all expert fees and expert costs incurred by Respondents for Parcels 168, 179, 251, 258, 318, and 319, at this time. Respondents shall make no further claims for expert fees or expert costs in connection with Parcels 179, 251, 258, 318, and 319. Respondents reserve the right to make further claims for expert fees and costs and attorneys fees and costs as to Parcel 168 in connection with the post-final judgment construction claim issue for Parcel 168.

This Settlement Agreement, executed by counsel for the parties on this 16th day of June, 2017, contains all the agreements of the parties.


Suzanne M. Driscoll, Esq.
Attorney for Petitioner
Central Florida Expressway Authority

 FLBatt# 0118782
Thomas P. Callan, Esq.
Counsel for Respondents
Simmons, Watson, American Finance, LLC,
Brown, Bridges and Yeomans

Accordingly, we respectfully request that the Right-of-Way Committee recommend to the CFX Board the approval of the total settlement of all the outstanding attorney's fees and expert costs in the referenced matters in the amount of \$91,335.00.

ATTACHMENTS

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Exhibit "J" - PSG Construction invoice

Exhibit "K" – Florida Real Estate Analysts, Inc. invoice

X

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

December 18, 2015

Thomas P. Callan, Esq.
c/o Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

RE: Owner: Brown
 Project: Wekiva Parkway
 County: Orange

INVOICE

Conferences with owner's representative, review impacts of project, review CFX report, meeting with owners, inspect subject property, sales research/analysis, review/meet with owner's representative regarding results of our research.

Abrams Schmidt:	29.75 Hrs. x \$175/Hr. =	\$5,206
Dreggors:	8.75 Hrs. x \$275/Hr. =	<u>2,406</u>
Total		\$7,612

Thank you,

Richard C. Dreggors, GAA
President

RCD/ddp

 **ENTERED**

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

OWNER	BROWN	COURTNEY ABRAMS
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	N/A	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
02/13/15	REVIEW OF SUBJECT DATA FILE.	1.00
02/18/15	REVIEW OF CONDEMNOR APPRAISAL; ANALYSIS OF SALES.	3.25
02/23/15	RESEARCH/ANALYSIS OF LAND SALES.	3.00
02/24/15	PREPARE FOR SITE INSPECTIONS; RESEARCH/ANALYSIS OF LAND SALES.	3.50
02/25/15	PREPARE FOR AND ATTEND SITE INSPECTION OF THE SUBJECT PROPERTY.	2.25
02/26/15	ANALYSIS OF LAND SALES; WORK ON SALE EXHIBITS AND VERIFY SALES.	2.75
03/04/15	RESEARCH/ANALYSIS OF IMPROVED SALES; RUN CALCULATION AFTER EXTRACTING LAND VALUES.	5.00
04/02/15	MEETING WITH RICK TO REVIEW MARKET AREA FOR SALES RESEARCH; RESEARCH/ANALYSIS OF SALES.	4.00
04/07/15	ANALYSIS OF SALES; CONFERENCE CALL WITH OWNER'S REPRESENTATIVE.	3.00
04/10/15	ANALYSIS OF COMPENSATION.	<u>2.00</u>
	TOTAL HOURS	29.75

OWNER	BROWN	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	N/A	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
02/11/15	CONFERENCE WITH OWNER'S REPRESENTATIVE; REVIEW IMPACTS OF PROJECT ON VALUES; DISCUSS SCOPE OF OUR ASSIGNMENT.	1.00
02/23/15	REVIEW CFX REPORT; PREPARE FOR MEETING WITH OWNERS.	1.25
02/25/15	PREPARE FOR AND MEET WITH OWNERS; REVIEW DOCUMENTS WITH THEM; INSPECT SUBJECT PROPERTY.	2.25
04/02/15	ASSIST WITH SALES RESEARCH; MEETING WITH ASSOCIATE TO REVIEW.	2.75
04/07/15	CONFERENCE CALL WITH OWNER'S REPRESENTATIVE AND ASSOCIATE REGARDING SALES RESEARCH AND ANALYSIS.	0.75
05/05/15	CONFERENCE WITH OWNER'S REPRESENTATIVE; REVIEW VALUATION ISSUES.	0.50
10/15/15	PREPARE FOR AND CONFERENCE WITH OWNER'S REPRESENTATIVE; REVIEW DEADLINES AND OUR REMAINING SCOPE OF WORK.	<u>0.25</u>
	TOTAL HOURS	8.75

X

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

December 1, 2016

Thomas P. Callan Esq.
c/o Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

RE: Owner: **Bridges**
Project: **Wekiva Parkway**
Parcel No.: **318**
County: **Lake**

INVOICE

Inspect are of subject, review CFX report, conferences with owner's representative, research/analysis of sales, meeting with owner's representative, analysis of potential compensation.

Abrams Schmidt:	24.25 Hrs. x \$175/Hr. =	\$4,244
Dreggors:	5.75 Hrs. x \$275/Hr. = ✓	<u>1,581</u>
Total		\$5,825

Thank you,

Richard C. Dreggors, GAA
President

RCD/ddp

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

 **ENTERED**

OWNER	BRIDGES	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	318	
COUNTY	LAKE	

DATE	TYPE OF SERVICE	HOURS
09/12/16	REVIEW OF CONDEMNOR'S APPRAISAL/SALES; ANALYSIS OF SUBJECT MATERIAL; MEETING WITH RICK TO REVIEW; ANALYSIS OF SURROUNDING PARCELS.	3.50
09/13/16	RESEARCH/ANALYSIS OF LAND SALES; RESEARCH IMPROVED SALES.	4.25
09/14/16	PREPARE FOR METING; MEETING WITH OWNER'S REPRESENTATIVE.	2.75
09/16/16	ADDITIONAL LAND SALES RESEARCH; ANALYSIS OF SALES.	3.00
09/27/16	ANALYSIS OF IMPROVED SALES.	2.50
09/30/16	SUMMARY ANALYSIS OF SALES.	3.50
10/05/16	UPDATED SUMMARY OF SURROUNDING PARCEL ACQUISITIONS.	2.00
10/26/16	ANALYSIS OF COMPENSATION; MEETING WITH RICK TO REVIEW; PREPARE SUMMARY OF DATA.	<u>2.75</u>
	TOTAL HOURS	24.25

OWNER	BRIDGES	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	318	
COUNTY	LAKE	

DATE	TYPE OF SERVICE	HOURS
02/02/16	INSPECT EXTERIOR OF SUBJECT AND AREA.	1.00
09/09/16	REVIEW CFX REPORT; CONFERENCE WITH OWNER'S REPRESENTATIVE.	1.50
09/12/16	MEETING WITH ASSOCIATE TO REVIEW SCOPE OF WORK; CONFERENCE WITH OWNER'S REPRESENTATIVE.	0.75
09/14/16	PREPARE FOR AND MEET WITH OWNER'S REPRESENTATIVE TO REVIEW OUR PRELIMINARY ANALYSIS.	1.75
10/26/16	MEETING WITH ASSOCIATE TO REVIEW OUR ANALYSIS.	0.75
	TOTAL HOURS	5.75

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

December 1, 2016

Thomas P. Callan Esq.
c/o Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

RE: Owner: Watson
Project: Wekiva Parkway
Parcel No.: 179
County: Orange

INVOICE

Inspect exterior of subject parcel, review subject material, meetings with owner's representative, review CFX appraisal, review valuation issues, analysis of sales, analysis of potential compensation.

Abrams Schmidt:	22.75 Hrs. x \$175/Hr. =	\$3,981
Dreggors:	10.50 Hrs. x \$275/Hr. =	<u>2,887</u>
Total		\$6,868

Thank you,

Richard C. Dreggors, GAA
President

RCD/ddp

 ENTERED

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OWNER	WATSON	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	179	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
02/05/16	REVIEW OF CONDEMNOR APPRAISAL AND SALES; PULL SUBJECT DATA; PREPARE FOR MEETING; UPDATE OVERALL AERIAL OF CFX VALUES IN AREA OF THE SUBJECT; MEETING WITH RICK TO REVIEW.	5.00
02/08/16	PREPARE FOR MEETING; MEETING WITH OWNER'S REPRESENTATIVE.	1.75
03/17/16	RESEARCH/ANALYSIS OF SALES; ANALYSIS OF DAMAGES; PREPARE DIFFERENCES CHART.	6.75
03/18/16	ANALYSIS OF SALES; MEETING WITH RICK TO REVIEW; UPDATE EXHIBITS.	5.50
04/04/16	MEETING WITH RICK TO PREPARE FOR CONFERENCE CALL WITH OWNER'S REPRESENTATIVE; ATTEND CONFERENCE CALL.	1.50
09/16/16	UPDATE SUMMARY ANALYSIS; CONFERENCE CALL WITH OWNER'S REPRESENTATIVE.	2.25
	TOTAL HOURS	22.75

OWNER	WATSON	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	179	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
02/02/16	INSPECT EXTERIOR OF SUBJECT PARCEL; REVIEW DOCUMENTS AND MEET WITH OWNER'S REPRESENTATIVE TO REVIEW THE ASSIGNMENT.	2.75
02/05/16	REVIEW CFX APPRAISAL; MEETING WITH ASSOCIATE TO REVIEW OUR SCOPE; PREPARE FOR MEETING WITH OWNER'S REPRESENTATIVE.	2.25
02/08/16	REVIEW VALUATION ISSUES; MEETING WITH OWNER'S REPRESENTATIVE; REVIEW OUR SCOPE OF WORK.	1.75
03/18/16	MEETING WITH ASSOCIATE TO REVIEW SALES DATA.	1.25
04/04/16	PREPARE FOR AND CONFERENCE WITH OWNER'S REPRESENTATIVE.	0.75
05/10/16	PREPARE FOR AND MEET WITH OWNER'S REPRESENTATIVE AND EXPERTS; REVIEW VALUATION ISSUES.	1.00
09/16/16	CONFERENCE WITH OWNER'S REPRESENTATIVE TO REVIEW VALUATION OF SUBJECT.	<u>0.75</u>
	TOTAL HOURS	10.50

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

November 10, 2016

Thomas P. Callan Esq.
c/o Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

RE: Owner: Yeomans
Project: Wekiva Parkway
Parcel No.: 319
County: Lake

INVOICE

Review CFX reports, conferences with owner's representative, research/analysis of sales, analysis of damages, meeting with owner's representative.

Abrams Schmidt:	12.50 Hrs. x \$175/Hr. =	\$2,187
Dreggors:	6.00 Hrs. x \$275 /Hr. =	<u>1,650</u>
Total		\$3,837

Thank you,

Richard C. Dreggors, GAA
President

RCD/ddp

 ENTERED

728 West Smith Street • Orlando, Florida 32804
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OWNER	YEOMANS	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	319	
COUNTY	LAKE	

DATE	TYPE OF SERVICE	HOURS
09/12/16	REVIEW CONDEMNOR APPRAISAL; PULL SUBJECT DATA; MEETING WITH RICK; CREATE SUMMARY OF CFX SURROUNDING PARCEL INFORMATION.	4.00
09/13/16	PREPARE FOR MEETING; RESEARCH/ANALYSIS OF SALES; ANALYSIS OF DAMAGES.	3.50
09/14/16	PREPARE FOR MEETING; MEETING WITH OWNER'S REPRESENTATIVE.	3.25
10/26/16	ANALYSIS OF VALUES AND DAMAGES; MEETING WITH RICK; PREPARE SUMMARY OF DATA.	1.75
	TOTAL HOURS	12.50

OWNER	YEOMANS	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	319	
COUNTY	LAKE	

DATE	TYPE OF SERVICE	HOURS
09/09/16	REVIEW CFX REPORTS; CONFERENCE WITH OWNER'S REPRESENTATIVE.	1.75
09/12/16	MEETING WITH ASSOCIATE TO REVIEW OUT SCOPE OF WORK; CONFERENCE WITH OWNER'S REPRESENTATIVE.	0.75
09/14/16	PREPARE FOR AND MET WITH OWNER'S REPRESENTATIVE TO REVIEW OUR PRELIMINARY ANALYSIS.	2.00
10/26/16	REVIEW SALES AND POTENTIAL COMPENSATION FOR THE TAKING.	<u>1.50</u>
	TOTAL HOURS	6.00

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

October 31, 2016

Thomas P. Callan
c/o Callan Law Firm, PA
921 Bradshaw Terrace
Orlando, FL 32806

RE: Owner: Anderson
Project: Wekiva Parkway
Parcel No.: 251
County: Orange

INVOICE

Pro-rata share research time and sales analysis for single family homes, review/analyze sales.

Abrams:	11.75 Hrs. x \$175/Hr. =	\$2,056
Dreggors:	3.25 Hrs. x \$275/Hr. =	<u>894</u>
Total		\$2,950

Thank you,

Richard C. Dreggors, GAA
President

RCD/ddp

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

ENTERED

OWNER	ANDERSON	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	251	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
10/03/14	RESEARCH SALES.	4.50
10/10/14	RESEARCH/ANALYSIS OF SALES.	2.75
10/22/14	CONTINUE RESEARCH/ANALYSIS OF SALES.	4.25
10/15/15	CONFERENCE CALL WITH OWNER'S REPRESENTATIVE.	<u>0.25</u>
	TOTAL HOURS	11.75

OWNER	ANDERSON	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	251	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
10/22/14	REVIEW SALES; ANALYSIS OF SALES AND COMPARE TO SUBJECT PARCEL.	<u>3.25</u>
	TOTAL HOURS	3.25

X

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

December 1, 2016

Thomas P. Callan Esq.
c/o Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

RE: Owner: **Simmons**
 Project: **Wekiva Parkway**
 Parcel No.: **N/A**
 County: **Orange**

INVOICE

Conferences with owner and owner's representative, prepare for and meet with owner at the site, inspect subject, review impacts of the taking, meeting with owner's representative.

Abrams Schmidt:	25.50 Hrs. x \$175/Hr. =	\$4,462
Dreggors:	8.00 Hrs. x \$275/Hr. =	<u>2,200</u>
Total		\$6,662

Thank you,

Richard C. Dreggors, GAA
President

RCD/ddp

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

 **ENTERED**

OWNER	SIMMONS	COURTNEY ABRAMS
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	N/A	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
10/22/14	CONFERENCE CALL WITH OWNER AND ATTORNEY; REVIEW OF FILE AND SUBJECT MATERIAL.	2.25
01/19/15	ANALYSIS OF CONDEMNOR APPRAISAL AND SALES.	2.25
01/20/15	ANALYSIS OF HALL'S SALES AND DAMAGES.	1.75
01/28/15	MEETING WITH RICK TO REVIEW HALL'S APPRAISAL ANALYSIS AND CONSTRUCTION PLANS.	1.00
08/24/16	RESEARCH/ANALYSIS OF LAND SALES.	4.25
08/26/16	RESEARCH/ANALYSIS OF IMPROVED SALES.	3.75
09/12/16	ANALYSIS OF SALES DATA.	3.00
09/13/16	RESEARCH/ANALYSIS OF SALES; PREPARE FOR MEETING WITH OWNER'S REPRESENTATIVE; MEETING WITH RICK TO DISCUSS DAMAGES AND COMPENSATION ANALYSIS; UPDATE OVERALL EXHIBITS OF CFX VALUES.	5.25
09/14/16	PREPARE FOR MEETING; MEETING WITH OWNER'S REPRESENTATIVE.	<u>2.00</u>
	TOTAL HOURS	25.50

OWNER	SIMMONS	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	N/A	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
10/22/14	PREPARE FOR AND CONFERENCE WITH OWNER AND OWNER'S REPRESENTATIVE TO REVIEW VALUATION ISSUES.	1.25
10/29/14	PREPARE FOR AND MEET WITH OWNER AT THE SITE; INSPECT SUBJECT; REVIEW IMPACTS OF THE TAKING.	1.75
01/28/15	MEETING WITH ASSOCIATE TO REVIEW CFX APPRAISAL OF THE SUBJECT.	1.00
09/13/16	MEETING WITH ASSOCIATE TO REVIEW OUT ANALYSIS.	1.25
09/14/16	PREPARE FOR AND MEET WITH OWNER'S REPRESENTATIVE TO REVIEW OUR PRELIMINARY ANALYSIS.	1.50
09/16/16	CONFERENCE WITH OWNER'S REPRESENTATIVE TO REVIEW VALUATION OF SUBJECT.	0.50
11/28/16	CONFERENCE WITH OWNER'S REPRESENTATIVE; REVIEW VALUATION AND OFFER FROM CFX.	0.75
	TOTAL HOURS	8.00

please make checks payable to:

m e i civil, LLC

964 Lake Baldwin Lane, Suite 200

Orlando, FL 32814

407-893-6894

fax 407-893-6851

www.meicivil.com

bill to:

Thomas P. Callan, Esquire

Callan Law Firm, P.A.

921 Bradshaw Terrace

Orlando, Florida 32806

Invoice Date: 2/7/2017

Invoice Number: 193027H-1

Invoice Amount Due: **\$4,593.75**

JOB: SR 429, Wekiva Parkway, Parcel 318

Bridges

Engineering Analysis

Description	Hours	Rate	Fee	Total
Senior Designer (JRR)	35.0	\$125.00	\$4,375.00	\$4,375.00
			Subtotal	\$4,375.00
			Expenses (5%)	\$218.75
			Total Fee Due	\$4,593.75

See attachment for detail.

Payment is due upon settlement.

Work Descriptions for John R. Russell

193027H

Job Name *Bridges P318 SR 429*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
10/12/2016	2.0		Existing Conditions & Boundary
10/12/2016	1.5		DownLoad Appraisal & Roadway Plans and Print
10/13/2016	1.5		USGS, Site Aerial, FEMA & Location Map Exhibits
10/14/2016	3.0		Area Of Take Exhibit
10/14/2016	0.5		Research & Download Digital Aerials
10/14/2016	1.5		Proposed Right of Way & Roadway BaseLines
10/17/2016	3.0		Draft Proposed RoadWay Plans - Ponds & Drainage
10/17/2016	3.5		Draft Proposed RoadWay Plans - Road & Bridge SR 46
10/17/2016	2.0		Before Conditions Exhibit
10/18/2016	2.5		Draft Proposed RoadWay Plans - Ponds & Drainage
10/18/2016	3.0		Draft Proposed RoadWay Plans - Road & Bridge SR 46
10/19/2016	3.5		Draft Proposed RoadWay Plans - RoadWay Shading SR 46
10/20/2016	4.0		UnCured Remainder
10/21/2016	2.0		Update & Plot Final Exhibits
10/21/2016	1.5		SetUp & Print Exhibits

Total Hours: *35.0*

please make checks payable to:

m e i civil, LLC

864 Lake Baldwin Lane, Suite 200

Orlando, FL 32814

407-893-6894

fax 407-893-6861

www.meicivil.com

bill to:

Thomas P. Callan, Esquire

Callan Law Firm, P.A.

921 Bradshaw Terrace

Orlando, Florida 32806

Invoice Date: 6/29/2016

Invoice Number: 193026H-1

Invoice Amount Due: **\$8,027.25**

JOB: SR 429-203, Parcel 179

Watson

Engineering Analysis

Description	Hours	Rate	Fee	Total
Principal(DLM)	14.5	\$250.00	\$3,625.00	\$3,625.00
Senior Designer (JRR)	33.5	\$120.00	\$4,020.00	\$4,020.00
Subtotal				\$7,645.00
Expenses (5%)				\$382.25
Total Fee Due				\$8,027.25

ENTERED

See attachment for detail.

Payment is due upon settlement.

Work Descriptions for Daniel L. Morris, P.E.

193026h

Job Name SR429-203, P179, Watson

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
2/22/2016	4.0		review CFX appraisal reports
5/4/2016	4.0		coordinate exhibit preparation
5/13/2016	1.5		coordinate exhibit preparation
5/16/2016	5.0		review 429 construction plans, preliminary analysis of impacts
<i>Total Hours:</i>	<i>14.5</i>		

Work Descriptions for John R. Russell

193026H

Job Name *Watson P179 SR 429*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
5/2/2016	2.0		Existing Conditions & Boundary
5/2/2016	1.5		Download Appraisal & Roadway Plans and Print
5/2/2016	1.5		USGS, Site Aerial, FEMA & Location Map Exhibits
5/3/2016	3.0		Area Of Take Exhibit
5/3/2016	0.5		Research & Download Digital Aerials
5/3/2016	1.5		Proposed Right of Way & Roadway BaseLines
5/4/2016	3.0		Draft Proposed RoadWay Plans - Ponds & Drainage
5/4/2016	3.5		Draft Proposed RoadWay Plans - Road & Bridge
5/4/2016	2.0		Before Conditions Exhibit
5/5/2016	2.5		Draft Proposed RoadWay Plans - Ponds & Drainage
5/5/2016	2.0		Draft Proposed RoadWay Plans - Road & Bridge
5/6/2016	3.0		Draft Proposed RoadWay Plans - RoadWay Shading
5/10/2016	4.0		UnCured Remainder
5/11/2016	1.5		SetUp & Print Exhibits
5/13/2016	2.0		Update & Plot Final Exhibits
<i>Total Hours:</i>		<i>33.5</i>	

please make checks payable to:

m e i civil, LLC

964 Lake Baldwin Lane, Suite 200

Orlando, FL 32814

407-893-6894

fax 407-893-6851

www.meicivil.com

bill to:

Thomas P. Callan, Esquire

Callan Law Firm, P.A.

921 Bradshaw Terrace

Orlando, Florida 32806

Invoice Date: 2/7/2017

Invoice Number: 193028H-1

Invoice Amount Due: **\$3,937.50**

JOB: SR 429, Wekiva Parkway, Parcel 319

Yeomans

Engineering Analysis

Description	Hours	Rate	Fee	Total
Senior Designer (JRR)	30.0	\$125.00	\$3,750.00	\$3,750.00
Subtotal				\$3,750.00
Expenses (5%)				\$187.50
Total Fee Due				\$3,937.50

See attachment for detail.

Payment is due upon settlement.

Work Descriptions for John R. Russell

193028H

Job Name *Yeomans P319 SR 429*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
10/12/2016	2.0		Existing Conditions & Boundary
10/12/2016	1.5		DownLoad Appraisal & Roadway Plans and Print
10/13/2016	1.5		USGS, Site Aerial, FEMA & Location Map Exhibits
10/14/2016	3.0		Area Of Take Exhibit
10/14/2016	0.5		Research & Download Digital Aerials
10/14/2016	1.5		Proposed Right of Way & Roadway BaseLines
10/17/2016	3.0		Draft Proposed RoadWay Plans - Ponds & Drainage
10/17/2016	2.0		Draft Proposed RoadWay Plans - Road & Bridge
10/17/2016	2.0		Before Conditions Exhibit
10/18/2016	2.5		Draft Proposed RoadWay Plans - Ponds & Drainage
10/18/2016	1.0		Draft Proposed RoadWay Plans - Road & Bridge
10/19/2016	2.0		Draft Proposed RoadWay Plans - RoadWay Shading
10/20/2016	4.0		Uncured Remainder
10/21/2016	2.0		Update & Plot Final Exhibits
10/21/2016	1.5		SetUp & Print Exhibits
<i>Total Hours:</i>	<i>30.0</i>		

please make checks payable to:

m e i civil, LLC

964 Lake Baldwin Lane., Suite 200

Orlando, FL 32814

407-893-6894

fax 407-893-6851

www.meicivil.com

bill to:

Thomas P. Callan, Esquire

Callan Law Firm, P.A.

921 Bradshaw Terrace

Orlando, Florida 32806

Invoice Date: 2/7/2017

Invoice Number: 193009H-1

Invoice Amount Due: **\$3,425.63**

JOB: SR 429, Wekiva Parkway, Parcel 168

Simmons

Engineering Analysis

Description	Hours	Rate	Fee	Total
Principal(DLM)	3.0	\$265.00	\$795.00	\$795.00
Senior Project Manager (KSH)	5.5	\$210.00	\$1,155.00	\$1,155.00
Senior Designer (JRR)	10.5	\$125.00	\$1,312.50	\$1,312.50
Subtotal				\$3,262.50
Expenses (5%)				\$163.13
Total Fee Due				\$3,425.63

See attachment for detail.

Payment is due upon settlement.

Work Descriptions for Daniel L. Morris, P.E.

193009H

Job Name *SR 429, P168, Simmons*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
4/29/2014	3.0		Prepare for and make site visit with owners and attorney
<i>Total Hours:</i>		3.0	

Work Descriptions for Kevin S. Hebert, PE

193009H

Job Name SR 429, P168, Phillip Simmons

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
10/15/2015	2.0	Intro, map and exhibits prep
10/16/2015	1.5	Maps and exhibits, analysis
10/19/2015	1.0	Maps and exhibits, analysis cont.
11/10/2015	0.5	Analysis
11/11/2015	0.5	Analysis
Total Hours:	5.5	

Work Descriptions for John R. Russell

193009H

Job Name *Simmons P168 SR 429*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
5/7/2015	1.5		Proposed Right of Way & Roadway BaseLines
5/7/2015	0.5		Research & Download Digital Aerials
5/8/2015	1.5		Draft Proposed RoadWay Plans - Road & Bridge
5/8/2015	1.5		Draft Proposed RoadWay Plans - Ponds & Drainage
5/9/2015	1.0		Draft Proposed RoadWay Plans - RoadWay Shading
5/9/2015	2.5		Draft Proposed RoadWay Plans - Ponds & Drainage
5/9/2015	2.0		Draft Proposed RoadWay Plans - Road & Bridge
<i>Total Hours:</i>		<i>10.5</i>	

please make checks payable to:

m e i civil, LLC

964 Lake Baldwin Lane, Suite 200

Orlando, FL 32814

407-893-6894

fax 407-893-6851

www.meicivil.com

bill to:

Thomas P. Callan, Esquire

Callan Law Firm, P.A.

921 Bradshaw Terrace

Orlando, Florida 32806

Invoice Date: 5/31/2017

Invoice Number: 193009C-1

Invoice Amount Due: **\$2,504.25**

JOB: SR 429, Wekiva Parkway, Parcel 168

Simmons

Engineering Analysis

Description	Hours	Rate	Fee	Total
Principal(DLM)	9.0	\$265.00	\$2,385.00	\$2,385.00
Subtotal				\$2,385.00
Expenses (5%)				\$119.25
Total Fee Due				\$2,504.25

See attachment for detail.

Payment is due upon settlement.

Work Descriptions for Daniel L. Morris, P.E.

193009H

Job Name *SR 429, P168, Simmons*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
4/7/2017	3.5		prepare and make site visit and meeting with property owner.
4/10/2017	5.5		summary of existing drainage along SR 429 and property, analysis of potential cure
<i>Total Hours:</i>		9.0	



Juris Corporation
255 South Orange Avenue
Suite 101
Orlando, FL 32801
407-648-0405

Invoice #: 9781
Invoice Date: 6/28/2016

Bill To:

Thomas P. Callan, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

Description	Hours/Qty	Rate	Amount
Case: CFX v. Patrick Watson Attn: Mr. Tom Callan, Esq. and Katherine Ewing			
For photo/video session, editing and stabilization of video and output of digital file for client - R. Scott	7.5	185.00	1,387.50

Please make checks payable to: Juris Corporation.

Invoices are due and payable when rendered. Invoices not paid within 30 days of the invoice date are past due and will be assessed a finance charge of 1.5% per month.

Federal ID Number: 59-2813163

Total	\$1,387.50
Payments/Credits	\$0.00
Balance Due	\$1,387.50

ENTERED



Juris Corporation
255 South Orange Avenue
Suite 101
Orlando, FL 32801
407-648-0405

g/m

Invoice #: 9715
Invoice Date: 1/29/2015

Bill To:

Thomas P. Callan, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

Description	Hours/Qty	Rate	Amount
Case: Simmons			
For development of 3D elevated roadway and bridge models for future visualization of roadway from viewpoint of property.			
Computer graphics/3D modeling	7	185.00	1,295.00

Please make checks payable to: Juris Corporation.

Invoices are due and payable when rendered. Invoices not paid within 30 days of the invoice date are past due and will be assessed a finance charge of 1.5% per month.

Federal ID Number: 59-2813163

Total	\$1,295.00
Payments/Credits	\$0.00
Balance Due	\$1,295.00

ENTERED



Juris Corporation
255 South Orange Avenue
Suite 101
Orlando, FL 32801
407-648-0405

Invoice #: 9723
Invoice Date: 3/10/2015

Bill To:

Thomas P. Callan, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

Description	Hours/Dly	Rate	Amount
Case: Simmons Attn: Melanie Richmond For exterior photographs and aerial drone videos of the above property on 03/05/15, including portal to portal, download and editing. Robert Scott	4	185.00	740.00

Please make checks payable to: Juris Corporation,
Invoices are due and payable when rendered. Invoices
not paid within 30 days of the invoice date are past due
and will be assessed a finance charge of 1.5% per month.

Federal ID Number: 59-2813163

Total	\$740.00
Payments/Credits	\$0.00
Balance Due	\$740.00

ENTERED



Juris Corporation
255 South Orange Avenue
Suite 101
Orlando, FL 32801
407-648-0405

Invoice #: 9702
Invoice Date: 9/19/2014

Bill To:

Thomas P. Callan, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

Description	Hours/Qty	Rate	Amount
Case: Simmons Property Attn: Ms. Melanie Richmond			
R. Scott - For photo/video shoot on Sept. 18, 2014, including travel time, on-site photo and video, studio editing and video stabilization.	2	185.00	370.00

Please make checks payable to: Juris Corporation.

Invoices are due and payable when rendered. Invoices
not paid within 30 days of the invoice date are past due
and will be assessed a finance charge of 1.5% per month.

Federal ID Number: 59-2813163

Total	\$370.00
Payments/Credits	\$0.00
Balance Due	\$370.00

 ENTERED



Accuright Surveys of Orlando, Inc.

2012 E. Robinson Street, Orlando, Florida 32803
Tel. (407) 894-6314, Fax. (407) 897-3777

SURVEY CONTRACT

Stephanie Tate
Callan Law Firm, PA
921 Bradshaw Terrace
Orlando, FL 32806

Tel: (407) 426-9141

Fax: (407) 426-1548

09-Oct-14

Job No: 40915

Subject: Survey proposal for 3145 Phils Lane, Apopka

Dear: Stephanie Tate

Thank you for allowing us to submit this proposal for the following land survey services.

Subject Property

Lot: R/W Taking Parcel 168

Subdivision: SEC 36 TOWN 20, Rng 27

Plat Book:

Page(s):

County: ORANGE

Scope of work

Cost

boundary, Topographic and Tree Survey including tree line height on east

\$5,400.00

Produce boundary survey drawing

PRODUCE BOUNDARY AND TOPO DRAWING

PRODUCE BOUNDARY AND TOPO DRAWING SHOWING EFFECT OF R/W TAK

Total: \$5,400.00

1. Before After
2. Callan Law Firm supply the Order of taking

TIME FRAME: 3-4 weeks

Payment Due upon receipt of survey.

We trust this proposal meets with your approval. Please sign, date and return this proposal so we proceed with your project.

Approved by:

Thomas B. Callan

Print Name

Title

10/13/14

Date

Approved by:

FRANK A. RAYMOND

PRESIDENT

ACCURIGHT SURVEYS

09-Oct-14

paid 1-6-15 CHK 9156
attached

ENTERED

DATE : Jan/ 6/2015
 CHE # : 9156 INVOICE PAYMENT INVOICE PAYMENT
 AMOUNT : \$10,200.00 41003 : 1200.00 40962 : 3600.00
 ACCOUNT: 2 40915 : 5400.00
 PAID TO: Accuright Surveys of Orlando, Inc.
 2012 E. Robinson Street
 Orlando
 FL
 32803

Invoices 41003, 40915, 40962

CLIENT: Simmon - Simmons, Phillip and Patricia
 MATTER: simmons-1066
 VENDOR NAME: Accuright Surveys of Orlando, Inc.
 VENDOR ACCT:

9156

Ten Thousand Two Hundred ***** 00/100

Jan/ 6/2015 \$10,200.00
 Accuright Surveys of Orlando, Inc.
 2012 E. Robinson Street
 Orlando, FL 32803

Invoices 41003, 40915, 40962

DATE : Jan/ 6/2015
 CHE # : 9156
 AMOUNT : \$10,200.00
 ACCOUNT: 2 VENDOR ACCT:
 PAID TO: Accuright Surveys of Orlando, Inc.
 Invoices 41003, 40915, 40962
 VENDOR NAME: Accuright Surveys of Orlando, Inc.

INVOICE	PAYMENT	INVOICE	PAYMENT
41003	: 1200.00	40962	: 3600.00
40915	: 5400.00		

ALLOCATIONS: Matter or <G/L Account>
 Copely-862 : 1200.00 Hatcher-890 : 3600.00 simmons-1066: 5400.00

Lakemont Group

1401 Shaw Avenue, Suite 200, Orlando, FL 32814

INVOICE

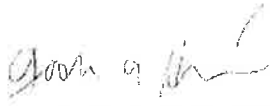
Invoice Number 1
Period Covered –
12/1/13 to 12/17/15

December 18, 2015

To: Thomas Callan
Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, Florida 32806
Attn: Accounts Payable

DATES	DESCRIPTION	HOURS	RATE	AMOUNT
Various	<u>Client: Robert P. and Lois C. Brown</u> <u>Matter: Parcel 258 – Section 429-204</u> <u>Case No: 2015-CA-002136-Q</u> Meetings and calls with attorneys to advise on real estate and economic market conditions and forces related to valuation of real estate subject to taking.	1.8	\$350.00	\$ 630.00
	SUB TOTAL:			\$ 630.00
Expenses	None			\$ 0.00
	TOTAL DUE:			\$ 630.00

Thank you very much for the opportunity to serve.


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

Payment Instruction via Check:
LAKEMONT GROUP
2037 SHAW LN
ORLANDO, FL 32814

Lakemont Group

2037 Shaw Ln. Orlando, FL 32814

INVOICE

Invoice Number 1

Period Covered -

1/1/14 to 6/24/16

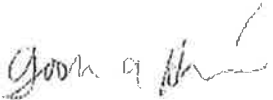
June 24, 2016

To:

Thomas Callan
Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, Florida 32806
Attn: Accounts Payable

DATES	DESCRIPTION	HOURS	RATE	AMOUNT
12/4/15 5/10/16 Various	<u>Client: Patrick E and Teresa G Watson</u> <u>Matter: Parcel 179 - Section 429-203</u> <u>Case No: 2014-CA-003658-O</u> Meetings and calls with attorneys to advise on real estate and economic market conditions and forces related to valuation of real estate subject to taking. Review of CFX Appraisal (Dated 10/16/13).	1.5	\$350.00	\$ 525.00
	SUB TOTAL:			\$ 525.00
Expenses	None			\$ 0.00
	TOTAL DUE:			\$ 525.00

Thank you very much for the opportunity to serve.


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

Payment Instruction via Check:

LAKEMONT GROUP
2037 SHAW LN
ORLANDO, FL 32814

ENTERED

X

Lakemont Group

1749 Prospect Ave, Orlando, FL 32814

INVOICE

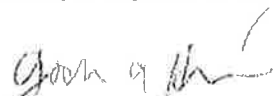
Invoice Number 1
Period Covered –
12/1/13 to 3/16/15

April 1, 2015

To: Thomas Callan
Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, Florida 32806
Attn: Accounts Payable

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
Various	<u>Client: American Finance LLC</u> <u>Matter: Parcel 251 – Section 429-204</u> <u>Case No: 2015-CA-001148-O</u> Meetings and calls with attorneys to advise on real estate and economic market conditions and forces related to valuation of real estate subject to taking.	2.7	\$350.00	\$ 945.00
	SUB TOTAL:			\$ 945.00
Expenses	None			\$ 0.00
	TOTAL DUE:			\$ 945.00

Thank you very much for the opportunity to serve.



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

Payment Instruction via Check:

LAKE MONT GROUP
1749 PROSPECT AVE
ORLANDO, FL 32814

ENTERED
KAE
12-7-10



Invoice

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

Mr. Thomas P. Callan
Thomas P. Callan, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

Invoice No: <Draft>
June 28, 2016
VHB Project No: 62475.00

Invoice Total \$13,462.72

Professional Planning Services for Watson property

Professional Services Thru June 18, 2016

Professional Personnel

	Hours	Rate	Amount
Principal 1	16.50	250.00	4,125.00
Technical/Professional 07	9.00	125.00	1,125.00
Technical/Professional 06	6.50	125.00	812.50
Technical/Professional 05	58.00	125.00	7,250.00
Technical/Support 5	1.00	95.00	95.00
Totals	91.00		13,407.50
Total Labor			13,407.50

Reimbursable Expenses

Printing	55.22	
Total Reimbursables	55.22	55.22

Total this Invoice \$13,462.72

Billings to Date

	Current	Prior	Total
Labor	13,407.50	0.00	13,407.50
Expense	55.22	0.00	55.22
Totals	13,462.72	0.00	13,462.72

ENTERED

ServicePoint Reprographics - VHB Billing Backup Report

Project Number: 61841.00

Period: 201306

Date	Location	Job Type	User	Total
5/24/2013	Orlando FL	OSS LASER PRINTING	GZHANG	\$0.77
			Total	\$0.77

ServicePoint Reprographics - VHB Billing Backup Report

Project Number: 61841.00

Period: 201307

Date	Location	Job Type	User	Total
6/18/2013	Orlando FL	OSS COLOR PRINTING	GZHANG	\$6.42
6/26/2013	Orlando FL	OSS COLOR PRINTING	GZHANG	\$5.35
6/21/2013	Orlando FL	OSS LASER PRINTING	GZHANG	\$0.26
6/26/2013	Orlando FL	OSS LASER PRINTING	GZHANG	\$0.52
		Total		\$12.55

ServicePoint Reprographics - VHB Billing Backup Report

Project Number: 61841.00

Period: 201308

Date	Location	Job Type	User	Total
7/1/2013	Orlando FL	OSS COLOR PRINTING	GZHANG	\$2.14
7/12/2013	Orlando FL	OSS LASER PRINTING	GZHANG	\$0.26
7/16/2013	Orlando FL	OSS LASER PRINTING	GZHANG	\$0.38
7/26/2013	Orlando FL	OSS LASER PRINTING	GZHANG	\$0.90
		Total		\$3.68

ServicePoint Reprographics - VHB Billing Backup Report

Project Number: 61841.00

Period: 201309

Date	Location	Job Type	User	Total
8/12/2013	Orlando FL	OSS COLOR PRINTING	GZHANG	\$5.33
8/5/2013	Orlando FL	OSS LASER PRINTING	CPUGH	\$0.13
			Total	\$5.46



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

Project Number: 61841.00

Period: 201401

Date	Location	Job Type	User	Total
1/9/2014	Orlando FL	Sm Fmt Color Printing	EHUGHES	\$27.73
			Total	\$27.73



101 Walnut Street
P. O. Box 9151
Watertown, MA 02471
617-924-1770
FAX 617-924-2286

Vannasse Hangen Brustlin, Inc.

Invoice

Billing Period thru 06/18/2016
Project No.: 62475.00
Project Title: Planning Services for Watson

HALL

05/13/13	1.0 hr.	Meeting with Zhang
05/14/13	0.5 hr.	Reviewed appraisal
05/24/13	0.5 hr.	Tele conference
06/11/13	1.0 hr.	Reviewed maps
07/26/13	0.5 hr.	Online mtg
07/30/13	0.5 hr.	Mtg. with Pugh
08/09/13	1.0 hr.	Client mtg.
08/13/13	1.0 hr.	Client mtg.
08/15/13	1.0 hr.	Staff mtg.
12/09/13	0.5 hr.	Client mtg.
12/19/13	0.5 hr.	Tele conference
12/26/13	0.5 hr.	Review of FLU
01/09/14	1.0 hr.	Team mtg.
01/17/14	1.0 hr.	Mtg. with Hughes
01/21/14	1.0 hr.	Team mtg
02/03/16	1.0 hr.	Review with Shannon
02/08/16	1.0 hr.	Mtg at Callan Law
05/10/16	1.0 hr.	Mtg at Callan Law
05/11/16	0.5 hr.	Review NW Study area
06/01/16	0.5 hr.	Reviewed DPA
06/02/16	0.5 hr.	Tele conference
06/16/16	0.5 hr.	Client mtg

HUGHES

01/08/14	1.0 hr.	Review and edit draft DPA report
01/09/14	2.5 hrs.	Participate in conference call; begin reviewing City of Apopka access, lot split and platting requirements



101 Walnut Street
P. O. Box 9151
Watertown, MA 02471
617-924-1770
FAX 617-924-2286

Vanasse Hangen Brustlin, Inc.

Invoice

Billing Period thru 06/18/2016
Project No.: 62475.00
Project Title: Planning Services for Watson

JACKOWSKI

05/11/13	0.5 hr.	Open new proposal/oppt. for Callan Law/Watson and prepare agreement; scan, file and forward pdf to Tom Callan.
05/25/13	0.5 hr.	Scan, file and upload Executed agreement/client auth. for Callan Law/Patrick & Teresa Watson and set up in BT.
02/13/16	1.0 hr.	File and Upload Executed Master Agreement and Client Authorization Email for Watson Case and set up job in BT.

PUGH

07/30/13	1.0 hr.	Mtg. with Hall
08/12/13	1.0 hr.	Review of survey

SHANNON

02/03/16	0.5 hr.	Set up project; reviewed appraisals sent from Callan
02/05/16	0.5 hr.	GIS Map series
02/08/16	2.5 hrs.	Start on GIS map series/meeting at Callan's office
02/11/16	1.5 hrs.	GIS map series revisions
05/10/16	4.5 hrs.	Meeting at Callan Law; creation of GIS Map series; review of northwest study area plan

WANG

06/03/16	6.0 hrs.	Created maps; submitted infrastructure information request to City of Apopka.
06/04/16	3.0 hrs.	Created maps.

ZHANG

05/13/13	3.0 hrs.	Due diligence meeting and preparation
05/20/13	1.0 hr.	Due diligence report
05/21/13	3.0 hrs.	Due diligence report
05/24/13	7.0 hrs.	Due diligence report
05/30/13	0.5 hr.	Coordinated with Lauren on map and report



101 Walnut Street
P. O. Box 9151
Watertown, MA 02471
617-924-1770
FAX 617-924-2286

Vanasse Hangen Brustlin, Inc.

Invoice

Billing Period thru 06/18/2016
Project No.: 62475.00
Project Title: Planning Services for Watson

06/18/13	2.0 hrs.	Revised analytical maps
06/19/13	1.5 hrs.	Continued report writing
06/26/13	4.0 hrs.	Researched city of Apopka comprehensive plan and zoning codes
06/24/13	1.0 hr.	Report writing
06/28/13	2.0 hrs.	Online meeting Researching and report writing
07/01/13	2.0 hrs.	Traffic capacity analysis Revised maps
07/12/13	2.0 hrs.	Report writing
07/15/13	1.0 hr.	Report writing
07/16/13	3.0 hrs.	Report writing
07/18/13	3.0 hrs.	Report writing
07/19/13	5.0 hrs.	Report writing
07/26/13	1.0 hr.	Online meeting and preparation
08/12/13	2.0 hrs.	Revised 5 exhibits with taking
08/13/13	2.5 hrs.	Researched Wekiwa Pkway alignment Report writing
08/15/13	2.0 hrs.	Report writing



Invoice

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

Mr. Thomas P. Callan
Thomas P. Callan, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

Invoice No: <Draft>
November 1, 2016
VHB Project No: 62351.00

Invoice Total \$3,255.22

Professional Planning Services for Yeoman property
Professional Services Thru October 22, 2016

Professional Personnel

	Hours	Rate	Amount
Principal 1	3.00	250.00	750.00
Technical/Professional 06	.50	125.00	62.50
Technical/Professional 05	19.00	125.00	2,375.00
Totals	22.50		3,187.50
Total Labor			3,187.50

Reimbursable Expenses

Printing	67.72	
Total Reimbursables	67.72	67.72
Total this Invoice		<u>\$3,255.22</u>

Billings to Date

	Current	Prior	Total
Labor	3,187.50	0.00	3,187.50
Expense	67.72	0.00	67.72
Totals	3,255.22	0.00	3,255.22

ENTERED



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

Project Number: 62351.00

Period: 201510

Date	Location	Job Type	User	Total
8/26/2015	Orlando FL	B/W Laser Printing	kallishannon	\$5.89
8/31/2015	Orlando FL	B/W Laser Printing	kallishannon	\$0.77
9/3/2015	Orlando FL	B/W Laser Printing	kallishannon	\$2.69
8/26/2015	Orlando FL	Sm Fmt Color Printing	kallishannon	\$17.05
8/31/2015	Orlando FL	Sm Fmt Color Printing	kallishannon	\$7.46
9/3/2015	Orlando FL	Sm Fmt Color Printing	kallishannon	\$24.50
9/8/2015	Orlando FL	Sm Fmt Color Printing	kallishannon	\$3.20
			Total	\$61.56



101 Walnut Street
P. O. Box 9151
Waterloo, MA 02471
617-924-1770
FAX 617-924-2286

Vanasse Hangen Brustlin, Inc.

Invoice

Billing Period thru 10/22/2016
Project No.: 62351.00
Project Title: Planning Services for Yeoman Property

HALL

07/23/2015 1.0 Hr. Set up of contract; convo with Callan
08/25/2015 1.0 Hr. Contact County
09/01/2016 1.0 Hr. Review and edits to memo

JACKOWSKI

07/22/2015 0.5 Hr. File and upload Master Agreement for Callan Law Firms and Client Authorization for Yeoman property and setup in BT.

SHANNON

07/21/2015 1.5 Hrs. Researched Lake County LDC/FLU and provisions for nonconforming uses after a taking for the Yeoman property – contacted the County's Planning and Zoning Department and Pat Burdett with Modern Movers.
07/23/2015 8.0 Hrs. Created series of GIS maps for the DPA, including FLU, Zoning, and Environmental conditions, cited LDC on PDs in the report, and read through existing due diligence report provided by Kimley Horn. Also coordinated with Patsy to get a sketch of the taking by FDOT and other exhibits.
08/24/2015 4.0 Hrs. Created GIS map series; researched FLU policies; zoning requirements; coordinated with Callan's office to offer exclusionary clause as cited in Lake County LDC.
08/25/2015 0.5 Hr. Conversation with Tim with the County; email sent to Callan about need for size of future home.
08/26/2015 3.5 Hrs. Revisions to GIS maps series for purpose of inclusion in memo, spoke with Tim at the County, started memo with inclusion of property appraiser info, FLS policies, etc. Also found sketch of the taking for inclusion in report.
09/03/2016 1.5 Hrs. Finalized memo after receiving email from Tim McClendon from Lake County.

DeRango, Best & Associates

PROFESSIONAL REAL ESTATE APPRAISERS, ADVISORS & CONSULTANTS
1601 EAST AMELIA STREET, ORLANDO, FLORIDA 32803

INVOICE

June 28, 2016

Federal Tax ID #59-3541451

Mr. Thomas Callan
Thomas P. Callan, PA
921 Bradshaw Terrace
Orlando, Florida 32806

DB&A File No. 13-224

For Professional Services Rendered Concerning:

Real Estate appraisal services concerning Parcel 179 of the Central Florida Expressway Authority SR 429 Wekiva Parkway Extension Project Patrick & Teresa Watson located at 3468 & 3480 Plymouth Sorrento Road, Apopka, Orange County, Florida.

Gross Fees to Date: \$750.00

Payable to:

DeRango, Best & Associates
1601 East Amelia Street
Orlando, Florida 32803

 ENTERED

Thank you for the opportunity to be of service

(407) 895-6650 • FAX (407) 898-8467 • MAIL@DERANGOBEST.COM



Power Acoustics, Inc.

12472 Lake Underhill Rd #302
Orlando, FL 32828

Invoice

DATE	INVOICE #
6/30/2016	16-06265

BILL TO
Thomas P. Callan, P.A. Accounts Payable 921 Bradshaw Terrace Orlando, FL 32806

CUSTOMER CONTACT / SHIPPED TO
Thomas P. Callan, P.A. Attention: Mr. Tom Callan 921 Bradshaw Terrace Orlando, FL 32806

P.O. NO.	TERMS	JOB
	Per Agreement	Watson / CFX

DESCRIPTION	QTY	RATE	AMOUNT, US\$
Principal Consultant Hourly Rate See attached breakdown.	42.5	210.00	8,925.00
Total, US Dollars			\$8,925.00

Power Acoustics, Inc
Federal Identification Number: 59-3500644

Remit to the address above.

Direct questions concerning this invoice to Dave Parzych at (407) 381-1439.

 ENTERED

Principal Consultant: Dave Parzych, INCE:Bd.Cert
 Job: Watson vs Expressway Authority eminent domain
 Client: Tom Callan

Date	Time	Rate	Work Accomplished
1/9/2014	2	210	420 Meeting with Callan
1/10/2014	4	210	840 Review aerial and Wekiva FDOT noise report
1/13/2014	4.5	210	945 Setup monitors
1/14/2014	2	210	420 Retrieve instrumentation, check out equipment.
1/14/2014	2	210	420 Download data, pictures, document data conditions
7/2/2014	4	210	840 Review and scale road drawings for TNM model
7/3/2014	6	210	1260 Complete model and begin report
7/6/2014	8	210	1680 figures report
7/7/2014	8	210	1680 draft report
7/10/2014	2	210	420 finalize report
SUBTOTAL	42.5		Hours Worked
		\$8,925.00	



INVOICE

INVOICE DATE	PROJECT NAME	INVOICE NUMBER
12/15/15	Brown	Brown01

SOLD TO:	PROJECT LOCATION:
Callan Law Firm 921 Bradshaw Terrace Orlando, FL 32806	

DESCRIPTION OF WORK COMPLETE THIS INVOICE			AMOUNT
2/27/15	Call from Tom Callan	25	
3/2/15	Email from Stephane/set up file	.50	
3/2/15	Email from Scott/ return Email	.25	
3/3/15	Emails from Scott	.25	
3/9/15	Call to brown	.25	
3/10/15	Site visit	2	
3/19/15	Upload pictures	.25	
4/1/15	Meeting with Tom	.5	
4/3/15	Estimate	1.5	
4/7/15	Estimate	1.25	
4/14/15	Estimate	2.50	
4/15/15	Estimate/call to tom	1.25	
4/21/15	Estimate	3.25	
4/22/15	Estimate	3.0	
4/24/15	Estimate	4.5	
Total		21.5	\$200.00
TOTAL AMOUNT DUE THIS INVOICE			\$4,300.00

PSG CONSTRUCTION 09/26/96 PC-04

PLEASE MAKE PAYMENT TO
PSG CONSTRUCTION
THANK YOU

P. O. Box 3386 • Winter Park, Florida 32790 • Telephone (407) 628-9660



December 7, 2016

Mr. Tom Callan
Attorney at Law
Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

RE: Project : Wekiva Parkway
County : Lake
Parcel : 318
Owner : Alan & Karen Bridges

INVOICE

Inspection of subject property and surrounding neighborhood. Research for and analysis of data.
Review condemning authority appraisal, maps, and plans. Highest and best use and analysis.
Research for sales data and analysis of damages due to the acquisition.

Pendergast: 11.50 Hrs @ \$180.00/Hr = **\$2,070**

Total Invoice Amount **\$2,070**

Thank you,

Gary M. Pendergast, MAI, President

ENTERED

SUMMARY OF SERVICES
(GARY M. PENDERGAST)

Parcel : 318
Project: Wekiva Parkway
Owner: Bridges

<u>Date</u>	<u>Procedure</u>	<u>Time</u>
12/09/15	Research and consultation with owner's attorney. Review of data provided by owner's attorney. Review maps and plans, assessor data, and aerials.	1.00
12/10/15	Review condemning authority appraisal report and data. Verification of data. Analysis of maps, plans, and sales data. Analysis of appraisal data. Highest and best use research and analysis. Research and analysis of GIS data, MLS data, public records and other sources. Review before and after plans, offers, and condemnor appraisals provided by owner's attorney. Research and analysis of the history of the Wekiva Parkway, blight issues, and market data.	4.00
12/11/15	Analysis and inspection of data.	2.50
12/14/15	Research and analysis of highest and best use issues, history of the Wekiva Parkway, blight issues, and market data. Research and analysis of appraisal data.	1.75
12/15/15	Research MLS for improved sales data. Research into sales used by the Condemnor appraiser. Analysis of damages.	<u>2.25</u>
	Total	11.50



FLORIDA REAL ESTATE ANALYSTS, INC.
Appraisal & Consultation

December 7, 2016

Mr. Tom Callan
Attorney at Law
Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

RE: Project : Wekiva Parkway
County : Lake
Parcel : 319
Owner : Judy Yeomans

INVOICE

Inspection of subject property and surrounding neighborhood. Research for and analysis of data.
Review condemning authority appraisal, maps, and plans. Highest and best use and analysis.
Research for sales data and analysis of damages due to the acquisition.

Pendergast: 11.75 Hrs @ \$180.00/Hr = \$2,115

Total Invoice Amount \$2,115

Thank you,

Gary M. Pendergast, MAI, President

ENTERED

SUMMARY OF SERVICES
(GARY M. PENDERGAST)

Parcel : 319
Project: Wekiva Parkway
Owner: Judy Yeomans

<u>Date</u>	<u>Procedure</u>	<u>Time</u>
07/22/15	Research and consultation with owner's attorney. Review of data provided by owner's attorney. Review maps and plans, assessor data, and aerials.	1.25
07/23/15	Review condemning authority appraisal report and data. Verification of data. Analysis of maps, plans, and sales data.	1.50
08/25/15	Analysis of appraisal data. Highest and best use research and analysis. Research and analysis of GIS data, MLS data, public records and other sources. Review before and after plans, offers, survey data, and condemnor appraisal provided by owner's attorney.	2.75
12/09/15	Research and analysis of highest and best use issues, history of the Wekiva Parkway, blight issues, and market data. Research and analysis of appraisal data.	3.75
12/10/15	Research and analysis of the history of the Wekiva Parkway, blight issues, and market data. Research and analysis of appraisal data. Inspection of data.	<u>2.50</u>
	Total	11.75