

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Agenda
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
RIGHT-OF-WAY COMMITTEE
December 13, 2017
2:00 p.m.

1. **CALL TO ORDER**
2. **PUBLIC COMMENT**
Pursuant to Section 286.0114, Florida Statutes, the Right of Way Committee will allow public comment on any matter either identified on this meeting agenda as requiring action, or anticipated to come before the Committee for action in reasonable proximity to this meeting. Speakers shall be limited to three minutes per person and the assignment of one person's time to another or designation of group spokesperson shall be allowed at the discretion of the Committee Chairman.
3. **APPROVAL OF MINUTES** – October 25, 2017 TAB A
Requesting approval of the October 25, 2017 minutes. **Action Item.**
4. **S.R. 429 (SUMMER LAKE-GRACE GROVES) WEKIVA PARKWAY PROJECT (PROJECT 429-206) PARCELS 311/811** – *David A. Shontz, Shutts & Bowen* TAB B
Requesting the Committee's recommendation for Board approval of the Proposed Settlement Agreement. **Action Item.**
5. **S.R. 453 (SECO) WEKIVA PARKWAY PROJECT (PROJECT 429-206) PARCEL 330 PARTS A, B and C, PARCEL 730, PARCEL 731A AND B; PARCEL 335; and PARCEL 336** – *David A. Shontz, Shutts & Bowen* TAB C
Requesting the Committee's recommendation for Board approval of the Proposed Settlement Agreement Regarding Utility Easement. **Action Item.**
6. **S.R. 429 (LEE) WEKIVA PARKWAY PROJECT (PROJECTS 429-205) PARCEL 890** – *David A. Shontz, Shutts & Bowen* TAB D
Requesting the Committee's recommendation for Board approval of the Proposed Mediated Settlement Agreement. **Action Item.**
7. **S.R. 429 (LANDON, MOREE & ASSOCIATES, INC.) WEKIVA PARKWAY PROJECT (PROJECTS 429-203, 429-204, 429-205, AND 429-206)** TAB E
David A. Shontz, Shutts & Bowen
Requesting the Committee's recommendation for Board approval of the proposed Schedule of Rates to the Previously Approved Second Agreement for Engineering Expert Witness Consulting Services. **Action Item.**
8. **S.R. 429 (EVERLY) WEKIVA PARKWAY PROJECT (PROJECT 429-204) PARCEL 242** – *Linda Brehmer Lanosa, CFX* TAB F
Requesting the Committee's recommendation for Board approval of the proposed Settlement Agreement. **Action Item.**

(CONTINUED ON PAGE 2)

Agenda
RIGHT-OF-WAY COMMITTEE
December 13, 2017
Page 2

9. **S.R. 429 (EVERLY) WEKIVA PARKWAY PROJECT (PROJECT 429-204)** **Tab G**
PARCEL 242 – *Linda Brehmer Lanosa, CFX*
Requesting the Committee’s recommendation for Board approval of the proposed Settlement Agreement as to Expert Fees and Costs. **Action Item.**
10. **S.R. 429 (HATCHER) WEKIVA PARKWAY PROJECT (PROJECT 429-202)** **TAB H**
PARCEL 113 (PARTS A & B) & 713 – *Linda Brehmer Lanosa, CFX*
Requesting the Committee’s recommendation for Board approval of the proposed Settlement Agreement as to Expert Fees and Costs. **Action Item.**
11. **OTHER BUSINESS**
12. **ADJOURNMENT**

This meeting is open to the public.

Section 286.0105, Florida Statutes states that if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Central Florida Expressway Authority at 407-690-5000.

Persons who require translation services, which are provided at no cost, should contact CFX at (407) 690-5000 x5317 or by email at Iranetta.dennis@CFXway.com at least three business days prior to the event.

Tab A

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MINUTES
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
Right of Way Committee Meeting
October 25, 2017

Location: CFX Headquarters Boardroom
4974 ORL Tower Road
Orlando, Florida 32807

Committee Members Present:

Laurie Botts, City of Orlando Representative, Committee Chairman
Paul Sladek, Orange County Representative
Frank Raymond, Osceola County Representative
Jean Jreij, Seminole County Representative
Christopher Murvin, Citizen Representative
Brendon Dedekind, Citizen Representative
Brian Sheahan, Lake County Representative

CFX Staff Present at Dais:

Joseph L. Passiatore, General Counsel
Lisa Lumbar, Chief Financial Officer
Linda S. Brehmer Lanosa, Deputy General Counsel
Mala Iley, Recording Secretary

Item 1: CALL TO ORDER

The meeting was called to order at 2:01 p.m. by Chairman Botts.

Item 2: PUBLIC COMMENT

Ms. Tucker Mackie and Mr. Don McIntosh from Boggy Creek Improvement District, submitted public comment cards on items 11 and 12. Public comments were delayed and addressed during item 11: S.R. 417 – Declaration of CFX Surplus Parcel.

Item 3: APPROVAL OF MINUTES

Action: A motion was made by Mr. Raymond and seconded by Mr. Murvin to approve the September 5, 2017 Right of Way Committee meeting minutes as presented.

Vote: The motion carried unanimously with seven (7) members present and voting AYE by voice vote.

Item 4: **S.R. 429 (SUMMER LAKE-GRACE GROVES) WEKIVA PARKWAY PROJECT
(PROJECT 429-206) PARCEL 311/811**

Mr. David Shontz, Esquire, of Shutts & Bowen is requesting the Committee's recommendation for Board approval to serve an offer of judgment to the owners of Summer Lake-Grace Groves, a Florida general partnership, in the amount of \$1,805,000.00. Mr. Shontz detailed the history of the Parcels.

CFX retained the appraisal services of Walter Carpenter of Pinel & Carpenter, Inc., who estimated full compensation at \$825,750.00, based upon \$20,000.00 per acre for residential and \$15,455.00 per acre for office.

Raymer F. Maguire, III, represents the owners. Mr. Maguire retained Gary Pendergast to provide an appraisal report on the behalf of Summer Lake-Grace Groves. Mr. Pendergast opined the value of the property is \$3,238,900.00 based upon \$26,000.00 per acre.

The remaining difference in the appraisal opinions of \$2,103,250.00 is severance damages directly attributable to the property owner's claim of condemnation blight. Discussion ensued.

Action: A motion was made by Mr. Sheahan and seconded by Mr. Murvin to recommend to the Board approval to serve an Offer of Judgment in the amount of \$1,805,000.00, plus statutory attorney's fee and experts cost in full settlement of all claims for compensation in the acquisition of parcel 311/811, subject to apportionment, if any.

Vote: The motion carried unanimously with seven (7) members present and voting AYE by voice vote.

Item 5: **S.R. 429 (SOLID, LLC) WEKIVA PARKWAY PROJECT (PROJECT 429-206)
PARCEL 328**

Mr. Shontz is requesting the Committee's recommendation for Board approval of the Proposed Offer of Judgment in full settlement of Parcel 328 which is a whole take.

CFX retained the appraisal services of Walter Carpenter of Pinel & Carpenter, Inc. Mr. Carpenter estimated full compensation at \$367,000.00.

Raymer Maguire, III, counsel for the owner's property, retained the appraisal services of Mr. Dreggors with Calhoun, Dreggors & Associates, Inc. Mr. Dreggors' total valuation of the subject property is \$922,900.00.

The Committee asked questions, which were answered by Mr. Shontz.

Action: A motion was made by Mr. Sheahan and seconded by Mr. Murvin to recommend to the Board approval to serve an Offer of Judgment in the amount of \$618,000.00, plus statutory attorney's fee and experts cost, in full settlement of all claims for compensation in the acquisition of Parcel 328, subject to apportionment, if any.

Vote: The motion carried unanimously with seven (7) members present and voting AYE by voice vote.

Item 6: S.R. 429 (PINEL & CARPENTER, INC.) WEKIVA PARKWAY PROJECT (PROJECTS 429-203, 429-204, 429-205, and 429-206)

Mr. Shontz, is recommending and requesting the Committee's recommendation for Board approval for an addendum to the second agreement for appraisal services by Pinel & Carpenter, Inc., to perform appraisal services for the Wekiva Parkway Project Numbers 429-203, 429-204, 429-205, and 429-206. This addendum will allow Mr. Carpenter to continue to provide appraisal services and litigation and trial support services, including testifying at trial for four parcels.

The Committee asked questions, which were answered by Mr. Shontz.

Action: A motion was made by Mr. Murvin and seconded by Mr. Jreij to recommend to the Board approval of the Addendum to the Second agreement for Appraisal Service by Pinel Carpenter in the amount of \$100,000.00.

Vote: The motion carried unanimously with seven (7) members present and voting AYE by voice vote.

Item 7: 429 (LANDON, MOREE & ASSOCIATES, INC.) WEKIVA PARKWAY PROJECT (Projects 429-203, 429-204, 429-205, and 429-206)

Mr. Shontz, is recommending and requesting the Committee's recommendation for Board approval of a proposed Addendum to the Second Agreement for Engineering Expert Witness Consulting Services by Landon, Moree & Associates, Inc. "(LMA)" to perform engineering expert consulting services. This will allow LMA to continue to provide engineering services and litigation and trial support services, including testifying at trial for approximately one parcel. He is requesting an additional \$50,000.00.

The Committee asked questions, which were answered By Mr. Shontz.

Action: A motion was made by Mr. Raymond and seconded by Mr. Jreij to recommend to the Board approval of the Addendum to the Second Agreement for Engineering Expert Consulting Services by Landon, Moree & Associates in the amount of \$50,000.00.

Vote: The motion carried unanimously with seven (7) members present and voting AYE by voice vote.

Item 8: **S.R. 429 (CONSORTIUM APPRAISAL, INC.) WEKIVA PARKWAY PROJECT (Projects 429-203, 429-204, 429-205, and 429-206)**

Mr. Shontz, is recommending and requesting the Committee's recommendation for Board approval of a Second Agreement for Appraisal Review Services by Consortium Appraisal, Inc. This will allow Consortium to continue to provide appraisal review services, rebuttal expert witness services, and litigation and trial support services, including testifying at trial for three remaining parcels.

Action: A motion was made by Mr. Sladek and seconded by Mr. Sheahan to recommend to the Board approval of the Second Agreement for Appraisal Services by Consortium Appraisal, Inc., in the amount of \$75,000.00.

Vote: The motion carried unanimously with seven (7) members present and voting AYE by voice vote.

Item 9: **S.R. 429 (DURRANCE & ASSOCIATES, P.A.) WEKIVA PARKWAY PROJECT (PROJECTS 429-203, 429-204, 429-205, and 429-206)**

Mr. Shontz, is recommending and requesting the Committee's recommendation for Board approval of an Addendum to the Second Agreement for Appraisal Services by Durrance & Associates, P.A., (Durrance) to perform appraisal services. Durrance will continue to provide appraisal services, litigation and trial support services, including testifying at trial for two remaining parcels in the amount of \$100,000.00.

Action: A motion was made by Mr. Sladek and seconded by Mr. Raymond to recommend to the Board approval for an Addendum to the Second Agreement for Appraisal Services by Durrance & Associates, P.A. in the amount of \$100,000.00.

Vote: The motion carried unanimously with seven (7) members present and voting AYE by voice vote.

Item 10: **S.R. 429 (CHARLES AND KIM CHAPMAN AND CHAPMAN'S ORCHIDS, INC.) WEKIVA PARKWAY PROJECT (PROJECT 429-203) PARCEL 219**

Ms. Brehmer Lanosa presented this item for Ms. Suzanne M. Driscoll. She provided the Committee with a PowerPoint presentation as to the description and background of the parcel.

Following negotiations, the parties reached a resolution on all of the Respondents' expert fees and costs, and litigation expenses. Costs that were not supported by receipts were eliminated.

Ms. Brehmer Lanosa is requesting the Committee's recommendation for Board approval of the proposed settlement agreement for all outstanding expert fees, expert costs and litigation expenses in the amount of \$192,300.00.

Action: A motion was made by Mr. Murvin and seconded by Mr. Raymond to recommend to the Board approval of a negotiated settlement between the Respondents and CFX for all outstanding expert fees and costs and litigation expenses for the referenced matter in the amount of \$192,300.00.

Vote: The motion carried unanimously with seven (7) members present and voting AYE by voice vote.

Item 11: S.R. 417 – DECLARATION OF CFX SURPLUS PARCEL

Ms. Brehmer Lanosa is requesting the Committee's recommendation for Board approval to declare the Parcel as surplus. The Parcel is adjacent to S.R. 417, is south of the Orlando International Airport, west of Narcoossee Road and adjacent to the Lake Nona development of regional impact. Ms. Brehmer Lanosa provided the Committee with photographs, aerials and background information on the parcel. Boggy Creek Improvement District (Special Purpose Government Agency) offered to pay the appraised value for the parcel and has also offered to donate to CFX, by way of assignment, a drainage easement to reroute the existing drainage from CFX's retention pond to the drainage property.

Ms. Brehmer Lanosa then deferred to Ms. Tucker Mackie and Mr. Don McIntosh from Boggy Creek Improvement District, ("BCID") for public comment. Ms. Mackie provided the Committee with an overview of BCID. The BCID was established by the City of Orlando in 2001 with the purpose and goal of financing, operating, and maintaining major public infrastructure improvements within its boundaries, which consist of approximately 1,085 acres. To date BCID's total capital improvement plan consists of \$86.8 million of improvements of which \$50 million consisting of major rights of way within its boundaries has been constructed. She also explained why declaring this parcel and subsequently selling it to BCID is in the public interest.

The Committee asked questions, which were answered by Ms. Mackie and Mr. McIntosh. Mr. McIntosh deferred his time to Ms. Mackie for any questions from the Committee.

Ms. Botts asked if the lift station would be transferred to the City of Orlando. Mr. McIntosh confirmed that the lift station would be transferred to the City of Orlando.

Action: A motion was made by Mr. Sheahan and seconded by Mr. Jreij to recommend that the Parcel be declared as Surplus Property by the Board through the adoption of a resolution.

Vote: The motion carried unanimously with seven (7) members present and voting AYE by voice vote.

Item 12: **S.R. 417 (CFX) BOGGY CREEK IMPROVEMENT DISTRICT SURPLUS REQUEST – PARCEL 45-501**

Ms. Brehmer Lanosa is requesting the Committee's recommendation for Board approval of a resolution authorizing the sale of surplus property "(parcel)" to the Boggy Creek Improvement District for public road right-of-way of way purposes at the appraised value of \$115,000.00 plus the donation of the drainage easement, in accordance with CFX's policy except for the following conditions and modifications: (1) Separate notice to the local government where the Parcel is located is not required and (2) conveyance will be via a Quit Claim Deed, rather than a Special Warranty Deed, with a reverter clause in the event that the use of the parcel for public right-of-way purposes is permanently discontinued on either five percent (5%) of five hundred square feet (500 s.f.) or more of the Parcel.

Action: A motion was made by Mr. Jreji and seconded by Mr. Sheahan to recommend to the Board approval of the Resolution Authorizing the Sale of the Surplus Property to the BCID at the appraised value of \$115,000.00 plus the donation of the Drainage Easement via Quit Claim Deed with a Reverter Clause.

Vote: The motion carried unanimously with seven (7) members present and voting AYE by voice vote.

Item 13: **OTHER BUSINESS**

This Right of Way Committee discussed rescheduling the November 15, 2017 meeting to December 13, 2017.

Action: A motion was made by Mr. Jreji and seconded by Mr. Sheahan to reschedule the November 15, 2017 committee meeting to December 13, 2017.

Vote: The motion carried unanimously with seven (7) members present and voting AYE by voice vote

Item 14: **ADJOURNMENT**

Chairman Botts adjourned the meeting at approximately 2:49 p.m.

Minutes approved on _____, 2017.

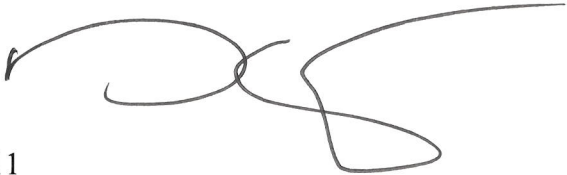
Pursuant to the Florida Public Records Law and CFX Records Management Policy, audio tapes of all Board and applicable Committee meetings are maintained and available upon request to the Records Management Liaison Officer at publicrecords@CFXWay.com or 4974 ORL Tower Road, Orlando, FL 32807.

Tab B



MEMORANDUM

TO: Central Florida Expressway Authority, CLIENT-MATTER NO.: 19125.0166
 Right of Way Committee Members

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

DATE: November 27, 2017

RE: Wekiva Parkway, Project 429-206, Parcel 311/811
 Amended Recommendation for Settlement

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right of Way Committee for the settlement of Parcel 311/811 owned by Summer Lake-Grace Groves, a Florida general partnership for SR 453 Wekiva Parkway, Project 429-206.

DESCRIPTION AND BACKGROUND

The Parent Tract owned by Summer Lake-Grace Groves totals 248.82 acres. The taking includes Parcel 311 Part A containing 0.726 acres, 311 Part B containing 32.536 acres and Parcel 811 containing of 9,515 s.f. The construction of SR 453 bisects the parent tract leaving a west remainder totaling 131.267 ac. and an east remainder totaling 84.293 ac. for a total of 215.560 acres. The property is located north of the Lake/Orange County line, west of Plymouth Sorrento Road and south of Coronado Somerset Road in Lake County, Florida

The parent tract is located in Lake County and is zoned A (Agricultural), which provides for residential and agricultural uses. The future land use designation is split between the western two-thirds (2/3) which is designated as Regional Office and the eastern one-third (1/3) which is in the Mount Plymouth-Sorrento Neighborhood area designated by Lake County as 2 dwellings per acre. The parent tract was included in a pre-application meeting on October 29, 2013, to designate the property as a PUD with mixed-use proposed, including warehouse/distribution, industrial, general office, institutional/office, residential, and commercial uses. This potential land use of the property is a long-range vision, recognized by both Lake County and the City of Mount Dora, to provide a greater employment base than the previous use as agricultural land.

The CFX's appraisal of the property was prepared by Walter Carpenter of Pinel & Carpenter. Mr. Carpenter opined the highest and best use of the property is to hold for future development as permitted under the Regional Office and Mount Plymouth-Sorrento Neighborhood FLU. In the after condition, Mr. Carpenter opined the western remainder remained a highest and best use as Regional Office use and the eastern remainder had a highest and best use as low density residential. Mr. Carpenter used 6 land sales ranging from \$9,494 to

\$16,137 per acre to arrive at the valuation of \$16,000 per acre for the land taken. Mr. Carpenter estimated a possible future value when demand for the property under the Regional Office designation may be more feasible. The concluded per acre price of \$16,100 was attained under this analysis, indicating the \$16,000 per acre is valid for current valuation. Continuing the analysis, Mr. Carpenter opines the residential portion of the parent tract (eastern area with low density residential use) has an indicated present value of \$20,000 per acre, with the Regional Office portion of the parent tract (western area) having an indicated present value of \$15,455 per acre.

In the after condition, Mr. Carpenter estimates severance damages to the 84.293 ac. east remainder to be 20% due to the proximity of the new elevated roadway to the residential highest and best use, based upon his impact adjacency study.

Mr. Carpenter's Summary of Compensation

Parcel 311 (Part A)	.726 acres @ \$20,000/ac	\$14,520
Parcel 311 (Part B):	Combined Valuation	\$545,480
Low Density Residential	9.274 acres @ \$20,000/ac	
Regional Office	23.262 acres @ \$15,455/ac	
Damages		\$262,580
Parcel 311 Compensation		\$822,580
Parcel 811	9,515 sf @ \$.37/sf x .90	\$ 3,170
Total Compensation		\$825,750

Summer Lake-Grace Groves is represented by Raymer F. Maguire, III. This matter was scheduled for a jury trial beginning February 20, 2018. The case management deadlines were coming to a close and the parties had produced expert reports, rebuttal reports and completed the depositions of the various witnesses and experts. Mr. Maguire retained Gary Pendergast to provide the appraisal report on behalf of Summer Lake-Grace Groves. Based upon land planning input from Ed Williams and Greg A. Beliveau, as well as input from economist Joshua A. Harris, Mr. Pendergast determined in the before condition, the highest and best use as vacant is for future low-density residential development at 1 to 3 units per acre and the highest and best use after the taking is for future mixed use development, generally regional office and residential type uses. Mr. Pendergast used 5 land sales ranging from \$22,780 to \$36,730 per acre, and opines the valuation of the property is \$26,000 per acre, arriving at the following conclusion of value for the taking:

Parcel 311	32.262 acres @ \$26,000/ac	\$864,800
Parcel 811	9,515 sf	\$ 5,100
Damages		\$2,369,000
Total Compensation		\$3,238,900

The difference in the appraisal opinions is \$2,413,150. In analyzing the issues in the case, the differential in land values between the two appraisers, although not insignificant is a spread of only \$309,900. The remaining difference in the appraisal opinions of \$2,103,250 is

severance damages directly attributable to the property owner's claim of condemnation blight.

The property owner's land planner Ed Williams opines that absent the Wekiva Parkway Project and related Wekiva Parkway Protection Act, the potential development scenario for the subject property would be far different. Mr. Williams opines that a cloud of condemnation blight was over the subject property, letting it be known in the market that the elevated expressway could impact all or a portion of the subject property for several years. Accordingly, Mr. Williams considered the subject property potential, absent the condemnation for the Wekiva Parkway. Mr. Williams further opines that the subject property would have either been (1) developed in Lake County under a Suburban (3DU/Acre) and Rural Village (2 DU/Acre) density or (2) annexed the parcel into Mount Dora and obtained a Planned Residential Development zoning. The property owner's second land planner, Greg Beliveau also concludes that the Wekiva Parkway had a major impact on the current Regional Office designation on the subject property. Mr. Beliveau opines that absent the Wekiva Parkway project and taking, the subject would most likely have had the low density future land use (original designations of the property prior to the Wekiva Parkway). The property owner also retained an economist, Joshua Harris who has undertaken an extensive study indicating that the Wekiva Parkway project has caused condemnation blight affecting the subject property and the Wekiva Parkway has largely driven the current Regional Office designation of the subject property.

Accordingly, Mr. Pendergast concludes that excluding the effects of project influence, the highest and best use of the subject property in the before condition is for future low-density residential development at a density between 1-3 units per acre. In the after condition, Mr. Pendergast concludes that the western remainder is no longer conducive to low density residential uses as the future land use was changed to regional office. Mr. Pendergast further concludes the eastern remainder is damaged due to its poor shape, reduced size and utility, residential view of elevated highway, quiet enjoyment reduced, higher development costs, and buffering of highway required which will reduce number or residential units. Accordingly, Mr. Pendergast finds 42.3% damages to the remainder.

Mr. Maguire had filed a Motion for Summary Judgment as to respondent's constitutional rights to present before-condition-value evidence excluding the effects of project influence and Motion for Summary Judgment to have a jury instruction given on condemnation blight. Specifically,

Threat of Condemnation

If you find from the evidence that the fair market value of the _____ property taken in this case decreased because of the prospect of condemnation, you should disregard that decrease and base your award on the value of the property as it would be at the time of taking without the threat of condemnation. In other words, the full compensation that is due the owner for the taking of his or her property should be the value of the property as it would have been at the time of the taking uninfluenced by the fact that it was to be taken in this proceeding.

Mr. Maguire's argument is summarized as, but for the condemnation blight of the project,

the subject property's future land use designation would not have been changed to Regional Office thereby 'lowering the value' and would have remained a suburban future land use designation, which would have provided for low density residential development of 1-3 units per ac.

The parties agreed to mediate this matter with Lawrence M. Watson, Jr., Esquire, on August 31, 2017, which impassed after a short period. Additionally, in an effort to potentially cap the costs to be incurred by the property owner (which are recoverable against the CFX), right of way counsel tendered an Offer of Judgment in the amount of \$1,805,000, plus statutory attorney's fees and experts' costs.

During the process of taking the various depositions of the witnesses, Mr. Maguire added several fact witnesses including Amye King former Director of Growth Management for Lake County and Mark Reggentin former Development Manager for the City of Mt. Dora for the purpose who were being proffered by the property owner to support their position that the future land use designation change for the subject property was because of the Wekiva Parkway.

Additionally, the CFX was partially relying on Fla. Stat. § 73.071(5) that provides: "Any increase or decrease in the value of any property to be acquired which occurs after the scope of the project for which the property is being acquired is known in the market, and which is solely a result of the knowledge of the project location, shall not be considered in arriving at the value of the property acquired. For the purpose of this section, the scope of the project for which the property is being acquired shall be presumed to be known in the market on or after the condemnor executes a resolution which depicts the location of the project. Notwithstanding this existing statute, Mr. Maguire argues that the statute is unconstitutional as written and would have challenged its constitutionality if he had received an adverse ruling from the Court on his Motions that would have precluded him from presenting evidence of condemnation blight.

Furthermore, there was a contract recently obtained by Mr. Maguire by and between Centex Homes and Summer Lake-Grace Groves dated March 2006 for the sale of the subject property parent tract for a total of \$12,900,000 or \$52,016.13 per ac. Mr. Maguire argued that the contract was terminated by Centex after they became aware that the project was to be built over the subject property.

Near the conclusion of the depositions in this case and prior to the hearing scheduled on December 5, 2017 on the pending Motions by both sides, the parties were able to reach a settlement in the amount of \$1,995,000, plus statutory attorneys' fees and costs and expert fees and costs. The statutory attorney's fees total \$303,849.80, the attorney's costs total \$3,351.82 and the expert fees and costs total \$212,859.67, subject to reduction upon review for reasonableness and compensability under Florida law.

For the above-cited reasons, Right-of-Way counsel requests a recommendation for approval of settlement in full of Parcel 311/811 in the amount of \$1,995,000, plus statutory attorneys' fees of \$303,849.80, attorneys' litigation costs of \$3,351.82 and experts' fees and costs of \$212,859.67, which is in the CFX's best interest.

RECOMMENDATION

We respectfully request that the Right-of-Way Committee recommend to the CFX Board the approval of the settlement of Parcel 311/811 in the amount of \$1,995,000, plus statutory attorneys' fees of \$303,849.80, attorneys' litigation costs of \$3,351.82, and experts' fees and costs of \$212,859.67 in full settlement of all claims for compensation in the acquisition of Parcel 311/811, subject to apportionment (if any).

ATTACHMENTS

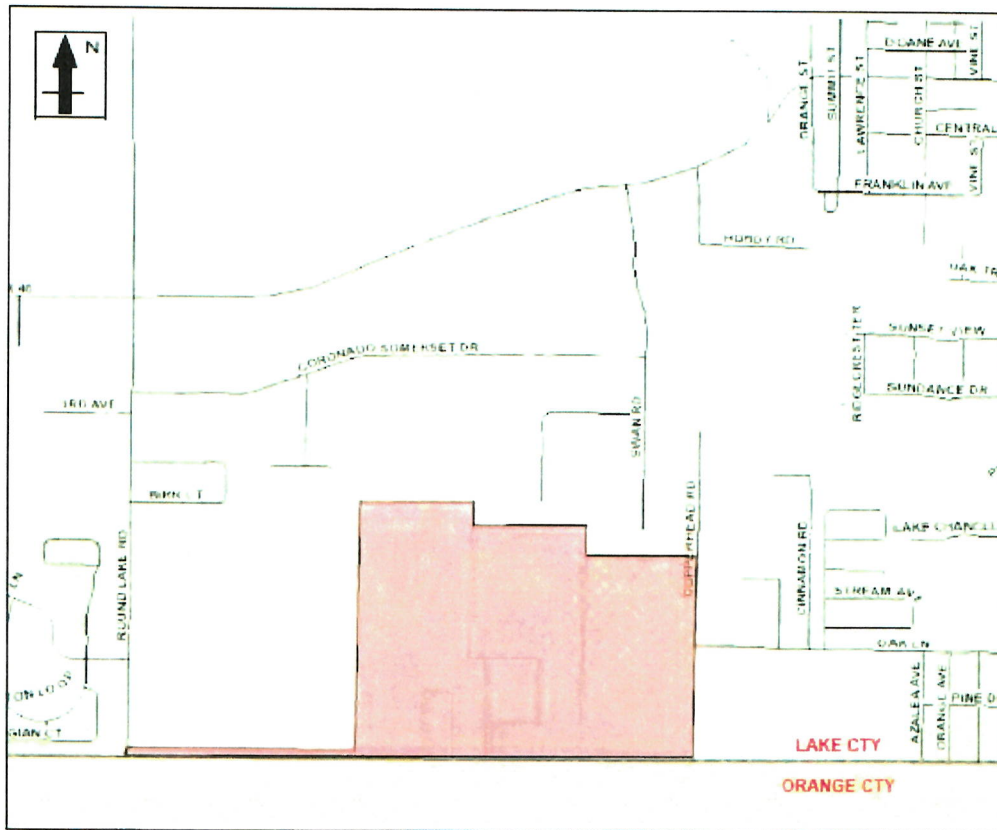
Exhibit "A" – Tax Map and Aerial Photograph of the Subject Property
Exhibit "B" – Property Sketches of the Taking Area

ORLDOCS 15797078 2

Exhibit “A”

PARCEL NO.: 311
OWNER: SUMMER LAKE-GRAVE GROVES
PROJECT: STATE ROAD 453 WEKIVA PARKWAY EXTENSION PROJECT NO. 429
CITY/COUNTY: UNINCORPORATED/LAKE

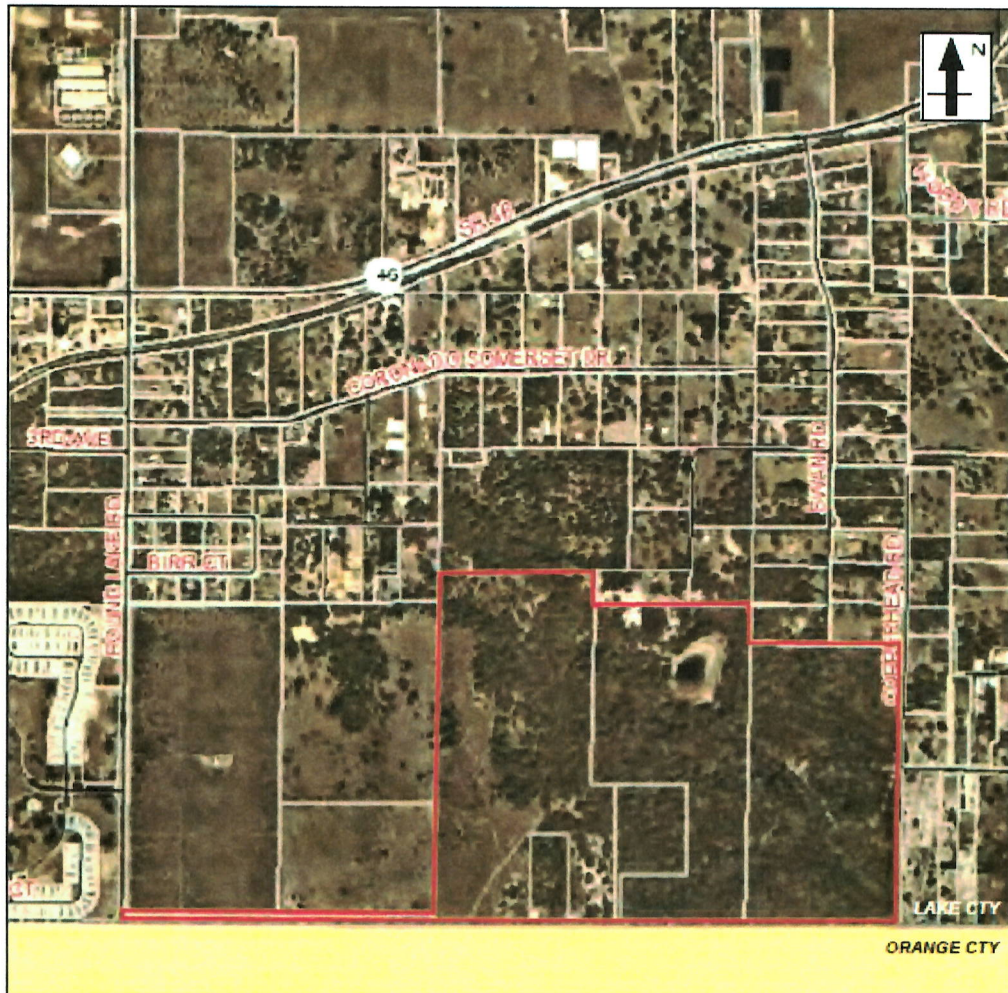
TAX MAP



Approximate Representation
Source: Lake County Property Appraiser

PARCEL NO.: 311
OWNER: SUMMER LAKE-GRAVE GROVES
PROJECT: STATE ROAD 453 WEKIVA PARKWAY EXTENSION PROJECT NO. 429
CITY/COUNTY: UNINCORPORATED/LAKE

AERIAL PHOTOGRAPH



Approximate Representation
Source: Lake County Property Appraiser

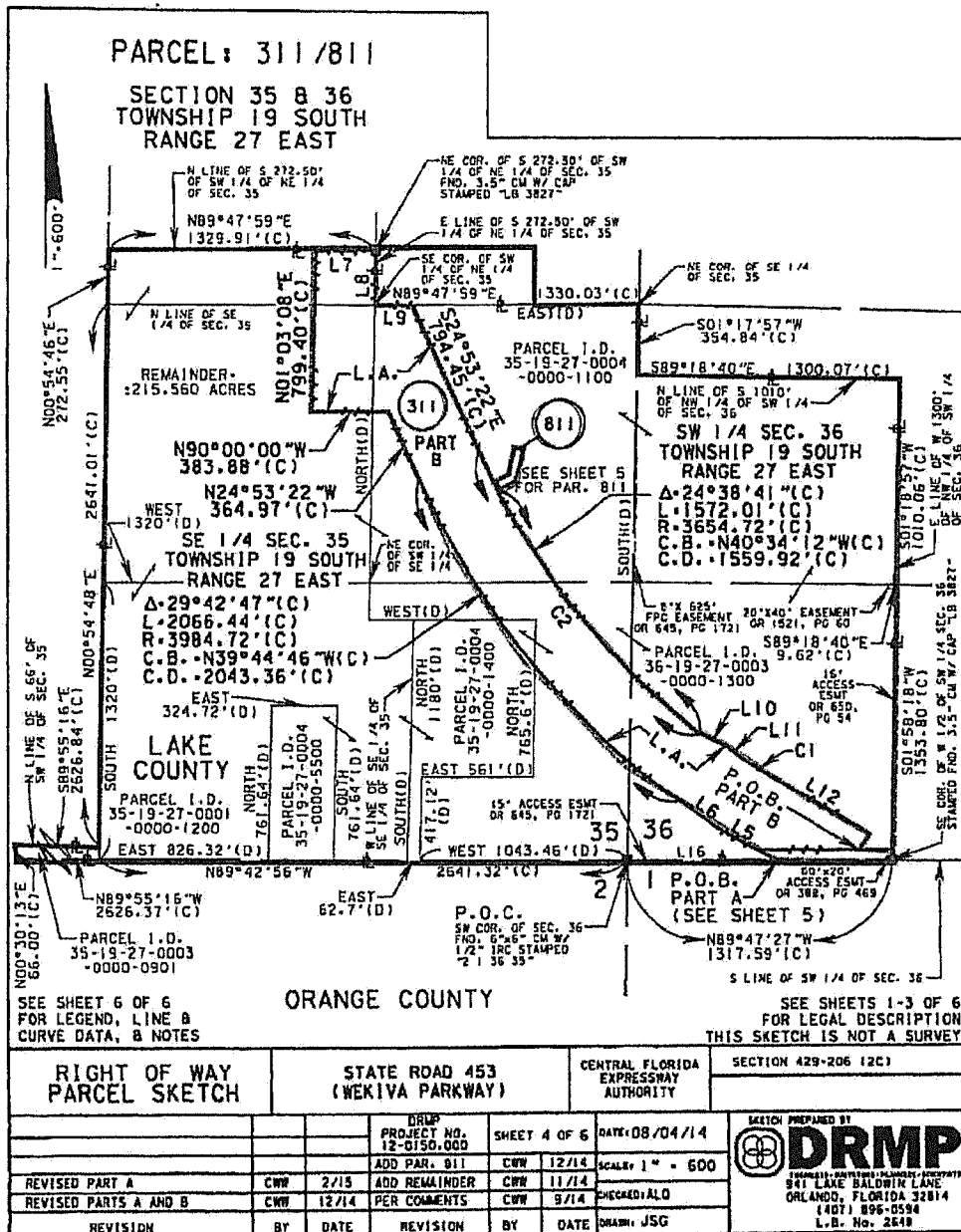
Exhibit “B”

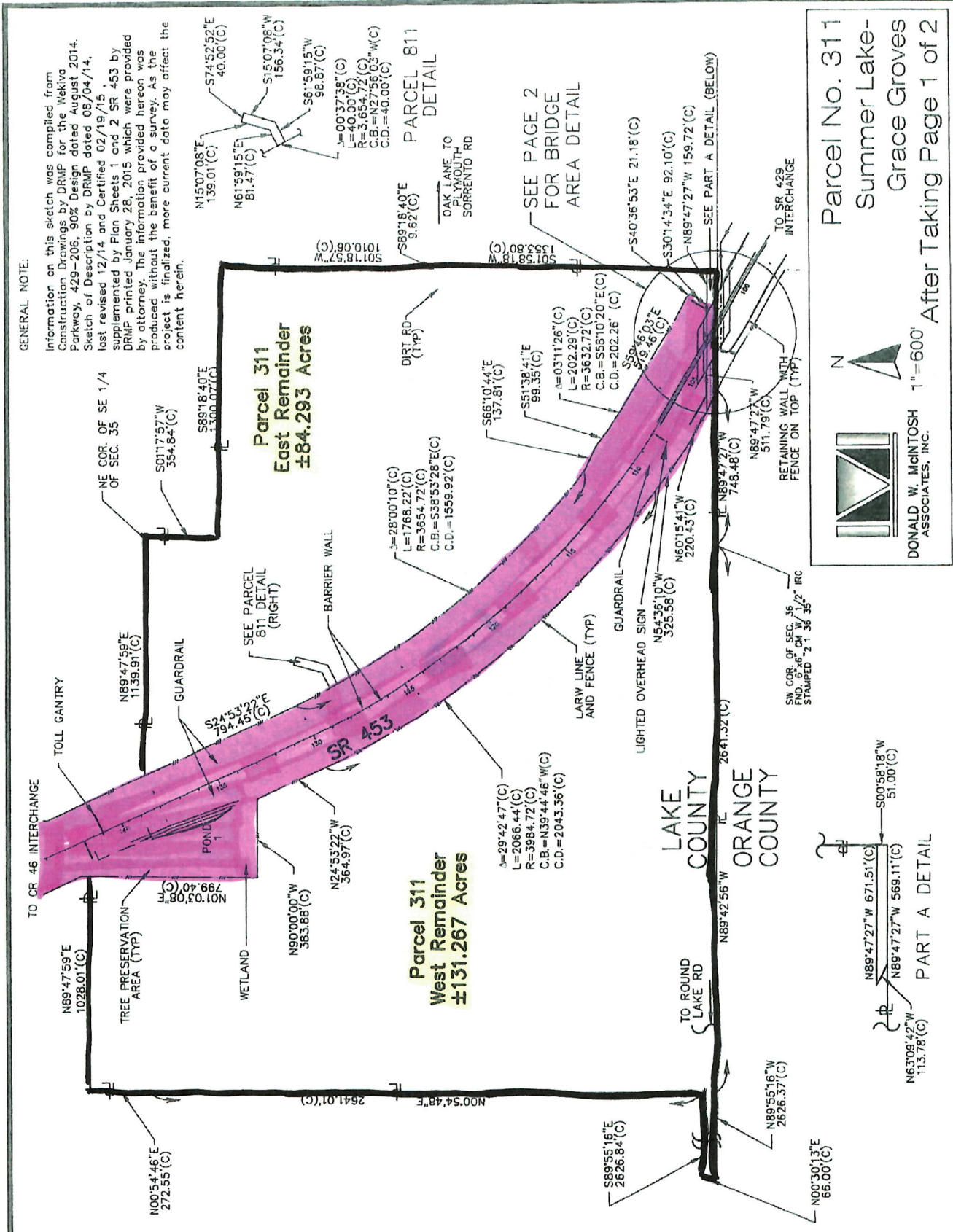
PROPERTY SKETCH

(Parcels 311/811-Wekiva Parkway Project)
The Summer Lake-Grace Groves Property

Parent Tract: 248.82 Acres
Taking: 33.262 Acres
Remainder: 215.558 Acres

Parcel 811 (Permanent Drainage Easement): .2184 Acre





GENERAL NOTE:
Information on this sketch was compiled from Construction Drawings by DRMP for the Wekiva Parkway, 429-206, 90% Design dated August 2014. Sketch of Description by DRMP dated 08/04/14, last revised 12/14 and Certified 02/19/15, supplemented by Plan Sheets 1 and 2 SR 453 by DRMP printed January 28, 2015 which were provided by attorney. The information provided herein was produced without the benefit of a survey. As the project is finalized, more current data may affect the content herein.

Parcel No. 311
Summer Lake-
Grace Groves
After Taking Page 1 of 2

1"=600'

DONALD W. McINTOSH
ASSOCIATES, INC.



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

Invoice #: 9802
Invoice Date: 5/31/2017

Bill to:

Maguire Lassman, P.A.
605 East Robinson Street
Suite 140
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
-------------	-----------	------	--------

Case: Summer Lake
Attn: Mr. Ramer Maguire, Esq.

For work performed on the above matter during May, 2017, including:

R. Scott - Document review and computer graphics for initial timeline development.	17.5	185.00	3,237.50
--	------	--------	----------

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	\$3,237.50
Payments/Credits	\$0.00
Balance Due	\$3,237.50



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

Invoice #: 9804
Invoice Date: 6/30/2017

Bill To

Maguire Lassman, P.A.
605 East Robinson Street
Suite 140
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Case: Summer Lake Attn: Raymer Maguire, III, Esq. For continuing review of client provide materials regarding the Incorporation of "Blight" materials into the Summer Lake Presentation. R. Scott - Review and computer graphics for the month of June, 2017.	10.5	185.00	1,942.50

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	\$1,942.50
Payments/Credits	\$0.00
Balance Due	\$1,942.50



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

Invoice #: 9808
Invoice Date: 7/31/2017

Billed To:

Maguire Lassman, P.A.
605 East Robinson Street
Suite 140
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Case: Summer Lake Grace Groves Attn: Mr. Raymer Maguire, III, Esq.			
For ongoing work on multimedia presentation and 3D visualization for the month of July, including:			
R. Scott - Project Management, computer graphics and 3D oversight	27.5	185.00	5,087.50
Staff - 3D visualization modeling	12	185.00	2,220.00

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	\$7,307.50
Payments/Credits	\$0.00
Balance Due	\$7,307.50



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

Invoice #: 9812
 Invoice Date: 8/31/2017

Billed To:

Maguire Lassman, P.A.
 605 East Robinson Street
 Suite 140
 Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Case: Summer Lake Grace Groves Attn: Mr. Raymer Maguire, III, Esq.			
For continuing work on presentation materials for the month of August, 2017, including:			
R. Scott - Project Management, Computer Graphics and Case Conferences	73.5	185.00	13,597.50
3D Visualization and Modeling	16	185.00	2,960.00
46 page, 11x17 Mediation Books	8	78.50	628.00

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	\$17,185.50
Payments/Credits	\$0.00
Balance Due	\$17,185.50



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

Invoice #: 9816
Invoice Date: 9/28/2017

Bill To:

Maguire Lassman, P.A.
605 East Robinson Street
Suite 140
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Case: Summer Lake, Grace Groves Attn: Mr. Raymer Maguire, III, Esq.			
R. Scott - Continued work on presentation materials and conferences with Counsel.	6.5	185.00	1,202.50

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	\$1,202.50
Payments/Credits	\$0.00
Balance Due	\$1,202.50



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

Invoice #: 9820
Invoice Date: 11/21/2017

Bill To:

Maguire Lassman, P.A.
605 East Robinson Street
Suite 140
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Case: Summer Lake, Grace Groves Attn: Mr. Raymer Maguire, III, Esq./ Ms. Krystal Mock			
Robert Scott - Deposition preparation scheduled for November 20, 2017 that was cancelled.	9	185.00	1,665.00

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	\$1,665.00
Payments/Credits	\$0.00
Balance Due	\$1,665.00

Lakemont Group

7323 Gaberia Rd, Trinity, FL 34655

INVOICE

Invoice Number 2
 Period Covered –
 5/25/16 to 11/20/17

November 20, 2017

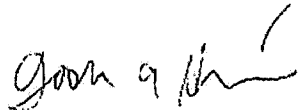
To: Raymer F. Maguire, III
 Maguire Lassman, P.A.
 605 E. Robinson St, Suite 140
 Orlando Florida 32801
 Attn: Accounts Payable

DATES	DESCRIPTION	PERSON	HOURS	RATE	AMOUNT
	<p><u>Client: Summer Lake-Grace Groves, LLP</u> <u>Matter: CFX v. Summer Lake-Grace Groves et. al. – Parcel 311/811</u> <u>Unincorporated Lake County, Florida</u> <u>Case No: 2015-CA-001296</u></p> <p><u>Invoice 1</u></p>				
See Attached	Meetings and calls with attorneys and clients, review of case documents, determine scope of report and research.	JH	11.6	\$350.00	\$ 4,060.00
See Attached	Background research, collection of market data, research on project history, subdivision development, and macroeconomic and demographic factors. In depth research and analysis of competitive properties, and employment centers. Inspection of property and tour of Market Area.	JH	23.5	\$350.00	\$ 8,225.00
		TS	6.4	\$175.00	\$ 1,120.00
See Attached	Draft report, prepare charts, maps, graphs and summarize file and append into report. Drafting and review of affidavit.	JH	24.5	\$350.00	\$ 8,575.00
	SUB TOTAL – Invoice 1 (issued 8/30/17):				\$ 21,980.00
	Note: Hour Detail Sheet Attached				

INVOICE

DATES	DESCRIPTION	PERSON	HOURS	RATE	AMOUNT
	Client: Summer Lake-Grace Groves, LLP Matter: CFX v. Summer Lake-Grace Groves et. al. – Parcel 311/811 Unincorporated Lake County, Florida Case No: 2015-CA-001296				
See Attached	Invoice 2 Review of case documents, CFX expert reports, and rebuttal reports. Issue comments on said reports. Calls with attorneys to discuss case and finalization of report.	JH	9.3	\$350.00	\$ 3,255.00
See Attached	Prepare file for transmission to CFX, review file for deposition, prep for deposition, respond to court reporter questions on depo transcript.	JH	15.1	\$350.00	\$ 5,285.00
10/27/17	Deposition by CFX attorney.	JH	6.5	\$350.00	\$ 2,275.00
	SUB TOTAL – Invoice 2:				\$ 10,815.00
Expenses	Travel related to deposition on 10/27/17.				\$ 865.23
	TOTAL DUE:				\$ 33,660.23
	Note: Hour Detail Sheet Attached				

Thank you very much for the opportunity to serve.



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

Payment Details via Check:

Lakemont Group LLC
 c/o Joshua Harris
 7323 Gaberia Rd.
 Trinity, FL 34655

Hour Detail Sheet

Client: Summer Lakes - Grace Grove, LLP
Matter: CFX Parcel 311/811

Person	Date	Hrs	Description	Time	Rate	Amount
JH	5/25/2016	1.3	File intake and review, build case file	1.3	\$ 350.00	\$ 455.00
JH	10/6/2016	1	Call with attorney to discuss scope of report	1.0	\$ 350.00	\$ 350.00
JH	10/8/2016	1	Call with attorney to discuss blight issues related to S	1.0	\$ 350.00	\$ 350.00
JH	12/9/2016	2.7	Background research on CFX Actions related to Subj.	2.7	\$ 350.00	\$ 945.00
JH	12/11/2016	3.3	Append case file, reseach market data, blight issues	3.3	\$ 350.00	\$ 1,155.00
JH	3/3/2017	1.3	Call with attorney to discuss research findings	1.3	\$ 350.00	\$ 455.00
JH	3/12/2017	0.7	background research on FONSI	0.7	\$ 350.00	\$ 245.00
JH	3/13/2017	5	Inspect property, meet with Land Planner	5.0	\$ 350.00	\$ 1,750.00
JH	3/19/2017	2.1	review land planning report	2.1	\$ 350.00	\$ 735.00
JH	3/20/2017	0.3	discuss land planning report with counsel	0.3	\$ 350.00	\$ 105.00
JH	3/22/2017	0.8	detail land planning issues and land use call	0.8	\$ 350.00	\$ 280.00
JH	4/3/2017	1	call to discuss appraisal issues	1.0	\$ 350.00	\$ 350.00
JH	4/18/2017	0.5	Call to discuss land use issues	0.5	\$ 350.00	\$ 175.00
JH	6/21/2017	0.4	Land planning discussion	0.4	\$ 350.00	\$ 140.00
JH	6/23/2017	2.6	market research - Mt. Dora - employment	2.6	\$ 350.00	\$ 910.00
JH	6/28/2017	0.5	call to dicuss scope of report	0.5	\$ 350.00	\$ 175.00
JH	6/29/2017	2.6	research Lake County data and fiels	2.6	\$ 350.00	\$ 910.00
JH	7/5/2017	1.5	call to dicuss scope of report	1.5	\$ 350.00	\$ 525.00
TS	7/6/2017	3.6	Sullivan Ranch data collection	3.6	\$ 175.00	\$ 630.00
TS	7/7/2017	2.8	Office and Industrial market data collection	2.8	\$ 175.00	\$ 490.00
JH	7/7/2017	3.2	report writing - prep of charts - Lake County Edits	3.2	\$ 350.00	\$ 1,120.00
JH	7/8/2017	5.6	Report writing - analysis of Sullivan ranch data	5.6	\$ 350.00	\$ 1,960.00
JH	7/9/2017	6.4	Report wrtng - analysis of emply centers - final edits	6.4	\$ 350.00	\$ 2,240.00
JH	7/10/2017	1	call to discuss report	1.0	\$ 350.00	\$ 350.00
JH	7/12/2017	1.5	review of documents, modify and extend report	1.5	\$ 350.00	\$ 525.00
JH	7/16/2017	3.5	research Lake County resolutions, review new docs	3.5	\$ 350.00	\$ 1,225.00
JH	7/18/2017	2.3	review land planning report, edit and extend report	2.3	\$ 350.00	\$ 805.00
JH	7/23/2017	3.5	review, edit, extend, and finalize report, add graphs	3.5	\$ 350.00	\$ 1,225.00
JH	7/24/2017	1	review draft apprjaisal for economic issues	1.0	\$ 350.00	\$ 350.00
JH	7/26/2017	1	discuss motion on CFX appraisal, USPAP issues	1.0	\$ 350.00	\$ 350.00
JH	8/16/2017	0.5	Review affidvait for filing	0.5	\$ 350.00	\$ 175.00
JH	8/19/2017	1.5	Edit and revise affidavit	1.5	\$ 350.00	\$ 525.00
JH	9/15/2017	1	Call to discuss finalization of report	1.0	\$ 350.00	\$ 350.00
JH	9/21/2017	0.2	Call to discuss file, depo, timing items	0.2	\$ 350.00	\$ 70.00
JH	9/21/2017	2.5	Prepare file for transmission to CFX	2.5	\$ 350.00	\$ 875.00
JH	10/10/2017	1.2	Document Review - CFX Expert Reports	1.2	\$ 350.00	\$ 420.00
JH	10/15/2017	0.8	Document Review - CFX Expert Reports	0.8	\$ 350.00	\$ 280.00
JH	10/20/2017	0.5	Discussion of rebuttal reports - scope of work	0.5	\$ 350.00	\$ 175.00
JH	10/22/2017	2.2	Issue comments on CFX rebuttal reports	2.2	\$ 350.00	\$ 770.00
JH	10/23/2017	3.2	Review file and prepare for deposition	3.2	\$ 350.00	\$ 1,120.00
JH	10/25/2017	1.2	Deposition prep meeting with attorneys	1.2	\$ 350.00	\$ 420.00
JH	10/25/2017	4.2	prepare file for depo - review rebuttal reports	4.2	\$ 350.00	\$ 1,470.00
JH	10/26/2017	0.5	Call to discuss engineering report	0.5	\$ 350.00	\$ 175.00
JH	10/26/2017	0.7	Deposition prep meeting with attorneys	0.7	\$ 350.00	\$ 245.00
JH	10/26/2017	2.9	Review of docs, cases, prep for depo	2.9	\$ 350.00	\$ 1,015.00
JH	10/27/2017	6.5	Deposition by CFX Counsel	6.5	\$ 350.00	\$ 2,275.00
JH	11/1/2017	0.6	review motion to exclude Newton and comment	0.6	\$ 350.00	\$ 210.00
JH	11/11/2017	0.2	Respond to court reporter's questions re depo	0.2	\$ 350.00	\$ 70.00
JH	11/13/2017	2.5	Review Amye King Depo, and other Lk Cnty Docs	2.5	\$ 350.00	\$ 875.00
Total		96.9		96.9		\$ 32,795.00

Lakemont Group

7323 Gaberia Rd, Trinity, FL 34655

INVOICE

Person Guide:

JH - Joshua A. Harris, Ph D., CRE, CCIM, CAIA, Managing Partner

TS - J. Turner Swann, MSRE, Senior Consultant

Expenses

Flight to ORL	\$ 109.20	United Airlines - Original Flight 9/28 rescheduled to 10/25
Flight to NYC	\$ 279.20	United Airlines
Hotel/Food	\$ 476.83	Courtyard Orlando Downtown
Total	\$ 865.23	

Expense Detail

Confirmation number:

Tampa, FL, US (TPA)
to New York/Newark, NJ, US (EWR -
Liberty)

HPWM88

Manage reservation

Purchase summary

1 Adult (18-64)	\$246.51
Taxes and fees	\$32.69
Total	\$279.20
Credit card payment: \$279.20	<input type="text"/>

Trip summary

Sun, Oct 29, 2017

UA 1814

Nonstop

7:00 pm
Tampa, FL, US (TPA)



9:44 pm
New York/Newark, NJ, US
(EWR - Liberty)

Duration: 2h 44m
United Economy (V)
Snacks for Purchase

Wi-Fi

Travelers

Joshua Harris

TPA to EWR

36C

Known
Traveler/Pass ID:
Frequent flyer:
Email address:
Home phone:

Confirmation number:

New York/Newark, NJ, US (EWR - Liberty)
to Orlando, FL, US (MCO)

H369B0

[Manage reservation](#)

Purchase summary

1 Adult (18-64)	\$88.37
Taxes and fees	\$20.83
Total	\$109.20

Credit card payment: \$109.20

Trip summary

Thu, Sep 28, 2017

 UA 1149


 Nonstop

8:59 pm
New York/Newark, NJ, US
(EWR - Liberty)



11:47 pm
Orlando, FL, US (MCO)

Duration: 2h 48m
United Economy (K)
Snacks for Purchase

 Wi-Fi

Travelers

Joshua Harris

EWR to MCO 27C

Known
Traveler/Pass ID:
Frequent flyer:
Email address:
Home phone:

Thanks for staying! <efolio@courtyard.com>

to JOSHUA_A_HARRIS@YAHOO.COM

Thank you for choosing the Courtyard Orlando Downtown for your recent stay.

As requested, below is a billing summary or adjustment for your stay. **If you have questions about your bill**, please contact the hotel directly at: (407) 996-1000.

Make another reservation on Marriott.com >>



You have elected to receive email messages after every stay.

Modify your email preferences >>

Summary of Your Stay

Ho Courtyard Orlando Downtown
tel 730 North Magnolia Avenue
: Orlando, Florida 32803
USA
(407) 996-1000

Guest JOSHUA HARRIS
: BUSINESS
2037 SHAW LN
ORLANDO, FL 32814-
6539
USA

Dates of stay: Oct 26, 2017 - Oct 28, 2017
Guest number:
Marriott Rewards

Room number: 248
Group number:

Date	Description	Reference	Charges	Credits
10/26/17	ROOM CHARGE	RP248	191.00	
10/26/17	Room Tax	RT248	23.88	
10/26/17	Daily Parking	PC248	15.00	
10/26/17	TAX	PQ248	0.98	
10/27/17	Restaurant Room Charge	FD1268	21.64	
10/27/17	ROOM CHARGE	RP248	167.00	
10/27/17	Room Tax	RT248	20.88	
10/27/17	Daily Parking	PC248	15.00	
10/27/17	TAX	PQ248	0.98	
10/28/17	Restaurant Room Charge	FD1451	20.47	
10/28/17	Payment - Visa XXXXXXXX <input type="text"/>	VI08:14AM		476.83

Total balance **0.00 USD**

November 20, 2017

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

Subject: CFX v. Summer Lake – Grace Groves
Parcel 311/811, Wekiva Parkway SR 429, Lake County
Land Planning and Development Permitting Invoice

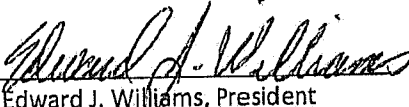
Dear Mr. Maguire

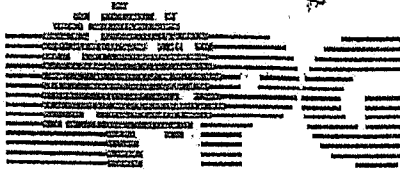
The following invoice is for professional land planning services in the above described case. Your assistance in processing this invoice would be greatly appreciated. Entries makes with an (A) Indicate times allocated on the same day between two or more cases.

DATE	SERVICES	HOURS
8-11-15	Meeting with attorney, retained in case, received initial work assignments	1.5
8-14-15	Site and neighborhood inspections	3.6
1-11-16		2.0(A)
6-29-16		2.5(A)
12-4-15	Collect and analyze background data on Lake County Comprehensive Plan, Land	4.0(A)
6-13-16	Development Code, Mount Dora Comprehensive Plan and Land Development	5.3(A)
6-14-16	Code, probability of annexation, reasonable probability of code amendments,	4.0(A)
10-8-15	Utility availability and physical Characteristics of the site, including	3.2(A)
10-8-15	County Comprehensive Plan, Future Land Use Maps and amendments	4.0(A)
10-9-15	City Comprehensive Plan, Future Land Use Maps and amendments	2.0
10-9-15	Annexation issues	2.5
10-9-15	City/County Joint Planning Area Agreements	2.0
10-22-15	Chapter 15 the Western Beltway History	1.5
10-22-15	Wekiva Basin Committee Final Report	1.8
7-1-16	Wekiva River Protection Act	2.5
7-19-16	Wekiva Parkway and Protection Act	1.5
9-27-16	Office of Governor Executive Order 02-259	0.5
	Office of Governor Executive Order 03-112	
	RERC Marketing Analysis Report	
	The Master Plan presentation document	
	Resolution 2006-21(Mount Dora)	
1-3-16	Analyze issues related to condemnation blight, project influence and scope of	4.0(A)
1-19-16	the project.	2.8(A)
2-25-16		3.0

9-21-15	Research and analyze development trends in the area, the permitting history of projects in the area including SLG, Sullivan Ranch, Park at Wolf Branch, Wolf Creek Ridge, Addison Place, Sundance Ridge	4.0
9-25-15		3.0
5-8-17		4.5
5-11-17		3.0
10-17-17		2.8
5-26-17	Prepare and analyze timelines for reports and exhibits	3.0(A)
7-21-17		2.2
11-9-17		1.5(A)
11-8-16	Highest and best use analysis in the before taking and after taking condition and prepare report	4.0
5-5-17		4.7
7-3-17		2.5
5-8-17	Damage analysis in the after taking condition	3.0
4-3-17	Review and comment on CFX appraisal and updates by Carpenter, including expert reports	3.5
7-18-17		4.0
8-1-17		3.5
8-11-17		2.7
7-17-17	Review and comment on Carpenters deposition	4.8
7-18-17		1.5(A)
11-4-17	Review and comment on CFX experts Rebuttal Reports, prepare response and collect documents that refute those reports by Carpenter, Hardgrove, Collison and Newton.	3.8
10-13-17		2.2
10-20-17		2.5
11-3-17		0.5
11-4-15		4.0
11-5-17		2.8
9-22-17	Prepare files for inspection by CFX prior to deposition.	1.0
10-11-17	Preparation for deposition	3.6
10-13-17	Continue preparation for deposition	2.5
10-16-17	Preparation for and attendance at deposition	4.5
11-7-17	Review Williams deposition	1.4
9-2-17	Prepare Williams Affidavit	2.0
9-5-17	Continue work on Affidavit	2.4
11-14-17	Revise and finalize Affidavit	1.2
7-22-17	Review and comment on owner's appraisal from a land planning and and development permitting standpoint.	3.0
7-26-17		1.0

7-10-17	Review and comment on Joshua Harris report from land planning and development permitting standpoint	2.0
7-24-17		2.2
12-22-16	Review and comment on Belivue reports on history and permitting of surrounding development including SLG.	1.0
7-24-17		4.0
9-28-17		1.5
8-26-15	Preparation for and attendance at Team Meetings of experts to report findings, exchange information and coordinate work assignments	1.0
4-21-16		1.0
6-13-16		1.0
10-11-16		1.0
3-3-17		1.0
1-26-17		1.3
8-30-17		1.0
9-15-17		1.2
11-13-17		1.0
10-31-17	Identify issues for CFX planner and appraisers depositions	2.0
11-3-17		2.2
11-5-17		2.4
6-12-17	Clarify utility extension issues and Mount Dora reimbursement Provisions.	2.5
11-6-17	Interview the Honorable Lee Constantine	1.0
11-9-17	Review and comment on Offer of Judgement	1.5
11-10-17	Review client documents on Centex contract for the property and The dates for entering and cancelling contract	2.2
11-13-17	Review and comment on Amye King Affidavit	1.0
Subtotal:	185.8 Hours at \$250.00 per Hour	
Total Due:	\$46,450.00	

Approved By: 
Edward J. Williams, President
Williams Development Services Inc.



**L&P Urban &
Regional Planners, Inc.**
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

Invoice

Date	Invoice #
2/28/2017	23810

Raymer McGuire
Maguire Lassman
605 E. Robinson Street, Suite 140
Orlando, FL 32801

Terms	Project Number
2/1/17-2/28/17	661/73 - SUMMER...

Description	Qty	Rate	Amount
REQUESTED SERVICES - SUMMER LAKE GRACE Update plat exhibit	0.5	80.00	40.00
Total			\$40.00



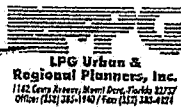
Invoice

Date	Invoice #
3/31/2017	23830

Raymer Mcguire
 Maguire Lassman
 605 E. Robinson Street, Suite 140
 Orlando, FL 32801

3/1/17-3/31/17	Terms	Project Number
	Upon approval	661/73 - SUMMER...

Description	Qty	Rate	Amount
REQUESTED SERVICES - SUMMER LAKE GRACE GROVES			
Client/Project Coordination Conference call with project team	1.5	250.00	375.00
Prepare/Review/Edit Reports Report edits	1.5	250.00	375.00
Data Analysis/Research Road issue for Roper	1.5	250.00	375.00
Research non-residential subdivisions and subdivisions	13.25	85.00	1,126.25
Research Birr Ct./TIA Research/Edit maps	3.25	85.00	276.25
NON-LABOR Lake County application fee - \$150 Color copies - \$7.38		157.38	157.38
		Total	\$2,684.88



Invoice

Date	Invoice #
4/30/2017	23860

Raymer McGuire
Maguire Lassman
605 E. Robinson Street, Suite 140
Orlando, FL 32801

	Terms	Project Number
4/1/17-4/30/17	Upon approval	661/73 - SUMMER...

Description	Qty	Rate	Amount
REQUESTED SERVICES - SUMMER LAKE GRACE			
Client/Project Coordination Conference call	1	250.00	250.00
Client/Project Coordination Coordination with Joe on parkway video	0.5	80.00	40.00
Prepare/Review/Edit Reports Edit report re: changes to support residential	5	80.00	400.00
Prepare/Review/Edit Reports Revise report and finalize	1.5	80.00	120.00
Research zoning along SR 46	9	80.00	720.00
Create screen captures and extract video clip of drone footage over site	1.25	80.00	100.00
Create maps	1.5	80.00	120.00
Color copies, copies, bond - \$14.62		14.62	14.62
		Total	\$1,764.62



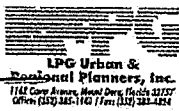
Invoice

Date	Invoice #
5/31/2017	23887

Raymer McGuire
 Maguire Lassman
 605 E. Robinson Street, Suite 140
 Orlando, FL 32801

Terms	Project Number
5/1/17-5/31/17	661/73 - SUMMER...

Description	Qty	Rate	Amount
REQUESTED SERVICES - SUMMER LAKE GRACE GROVES			
Client/Project Coordination Conference calls with Raymer	4.5	250.00	1,125.00
Create non-residential zoning map, create historical aerials of Sullivan Ranch	6	85.00	510.00
Review historical zoning data for non-residential development and create spreadsheet	12	85.00	1,020.00
Total			\$2,655.00



Invoice

Date	Invoice #
6/30/2017	23920

Raymer McGuire
Maguire Lassman
605 E. Robinson Street, Suite 140
Orlando, FL 32801

	Terms	Project Number
6/1/17-6/30/17	Upon approval	661/73 - SUMMER...

Description	Qty	Rate	Amount
REQUESTED SERVICES - SUMMER LAKE GRACE			
Data Analysis/Research Research previous land use maps, assist with scheduling, coord with Greg and Julie, download Carpenter data and review	2.5	85.00	212.50
Client/Project Coordination Conference call with Raymer and team	2.5	250.00	625.00
Data Analysis/Research Research data for Greg on recommendations and mapping	1.75	85.00	148.75
Prepare/Review/Edit Reports Assist with report edits and research	3	85.00	255.00
Research and edits to report	13	85.00	1,105.00
Create historical aerials of the site and adjacent areas and create map of potential employment sector annexation	3.5	80.00	280.00
Prepare step by step timeline of PUD	12	85.00	1,020.00
Reimbursable Expenses Copies, color copies - \$10.15		10.15	10.15
		Total	\$3,656.40



Invoice

Date	Invoice #
7/31/2017	23949

Raymer Mcguire
 Maguire Lassman
 605 E. Robinson Street, Suite 140
 Orlando, FL 32801

	Terms	Project Number
7/1/17-7/31/17	Upon approval	661/73 - SUMMER...

Description	Qty	Rate	Amount
REQUESTED SERVICES - SUMMER LAKE GRACE GROVES			
Prepare/Review/Edit Reports Assist with report edits	1	85.00	85.00
Client/Project Coordination Conference call	2.5	250.00	625.00
Data Analysis/Research Conference call and review Lakemont Group report	2	85.00	170.00
Client/Project Coordination Conference Call, Besh	1.5	250.00	375.00
Data Analysis/Research Research history of acreage of take and parent parcel, research DRMP plans and CFX plans, e-mail Raymer	3	85.00	255.00
Prepare/Review/Edit Reports Make edits to report, upload exhibits, coordination with Raymers office	2	85.00	170.00
Prepare/Review/Edit Reports Edit report to address pre-condemnation conditions, data request to County	4	85.00	340.00
Client/Project Coordination Conference Calls, Besh	4	250.00	1,000.00
Client/Project Coordination Meeting with GIS on map needs	0.5	85.00	42.50
Client/Project Coordination Coordination with Lake County on data request	0.25	85.00	21.25
		Total	



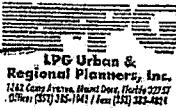
Invoice

Date	Invoice #
7/31/2017	23949

Raymer McGuire
 McGuire Lassman
 605 E. Robinson Street, Suite 140
 Orlando, FL 32801

	Terms	Project Number
7/1/17-7/31/17	Upon approval	661/73 - SUMMER...

Description	Qty	Rate	Amount
Client/Project Coordination Pick up Comp Plan from lake county	0.75	50.00	37.50
Client/Project Coordination Phone conferences with Raymer and team	2	250.00	500.00
Data Analysis/Research Review 1991 comp plan original flu map, review dates of amendments, research amendments	1	85.00	85.00
Client/Project Coordination Edit report	0.75	50.00	37.50
Update all maps with correct site boundary	8.75	85.00	743.75
Timeline preparation	8	85.00	680.00
NON-LABOR 1991 Comprehensive Plan and Future Land Use Map - \$43.34 Copies and color copies - \$8.86		52.50	52.50
		Total	\$5,220.00



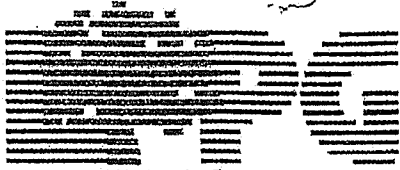
Invoice

Date	Invoice #
8/31/2017	23981

Raymer Mcguire
Maguire Lassman
605 E. Robinson Street, Suite 140
Orlando, FL 32801

	Terms	Project Number
8/1/17-8/31/17	Upon approval	661/73 - SUMMER...

Description	Qty	Rate	Amount
REQUESTED SERVICES - SUMMER LAKE GRACE GROVES			
Prepare/Review/Edit Reports Work on report	2	85.00	170.00
Client/Project Coordination Review tax parcel #'s and provide data to Matt	0.5	85.00	42.50
Prepare/Review/Edit Reports Coordination with Matthew on report edits	1	85.00	85.00
Client/Project Coordination Respond to Matt's request for mapping	0.5	85.00	42.50
Client/Project Coordination Conference calls with team	2.5	250.00	625.00
Prepare/Review/Edit Reports Coordination with Matthew on report	1	250.00	250.00
Client/Project Coordination Edit affidavit, notarize, prepare transmittal letter, prepare fed-x package	1.25	85.00	106.25
Client/Project Coordination Coordination with Krystal on invoices	0.5	85.00	42.50
NON-LABOR Copies, color copies, scans - \$17.04		17.04	17.04
		Total	\$1,380.79



**LPG Urban &
Regional Planners, Inc.**
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

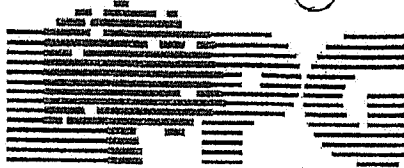
Invoice

Date	Invoice #
9/30/2015	23293

Raymer Mcguire
Fixel and Maguire, P.A.
1010 Executive Center Dr
Suite 121
Orlando, FL 32803

9/1/15-9/30/15	Terms	Project Number
	Net 30	661/73 - SUMMER...

Description	Qty	Rate	Amount
SUMMER LAKE GRACE GROVES - WEKIVA PARKWAY TAKING			
Meetings Attend Parkway meeting	3	250.00	750.00
		Total	\$750.00



**LPG Urban &
Regional Planners, Inc.**
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

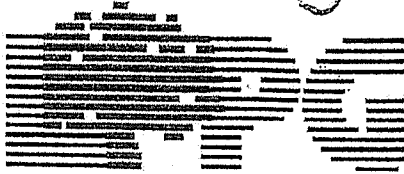
Invoice

Date	Invoice #
4/30/2016	23498

Raymer McGuire
Maguire Lassman
605 E. Robinson Street, Suite 140
Orlando, FL 32801

	Terms	Project Number
4/1/16-4/30/16	Net 30	66173 - SUMMER...

Description	Qty	Rate	Amount
REQUESTED SERVICES - SUMMER LAKE GRACE GROVES			
Client/Project Coordination Conf call with project team	1	250.00	250.00
Data Analysis/Research land use report	1	250.00	250.00
Work on land use report	9.25	80.00	740.00
Total			\$1,240.00



**LPG Urban &
Regional Planners, Inc.**

1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

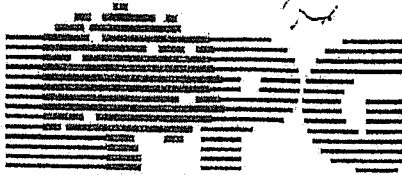
Invoice

Date	Invoice #
5/31/2016	23531

Raymer Mcguire
Maguire Lassman
605 E. Robinson Street, Suite 140
Orlando, FL 32801

	Terms	Project Number
5/1/16-5/31/16	Net 30	661/73 - SUMMER...

Description	Qty	Rate	Amount
REQUESTED SERVICES - SUMMER LAKE GRACE GROVES			
Client/Project Coordination Conference calls with client	2	250.00	500.00
Prepare/Review/Edit Reports Review land use report	1	80.00	80.00
Client/Project Coordination Upload exhibits to ftp site and e-mail Raymer	0.25	80.00	20.00
Prepare/Review/Edit Reports Work on land use report	40.25	80.00	3,220.00
Prepare mapping for report (location, aerial, soils, topo, existing zoning, existing land use, label take areas)	9	80.00	720.00
		Total	\$4,540.00



**LPG Urban &
Regional Planners, Inc.**
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

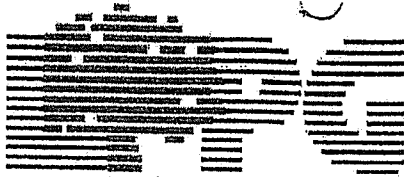
Invoice

Date	Invoice #
6/30/2016	23560

Raymer Mcguire
Maguire Lassman
605 E. Robinson Street, Suite 140
Orlando, FL 32801

	Terms	Project Number
6/1/16-6/30/16	Upon approval	661/73 - SUMMER...

Description	Qty	Rate	Amount
REQUESTED SERVICES - SUMMER LAKE GRACE GROVES			
Prepare/Review/Edit Reports Edit report and coordination with GIS	0.75	80.00	60.00
Data Analysis/Research Locate and Review appraisal report	0.5	80.00	40.00
Data Analysis/Research Provide data to Greg on water and sewer	0.5	80.00	40.00
		Total	\$140.00



**LPG Urban &
Regional Planners, Inc.**
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

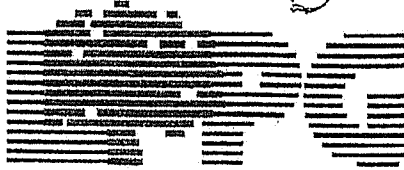
Invoice

Date	Invoice #
7/31/2016	23587

Raymer McGuire
Maguire Lassman
605 E. Robinson Street, Suite 140
Orlando, FL 32801

Terms	Project Number
7/1/16-7/31/16 Upon approval	661/73 - SUMMER...

Description	Qty	Rate	Amount
REQUESTED SERVICES - SUMMER LAKE GRACE GROVES			
Client/Project Coordination Coordination with attorney	1	250.00	250.00
Prepare/Review/Edit /Reports cord with Julie on report and exhibits, conf call with Raymer, et al	1.5	80.00	120.00
Client/Project Coordination Conf call with team on report	1.5	250.00	375.00
Prepare edits to report and exhibits	7.25	80.00	580.00
Total:			\$1,325.00



**LPG Urban &
Regional Planners, Inc.**

1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4624

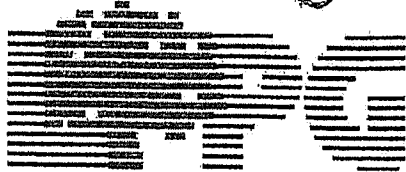
Invoice

Date	Invoice #
8/31/2016	23615

Raymer McGuire
Maguire Lassman
605 E. Robinson Street, Suite 140
Orlando, FL 32801

8/1/16-8/31/16	Terms	Project Number
	Upon approval	661/73 - SUMMER...

Description	Qty	Rate	Amount
REQUESTED SERVICES - SUMMER LAKE GRACE GROVES			
Client/Project Coordination Conference call with Raymer and team	1	250.00	.250.00
Coordination with GIS on mapping	0.25	80.00	20.00
		Total	\$270.00



**LPG Urban &
Regional Planners, Inc.**

1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

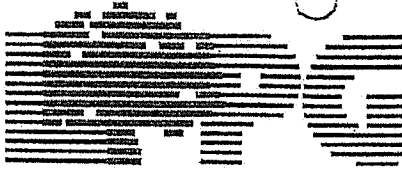
Invoice

Date	Invoice #
9/30/2016	23640

Raymer McGuire
Maguire Lassman
605 E. Robinson Street, Suite 140
Orlando, FL 32801

	Terms	Project Number
9/1/16-9/30/16	Upon approval	661/73 - SUMMER...

Description	Qty	Rate	Amount
REQUESTED SERVICES - SUMMER, LAKE, GRACE GROVES			
Research surrounding subdivisions and edit report	25.75	80.00	2,060.00
Prepare map exhibit of subdivisions	7.5	80.00	600.00
NON-LABOR Copies, color copies - \$12.25		12.25	12.25
		Total	\$2,672.25



**LPG Urban &
Regional Planners, Inc.**

1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

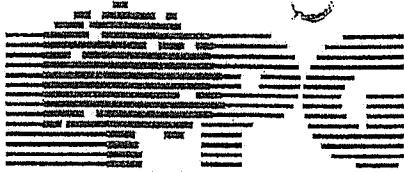
Invoice

Date	Invoice #
11/30/2016	23711

Raymer Mcguire
Maguire Lassman
605 E. Robinson Street, Suite 140
Orlando, FL 32801

Terms	Project Number
11/1/16-11/30/16	661/73 - SUMMER...

Description	Qty	Rate	Amount
REQUESTED SERVICES - SUMMER LAKE GRACE GROVES - FDOT TAKING			
Prepare/Review/Edit Reports Coordination with Jeff on finalizing report	0.5	80.00	40.00
Client/Project Coordination Cord with City of Mt. Dora an expressway resolution	0.5	80.00	40.00
Work on final report	1	85.00	85.00
		Total	\$165.00



**LPG Urban &
Regional Planners, Inc.**

1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

Invoice

Date	Invoice #
12/31/2016	23751

Raymer Mcguire
Maguire Lassman
605 E. Robinson Street, Suite 140
Orlando, FL 32801

	Terms	Project Number
12/1/16-12/31/16	Upon approval	661/73 - SUMMER...

Description	Qty	Rate	Amount
REQUESTED SERVICES - SUMMER LAKE GRACE GROVES			
Client/Project Coordination Upload final report to ftp site, e-mail client	0.25	80.00	20.00
Prepare final report	10	80.00	800.00
		Total	\$820.00

please make checks payable to:

m e i civil

964 Lake Baldwin Lane., Suite 200
Orlando, FL 32814
407-893-6894
fax 407-893-6851

bill to:

Raymer F. Maguire, III, Esquire
Maguire Lassman, P.A.
605 E. Robinson Street, Suite 140
Orlando, Florida 32801

Invoice Date: 11/21/2017
Invoice Number: 191042H-1
Invoice Amount Due: **\$14,490.00**

**JOB: SR 426, P311 / 811 Summer Lake
Engineering Analysis**

Description	Hours	Rate	Fee	Total
Principal (DLM)	31.0	\$285.00	\$8,835.00	\$8,835.00
Senior Designer (JRR)	10.0	\$285.00	\$2,850.00	\$2,850.00
Project Coordinator (AH)	23.5	\$90.00	\$2,115.00	\$2,115.00
Subtotal				\$13,800.00
Expense (5%)				\$690.00
Total Fee Due				\$14,490.00

See attachment for detail.

Payment is due upon settlement of compensation for subject parcel.

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

191042h

Job Name SR426, P311/811, Summer Lake

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
8/8/2017	4.5		preliminary review of 3D visual, review roadway construction plans to compare with 3D visual, provide preliminary comments
8/14/2017	1.0		prepare for and meet with bob Scott
8/17/2017	3.5		review latest 3D visual,, return comments along with FDOT standard details for guardrail and barrier walls.
10/16/2017	2.0		prepare for and attend deposition
10/23/2017	5.5		prepare for and attend conf call with experts and attorney, review CFX rebuttal rpt
10/31/2017	4.5		prepare for and attend conf call with experts and attorney, coordinate research for appraiser
11/6/2017	3.5		coordinate / review zoning research
11/9/2017	2.5		coordinate utility research
11/14/2017	2.5		coordinate utility research, prepare and attend conf call with experts and attorney
11/15/2017	1.5		review locations of Lake County subdivisions from planning report
<i>Total Hours:</i>	<i>31.0</i>		

Work Descriptions for John R. Russell

191042H

Job Name *SR 429 Summer Lake*

Date	Hours	Task	Work Description
10/26/2017	1.0		Prepare For and Attnd Conference Call w/ Experts & Attorney
10/31/2017	1.0		Review Newton Report & Phone Call w/ Engineer
10/31/2017	1.0		Prepare For and Attnd Conference Call w/ Experts & Attorney
11/1/2017	2.5		Download; Print & Review CFX Roadway Construction Plans & Appraisal
11/14/2017	1.5		Prepare For and Attnd Conference Call w/ Experts & Attorney
11/15/2017	2.0		DownLoad Digital Aerial & GIS Parcel Data & Convert to AutCad
11/16/2017	1.0		Review Exhibits from Planning Report
Total Hours:	10.0		

Work Descriptions for Anna Higgins

191042H

Job Name SR426, P311/811 Summer Lake-Grace Groves

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
10/31/2017	2.5	Research on zoning and future land use in Lake County and Orange County to assist appraiser using online GIS and General Plan
11/2/2017	2.5	Research on zoning and future land use in Lake County and Orange County to assist appraiser using online GIS and General Plan
11/6/2017	6.0	Research on zoning and future land use in Lake County to assist appraiser. Visited zoning office to obtain zoning maps.
11/7/2017	5.0	Research on zoning in Lake County, Eustis, Leesburg, Mt Dora, Clermont, and Groveland to assist appraiser using zoning maps and Lake County General Plan
11/9/2017	3.5	Research on utilities in Lake County, Eustis, and Leesburg to assist appraiser. Obtained maps and utility information from city and county Public Works departments.
11/14/2017	3.0	Research on utilities in Clermont, Groveland and Mt Dora to assist appraiser. Obtained maps and utility information from city and county Public Works departments.
11/15/2017	0.5	Research on utilities to assist appraiser. Followup calls with Clermont and Groveland to request information.
11/21/2017	0.5	Research on utilities to assist appraiser. Followup calls with Leesburg and Eustis to request information.
Total Hours:	23.5	

Invoice

Booth, Ern, Straughan & Hiott, Inc.
902 North Sinclair Avenue
Tavares, FL 32778

Avery-Smith, Ellen
 Summer Lake-Grace Groves, LLP
 100 Whetstone Place, Suite 200
 St. Augustine, FL 32086

August 17, 2017
 Project No: 131059.0000
 Invoice No: 71795

Project: 131059.0000 Wekiva Borrow Pit, 5 Alternate Keys

Received executed Proposal on 8/16/13
 Summer Lake-Groves, LLP, Tom West, Inc., and Mount Dora Hills, LLC
 cc: Daryl Carter, Maury L. Carter & Associates, 3333 S. Orange Avenue, Suite 200, Orlando, FL 32806
 cc: Raymer Maguire, Fixel, Maguire & Willis, 605 East Robinson Street, Suite 140, Orlando, FL 32801

Professional services rendered through August 08, 2017

 Task: 001 Survey

Phase	Fee	Percent Complete	Earned
Boundary Survey, 5 Alternate Keys	\$5,800.00	100.00 %	\$5,800.00
Tree Count on the 5 Alternate Keys	\$3,800.00	100.00 %	\$3,800.00
Stake 8 Location for Soil Test Borings	\$1,200.00	100.00 %	\$1,200.00
	\$10,800.00	Total Earned	\$10,800.00
		Previous Fee Billing	\$10,800.00
		Current Fee Billing	\$0.00

 Task: 002 Preparing Mining Site Plan

Phase	Fee	Percent Complete	Earned
Preparing Mining Site Plan	\$8,480.00	100.00 %	\$8,480.00
	\$8,480.00	Total Earned	\$8,480.00
		Previous Fee Billing	\$8,480.00
		Current Fee Billing	\$0.00

 Task: 003 Permitting

Phase	Fee	Percent Complete	Earned
Lake County Mine Permit	\$3,500.00	100.00 %	\$3,500.00
SJRWMD	\$6,550.00	100.00 %	\$6,550.00
Notice of Reclamation to Bureau of Mining	\$1,200.00	100.00 %	\$1,200.00
Lake County Driveway	\$1,500.00	100.00 %	\$1,500.00
	\$12,750.00	Total Earned	\$12,750.00
		Previous Fee Billing	\$12,750.00

Current Fee Billing \$0.00

Task: 004 Project Administration

Phase	Fee	Percent Complete	Earned
Project Administration	\$1,500.00	100.00 %	\$1,500.00
	\$1,500.00	Total Earned	\$1,500.00
		Previous Fee Billing	\$1,500.00
		Current Fee Billing	\$0.00

Task: 005 Geotechnical Investigation

Phase	Fee	Percent Complete	Earned
Geotechnical & Hydrogeological Investigation (REMAINING WORK NOT REQUIRED)	\$17,050.00	58.48 %	\$9,970.84
Geotechnical Investigation for Soil Classification (REMAINING WORK NOT REQUIRED)	\$4,400.00	78.20 %	\$3,440.80
Analyze (VOID)	\$3,300.00	0.00 %	\$0.00
	\$24,750.00	Total Earned	\$13,411.64
		Previous Fee Billing	\$13,411.64
		Current Fee Billing	\$0.00

Task: 006 Additional Boundary Survey (Recd. executed C.O. on 9/25/14)

Phase	Fee	Percent Complete	Earned
Additional Boundary Survey	\$3,040.00	100.00 %	\$3,040.00
	\$3,040.00	Total Earned	\$3,040.00
		Previous Fee Billing	\$3,040.00
		Current Fee Billing	\$0.00

Task: 007 PUD Master Drainage Plan (Recd. executed C.O. on 9/25/14)

Phase	Fee	Percent Complete	Earned
PUD Master Drainage Plan	\$3,480.00	100.00 %	\$3,480.00
	\$3,480.00	Total Earned	\$3,480.00
		Previous Fee Billing	\$3,480.00
		Current Fee Billing	\$0.00

Task: 008 Field Survey & 4 Sketch & Legals for Land Swap (Adtl. Svcs.) (recd. C.O. 1/23/15)

Sub Task: 8 Field Survey & 4 Sketch & Legals for Land Swap (Adtl. Svcs.) (recd. C.O. 1/23/15)

Billing Limits	Current	Prior	To-Date
Labor	\$0.00	\$3,000.00	\$3,000.00
Limit			\$3,000.00
Remaining			

Task: 009 Additional Services (exhibit for attorney & revise 2 sketch & legals)

Sub Task: 9 Additional Services (exhibit for attorney & revise 2 sketch & legals)

Task: 010 Field Survey & 6 Sketch & Legals for Roadway Easements (C.O. request)

Phase	Fee	Percent Complete	Earned
Field Survey & 6 Sketch & Legals for Roadway Easements (C.O. request)	\$3,000.00	100.00 %	\$3,000.00
	\$3,000.00 Total Earned		\$3,000.00
		Previous Fee Billing	\$3,000.00
		Current Fee Billing	\$0.00

Task: 011 Miscellaneous Additional Services (hourly)

Sub Task: 11	Hours	Rate	Amount
Professional Personnel			
Principal Engineer			
Miscellaneous			
meeting with greg beiveau and harvey site inspection wekiva parkway re drainage and potential taking	7/19/2017 2.00	145.00	\$290.00
review wekiva parkway plans for drainage collection and conveyance to see if any roadway drainage is flowing outside the row taking and for possible damming of water creating negative impact on lands west side of expressway	7/20/2017 2.00	145.00	\$290.00
review drainage plans and calculations of expressway for adverse impacts to property	8/7/2017 2.00	145.00	\$290.00
review drainage plans and calculations of expressway for adverse impacts to property	8/8/2017 2.00	145.00	\$290.00
Professional Engineer			
Storm Design / Permit			
review plans and assess drainage patterns. Write expository email detailing findings	7/19/2017 3.00	130.00	\$390.00
review plans and assess drainage patterns. Write expository email detailing findings	7/20/2017 2.00	130.00	\$260.00
Review plans for 3d model	7/26/2017 2.00	130.00	\$260.00

	Hours	Rate	Amount	
8/1/2017	3.00	130.00	\$390.00	
review storm calcs/permit application/ plans/ floodplains				
8/2/2017	5.50	130.00	\$715.00	
Complete review of storm calcs				
8/3/2017	2.00	130.00	\$260.00	
expository letter for calc review				
8/4/2017	1.00	130.00	\$130.00	
expository letter for calc review				
8/8/2017	1.00	130.00	\$130.00	
letter revisions				
Totals	27.50		\$3,695.00	
Total Labor				\$3,695.00
				Total this task \$3,695.00

Task: 999 Reimbursables				
Sub Task: 999 Reimbursables				
				Total this invoice \$3,695.00

Outstanding Invoices

Number	Date	Balance
Total		



FLORIDA REAL ESTATE ANALYSTS, INC.
Appraisal & Consultation

November 21, 2017

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

RE: Project : Wekiva Parkway
County: Lake
Parcel : 311/811
Owner : Summer Lake Grace Groves

INVOICE

Inspection of subject property and surrounding neighborhood. Research for and analysis of data. Highest and best use study and analysis. Research and analysis concerning condemnation blight and project influence. Research for sales data reflecting both the before and after conditions of the subject. Study and analysis of damages due to the acquisition. Consultation with other experts and owner's attorney regarding the ROW acquisition. Preparation of appraisal reports, preparation for deposition, preparation for hearing concerning condemnation blight and valuation issues. Provide testimony at deposition. Preparation for trial.

Pendergast:	263.50 Hrs @ \$200.00/Hr . =	<u>\$52,700</u>
Total Invoice Amount		\$52,700

Thank you,

Gary M. Pendergast, MAI, President

SUMMARY OF SERVICES
(GARY M. PENDERGAST)

Parcel : 311/811
Project: Wekiva Parkway
Owner: Summer Lake Grace Groves

<u>Date</u>	<u>Procedure</u>	<u>Time</u>
11/01/10	Consultation with owner's attorney. Analysis of data provided by owner's attorney.	.25
11/02/10	Review data provided by owner's attorney. Research and analysis of LCPA GIS maps, assessment data, and OOCEA PDE study maps and alignment data. Analysis of aerials. Research for subject property and neighborhood data.	.50
11/09/10	Analysis of data provided by owner's attorney. Consultation with owner's attorney.	.25
11/19/10	Analysis of subject property data.	.25
12/03/10	Research and consultation regarding history of the subject and the area. Consultation with planning expert, property owner, and owner's attorney.	.75
01/05/11	Consultation with owner's attorney regarding taking.	.25
03/03/11	Research and analysis of subject property data. Consultation with land planner, property owner, and owner's attorney. Analysis of taking data, aerials, and topography data.	.75
03/08/11	Review and analysis of boundary survey data, legal descriptions, and Comprehensive land use plan amendment data.	1.25
03/09/11	Review and analysis of traffic study prepared for the subject.	1.00
03/10/11	Review and analysis of Centex contract and associated documents. Analysis of boundary survey, flood zone data, and data from Colliers Arnold	.75
04/25/11	Analysis of project and taking data update.	.25
09/01/11	Consultation and analysis with other experts. Consultation with owner.	.75
01/11/12	Review data provided by owner's attorney	.25
03/02/12	Consultation with property owners and attorney regarding project and taking. Review subject property data provided by owners.	.50
04/24/12	Research and analysis of subject property data.	.25
10/09/12	Review Wekiva Parkway project update data concerning the subject.	.25

SUMMARY OF SERVICES
(GARY M. PENDERGAST)

Parcel : 311/811
Project: Wekiva Parkway
Owner: Summer Lake Grace Groves

01/17/13	Research and analysis concerning neighborhood data for the subject property.	.50
04/30/13	Research for and analysis of neighborhood and area data concerning the subject Property.	1.50
06/24/13	Review and analysis of subject property data provided by owner's attorney. Review and analysis of data provided by land planning expert Beliveau.	.75
01/13/14	Analysis of aerials, maps and documents concerning the subject property.	1.00
01/14/14	Research and analysis of PUD data provided by land planner. Review of WSA Data, Wekiva Study Area policies, Mt Plymouth Sorrento Neighborhood data, Regional Office FLU data, mining data, Lake County PUD pre-submittal information and data. Analysis of Concept plans provided by land planner Beliveau.	2.25
10/21/14	Review of utility extension costs provided by Greg Beliveau. Review of concept plan provided by Greg Beliveau. Review of sand mine documents. Consultation with land planner, owner's attorney and condemning authority appraiser concerning the subject property.	1.25
04/09/15	Review of Protected Areas map as published by Lake County for the Wekiva River Protection Area for highest and best use and condemnation blight study purposes. Review of aerials and assessor data.	2.25
04/15/15	Review of Wekiva Parkway maps, Florida Trend maps, and PDE maps for neighborhood analysis and condemnation blight study study.	1.75
06/16/15	Consultation with land planner regarding project and taking data.	.75
06/19/15	Research, analysis and consultation with land planning experts concerning highest and best use, and condemnation blight issues.	1.50
06/25/15	Consultation with land planner regarding highest and best use issues. Research and analysis concerning condemnation blight issues.	.75
08/04/15	Review condemnor appraisal provided by owner's attorney. Consultation with with owner's attorney concerning appraisal data.	1.50
08/06/15	Review concept plan provided by land planner. Analysis of LSCC property to be donated. Consultation with land planner.	.50
08/10/15	Research and analysis concerning project history and condemnation blight issues.	3.75

SUMMARY OF SERVICES
(GARY M. PENDERGAST)

Parcel : 311/811
Project: Wekiva Parkway
Owner: Summer Lake Grace Groves

08/11/15	Analysis of Wekiva Parkway and land planning data for condemnation blight Study.	2.75
08/18/15	Consultation with owner's attorney regarding the subject property.	.25
08/20/15	Research, analysis and consultation with land planning experts and owner's Attorney regarding condemnation blight and highest and best use issues. Research and analysis of data.	2.25
08/26/15	Consultation with land planner regarding the Wekiva Parkway Project and planning documents.	.50
08/27/15	Analysis of data provided by land planning experts. Research and analysis concerning the subject property development plans, timelines, comprehensive plan Changes, history of the Wekiva Parkway, Wekiva Study Area, and other documents.	3.25
09/01/15	Research and analysis concerning Wekiva Parkway documents for project influence, condemnation blight, and neighborhood analysis.	1.25
09/03/15	Consultation with land planners regarding the subject property before the project.	.50
09/08/15	Study and analysis of the subject property and market area before the taking. Consultation with land planning experts.	.50
09/10/15	Study and analysis of the subject property and market area before the taking. Consultation with land planning experts. Review of zoning and land use data.	.50
09/17/15	Consultation with land planning experts concerning Wekiva Study Area, Wekiva Protection Area, history of the parkway, zoning and land use changes since 2004.	.75
10/12/15	Consultation with land planning experts concerning highest and best use data. Research for data for highest and best use analysis.	3.50
10/27/15	Highest and best use study and analysis with land planners. Study and analysis concerning condemnation blight issues and the history of the subject property.	1.50
11/04/15	Research and analysis of highest and best use factors. Consultation with land planning experts.	1.25
12/07/15	Review and analysis of updated condemnor appraisal analysis.	.75
01/15/16	Study and analysis of the history of the Wekiva Parkway for project influence and condemnation blight analysis.	2.75

SUMMARY OF SERVICES
(GARY M. PENDERGAST)

Parcel : 311/811
Project: Wekiva Parkway
Owner: Summer Lake Grace Groves

02/04/16	Review and analysis of condemnor appraisal/updates data and methodology.	2.25
02/10/16	Consultation with planner and analysis regarding prior planning done on the subject property. Research and discuss highest and best use issues with planner.	1.00
03/15/16	Consultation with owner's attorney regarding taking status.	.25
03/29/16	Consultation and analysis with land planning expert concerning before and after the taking scenarios of the subject.	.75
04/05/16	Research and analysis with land planning experts concerning parent tract, and highest and best use.	1.00
04/18/16	Consultation regarding project influence and condemnation blight. Analysis of mining agreement on property.	1.25
05/10/16	Review and analysis of adopted PUD for highest and best use study/condemnation blight analysis and project influence study.	.75
05/17/16	Review and analysis of development potential analysis provided by planning expert for the subject property. Review data, maps, plans, and GIS data.	2.25
05/18/16	Review and analysis of Metroplan Orlando Transportation data regarding the history of the project, Lake County 1991 Employment Center data, Sullivan Ranch PUD, Lake County-Mt Dora JPA, Wekiva River Basin Coordinating Committee 2004 report, Lake County FLU map, LSSC Lake County campus data, subject property environmental study, Geotech analysis of the subject property, traffic study, and Regional Office FLU data and documents provided by land planners. Study and analysis of documents for neighborhood analysis, project history, condemnation blight study and highest and best use analysis.	5.75
05/19/16	Review Carpenter report and sub-reports.	2.25
06/07/16	Analysis of data provided by land planner for highest and best use study and condemnation blight analysis. Analysis of aerials, existing zoning and land use data, maps of major developments and commercial development in the area.	5.50
06/13/16	Study and analysis of the Mt Dora employment center master plan, reports, and presentations for neighborhood study, highest and best use study, and condemnation blight study. Consultation with land planner.	4.75
06/14/16	Consultation with land planning expert concerning highest and best use issues. Investigation into the Summer Lake PUD and Kelly Park Crossing DRI for Highest and best use study/analysis.	4.25

SUMMARY OF SERVICES
(GARY M. PENDERGAST)

Parcel : 311/811
Project: Wekiva Parkway
Owner: Summer Lake Grace Groves

06/16/16	Analysis of data provided by land planner. Highest and best use study and Analysis. Consultation with land planner regarding growth, demand, and trend of the area.	4.00
07/07/16	Highest and best use study and analysis both before and after the taking. Consultation with planning experts regarding project influence, current PUD, before and after scenarios concerning the subject, regional office study, and likely development scenarios before and after the project. Research and analysis of data for highest and best use study.	4.50
07/15/16	Research, analysis and consultation with economist, land planner and Owner's attorney regarding highest and best use before and after the taking. Analysis of concept plans, PUD, traffic study, and aerials.	2.00
07/29/16	Research for mixed use sales data and residential land sales data for highest and Best use and valuation analysis. Analysis of GIS data, MLS, Microbase, legal descriptions, maps and deeds for sales data. Consultation with Ed Williams.	5.75
08/09/16	Research for and analysis of vacant large regional office, industrial, employment center and low density residential land sales data for highest and best use and valuation analysis.	7.50
08/10/16	Research and analysis of vacant land sales data for regional employment Centers, mixed use properties and large low density residential uses. Analysis of maps, plans, and data for the sales.	7.25
08/11/16	Research and analysis of vacant land sales data for regional employment centers, mixed use properties and large low density residential uses. Analysis of maps, plans, aerials and data for the sales. Analysis of deeds, contracts, and assessor data for sales data.	6.75
08/12/16	Research and analysis of vacant land sales data for regional employment centers, mixed use properties and large low density residential uses. Analysis of maps, plans, aerials and data for the sales. Analysis of deeds, contracts, and assessor data for sales data.	7.00
08/15/16	Research and analysis of large vacant land sales data across the central Florida area for regional employment centers, office, industrial, and residential uses. Verification and analysis of data.	7.50
08/16/16	Analysis and consultation concerning highest and best use before and after the taking with land planner and owner's attorney.	1.00
09/13/16	Highest and best use study.	.75

SUMMARY OF SERVICES
(GARY M. PENDERGAST)

Parcel : 311/811
Project: Wekiva Parkway
Owner: Summer Lake Grace Groves

09/20/16	Review data provided by Greg Beliveau concerning the subject property for highest and best use analysis before and after the taking.	1.25
09/27/16	Review data concerning 24 nearby low-density residential developments for highest and best use, reasonable probability comparison to subject.	1.00
10/11/16	Analysis of documents and data. Consultation with land planners.	1.00
11/08/16	Research and analysis with land planner regarding the subject property and condemnation blight.	.75
12/13/16	Condemnation blight analysis. Review planning and Parkway documents with land planner.	.75
12/22/16	Analysis of data provided by planner Greg Beliveau concerning employment center boundaries, concept plans, employment center study, and other data for the subject property. Study and analysis of both the before and after conditions of the subject property.	3.25
01/11/17	Review revised PUD densities and Mt Dora proposal. Consultation with Planner regarding uses, densities, and acreages.	.75
03/13/17	Inspection of subject property and neighborhood. Consultation with land planner and economist. Analysis of subject and neighborhood data.	3.25
03/22/17	Analysis of economic data, zoning, land use, planning data, and physical characteristics. Analysis and consultation regarding highest and best use issues, and condemnation blight.	1.00
03/30/17	Analysis and consultation with other experts concerning the before and after conditions of the subject, highest and best use, and condemnation blight.	.75
04/07/17	Analysis of Wekiva Parkway aerials, updates and videos capturing the subject property. Analysis of property after taking.	.75
04/13/17	Consultation with owner's attorney regarding opposing appraiser, condemnation blight, highest and best use, and project influence. Analysis of data.	1.75
04/18/17	Analysis of data. Consultation with other experts concerning condemnation blight, history of the subject property, and project influence.	1.50
04/27/17	Review Carpenter appraisal and supporting reports (planner, engineer, etc.). Analysis of data and methodology. Consultation with owner's attorney regarding findings for upcoming Carpenter deposition.	2.50

SUMMARY OF SERVICES
(GARY M. PENDERGAST)

Parcel : 311/811
Project: Wekiva Parkway
Owner: Summer Lake Grace Groves

05/24/17	Review data provided by land planner and timeline of events affecting the subject property. Analysis of data. Consultation with owner's attorney regarding findings.	1.75
05/19/17	Review and analysis of land planning data provided by Greg Beliveau.	.50
05/25/17	Analysis of timeline data. Study of condemnation blight affecting the subject.	2.25
05/31/17	Analysis of highest and best use data and condemnation blight data.	.75
06/01/17	Research and analysis concerning the 2013 Lake County and Mt Dora maps and plans concerning the JPA and the employment center.	.75
06/08/17	Consultation with planner regarding residential development history of the area, Approved plats, comprehensive land use changes and zoning changes.	.75
06/21/17	Study and consultation with land planner regarding historical land use of the subject and surrounding areas with and without the Wekiva Parkway.	1.25
06/23/17	Analysis of historical and current future land use maps depicting the subject and surrounding area with and without the Wekiva Parkway. Consultation with planner and owner's attorney.	1.25
06/28/17	Research for and analysis of appraisal data for both a before and after analysis of the subject property. Research and analysis of land sales data. Verification of data.	4.25
07/05/17	Review data and analysis provided by land planner. Highest and best use study and analysis before and after the taking. Study of condemnation blight. Appraisal analysis.	3.75
07/07/17	Consultation with planner and economist concerning their findings. Analysis of condemnor appraisal and data.	.75
07/12/17	Analysis of Josh Harris report. Consultation with Harris and owner's attorney.	1.00
07/13/17	Analysis and consultation regarding Greg Beliveau planning report as it relates to the before condition of the subject property.	.75
07/17/17	Research for and analysis of vacant land sales, including large low-density residential sales, mixed use sales, regional office/employment center type sales, and vacant land sales along limited access highways. Analysis of public records, GIS data, assessor data, and subscription services data. Verification and analysis of data.	7.25

SUMMARY OF SERVICES
(GARY M. PENDERGAST)

Parcel : 311/811
Project: Wekiva Parkway
Owner: Summer Lake Grace Groves

07/18/17	Research for and analysis of vacant large low-density residential land sales, mixed use land sales, regional office/employment center type land sales, and vacant land sales along limited access highways. Analysis of deeds, mortgages, GIS data, assessor data, and subscription services data. Verification and analysis of data. Analysis of land planning data sent by Greg Beliveau. Review and analysis of Wekiva River Basin Coordinating Committee report, Wekiva Parkway public hearing summary, Mt Dora JPA, Lake County Commissioners data as it relates to the parkway, maps, plans, and exhibits provided by Greg Beliveau.	7.75
07/19/17	Research, analysis and verification of land sales data for both a before and an after analysis of the subject property. Review of zoning, land use, aerials, legal descriptions, assessor data, and other data for the sales. Analysis of data. Consultation with planner Williams regarding his findings.	7.50
07/20/17	Analysis of highest and best use data, land sales data, economic data and reports, Condemnation blight and project data, land planning data and reports. Appraisal analysis of the before, taking, and after conditions of the property.	5.50
07/21/17	Review and analysis of the subject property and market area prior to and after the market knowledge of the Wekiva Parkway. Study and analysis of condemnation blight.	3.25
07/24/17	Review and analysis of updated data and report provided by land planner and economist. Verification and analysis of data.	3.75
07/25/17	Analysis of data for appraisal. Verification of data. Appraisal analysis before and after the taking.	4.75
07/26/17	Analysis and consultation with other experts and owners attorney concerning opposing appraiser's analysis and methodology.	1.00
07/28/17	Verification of appraisal data.	.50
08/01/17	Analysis and consultation regarding permanent easement and drainage areas after the taking.	.50
08/02/17	Consultation regarding exhibits for trial.	.50
08/07/17	Review and analysis of data provided by owner's attorney. Analysis and Consultation regarding future land use map in existence prior to the Wekiva Parkway, Wekiva Parkway Protection Act, future land use map amended after the Wekiva Parkway, Employment Center Master Plan, Real Estate Research Consultants and Renaissance Planning Group studies prepared for the Employment Center, and opposing appraiser data, opinions and methodology.	5.25

SUMMARY OF SERVICES
(GARY M. PENDERGAST)

Parcel : 311/811
Project: Wekiva Parkway
Owner: Summer Lake Grace Groves

08/08/17	Analysis and consultation for condemnation blight hearing.	1.00
08/15/17	Analysis and consultation for affidavit for upcoming hearing.	.50
08/17/17	Analysis of Wekiva Basin Area Task Force report and Wekiva River Basin Coordinating Committee report for affidavit and upcoming condemnation blight hearing.	1.00
08/30/17	Consultation and analysis with experts and owner's attorney for upcoming mediation.	.50
09/05/17	Review material and prepare affidavit for upcoming hearing.	.75
09/15/17	Analysis and consultation regarding condemnation blight. Verification of data.	.50
09/21/17	Analysis and consultation. Preparation of Final report.	.75
09/25/17	Analysis of appraisal data. Consultation with owner's attorney regarding appraisal documents and file documents.	2.00
10/03/17	Review rebuttal documents provided by owner's attorney.	1.75
10/05/17	Analysis and consultation regarding Carpenter rebuttal report.	1.00
10/06/17	Review rebuttal documents provided by owner's attorney	.75
10/12/17	Analysis of data in preparation for deposition.	2.25
10/13/17	Analysis of rebuttal document prepared by Real Estate Consortium. Research Apopka information, redevelopment area, and enterprise zone data. Prepare for deposition.	3.50
10/15/17	Analysis of appraisal data in preparation for deposition.	3.25
10/16/17	Review data and file in preparation for deposition.	1.75
10/17/17	Preparation for and attendance at deposition. Provide analysis and testimony.	3.75
10/20/17	Review Macintosh report concerning extraordinary development costs.	.50
10/23/17	Review Real Estate Consortium report and CFX documents pertaining to a pre-Wekiva Parkway purchase of 200 acres just south of Summer Lake.	1.25
10/26/17	Analysis and consultation with other experts regarding development costs, properties with similar development costs in the market, and trial exhibits.	.50

SUMMARY OF SERVICES
(GARY M. PENDERGAST)

Parcel : 311/811
Project: Wekiva Parkway
Owner: Summer Lake Grace Groves

10/31/17	Review of CFX experts' files in preparation for hearing and trial.	1.50
11/07/17	Review copy of deposition for upcoming hearing and trial.	1.00
11/08/17	Analysis and consultation with owner's attorney concerning differences between condemnor appraisal and my analysis. Verification of sales data. Review rebuttal reports focusing on my analysis and opinions. Provide owner's attorney with data and summary of findings. Analysis of data for rebuttal.	6.00
11/09/17	Review offer of judgement filed in case.	.25
11/10/17	Review prior Centex contract data provided by owner's attorney for condemnation blight and appraisal analysis.	.25
11/14/17	Analysis and consultation regarding affidavit for upcoming hearing. Review and verification of data.	1.00
11/16/17	Analysis and verification of data. Provide owner's attorney with data and analysis for opposing appraiser.	<u>2.25</u>
	Total	263.50



LAKE COUNTY
FLORIDA

DIANA JOHNSON
Assistant County Attorney
dmjohnson@lakecountyfl.gov

MELANIE MARSH*
County Attorney
mmarsh@lakecountyfl.gov

MATTHEW MOATS
Assistant County Attorney
mmoats@lakecountyfl.gov

**Board Certification in City, County and Local Government Law*

FINAL INVOICE

TO: Matthew Silbernagel
DATE: November 13, 2017
RE: Public Records Request PRR 2017-191

1 ½ hours of staff time {1 st 15 mins. at no charge}	\$15.00
Deposit Paid	(\$15.00)
Total Due:	\$0.00

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

7028.000

COUNTY ATTORNEY'S OFFICE
P.O. BOX 7800 • 315 W. MAIN ST. • SUITE 335 • TAVARES, FL 32778-7800 • P 352.343.9787 • F 352.343.9646
Board of County Commissioners • www.lakecountyfl.gov

TIMOTHY I. SULLIVAN
District 1

SEAN M. PARKS, AICP, QEP
District 2

WENDY R. BREEDEN
District 3

LESLIE CAMPIONE
District 4

JOSH BLAKE
District 5

MAGUIRE LASSMAN, P.A.
605 E. ROBINSON STREET
SUITE 140
ORLANDO, FLORIDA 32801

UNITED LEGACY BANK
63-1514/631

20349

10/12/2017

PAY TO THE
ORDER OF

City of Mount Dora

**101.55

One Hundred One and 55/100*****

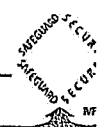
\$

City of Mount Dora

DOLLARS

MEMO

records request



⑈00020349⑈ ⑆063115149⑆ 00110125259⑈

MAGUIRE LASSMAN, P.A.
City of Mount Dora

10/12/2017

20349

records request - Summer Lake Grad 02-362C-311

101.55

United Legacy Bank - records request

101.55

MAGUIRE LASSMAN, P.A.
City of Mount Dora

10/12/2017

20349

records request - Summer Lake Grad 02-362C-311

101.55

United Legacy Bank - records request

101.55



Raymer F. Maguire, III, Esquire
 Maguire Lassman, PA
 605 East Robinson Street
 Suite 140
 Orlando, FL 32801

INVOICE

Invoice No.	Invoice Date	Job No.
457643	6/21/2017	401942
Job Date	Case No.	
6/6/2017		
Case Name		
Central Florida Expressway Authority vs. Summer Lake-Grace Groves, et al.		
Payment Terms		
Net 30 / After 30 days, 1.5% Mo.		

ORIGINAL TRANSCRIPT OF:

Walter Carpenter, MAI, CRE	169.00 Pages	726.70
Appearance Fee		75.00
Appearance Fee - Each Additional Hour	3.50 Hours	192.50
Condensed Transcript		20.00
Delivery		20.00
Exhibit Charge - Scan Only	192.00 Pages	48.00
E-mail transcript		0.00
TOTAL DUE >>>		\$1,082.20

Email only.

Original exhibits returned to firm.

Thank you for your business!

To pay online visit www.orangelegal.com/payments

Pay via EFT: Seacoast National Bank
 Account Number: 81000022 Routing Number: 067005158

Tax ID: 59-2754282

Please detach bottom portion and return with payment.

Raymer F. Maguire, III, Esquire
 Maguire Lassman, PA
 605 East Robinson Street
 Suite 140
 Orlando, FL 32801

Job No. : 401942 BU ID : Central FL
 Case No. :
 Case Name : Central Florida Expressway Authority vs. Summer Lake-Grace Groves, et al.
 Invoice No. : 457643 Invoice Date : 6/21/2017
Total Due : \$1,082.20

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: _____				



Raymer F. Maguire, III, Esquire
 Maguire Lassman, PA
 605 East Robinson Street
 Suite 140
 Orlando, FL 32801

INVOICE

Invoice No.	Invoice Date	Job No.
457643	6/21/2017	401942
Job Date	Case No.	
6/6/2017		
Case Name		
Central Florida Expressway Authority vs. Summer Lake-Grace Groves, et al.		
Payment Terms		
Net 30 / After 30 days, 1.5% Mo.		

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.

Raymer F. Maguire, III, Esquire
 Maguire Lassman, PA
 605 East Robinson Street
 Suite 140
 Orlando, FL 32801

Job No. : 401942 BU ID : Central FL
 Case No. :
 Case Name : Central Florida Expressway Authority vs. Summer Lake-Grace Groves, et al.
 Invoice No. : 457643 Invoice Date : 6/21/2017
Total Due : \$1,082.20

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: _____				



Raymer F. Maguire, III, Esquire
 Maguire Lassman, PA
 605 East Robinson Street
 Suite 140
 Orlando, FL 32801

INVOICE

Invoice No.	Invoice Date	Job No.
534621	11/20/2017	438319
Job Date	Case No.	
11/17/2017		
Case Name		
Central Florida Expressway Authority vs. Summer Lake-Grace Groves, et al.		
Payment Terms		
Net 30 / After 30 days, 1.5% Mo.		

Harry W. Collison, Jr., Appraiser

Appearance Fee - First hour, deferred		95.00
Appearance Fee - each additional hour, deferred	2.00	150.00
Estimated # of Pages	89.00	0.00
TOTAL DUE >>>		\$245.00

Thank you for your business!

To pay online visit www.orangelegal.com/payments

Pay via EFT: Seacoast National Bank
 Account Number: 81000022 Routing Number: 067005158

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.

Raymer F. Maguire, III, Esquire
 Maguire Lassman, PA
 605 East Robinson Street
 Suite 140
 Orlando, FL 32801

Job No. : 438319 BU ID : Central FL
 Case No. :
 Case Name : Central Florida Expressway Authority vs. Summer Lake-Grace Groves, et al.
 Invoice No. : 534621 Invoice Date : 11/20/2017
 Total Due : \$245.00

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: _____				



Raymer F. Maguire, III, Esquire
 Maguire Lassman, PA
 605 East Robinson Street
 Suite 140
 Orlando, FL 32801

INVOICE

Invoice No.	Invoice Date	Job No.
534600	11/21/2017	430274
Job Date	Case No.	
11/7/2017		
Case Name		
Central Florida Expressway Authority vs. Summer Lake-Grace Groves, et al.		
Payment Terms		
Net 30 / After 30 days, 1.5% Mo.		

ORIGINAL TRANSCRIPT OF:		
Ellen S. Hardgrove, AICP (Vol. I & II)	248.00 Pages	1,078.80
Appearance Fee		75.00
Appearance Fee - Each Additional Hour	4.50 Hours	247.50
Condensed Transcript		20.00
E-mail transcript		0.00
TOTAL DUE >>>		\$1,421.30

Email only.

Thank you for your business!

To pay online visit www.orangelegal.com/payments

Pay via EFT: Seacoast National Bank
 Account Number: 81000022 Routing Number: 067005158

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.

Raymer F. Maguire, III, Esquire
 Maguire Lassman, PA
 605 East Robinson Street
 Suite 140
 Orlando, FL 32801

Job No. : 430274 BU ID : Central FL
 Case No. :
 Case Name : Central Florida Expressway Authority vs. Summer Lake-Grace Groves, et al.
 Invoice No. : 534600 Invoice Date : 11/21/2017
 Total Due : \$1,421.30

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: _____				

PROVEST

4520 SEEDLING CIRCLE

TAMPA, FL 33614-2400

11/20/2017

Phone: 813-877-2844 Email: accounts_receivable@provest.us

INVOICE

INVOICE NUMBER: 5035098

CUSTOMER	BILLING INFORMATION
MAGUIRE LASSMAN, P.A. 605 E. ROBINSON ST SUITE 140 ORLANDO FL, 32801 MATTHEW SILBERMAGEL	FILE NUMBER SUMMER LAKE-GRACE GROVES MAIN SUMMER LAKE-GRACE GROVES, DEFENDANT ET AL PLAINTIFF CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE, AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA COUNTY LAKE DOCUMENT SUBPOENA FOR DEPOSITION AND NOTICE OF TAKING DEPOSITION

STATUS DATE	DESCRIPTION	TAXCHARGE	TOTAL
LEE CONSTANTINE			
11/10/2017	ATTEMPTING SERVICE - 1ST ADDRESS	\$0.00 \$65.00	\$65.00
11/14/2017	NON-SERVICE	\$0.00 \$0.00	\$0.00
11/14/2017	AWAITING CLIENT RESPONSE	\$0.00 \$0.00	\$0.00
11/20/2017	CLIENT RESPONSE RECEIVED	\$0.00 \$0.00	\$0.00
Mark Reggentin			
11/10/2017	ATTEMPTING SERVICE - 1ST ADDRESS	\$0.00 \$65.00	\$65.00
11/13/2017	SERVICE COMPLETE	\$0.00 \$0.00	\$0.00
		Subtotal	\$130.00
		Total Extra	\$0.00
		Charges	
		Prepaid	\$0.00
		Skip Trace	\$0.00
		Subtotal	
		Total	\$130.00

**PLEASE REMIT PAYMENT TO:
PROVEST, LLC
C/O BANK OF TAMPA
P.O. BOX 25096
TAMPA, FL 33622**

Veritas vos Liberabit



Rannoch Consulting and Research LLC

ATTORNEY WORK PRODUCT PRIVILEGED AND CONFIDENTIAL

Nov 15th 2017

INVOICE # 514

Case Number	Date	Hourly Rate @ \$95.00 per hour	Expenses; As Necessary; Mileage 60 cents per mile
Patrick J. Knight Locate	Nov 15 th 2017	Conduct online research to locate Patrick J. Knight. Prepare detailed report to attorney Raymer Maguire, Esq. 3 hrs = \$285.00	Database Fees \$50.00
Sub-Total: US\$335.00 Plus Florida Sales Tax 6.5% = \$21.77 TOTAL: \$356.77			

Please remit payment by check for US\$356.77 payable to Rannoch Consulting & Research LLC to 10932 Boca Pointe Drive Orlando FL 32836.

Please reference Invoice # 514 on memo line of check.

With our appreciation for this assignment.

A1000037; C9800429

Tab C



M E M O R A N D U M

TO: Central Florida Expressway Authority CLIENT-MATTER NO.: 19125.0180
Right of Way Committee Members 19125.0192
19125.0193
FROM: David A. Shontz, Esq., Right-of-Way Counsel
DATE: November 27, 2017
RE: State Road 453 Wekiva Parkway, Project 429-206; Parcel 330 Parts A, B and C, Parcel 730, Parcel 731A and B; Parcel 335; and Parcel 336 Proposed Settlement Agreement Regarding Utility Easements

Shutts & Bowen LLP, Right of Way Counsel, seeks the recommendation of the Right of Way Committee of a settlement between Sumter Electric Cooperative, Inc. (“SECO”) and the Central Florida Expressway Authority (the “CFX”) for the acquisition of the easements held by SECO on Parcel 330 Parts A, B and C, Parcel 730, Parcel 731 A and B; Parcel 335; and Parcel 336 (“Easements”) for the construction of State Road 453 Wekiva Parkway, Project 429-206.

DESCRIPTION AND BACKGROUND

The three properties on which SECO owns utility easements are located north of State Road 46 and east of Round Lake Road, in unincorporated Lake County.

The fee interests in Parcel 330 Parts A, B and C, Parcel 730, Parcel 731 A and B; and Parcel 336 have been resolved and negotiation continues in the resolution of Parcel 335 with the fee owner. Negotiations with counsel for SECO have resulted in a proposed settlement of all three easements with SECO for a total of \$1,000, plus \$5,000 total attorney’s fees for apportionment, and no expert fees. Arguably, SECO could make its apportionment claims against the three property owners, which would require preparation of expert reports to substantiate its claim for compensation. All of those attorney’s fees and expert’s costs associated with said claims are recoverable against the CFX.

For the above-cited reasons, Right of Way counsel requests the Right of Way Committee recommend to the CFX Board the settlement of the three easements on the parcels for a total of \$1,000 with SECO, plus \$5,000 total attorney’s fees and no experts’ fees.

RECOMMENDATION

We respectfully request that the Right of Way Committee recommend to the CFX Board approval of the proposed total settlement of \$6,000.00 in settlement of all claims for compensation related to the three easements on Parcel 330, Parts A, B and C, Parcel 730, and Parcel 731A and 731B; Parcel 335; and Parcel 336.

ATTACHMENTS

Exhibit "A" – Settlement Agreement between SECO and CFX; and
Composite Exhibit "B" – Sketch of Legal of Parcel 330, Parts A, B and C, Parcel 730,
and Parcel 731A and 731B; Parcel 335; and Parcel 336

ORLDOCS 15762587 2

Exhibit “A”

SETTLEMENT AGREEMENT

During settlement negotiations, Petitioner, CENTRAL FLORIDA EXPRESSWAY AUTHORITY (referred to as "Petitioner" or "CFX"), and Respondent, SUMTER ELECTRIC COOPERATIVE, INC. (referred to as "Respondent" or "SECO"), reached the following Settlement Agreement:

1. Petitioner will pay to Respondent the sum of ONE THOUSAND AND NO/100 DOLLARS exactly (\$1,000.00) in full settlement of all claims for compensation from Petitioner whatsoever for the taking of SECO's easement interests in Parcels 330, 335 and 336, including statutory interest and all claims related to real estate and business damages, if any.

2. Within thirty (30) days from the date of receipt by Petitioner's counsel of a conformed copy of the Stipulated Final Judgment, Petitioner will pay to Respondent, by deposit in the Registry of the Court the sum of ONE THOUSAND AND NO/100 DOLLARS EXACTLY (\$1,000.00). Additionally, a Clerk's Fee in the amount of ONE HUNDRED SEVENTY AND NO/100 DOLLARS (\$170.00) will be added to the settlement amount for processing the deposit through the Court Registry.

3. Petitioner will pay to Sharma Eminent Domain Lawyers, P.L.L.C., the sum of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) in full settlement and resolution of all attorney's fees and costs in this matter.

4. In addition to the settlement amount referenced in Paragraph 1 of this Settlement Agreement, Respondent agrees to waive all experts' fees and litigation costs in this matter.

5. This Settlement Agreement will be placed on the agenda for the Right of Way ("ROW") Committee and Central Florida Expressway Authority ("CFX") Board and is conditioned upon final approval by the ROW Committee and then the CFX Board.

6. Counsel for Petitioner and Respondent will jointly submit to the Court a mutually approved Stipulated Final Judgment containing the terms and conditions of this Settlement Agreement within fifteen (15) days from the date of approval of this Settlement Agreement by the CFX Board.

7. The parties agree to waive any confidentiality provisions set forth in Chapter 44 of Florida Statutes, the Florida Rules of Civil Procedure, and the Florida Rules of Evidence, if applicable, for the limited purpose of consideration of this proposed Settlement Agreement by the ROW Committee and the CFX Board.

8. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcels 330, 335 and 336, severance damages, business damages, tort damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim.


9. SECO shall execute and deliver to the undersigned counsel for the Central Florida Expressway Authority the Public Disclosure Affidavit of Interests in Real Property as required by Section 286.23, *Florida Statutes* (2016).

10. 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.

11. This Settlement Agreement, executed by the counsel for the parties listed below on this 27th day of November, 2017, contains all the agreements of the parties.



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



Tracy M. de Lemos, Esq.
Sharma Eminent Domain Lawyers, P.L.L.C.
Counsel for Respondent,
Sumter Electric Cooperative, Inc.

**Composite
Exhibit “B”**

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

**PARCEL 330
PART A**

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

A parcel of land lying in the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a nail and disk stamped "FDOT LB 7917"; thence run North 89°36'51" East along the South line of said Southwest 1/4, a distance of 40.00 feet; thence departing said South line, run North 00°23'00" West, a distance of 60.02 feet to the intersection of the East right of way line of Round Lake Road per Florida Department of Transportation Right of Way Map, Section 11130-2521 and the North right of way line of State Road 46, per FDOT Maintenance Map recorded in Map Book 11, Page 1, Public Records of Lake County, Florida, said point being the POINT OF BEGINNING; thence continue North 00°23'00" West along said East right of way line, a distance of 1069.86 feet; thence departing said East right of way line, run North 89°56'06" East, a distance of 10.00 feet; thence run South 00°23'00" East, a distance of 100.00 feet; thence run South 03°04'36" East, a distance of 170.24 feet; thence run South 03°33'43" East, a distance of 180.35 feet; thence run South 01°29'39" East, a distance of 257.93 feet; thence run South 00°23'00" East, a distance of 257.19 feet; thence run South 36°13'11" East, a distance of 18.03 feet; thence run North 89°36'34" East, a distance of 164.50 feet; thence run South 00°23'26" East, a distance of 5.00 feet; thence run North 89°36'34" East, a distance of 400.00 feet; thence run South 00°23'36" East, a distance of 94.91 feet to a point on the aforementioned North right of way line of State Road 46; thence run along said North right of way line for the following three courses; run South 89°36'11" West, a distance of 417.71 feet; thence run North 84°41'10" West, a distance of 100.50 feet; thence run South 89°36'11" West, a distance of 90.36 feet to the POINT OF BEGINNING.

Containing 1.878 acres, more or less.

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

**PARCEL 330
PART B**

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

A parcel of land lying in the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a nail and disk stamped "FDOT LB 7917"; thence run North 89°36'51" East along the South line of said Southwest 1/4, a distance of 998.07 feet; thence departing said South line, run North 00°23'49" West, a distance of 144.93 feet to the POINT OF BEGINNING; thence run North 89°36'24" East, a distance of 406.69 feet to a point on a non-tangent curve to the left, concave to the Northeast, having a radius of 139.50 feet and a Central Angle of 40°39'23"; thence run Southeasterly along the Arc of said curve a distance of 98.99 feet (Chord Bearing South 70°57'30" East, Chord Distance = 96.92 feet) to a point of compound curvature of a curve concave to the North having a radius of 2055.98 feet and a Central Angle of 13°40'35"; thence run Easterly along the Arc of said curve a distance of 490.76 feet (Chord Bearing = North 81°52'31" East, Chord Distance = 489.59 feet) to the end of said curve; thence North 55°03'11" East, a distance of 37.72 feet; thence North 72°38'53" East, a distance of 121.85 feet; thence North 29°24'48" East, a distance of 59.47 feet; thence North 73°10'11" East, a distance of 29.32 feet; thence South 01°18'37" East, a distance of 106.16 feet to a point on the Northerly right of way line of State Road 46, per FDOT Maintenance Map recorded in Map Book 11, Page 1, Public Records of Lake County, Florida, and a point on a non-tangent curve, concave to the Northwest, having a Radius of 2831.79 feet and a Central Angle of 06°49'35"; thence run along said Northerly right of way line for the following 8 courses: along the Arc of said curve, a distance of 337.39 feet (Chord Bearing = South 73°54'45" West, Chord Distance = 337.19 feet) to the end of said curve; thence North 12°40'27" West, a distance of 4.00 feet; thence run South 77°37'32" West, a distance of 29.60 feet; thence run South 12°04'28" East, a distance of 4.00 feet to a point on a non-tangent curve, concave to the Northwest, having a Radius of 2831.79 feet and a Central Angle of 11°40'40"; thence run along the Arc of said curve, a distance of 577.16 feet (Chord Bearing = South 83°45'52" West, Chord Distance = 576.16 feet) to the end of said curve; thence South 89°36'11" West, a distance of 491.16 feet; thence North 00°23'49" West, a distance of 17.00 feet; thence South 89°36'11" West, a distance of 122.29 feet; thence, departing said Northerly right of way line, North 00°23'36" West, a distance of 94.75 feet; thence North 89°36'24" East, a distance of 350.00 feet to the POINT OF BEGINNING.

Containing 3.060 acres, more or less.

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

**PARCEL 330
PART C**

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

A parcel of land lying in the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a nail and disk stamped "FDOT LB 7917"; thence run North 89°36'51" East along the South line of said Southwest 1/4, a distance of 998.07 feet; thence departing said South line, run North 00°23'49" West, a distance of 144.93 feet to the POINT OF BEGINNING; thence run North 46°03'12" East, a distance of 225.47 feet; thence run North 20°23'36" West, a distance of 313.03 feet to a point of curvature of a curve, concave to the Southeast, having a Radius of 548.08 feet and a Central Angle of 87°50'45"; thence run Northeasterly along the Arc of said curve, a distance of 840.31 feet (Chord Bearing = North 23°31'47" East, Chord Distance = 760.39 feet) to the end of said curve; thence run North 00°10'44" East, a distance of 19.97 feet to the North line of the South 1/2 of said Southwest 1/4; thence run South 89°49'12" East along said North line, a distance of 423.45 feet; thence departing said North line, run South 00°10'44" West, a distance of 19.96 feet to a point on a non-tangent curve to the right, concave to the Southwest, having a radius of 536.08 feet and a Central Angle of 63°03'02"; thence run Southeasterly along the Arc of said curve, a distance of 589.92 feet (Chord Bearing = South 35°31'15" East, Chord Distance = 560.60 feet) to the point of tangency; thence run South 03°59'44" East, a distance of 375.70 feet to a point of curvature of a curve, concave to the East, having a Radius of 884.93 feet and a Central Angle of 10°48'54"; thence run Southeasterly along the Arc of said curve, a distance of 167.04 feet (Chord Bearing = South 09°24'11" East, Chord Distance = 166.79 feet) to the end of said curve; thence South 29°24'48" West, a distance of 59.47 feet; thence South 72°38'53" West, a distance of 121.85 feet, thence South 55°03'11" West, a distance of 37.72 feet to a point on a non-tangent curve to the right, concave to the Northwest, having a radius of 2055.98 feet and a Central Angle of 13°40'35"; thence run Southwesterly along the Arc of said curve, a distance of 490.76 feet (Chord Bearing = South 81°52'31" West, Chord Distance = 489.59 feet) to a point of compound curvature of a curve concave to the Northeast having a radius of 139.50 feet and a Central Angle of 40°39'23"; thence run Northwesterly along the Arc of said curve, a distance of 98.99 feet (Chord Bearing = North 70°57'30" West, Chord Distance = 96.92 feet) to the end of said curve; thence South 89°36'24" West, a distance of 406.69 feet to the POINT OF BEGINNING.

Containing 26.003 acres, more or less.

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

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

PARCEL 730

**PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
(ESTATE: TEMPORARY EASEMENT)**

A parcel of land lying in the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a nail and disk stamped "FDOT LB 7917"; thence run North 89°36'51" East along the South line of said Southwest 1/4, a distance of 998.07 feet; thence departing said South line, run North 00°23'49" West, a distance of 144.93 feet; thence run South 89°36'24" West, a distance of 143.22 feet to the POINT OF BEGINNING; thence continue South 89°36'24" West, a distance of 130.22 feet; thence North 00°22'03" West, a distance of 94.39 feet; thence South 89°42'21" East, a distance of 130.97 feet; thence South 00°05'29" West, a distance of 92.83 feet to the POINT OF BEGINNING.

Containing 12,225 square feet, more or less.

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

PARCEL 731A

**PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
(ESTATE: TEMPORARY EASEMENT)**

A parcel of land lying in the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a nail and disk stamped "FDOT LB 7917"; thence run North 89°36'51" East along the South line of said Southwest 1/4, a distance of 998.07 feet; thence departing said South line, run North 00°23'49" West, a distance of 144.93 feet to the POINT OF BEGINNING; thence South 89°36'24" West, a distance of 143.22 feet; thence North 00°05'29" East, a distance of 15.00 feet; thence North 89°36'24" East, a distance of 158.87 feet; thence South 46°03'12" West, a distance of 21.77 feet to the POINT OF BEGINNING,

Containing 2,266 square feet, more or less.

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

PARCEL 731B

**PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
(ESTATE: TEMPORARY EASEMENT)**

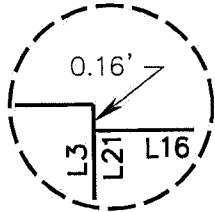
A parcel of land lying in the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a nail and disk stamped "FDOT LB 7917"; thence run North 89°36'51" East along the South line of said Southwest 1/4, a distance of 998.07 feet; thence departing said South line, run North 00°23'49" West, a distance of 144.93 feet; thence South 89°36'24" West, a distance of 273.44 feet to the POINT OF BEGINNING; thence continue South 89°36'24" West, a distance 76.56 feet; thence North 00°23'36" West, a distance of 0.16 feet; thence South 89°36'34" West, a distance of 200.00 feet; thence North 83°57'42" East, a distance of 150.73 feet; thence North 89°36'24" East, a distance of 126.56 feet; thence South 00°22'03" East, a distance of 15.00 feet to the POINT OF BEGINNING

Containing 3,003 square feet, more or less.

PARCEL: 330/730/731
SECTION 26
TOWNSHIP 19 SOUTH RANGE 27 EAST

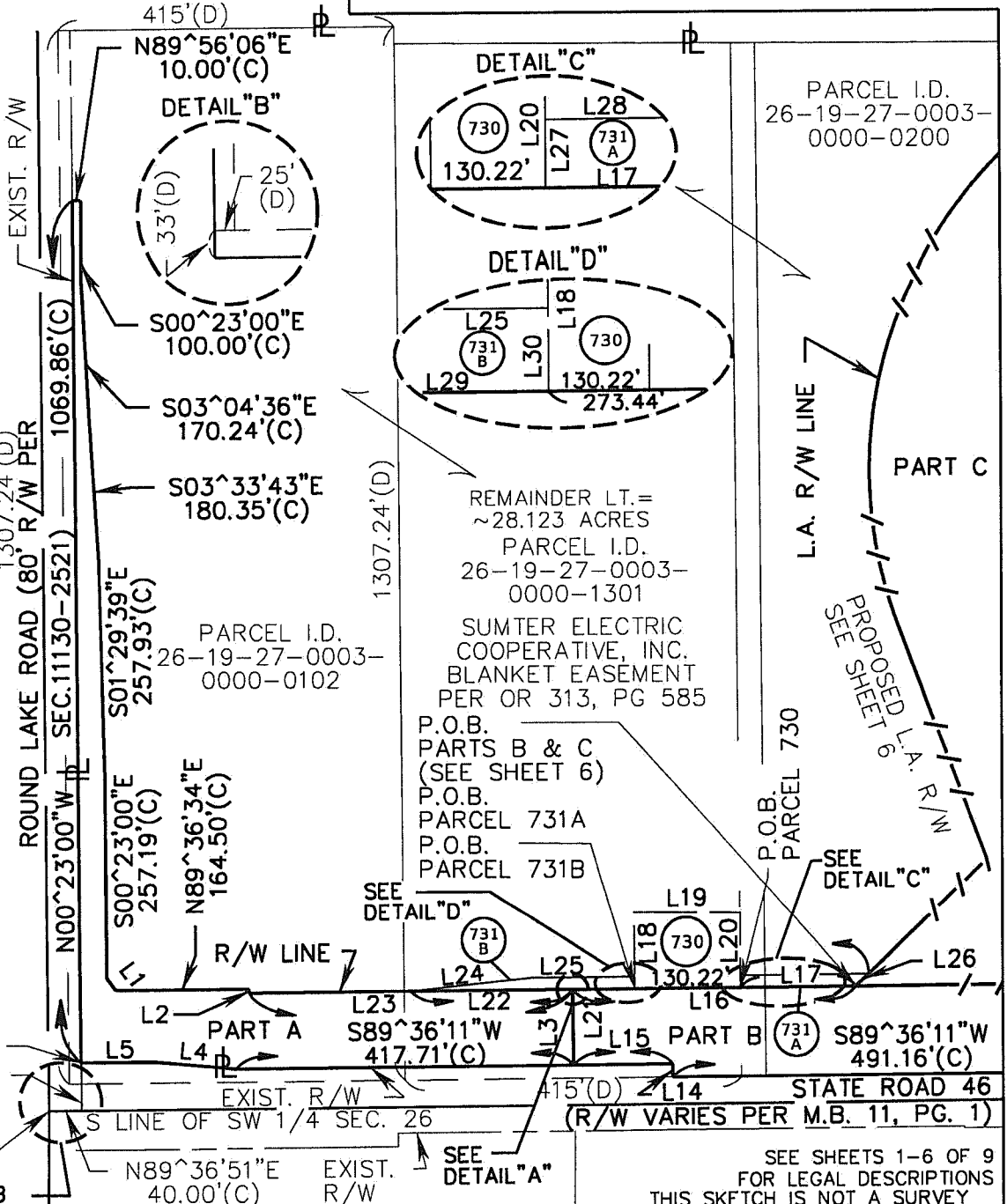
DETAIL "A"



- L1 = S36°13'11"E 18.03'(C)
- L2 = S00°23'26"E 5.00'(C)
- L3 = S00°23'36"E 94.91'(C)
- L4 = N84°41'10"W 100.50'(C)
- L5 = S89°36'11"W 90.36'(C)
- L14 = N00°23'49"W 17.00'(C)
- L15 = S89°36'11"W 122.29'(C)
- L16 = N89°36'24"E 350.00'(C)
- L17 = S89°36'24"W 143.22'(C)
- L18 = N00°22'03"W 94.39'(C)
- L19 = S89°42'21"E 130.97'(C)
- L20 = S00°05'29"W 92.83'(C)
- L21 = N00°23'36"W 94.75'(C)
- L22 = S89°36'34"W 200.00'(C)
- L23 = N89°36'34"E 400.00'(C)
- L24 = N83°57'42"E 150.73'(C)
- L25 = N89°36'24"E 126.56'(C)
- L26 = S46°03'12"W 21.77'(C)
- L27 = N00°05'29"E 15.00'(C)
- L28 = N89°36'24"E 158.87'(C)
- L29 = S89°36'24"W 76.56'(C)
- L30 = S00°22'03"E 15.00'(C)

P.O.B. PART A

P.O.C. N00°23'00"W
SW COR. SW 1/4
SEC. 26
FND. NLD "FDOT LB
7917" SEE DETAIL "B"



PARCEL I.D. 26-19-27-0003-0000-0200

L.A. R/W LINE
PART C
SEE SHEET 1 & 6
PROPOSED L.A. R/W

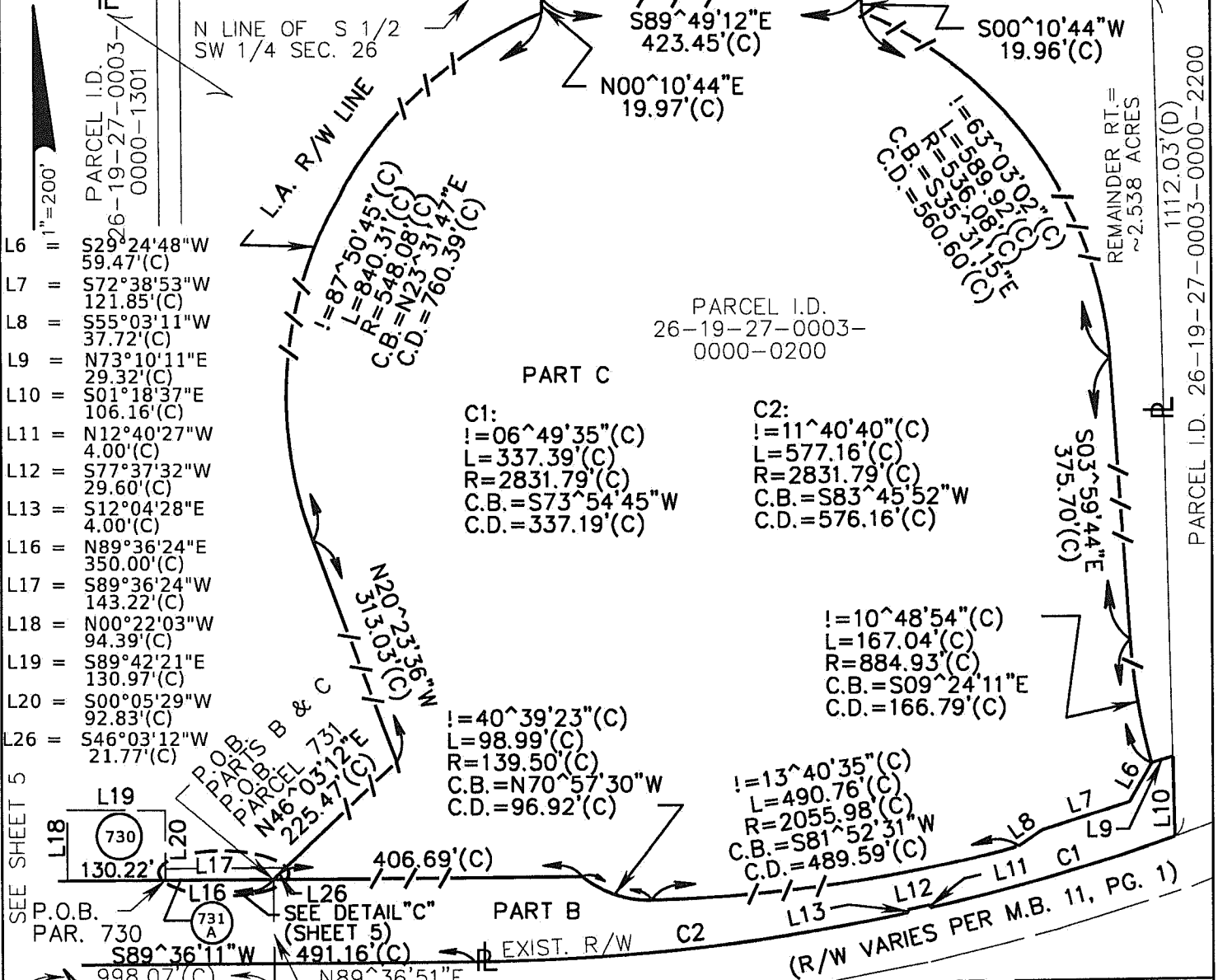
RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SECTION 429-206 (2C)		
REVISE DESCRIPTIONS 330B & 731B	ALQ	08/15	DRMP PROJECT NO. 12-0150.000	SHEET 7 OF 9	DATE: 06/17/14	SKETCH PREPARED BY DRMP ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648		
ADDED PARCEL 731A&B	CDW	05/15	ADD REMAINDER	CWW	11/14			SCALE: 1" = 200
ADDED PARCEL 730	CWW	12/14	NEW R/W REQ.	CWW	11/14			CHECKED: ALQ
REVISED PART A	CWW	12/14	PER COMMENTS	CWW	9/14			DRAWN: JSG
REVISION	BY	DATE	REVISION	BY	DATE			

SEE SHEETS 1-6 OF 9 FOR LEGAL DESCRIPTIONS
THIS SKETCH IS NOT A SURVEY

PARCEL: 330/730/731
SECTION 26
TOWNSHIP 19 SOUTH RANGE 27 EAST

PARCEL I.D. 26-19-27-0003-0000-1300

PARCEL I.D. 26-19-27-0002-0000-0106




SEE SHEET 5

SEE SHEETS 1-6 OF 9 FOR LEGAL DESCRIPTIONS THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH			STATE ROAD 453 (WEKIVA PARKWAY)			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			SECTION 429-206 (2C)		
REVISION			BY			DATE			DRAWN: JSG		
REVISE DESCRIPTIONS 330B & 731B			ALQ			08/15			DATE: 06/17/14		
ADDED PARCEL A&B			CDW			05/15			SCALE: 1" = 200		
ADDED PARCEL 730			CWW			12/14			CHECKED: ALQ		
REVISED PART A			CWW			12/14			DRAWN: JSG		

SKETCH PREPARED BY



DRMP
ENGINEERS · SURVEYORS · PLANNERS · SCIENTISTS
941 LAKE BALDWIN LANE
ORLANDO, FLORIDA 32814
(407) 896-0594
L.B. No. 2648

PARCEL: 330/730/731



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING NORTH 89°36'52" EAST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. THE RIGHT-OF-WAY SHOWN FOR STATE ROAD 46 IS BASED ON A MAINTENANCE MAP PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN ROAD PLAT BOOK 11, PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
4. THE RIGHT-OF-WAY SHOWN FOR ROUND LAKE ROAD IS BASED ON A RIGHT-OF-WAY MAP FOR STATE ROAD 46, SECTION 11130-2521, DATED NOVEMBER 22, 1993, PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
5. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No. 4699355, DATED FEBRUARY 23, 2014.

LEGEND:

- | | |
|---|--------------------------------|
| A.C.L.R.R. = ATLANTIC COAST LINE RAILROAD | M.B. = MAP BOOK |
| (C) = CALCULATED DATA | OR = OFFICIAL RECORDS BOOK |
| C.B. = CHORD BEARING | PAR. = PARCEL |
| C.D. = CHORD DISTANCE | R = PROPERTY LINE |
| COR. = CORNER | P.O.B. = POINT OF BEGINNING |
| CM = CONCRETE MONUMENT | P.O.C. = POINT OF COMMENCEMENT |
| (D) = DEED DATA | No. = NUMBER |
| EXIST. = EXISTING | PG = PAGE |
| FND. = FOUND | R = RADIUS |
| I.D. = IDENTIFICATION | REQ. = REQUIRED |
| IP = IRON PIPE | R/W = RIGHT-OF-WAY |
| L = ARC LENGTH | SEC. = SECTION |
| L.A. = LIMITED ACCESS | Δ = CENTRAL ANGLE |
| L.B. = LICENSED BUSINESS | |

SEE SHEETS 1-6 OF 9
FOR LEGAL DESCRIPTIONS
SEE SHEETS 7-8 OF 9
FOR SKETCH OF DESCRIPTIONS

RIGHT OF WAY PARCEL SKETCH	STATE ROAD 453 (WEKIVA PARKWAY)	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SECTION 429-206 (2C)
 ALLEN L. QUICKEL FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID UNLESS SIGNED AND SEALED)	DRMP PROJECT NO. 12-0150.000	SHEET 9 OF 9	DATE: 06/17/14
	ADD REMAINDER	CWW	11/14
	NEW R/W REQ.	CWW	11/14
	PER COMMENTS	CWW	9/14
	REVISION	BY	DATE
			SKETCH PREPARED BY  DRMP ENGINEERS · SURVEYORS · PLANNERS · SOILTESTERS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648
			SCALE: 1" = 200 CHECKED: ALQ

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

PARCEL 335

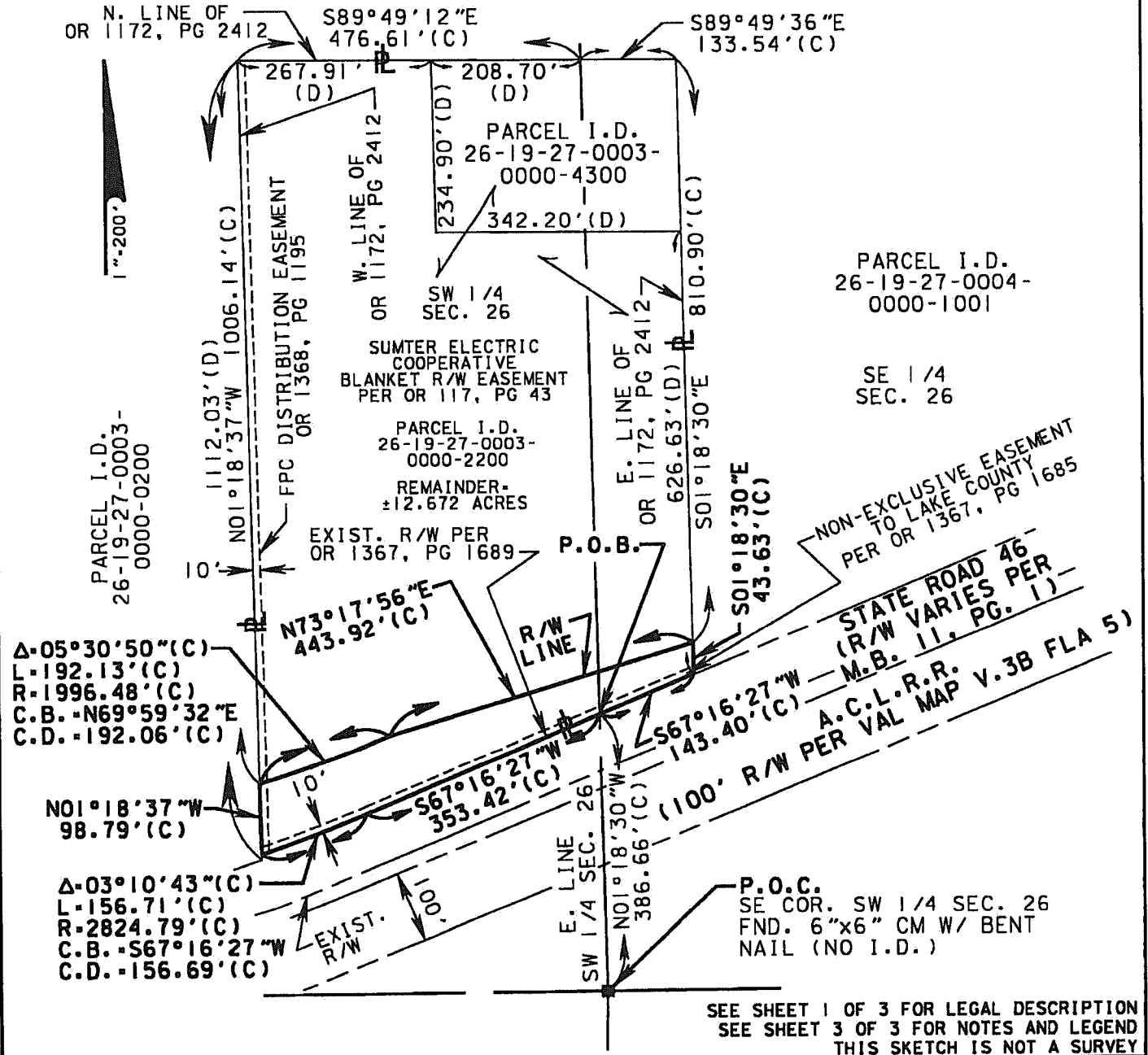
**PURPOSE: RIGHT OF WAY
(ESTATE: FEE SIMPLE)**


A parcel of land lying in the Southwest 1/4 and Southeast 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a 6"x6" concrete monument with a bent nail; thence run North 01°18'30" West along the East line of said Southwest 1/4, a distance of 386.66 feet to a point on the Northerly right of way line of State Road 46 per Official Records Book 1387, Page 1689, Public Records of Lake County, Florida, and the POINT OF BEGINNING; thence departing said west line, run South 67°16'27" West along said Northerly right of way line, a distance of 353.42 feet to a point of curvature of a curve, concave to the Northwest, having a Radius of 2824.79 feet, and a Central angle of 03°10'43"; thence run Southwesterly along the Arc of said curve continuing along said Northerly right of way, a distance of 156.71 feet (Chord Bearing = South 67°16'27" West, Chord Distance = 156.69 feet) to the end of said curve at the West line of lands described in Official Records Book 1172, Page 2412, Public Records of Lake County, Florida; thence departing said Northerly right of way line, run North 01°18'37" West along said West line, a distance of 98.79 feet to a point on a non-tangent curve to the left, concave to the Northwest, having a Radius of 1996.48 feet and a Central Angle of 05°30'50"; thence run Northeasterly along the arc of said curve, a distance of 192.13 feet (Chord Bearing = North 69°59'32" East, Chord Distance = 192.06 feet) to the end of said curve; thence North 73°17'56" East, a distance of 443.92 feet to the East line of said lands described in Official Records Book 1172, Page 2412; thence South 01°18'30" East, along said East line, a distance of 43.63 feet to a point on the aforesaid Northerly right of way line; thence, departing said East line, run South 67°16'27" West along said Northerly right of way line, a distance of 143.40 feet to the POINT OF BEGINNING.

Containing 1.074 acres, more or less.

PARCEL: 335
SECTION 26
TOWNSHIP 19 SOUTH RANGE 27 EAST



RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SECTION 429-206 (2C)	
		DRMP PROJECT NO. 12-0150.000		SHEET 2 OF 3		DATE: 06/24/14	
		ADD REMAINDER PER COMMENTS		CWW 11/14		SCALE: 1" = 200'	
		REVISION		BY		DATE	
REVISION		BY		DATE		DRAWN: JSG	
SKETCH PREPARED BY  ENGINEERS • SURVEYORS • PLANNERS • ARCHITECTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648							

PARCEL: 335

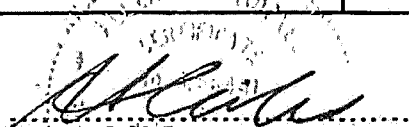

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING NORTH 01°18'30" WEST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. THE RIGHT-OF-WAY SHOWN FOR STATE ROAD 46 IS BASED ON A MAINTENANCE MAP PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN ROAD PLAT BOOK 11, PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
4. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No. 4709336, DATED FEBRUARY 24, 2014.

LEGEND:

- | | |
|---|--------------------------------|
| A.C.L.R.R. = ATLANTIC COAST LINE RAILROAD | M.B. = MAP BOOK |
| (C) = CALCULATED DATA | OR = OFFICIAL RECORDS BOOK |
| C.B. = CHORD BEARING | ℙ = PROPERTY LINE |
| C.D. = CHORD DISTANCE | P.O.B. = POINT OF BEGINNING |
| COR. = CORNER | P.O.C. = POINT OF COMMENCEMENT |
| CM = CONCRETE MONUMENT | No. = NUMBER |
| (D) = DEED DATA | PG = PAGE |
| EXIST. = EXISTING | R = RADIUS |
| FND. = FOUND | REQ. = REQUIRED |
| FPC = FLORIDA POWER CORPORATION | R/W = RIGHT-OF-WAY |
| I.D. = IDENTIFICATION | SEC. = SECTION |
| IP = IRON PIPE | Δ = CENTRAL ANGLE |
| L = ARC LENGTH | |
| L.B. = LICENSED BUSINESS | |

SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION

RIGHT OF WAY PARCEL SKETCH	STATE ROAD 453 (WEKIVA PARKWAY)	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SECTION 429-206 (2C)
 ALLEN L. OUTKEL FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID UNLESS SIGNED AND SEALED)	DRMP PROJECT NO. 12-0150.000	SHEET 3 OF 3	DATE: 06/24/14
	ADD REMAINDER	CWW	11/14
	PER COMMENTS	CWW	9/14
	REVISION	BY	DATE
		SCALE: 1" = 200'	CHECKED: ALO
		DRAWN: JSG	SKETCH PREPARED BY  DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648

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

PARCEL 336

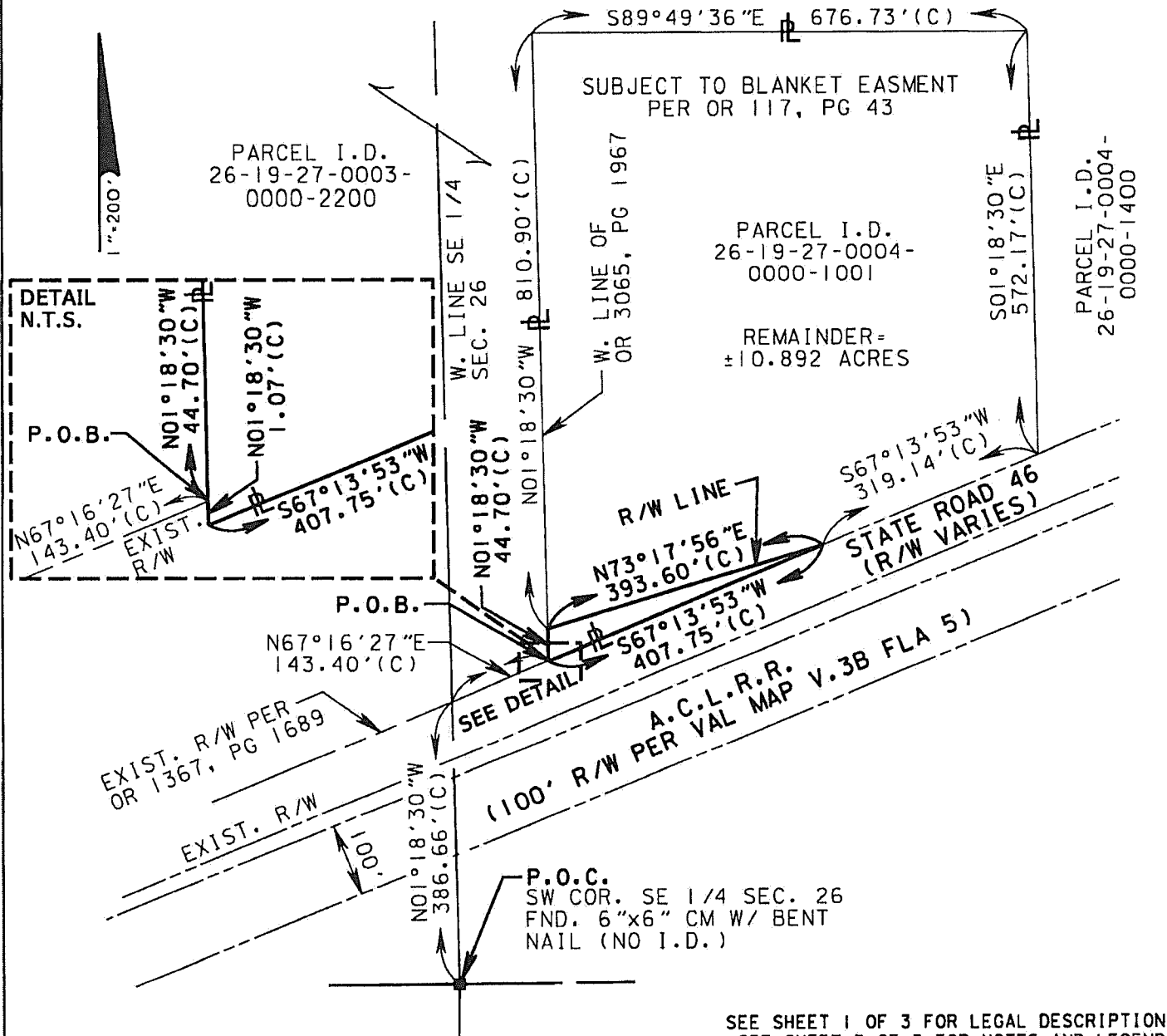
**PURPOSE: RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the Southeast 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a 6"x6" concrete monument with a bent nail; thence run North 01°18'30" West along the West line of said Southeast 1/4, a distance of 386.66 feet to a point on the Northerly right of way line of State Road 46 per Official Records Book 1367, Page 1689 of the Public Records of Lake County, Florida; thence departing said West line run North 67°16'27" East along said Northerly right of way line, a distance of 143.40 feet to the POINT OF BEGINNING; thence, departing said Northerly right of way line, run North 01°18'30" West, said line extended also being the West line of lands described in Official Records Book 3065, Page 1967 of the Public Records of Lake County, Florida, a distance of 44.70 feet; thence departing said West line, run North 73°17'56" East, a distance of 393.60 feet to a point on said Northerly right of way line; thence run South 67°13'53" West along said Northerly right of way line, a distance of 407.75 feet; thence continue along said Northerly right of way line North 01°18'30" West, a distance of 1.07 feet to the POINT OF BEGINNING.

Containing 0.195 acres (8,482 square feet), more or less.

PARCEL: 336
 SECTION 26
 TOWNSHIP 19 SOUTH RANGE 27 EAST



RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SECTION 429-206 (2C)	
		DRMP PROJECT NO. 12-0150.000		SHEET 2 OF 3		DATE: 06/24/14	
		ADD REMAINDER PER COMMENTS		CWW 11/14		SCALE: 1" = 200'	
				CWW 9/14		CHECKED: ALO	
REVISION		BY		DATE		DRAWN: JSG	
						SKETCH PREPARED BY DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	

PARCEL: 336

NOTES:

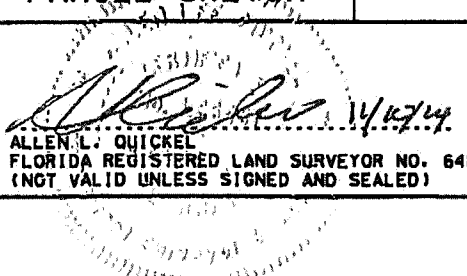

1. BEARINGS SHOWN HEREON ARE BASED ON THE THE WEST LINE OF SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING NORTH 01°18'30" WEST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. THE RIGHT-OF-WAY SHOWN FOR STATE ROAD 46 IS BASED ON A MAINTENANCE MAP PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN ROAD PLAT BOOK 11, PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
4. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE, SHUTTS AND BOWEN LLP ORDER No. 4709360, DATED FEBRUARY 24, 2014.

LEGEND:

A.C.L.R.R. = ATLANTIC COAST LINE RAILROAD
 (C) = CALCULATED DATA
 COR. = CORNER
 CM = CONCRETE MONUMENT
 EXIST. = EXISTING
 FND. = FOUND
 I.D. = IDENTIFICATION
 IP = IRON PIPE
 L = ARC LENGTH
 L.B. = LICENSED BUSINESS

OR = OFFICIAL RECORDS BOOK
 PL = PROPERTY LINE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 No. = NUMBER
 PG = PAGE
 REQ. = REQUIRED
 R/W = RIGHT-OF-WAY
 SEC. = SECTION
 Δ = CENTRAL ANGLE

SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION


RIGHT OF WAY PARCEL SKETCH	STATE ROAD 453 (WEKIVA PARKWAY)	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SECTION 429-206 (2C)
 <p>ALLEN L. QUICKEL FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID UNLESS SIGNED AND SEALED)</p>	DRMP PROJECT NO. 12-0150.000	SHEET 3 OF 3	DATE: 06/24/14
	ADD REMAINDER	CWW	11/14
	PER COMMENTS	CWW	9/14
	REVISION	BY	DATE
		SCALE: 1" = 200'	CHECKED: ALO
		DRAWN: JSG	SKETCH PREPARED BY  DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2548

Tab D



MEMORANDUM

TO: Central Florida Expressway Authority CLIENT-MATTER NO.: 19125.0163
 Right of Way Committee Members

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

DATE: November 28, 2017

RE: State Road 429 Wekiva Parkway, Project 429-205; Parcel 890 (Lee)
 Proposed Mediated Settlement Agreement

Shutts & Bowen LLP, Right of Way Counsel, seeks the recommendation of the Right of Way Committee for approval by the CFX Board of a mediated settlement between Jung Lee and Rai Sevn Kim (the "Owners") and the Central Florida Expressway Authority (the "CFX") for the acquisition of Parcel 890 (the "Taking" or "Property") for the construction of State Road 429 Wekiva Parkway, Project 429-205.

DESCRIPTION AND BACKGROUND

Parcel 890 is a taking of 4,513 square feet for a permanent ingress/egress and utilities easement and to allow access to the northern portion of the pond site on Parcel 289 in Section 429-205 of the Wekiva Parkway. The property is located north of Parcel 289, north of Haas Road and east of Plymouth Sorrento Road in Orange County, Florida.

The parent tract is 10.53 acres and is improved with two manufactured homes, a screened pool, storage buildings, a greenhouse structure and related improvements, and an unpaved 15-foot wide access drive. The improvements appear to have been unoccupied for a period of time and exhibit deferred maintenance. The parent tract is served by private well and septic system. The taking provides for an easement across a section of the unpaved access drive.

The property has been annexed into the City of Apopka, however it continues to have an Orange County zoning designation of A-1 (Citrus Rural District). The property also has a City of Apopka Rural Settlement future land use designation, and is located within the "Northwest Area" defined in the Joint Planning Agreement between the City of Apopka and Orange County adopted on October 26, 2004, as well as within the Wekiva Study area. The designations are designed to facilitate development of single-family dwellings and associated infrastructure, which maximize the preservation of open space and promote clustering of development. The land use designation includes an agricultural component.

Chad Durrance of Durrance & Associates appraised the property on behalf of the Central Florida Expressway Authority. Mr. Durrance opined the highest and best use of the parent tract is for residential use, with the continued use of the existing improvements over their remaining economic life.

Mr. Durrance used seven (7) vacant land sales with similar highest and best use. These sales ranged in price from \$24,000 to \$29,300 per acre, and Mr. Durrance reconciled the property at \$27,500 per acre. Mr. Durrance then analyzed sales of five (5) improved manufactured homes, ranging in value of \$17 to \$32 per square foot, along with NADA guides to arrive at a value for the affected improvements of \$60,000.

In the after condition, the remainder property has changed from a rural-type setting adjacent to undeveloped acreage to being located next to a 23' elevated expressway, a bridge and a stormwater pond. After considering the adverse impact on the residential use, Mr. Durrance opined damages to the remainder of 14.3%. Thus, Mr. Durrance valued the taking of the permanent easement at $0.104 \text{ acres (4,513 sf)} \times \$27,500/\text{acre} \times 50\% = \$1,400$ and damages to the remainder at \$50,000 for a total valuation of the taking at \$51,400.

Kurt Bauerle, Esquire, represented the Mr. and Mrs. Lee. Mr. Bauerle did not prepare a formal appraisal of the property in an effort to mediate the case with minimal experts fees incurred. Notwithstanding, Mr. Bauerle argued the total compensation due to the Lee's was \$372,400. In support of his number, Mr. Bauerle argued that the CFX appraised an adjacent property with a similar size and similar highest and best use at 40% severance damages. Additionally, Mr. Bauerle argued that CFX's own damage studies find impacts to residential properties up to 59% severance damages. After a full day mediation on November 21, 2017, the parties successfully negotiated a settlement in the total amount of \$171,400.00 as full settlement of all claims for compensation for Parcel 890, including full settlement of any and all claims and/or apportionment claims as to any interest held by Mr. and Mrs. Lee in Parcel 287/887 and Parcel 289 including all statutory attorneys' fees and experts' fees and costs, subject to apportionment claims, if any.

For the above-cited reasons, Right of Way counsel requests the Right of Way Committee recommend to the CFX Board the settlement of the underlying property owners' compensation, all attorneys' fees and experts' fees and costs in the total amount of \$171,400.00, less the \$51,400.00 previously deposited. Settlement of any and all claims for Parcel 890, as well as any interest in Parcel 287/887 and Parcel 289 will eliminate further risk and unnecessary expenses that the CFX will ultimately incur with further litigation of the condemnation action to acquire the parcel.

RECOMMENDATION

We respectfully request that the Right of Way Committee recommend that the CFX Board approve the proposed total settlement of \$171,400.00 in settlement of all claims for compensation in the acquisition of Parcel 890, any interest in Parcel 287/887 and Parcel 289, and all attorneys' fees and experts' fees and costs.

ATTACHMENTS

Exhibit "A" – Jurisdiction of Subject Area

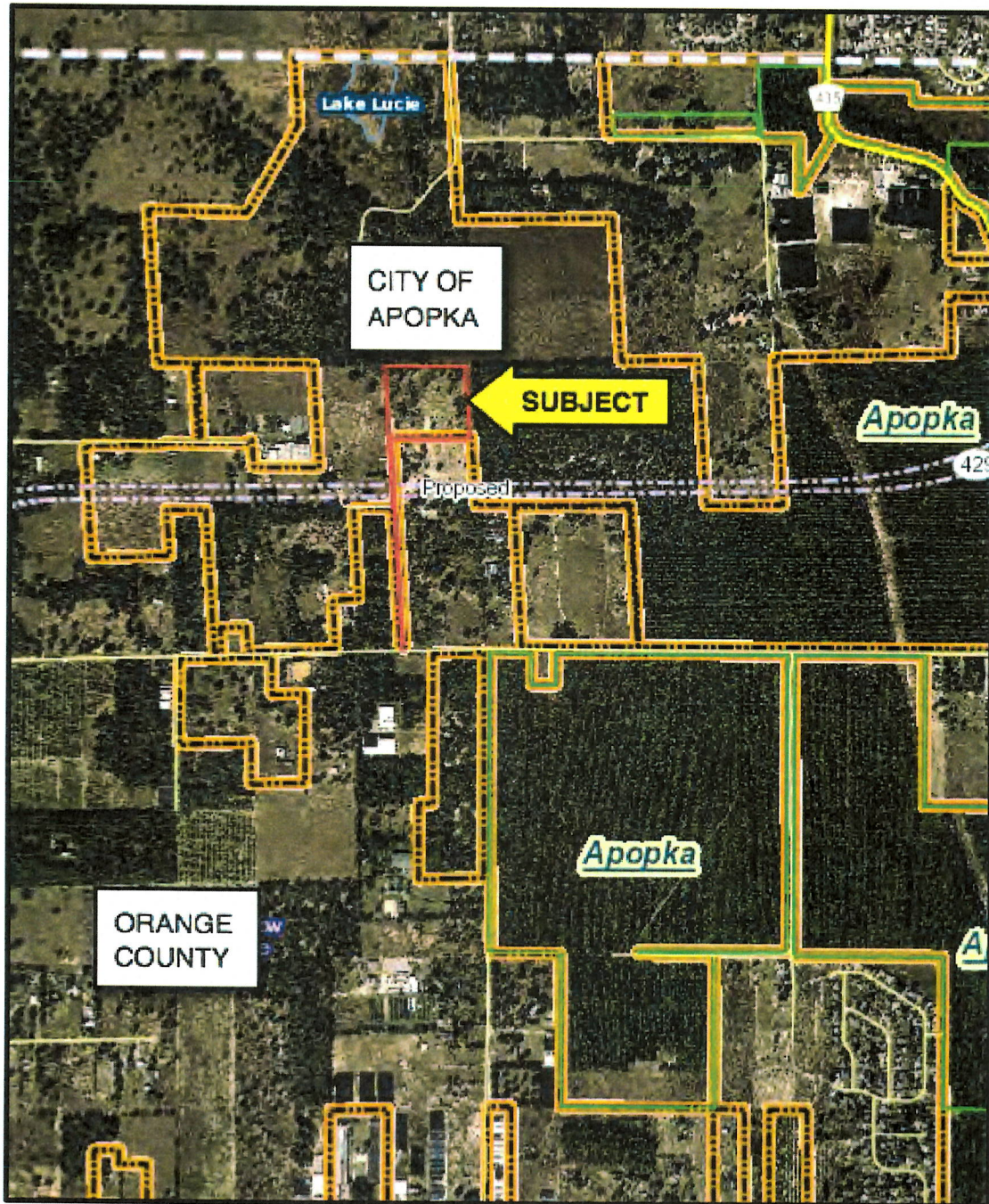
Exhibit "B" – Aerial/Sketch of the Subject Area

Composite Exhibit "C" – Remainder Showing Easements and Access to Pond

Exhibit "D" – Sketch of the Subject Property

Exhibit "E" – Mediated Settlement Agreement

ORLDOCS 15797569 2



JURISDICTION OF SUBJECT AREA



AERIAL/SKETCH

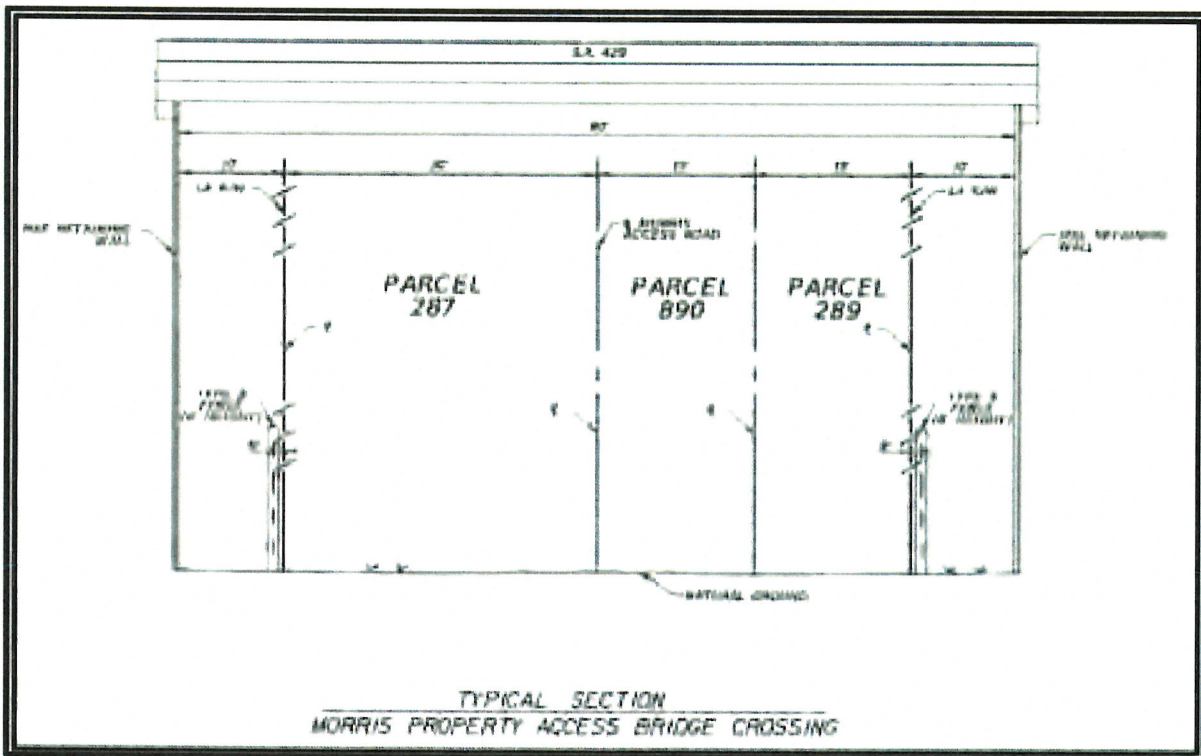
(Source: OCPAFL.org – 2014 Image Date)

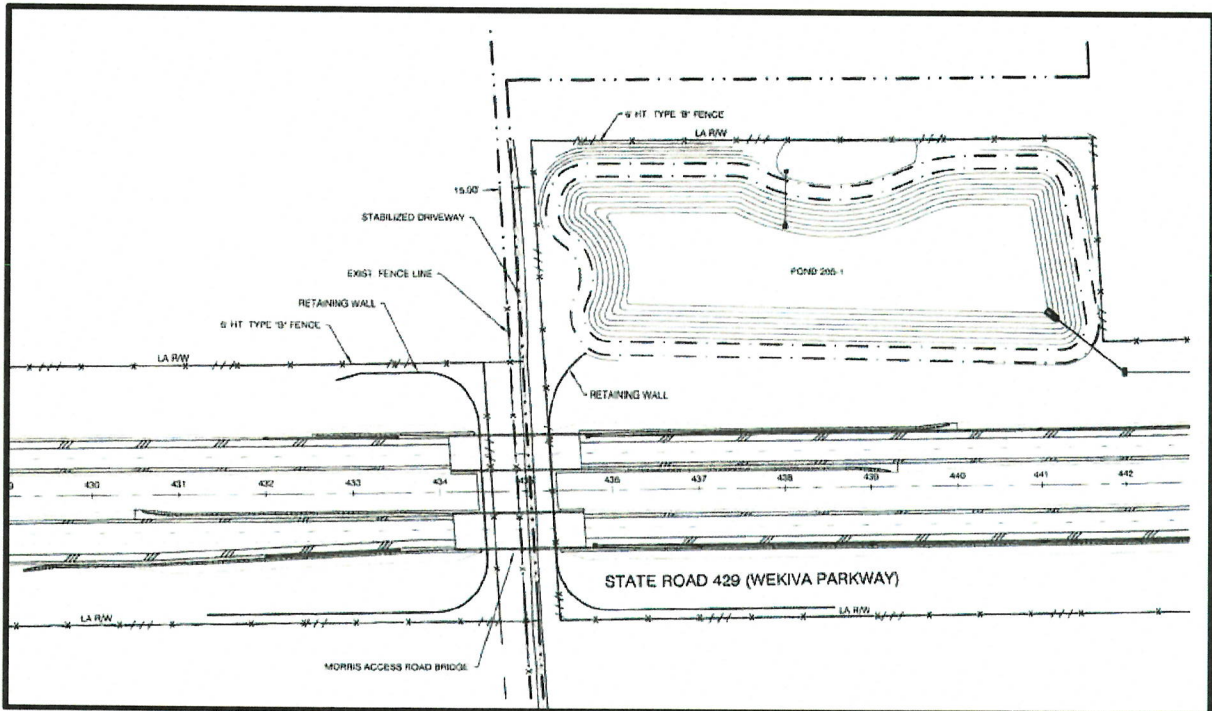
REMAINDER DESCRIPTION

The acquisition is of a permanent easement; as such the remainder land size is unchanged. State Road 429 (Wekiva Parkway), within this section, will be constructed as a four-lane divided limited access highway from east of the State Road 429/State Road 46 interchange to east of Plymouth Road. The roadway will be secured with a six-foot F.D.O.T. type "B" fence. The construction plans show the proposed roadway will be constructed with depressed center medians utilized for stormwater storage. The proposed roadway will have an open drainage system consisting of roadside swales that will direct stormwater runoff from the roadway to ditch bottom inlets and convey it to drainage retention areas, constructed with the roadway project, that will treat and attenuate stormwater prior to discharging.

Within the permanent easement area, a bridge will be constructed over the subject drive allowing it to function as intended. The construction plans show the proposed roadway will be constructed approximately 23 feet above grade with a minimum vertical clearance of 17' 5½" above the existing driveway, allowing access to the remainder property from Haas Road. The expressway travel lanes are setback from the remainder southern property line more than 410 feet and the closest manufactured residence on the property will be setback more than 575 feet from the closest travel lane. A stormwater pond will be constructed between the "flag" portion of the remainder and the Wekiva Parkway.

The bridge crossing and remainder sketch are shown as follows.





HIGHEST AND BEST USE (AFTER)

The location of the remainder has changed from essentially a rural-type setting, adjacent to undeveloped acreage to being located proximate to an elevated expressway. Therefore, we have studied the effects of the "expressway location" on adjacent residential properties via extensive research/compilation of data, paired sales analysis and interviews with market participants. The study and related data/analysis are contained within the appraisal file. The results of the study indicate the adjacency of an expressway to a residential property can have an adverse impact. The estimated impact to the remainder property will be discussed in the following section of the appraisal. Considering the locational adverse impact on the residential use, the highest and best use of the remainder is for continued use of the less desirable remaining residential improvements until market demand warrants redevelopment.

PROPERTY VALUE ESTIMATE (AFTER)

As a result of the impacts of the taking and road project, the remainder requires adjustments to account for the loss of the part taken and expressway location. The expressway location adjustment is estimated to be \$50,000 given the characteristics of the property. Therefore, the remainder value is calculated as follows:

Before Value	\$350,000
Less: Part Taken (Permanent Easement)	(1,400)
Less: Expressway Location Adjustment	(50,000)
Remainder Value	\$298,600

**TWO HUNDRED NINETY-EIGHT THOUSAND SIX HUNDRED DOLLARS
(\$298,600)**

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

PARCEL NO. 890
PURPOSE: PERMANENT EASEMENT
ESTATE: PERMANENT EASEMENT

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE SOUTHEAST 1/4 OF SAID SECTION 6 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT WITH A 3/4" IRON PIPE, BROKEN TOP AND NO IDENTIFICATION; THENCE SOUTH 89°59'30" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 695.44 FEET TO A POINT ON THE WEST LINE OF THE EAST 30 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 03°35'13" EAST ALONG SAID WEST LINE, A DISTANCE OF 946.92 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°04'36" EAST, A DISTANCE OF 15.02 FEET TO A POINT ON THE WEST LINE OF THE EAST 15 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE SOUTH 03°35'13" EAST ALONG SAID WEST LINE, A DISTANCE OF 300.84 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°04'16" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 15.02 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 30 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 03°35'13" WEST ALONG SAID WEST LINE, A DISTANCE OF 300.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,513 SQUARE FEET, MORE OR LESS.

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

SHEET 1 OF 3

FOR: ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY

DATE: APRIL 25, 2013

PROJECT NO.: P04-04

DRAWN: DPW CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-205
PARCEL NO. 890

EXHIBIT "D"



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

2700 WESTHALL LANE

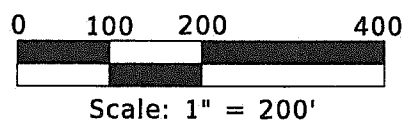
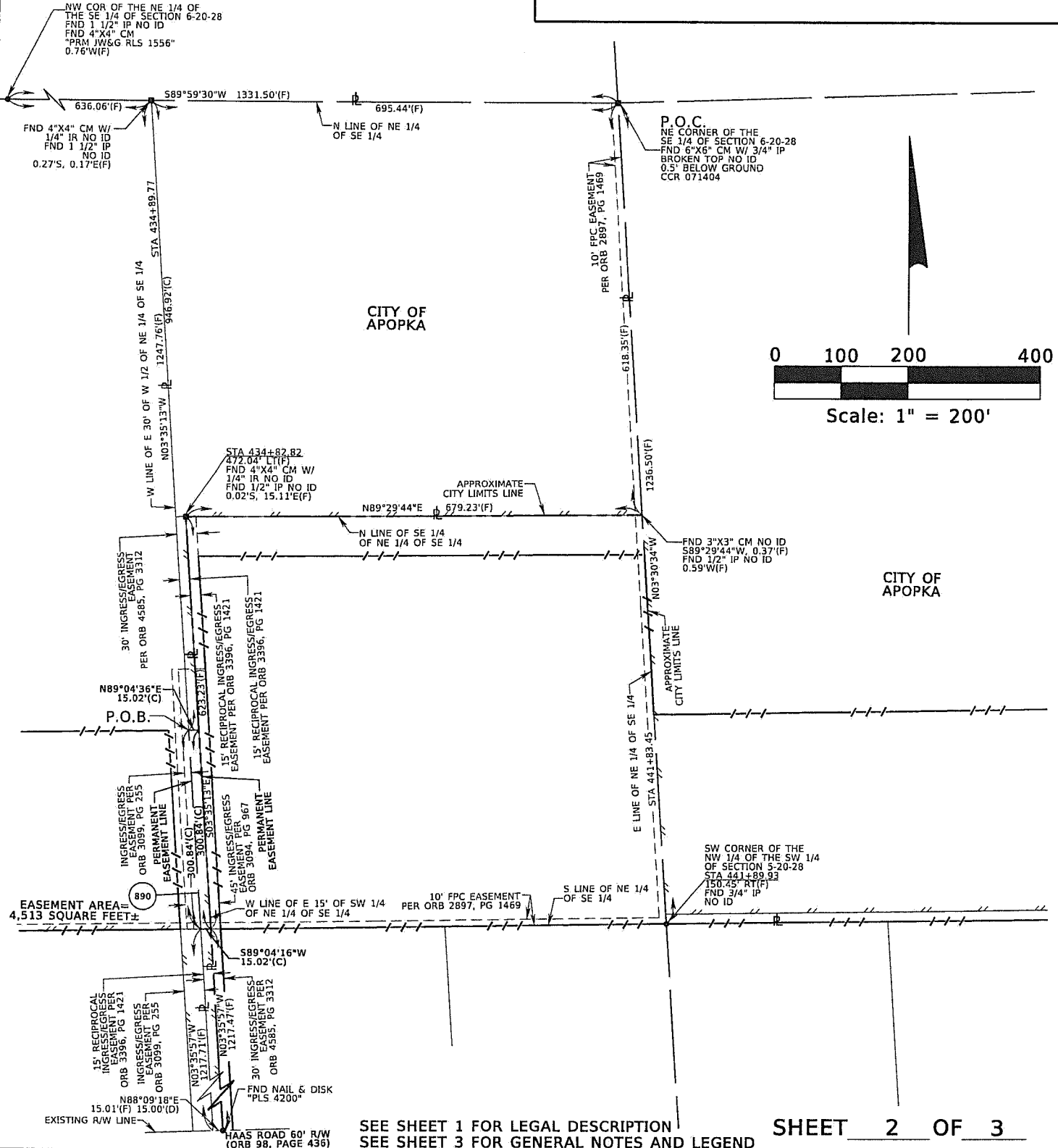
SUITE 137

MAITLAND, FLORIDA 32751

VOICE: (407) 660-2322 FAX: 660-8223

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



FOR: ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 DATE: APRIL 25, 2013
 PROJECT NO.: P04-04
 DRAWN: DPW CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-205
PARCEL NO. 890

GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 2700 WESTHALL LANE
 SUITE 137
 MAITLAND, FLORIDA 32751
 VOICE: (407) 660-2322 FAX: 660-8223
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

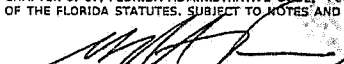
(C)	= CALCULATED	LT	= LEFT
(D)	= DEED	N:	= NORTHING
(F)	= FIELD	NO.	= NUMBER
CCR	= CERTIFIED CORNER RECORD	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	ℙ	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
FPC	= FLORIDA POWER CORPORATION	RT	= RIGHT
ID	= IDENTIFICATION	R/W	= RIGHT OF WAY
IP	= IRON PIPE	STA	= STATION
IR	= IRON ROD	W/	= WITH

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 89°59'30" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED JANUARY 30, 2013, FILE NO. 2037-2898339, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
7. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
8. THIS SKETCH IS NOT A SURVEY.


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

SHEET 3 OF 3

			I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.  11-21-13 H. Paul deVivero, Professional Land Surveyor No. 4990
REVISED PER COMMENTS	DPW	05/23/2013	
REVISION	BY	DATE	

FOR: ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY
DATE: APRIL 25, 2013
PROJECT NO.: P04-04
DRAWN: DPW CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-205
PARCEL NO. 890

 **GEODATA CONSULTANTS, INC.**
SURVEYING & MAPPING
2700 WESTHALL LANE
SUITE 137
MAITLAND, FLORIDA 32751
VOICE: (407) 660-2322 FAX: 660-8223
LAND SURVEYOR BUSINESS LICENSE NO. 6556

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

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

CASE NO: 2015-CA-008226

Subdivision 39

Parcel 890

Petitioner,

vs.

JUNG LEE,
RAI SEVN KIM, et. al.

Respondent(s).

MEDIATED SETTLEMENT AGREEMENT

At the Mediation Conference held on November 21, 2017, Respondent(s) JUNG LEE and RAI SEVN KIM, and representatives of the Central Florida Expressway Authority reached the following Settlement Agreement:

1. Petitioner will pay to Respondent(s) JUNG LEE and RAI SEVN KIM (referred to as "Respondent") the sum of ONE HUNDRED SEVENTY-ONE THOUSAND FOUR HUNDRED Dollars exactly (\$171,400), in full settlement of all claims for compensation from Petitioner whatsoever for the taking of Parcels 890, 287, 887, 289 including statutory interest and all claims related to real estate and business damages, severance damages, tort damages, attorney's fees and litigation costs, expert witness fees, and costs. The settlement sum may be subject to claims of apportionment by any party in this case having a property interest in or a lien on the subject property. Petitioner previously deposited in the Registry of the Court Petitioner's good faith estimate in the amount of FIFTY-ONE THOUSAND FOUR HUNDRED Dollars (\$51,400). 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 ONE HUNDRED TWENTY THOUSAND Dollars exactly (\$120,000), representing the difference between the total settlement sum referenced above and the Petitioner's previous deposit in this case.

2. This Settlement Agreement will be placed on the agenda for the Right of Way ("ROW") Committee and Central Florida Expressway Authority ("CFX") Board and is conditioned upon final approval by the ROW Committee and then the CFX Board.

3. The parties agree to continue the trial of this matter pending review by the CFX ROW Committee and CFX Board.

4. The parties agree to waive any confidentiality provisions set forth in Chapter 44 of Florida Statutes, the Florida Rules of Civil Procedure, and the Florida Rules of Evidence, if applicable, for the limited purpose of consideration of this proposed Settlement Agreement by the ROW Committee and the CFX Board.

5. Counsel for Petitioner will submit to the Court a standard Motion for Stipulated Final Judgment containing the terms and conditions of this Settlement Agreement within fifteen (15) days from the date of approval of this Settlement Agreement by the CFX Board.

6. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcels 890 287/887 287 severance damages, business damages, tort damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim.

7. Respondent shall execute and deliver to the undersigned counsel for the Central Florida Expressway Authority the Public Disclosure Affidavit of Interests in Real Property as required by Section 286.23, *Florida Statutes* (2016).

8. 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.

9. This Settlement Agreement, executed by the parties and their counsel on this 21st day of November, 2017, contains all the agreements of the parties.

Linda Lanosa
Print Name: Linda S. B. Lanosa
Central Florida Expressway Authority

David A. Shultz
Print Name: David A. Shultz
Counsel for CFX

Lawrence Watson Jr
Print Name: LAWRENCE WATSON JR
Mediator

Jung Hye Lee
Print Name: Jung Hye Lee
Owner

Rai S. Kim
Print Name: Rai S. Kim
Owner

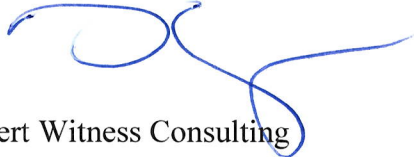
Kurt Baunde
Print Name: Kurt Baunde
Attorney for Owner

Tab E



MEMORANDUM

TO: Central Florida Expressway Authority Right-of-Way Committee Members

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

DATE: November 17, 2017

RE: Modification to Second Agreement for Engineering Expert Witness Consulting Services for Wekiva Parkway Project Numbers 429-203, 429-204, 429-205, and 429-206

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right-of-Way Committee for a modification to the Second Agreement for Engineering Expert Witness Consulting Services by Landon, Moree & Associates, Inc. ("LMA") to perform engineering expert witness consulting services for the Wekiva Parkway Project Numbers 429-203, 429-204, 429-205, and 429-206. A copy of the modified Second Agreement for Engineering Expert Witness Consulting Services which includes the modified Schedule of Rates as Exhibit A in which provision is made for payment for a Project Engineer at \$145.00 per hour and a CAD Technician at \$105.00 per hour is attached for your review.

BACKGROUND/DESCRIPTION

The Second Agreement for Engineering Expert Witness Consulting Services by Landon, Moree & Associates, Inc. was recommended for approval at the Right of Way Committee meeting on October 25, 2017, and approved by the Board at its November 9, 2017 meeting. Upon presentation of the Agreement for execution, it was noted the provision for the services of a Project Engineer and CAD Technician, originally provided for in the Addendum to the Agreement for Engineering Expert Witness Consulting Services dated October 10, 2013, was missing from the Schedule of Rates attached as Exhibit A. These are the only changes being made to the previously approved agreement.

REQUESTED ACTION

It is respectfully requested that the Right-of-Way Committee recommend to the Central Florida Expressway Board the modification of the Schedule of Rates attached as Exhibit A to the Second Agreement for Engineering Expert Witness Consulting Services and authorize execution of the Second Agreement. Second Agreement Value: \$50,000.00. All other terms of the agreement remain the same as previously recommended by the Right of Way Committee and approved by the Board.

ATTACHMENT

Second Agreement for Engineering Expert Witness Consulting Services for Wekiva Parkway Project Numbers 429-203, 429-204, 429-205, and 429-206, with modified Schedule of Rates attached as Exhibit A.

ORLDOCS 15784184 2

**SECOND AGREEMENT FOR ENGINEERING
EXPERT WITNESS CONSULTING
SERVICES FOR WEKIVA PARKWAY
PROJECTS 429-203, 429-204, 429-205 AND 429-206**

THIS AGREEMENT is effective this ____ day of _____, 2017, by and between Shutts & Bowen LLP (“Client”), whose business address is 300 South Orange Avenue, Suite 1000, Orlando, Florida 32801 and Landon, Moree & Associates, Inc. (“Engineer”), whose business address is 31622 US 19 North, Palm Harbor, Florida 34684.

WITNESSETH:

WHEREAS, the Client, in its capacity as Right-of-Way Counsel to the Central Florida Expressway Authority, desires to employ the Engineer to provide engineering expert witness consulting services as described herein; and

WHEREAS, the Engineer is licensed, qualified, willing and able to perform the engineering expert witness consulting services required on the terms and conditions hereinafter set forth; and

WHEREAS, the Client desires that the Engineer continue to furnish it with engineering services, and the Engineer represents that he is fully qualified to perform such services and will furnish such services personally;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the Client and the Engineer do hereby agree as follows:

ARTICLE 1 - SERVICES TO BE PROVIDED BY THE ENGINEER

1.1 Engineering Expert Witness Consulting Services

The Engineer agrees to perform engineering expert witness consulting services for Wekiva Parkway Projects 429-203, 429-204, 426-205 and 429-206. It is understood and agreed that the performance of the engineering expert witness consulting services requires the expertise of an individual engineer and the exercise of his or her independent judgment and that the continued and uninterrupted performance of the services is essential, and, therefore, if the Engineer of Record leaves the Engineer’s employ, for any reason, the Client shall have the option, in its sole discretion, of assigning this Agreement, and any Addenda hereto, to the Engineer of Record so that the services shall be rendered without interruption or shall require the Engineer to appoint a different individual as the Engineer of Record. If the Agreement is assigned to another engineering firm, payment shall be made to the Engineer for all services rendered. Payment for engineering expert witness consulting services shall be made in accordance with the compensation schedule set forth in **Exhibit A**.

The Engineer of Record shall prepare and deliver electronically color copies of the engineering report(s) to David A. Shontz, Esquire, at Shutts & Bowen LLP, 300 South Orange Avenue, Suite 1000, Orlando, Florida 32801, within the timeframe set forth in the Addendum.

The Engineer shall commence work on the engineering report(s) immediately and shall perform the work in the most expeditious manner and shall complete the engineering report(s) within the specified timeframe, which the Engineer acknowledges is reasonable. Upon the request from the Client, the Engineer shall provide a progress report which shall advise as to the status of the services to be performed by the Engineer.

It is agreed and understood that all services rendered under this Second Agreement, and any Addenda hereto, are at the direction of the Client, and, as such, all communications and documents of any kind are privileged work product and shall not be provided to any person unless directed by the Client.

The Engineer shall consult with the Client regarding services to be performed by the Engineer at such time(s) as may be mutually convenient for the parties to this agreement. The Engineer shall initiate such consultations whenever the Engineer needs legal advice on any aspect of the engineering report to be furnished under this Agreement.

1.2 Litigation Support Services

If requested by the Client, the Engineer of Record shall personally testify under oath as an expert witness on behalf of the Central Florida Expressway Authority in any judicial proceeding involving any engineering expert witness consulting work performed under this Agreement. Payment for such litigation support services shall be in accordance with the compensation schedule attached hereto as Exhibit A and shall include such reasonable time as may be required for re-inspection of the property, revising the engineering report, participation in pretrial conferences with the Client, and preparation for and testifying at depositions, trial, or other judicial proceedings as requested.

1.3 Sub-consultants

The Engineer shall have the right, with the prior written consent of the Client, to employ other firms or individuals to serve as sub-consultants in connection with the Engineer's performance of any services. Upon the written request of the Client, which may be made with or without cause, the Engineer agrees to terminate promptly the services of any sub-consultant and to replace promptly each such terminated sub-consultant with a qualified firm or individual approved by the Client.

The Client shall have no liability or obligation to the sub-consultants hereunder. The Central Florida Expressway Authority shall have the right, but not the obligation, based upon sworn statements of accounts from the sub-consultants, to pay a specific amount directly to a sub-consultant. In such event, the Engineer agrees any such

payments shall be treated as a direct payment to the Engineer's account. Sub-consultant fees shall be invoiced at cost with no additional markup applied by the Engineer.

1.4 Engineer's Standards of Performance

The Engineer shall use professional standards of performance to perform all services in such sequence, and in accordance with such reasonable time requirements and reasonable written instructions, as may be requested or provided by the Client. The Engineer has represented that it is possessed of that level of skill, knowledge, experience and expertise that is commensurate with firms of national repute and acknowledges that the Client has relied on such representations. By executing this Agreement, the Engineer agrees that the Engineer will exercise that degree of care, knowledge, skill and ability and agrees to perform the services in an efficient and economical manner.

1.5 Engineer's Obligation to Correct Errors or Omissions

The Engineer shall be responsible for the professional quality, technical adequacy and accuracy, timely completion, and coordination of all data, designs, specifications, calculations, estimates, plans, drawings, photographs, reports, memoranda, other documents and instruments, and other services furnished by the Engineer. The Engineer shall, without additional cost or expense to the Client, correct or revise any errors, omissions, or other deficiencies in the services performed by the Engineer.

1.6 Non-Exclusive Rights

The rights granted to the Engineer hereunder are nonexclusive, and the Client reserves the right to enter into agreements with other engineering expert witness consultants to perform engineering expert witness consulting services, including without limitation, any of the services provided for herein.

1.7 Engineer's Compliance with Laws and Regulations

The Engineer and its employees and sub-consultants shall promptly observe and comply with all applicable federal, state and local laws, regulations, rules and ordinances then in effect or as amended ("laws"). The Engineer shall procure and keep in force during the term of this Agreement all necessary licenses, registrations, certificates, permits and other authorizations as are required by law in order for the Engineer to render its services hereunder.

1.8 Engineer Is Not Client's Agent

The Engineer is not authorized to act as the Client's agent and shall have no authority, expressed or implied, to act for or bind the Client. The Engineer is not authorized to act as the agent of the Central Florida Expressway Authority and shall have no authority, expressed or implied, to act for or bind the Central Florida Expressway Authority.

1.9 Reduced Scope of Services

The Client shall have the right, by written notice to the Engineer, to reduce the scope of services to be rendered hereunder. If the Client reduces the services to be rendered, the Engineer will be paid in accordance with the compensation schedule set forth in the attached Exhibit A for any time spent in connection with the reduced services. The Engineer shall not be entitled to any anticipated profit as a result of the reduced scope of services.

ARTICLE 2 - TIME

2.1 The date for commencement of the Engineer (described in Article 1.1) is the effective date of this Agreement. The date for commencement of the Litigation Support Services (described in Article 1.2) is the date such services are required by the Client.

2.2 The Due Date for the delivery of the engineering report(s) shall be included in an Addendum. By executing an Addendum, the Engineer acknowledges that the Due Date is both realistic and achievable, and that the report(s) will be completed by that time.

2.3 If, at any time prior to completion of the services, the Engineer determines that the services are not progressing sufficiently to meet the Due Date, the Engineer shall immediately notify the Client's Representative in writing and shall provide a description of the cause of the delay, the effect on the scheduled Due Date and the recommended action to meet the Due Date.

2.4 No extensions of time shall be granted unless in writing and approved by the Client's Representative. Any requests for extensions shall be in writing explaining in detail why such extension is necessary and shall be made at least seven (7) days prior to the Due Date to be extended.

ARTICLE 3 - PAYMENT

3.1 When Payment Is To Be Made By The Client

All payments made pursuant to this Agreement will be paid to the Engineer by the Client only after payment by the Central Florida Expressway Authority to the Client. Payment for services rendered by any sub-consultants shall be paid to the Engineer and the Engineer shall be fully responsible for making payment to any sub-consultant retained by the Engineer. The Engineer acknowledges and understands that the Client shall not be responsible for making any payment for any services rendered hereunder unless reimbursed by the Central Florida Expressway Authority.

It is expressly agreed and understood that the Client is obtaining Engineer's services on behalf of the Central Florida Expressway Authority and, although the Client will direct the services hereunder, including making payment for the services, it shall assume no liability or responsibility for any payment due hereunder.

3.2 Compensation for Consultation Services

It is expressly agreed and understood that the Engineer shall be paid for all pre-condemnation consultation services in accordance with the compensation schedule set forth in **Exhibit A** within thirty (30) days after receipt of each monthly invoice; provided that the invoice is received by the 3rd of each month. It is expressly agreed and understood that although the Client will direct the services hereunder, it shall assume no liability or responsibility for any payment due hereunder.

3.3 Compensation For Engineering Expert Witness Consulting Services

It is expressly agreed and understood that the Engineer shall be paid for satisfactorily performed engineering expert witness consulting services in accordance with the compensation schedule set forth on **Exhibit A**. No payment shall be made for engineering expert witness consulting services until after the receipt of the engineering report(s) by the Client. Once a final engineering report(s) has been provided to the Client, the Central Florida Expressway Authority shall pay all invoices for engineering expert witness consulting services within forty-five (45) days after receipt of the invoice.

The Engineer shall receive compensation in accordance with **Exhibit A** for services performed in connection with the modification or preparation of any supplement or update to any engineering report furnished under this agreement if (1) the property has been materially altered since the initial engineering (i.e., fire or act of God), (2) the boundaries of the property to be acquired have been revised, or (3) if requested by the Client for any other reason not the fault of the Engineer.

The Engineer shall not receive compensation for services performed in connection with the modification or preparation of any supplement or update to any engineering report furnished under this agreement if (1) applicable principles of law require the modification on or supplementing of such engineering report, (2) material omissions, inaccuracies, or defects in the engineering report are discovered, or (3) the Engineer receives or becomes aware of relevant additional information in existence prior to the date the Engineer signed the report.

3.4 Compensation for Litigation/Consultation Services

It is expressly agreed and understood that the Engineer shall be paid for all litigation support services in accordance with the compensation schedule set forth in **Exhibit A** within thirty (30) days after receipt of each monthly invoice, provided that the invoice is received by the 3rd of each month. It is expressly agreed and understood that although the Client will direct the services hereunder, it shall assume no liability or responsibility for any payment due hereunder.

3.5 Invoices

The Engineer shall submit detailed invoices to the Client for all services rendered. The Engineer represents and warrants that all billable hours and rates furnished by the Engineer to the Client shall be accurate, complete and current as of the date of this Agreement or the Addendum. The Client shall forward such invoices to the Central Florida Expressway Authority for payment as provided herein.

The Client shall notify the Engineer in writing of any objection to the amount of such invoice, together with the Client's determination of the proper amount of such invoice. Any dispute over the proper amount of such monthly invoice shall be resolved by mutual agreement of the parties, and after final resolution of such dispute, the Central Florida Expressway Authority shall promptly pay the Engineer the amount so determined, less any amounts previously paid with respect to such monthly invoice.

3.6 Right to Withhold Payment

The Client or the Central Florida Expressway Authority shall have the right to withhold payment on any invoice in the event that the Engineer is in default under any provision of this Agreement (including any Addenda) or if liquidated damages are assessed against the Engineer.

3.7 Total Payments Not To Exceed

All payments made pursuant to this Agreement shall not exceed a total of Fifty Thousand Dollars (\$50,000.00), without an Addendum to this Agreement that shall be approved by the Central Florida Expressway Authority. It shall be the responsibility of the Engineer to monitor the total of all payments made pursuant to this Agreement and notify the Client prior to reaching the Fifty Thousand Dollars (\$50,000.00) upset limit so that Client may timely present the necessary Addendum to the Central Florida Expressway Authority.

ARTICLE 4 - LIQUIDATED DAMAGES

4.1 Engineering Reports

If the Engineer fails to submit any engineering report by the Due Date, the Engineer will be assessed one percent (1%) of the lump sum amount for such report per calendar day for the first seven (7) calendar days the engineering report is delayed. If the Engineer submits the draft or final engineering report more than seven (7) calendar days after the Due Date, the Engineer will be assessed two percent (2%) of the lump sum for such report per calendar day thereafter, until the engineering report is received by the Client.

4.2 Responses, Modifications, or Corrections

The Client will notify the Engineer of any modifications, corrections or additional services that, in the sole discretion of the Client, are determined to be necessary. All modifications, corrections, or additional services shall be completed within five (5) calendar days after the request is made by the Client. Once the Engineer completes the requested modifications, corrections or additional services, the Engineer shall submit a revised engineering report to the Client.

The revised engineering report shall be reviewed within five (5) calendar days for compliance with the requested modifications, corrections or additional services and a final report submitted to the Client within three (3) calendar days of such review.

ARTICLE 5 - RECORDS

5.1 Maintenance of Records

The Engineer shall maintain complete and accurate records relating to all services rendered by Engineer and any sub-consultants pursuant to this Agreement. Records shall be kept in a form reasonably acceptable to the Client. Records and invoices for services shall include all of the information required in order to determine the Engineer's monthly hours for each employee rendering services hereunder, and shall identify the services rendered by each employee in a manner acceptable to the Client.

5.2 Records Availability and Audit

All of the Engineer's records relating to services shall, upon reasonable notice by the Client, be made available to the Client, and the Client shall have the right from time to time, through their respective duly authorized representatives, at all reasonable times, to review, inspect, audit or copy the Engineer's records. Production of such records by the Engineer shall not constitute promulgation and shall retain in the Engineer all rights and privileges of workmanship, confidentiality and any other vested interests. If, as a result of an audit, it is established that the Engineer has overstated its hours of service, per diem or hourly rates for any month, the amount of any overcharge paid as a result of an overstatement shall forthwith be refunded by the Engineer to the Central Florida Expressway Authority with interest thereon, if any, at a rate of six percent (6%) per annum on the overstated amount accrued from forty-five (45) days after the Client's notice to the Engineer of the overstatement. If the amount of an overstatement in any month exceeds five percent (5%) of the amount of the Engineer's statement for that month, the entire reasonable expense of the audit shall be borne by the Engineer. The Engineer shall retain all records and shall make same available to the requesting party for a period of five (5) years from the date of payment by the Client of the final invoice for the services to which the records relate.

ARTICLE 6 - TERM OF AGREEMENT AND TERMINATION

6.1 Term of Agreement

Services shall commence upon the execution of the Agreement and shall be provided on a continuous basis. No addenda shall be issued after two (2) years from the effective date of this Agreement. The Client can elect to extend the Agreement by exercising up to three additional extensions of one year each.

6.2 Termination

This Agreement and/or any exhibit hereto may be terminated in whole or in part by either party by written notification at any time. Upon notification, the Engineer will immediately discontinue all services and submit a final invoice to the Client within thirty (30) days of Client's notice of termination to the Engineer. The Engineer shall be paid for the services satisfactorily performed by the Engineer if the engineering report(s) has been provided to the Client. If the engineering report(s) has not been provided to the Client, the Engineer shall receive no compensation for any services rendered under this agreement or any Addenda hereto.

Upon termination, the Engineer shall deliver or otherwise make available to the Client all data, designs, specifications, calculations, estimates, plans, drawings, photographs, reports, memoranda, other documents and instruments, and such other information and materials as may have been prepared or accumulated by the Engineer or its sub-consultants in performing services under this Agreement, whether completed or in process. The Engineer shall have no entitlement to recover anticipated profit for services or other work not performed.

ARTICLE 7 - CONFIDENTIALITY

Unless otherwise required by law, the Engineer shall not, without the prior written consent of the Client, knowingly divulge, furnish or make available to any third person, firm or organization, any information generated by the Engineer or received from the Client, concerning the services rendered by the Engineer or any sub-consultant pursuant to this Agreement.

ARTICLE 8 - MISCELLANEOUS PROVISIONS

8.1 Notices

All notices required to be given hereunder shall be in writing and shall be given by United States mail, postage prepaid addressed to the parties' representatives at the address set forth in **Exhibit A**. Electronic mail, instant messaging, or facsimile shall NOT be considered notice as required hereunder.

8.2 Change of Address

Any party may change its address for purposes of this Article by written notice to the other party given in accordance with the requirements of this Article.

8.3 Jurisdiction

Any claim, dispute or other matter in question arising out of or relating to this Agreement or the breach thereof, except for claims which have been waived pursuant to this Agreement, shall be brought only in the Circuit Court of the Ninth Judicial District in and for Orange County, Florida. Such claims, disputes or other matters shall not be subject to arbitration without the prior written consent of both the Client and the Engineer. The parties hereby agree that process may be served by United States Mail, postage prepaid, addressed to the Client's Representative, with a copy to the Client, or the Engineer's Representative as defined in **Exhibit A**. The parties hereby consent to the jurisdiction the Circuit Court of the Ninth Judicial District in and for Orange County, Florida.

8.4 Governing Law

The Agreement shall be governed by the laws of Florida.

8.5 Transfers and Assignments

The Engineer shall not transfer or assign any of its rights hereunder (except for transfers that result from the merger or consolidation of the Engineer with a third party) or (except as otherwise authorized in this Agreement or in an exhibit hereto) subcontract any of its obligations hereunder to third parties without the prior written approval of the Client. The Client shall be entitled to withhold such approval for any reason or for no reason. Except as limited by the provisions of this paragraph, this Agreement shall inure to the benefit of and be binding upon the Client and the Engineer, and their respective successors and assigns.

8.6 Member Protection

No recourse shall be had against any member, officer, employee or agent, as such, past, present or future, of the Client or the Central Florida Expressway Authority, either directly or indirectly, for any claim arising out of this Agreement or the services rendered pursuant to it, or for any sum that may be due and unpaid. Any and all personal liability of every nature, whether at common law or in equity, or by statute or by constitution or otherwise, of any Client or the Central Florida Expressway Authority member, officer, employee or agent as such, to respond by reason of any act or omission on his or her part or otherwise for any claim arising out of this Agreement for the services rendered pursuant to it, or for the payment for or to the Client or the or the Central Florida Expressway Authority, or any receiver therefore or otherwise, of any sum that may remain due and unpaid, is hereby expressly waived and released as a condition of and as consideration for the execution of this Agreement.

8.7 Conflict of Interest

Except with the Client's knowledge and written consent, the Engineer and Sub-consultants shall not undertake services when it would reasonably appear that such services could compromise the Engineer's judgment or prevent the Engineer from serving the best interests of the Client. Except with the Client's knowledge and written consent, the Engineer shall not perform any services for any property-owners from whom property has been, will be, or is contemplated to be acquired or condemned by the Central Florida Expressway Authority for the projects collectively known as the State Road 429 Wekiva Parkway Project, which for the purpose of this Agreement shall be defined by the Client at a later date and as such roadway is modified from time to time. Client reserves the right to raise such conflict unless that right is specifically waived by the Central Florida Expressway Authority.

8.8 Entire Agreement

This Agreement, including the exhibits hereto, constitutes the entire agreement between the parties and shall supersede and replace all prior agreements or understandings, written or oral, relating to the matters set forth herein.

8.9 Amendment

This Agreement and its exhibits shall not be amended, supplemented or modified other than in writing signed by the parties hereto. Neither electronic mail nor instant messaging shall be considered a "writing" for purposes of amending, supplementing or modifying this Agreement. No services shall be performed until such services are provided for in an Amendment or Addenda and executed by both parties.

8.10 No Third-Party Beneficiaries

No person, except for the Central Florida Expressway Authority, shall be deemed to possess any third-party beneficiary rights pursuant to this Agreement. It is the intent of the parties hereto that no direct benefit to any third party, other than the Central Florida Expressway Authority, is intended or implied by the execution of this Agreement. It is agreed and understood between the services rendered hereunder shall be for the benefit of the Central Florida Expressway Authority and the Central Florida Expressway Authority is entitled to rely upon the engineering report(s) prepared hereunder.

8.11 Engineering Expert Witness Consultant Contractual Authorization

The Engineer represents and warrants that the execution and delivery of the Agreement and the performance of the acts and obligations to be performed have been duly authorized by all necessary corporate (or if appropriate, partnership) resolutions or actions and the Agreement does not conflict with or violate any agreements to which the Engineer is bound, or any judgment, decree or order of any court.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have executed this Agreement, effective as of the date set forth above.

Attest:

SHUTTS & BOWEN LLP

Witness Signature

Terri L. Martin

Printed Name

By: _____

David A. Shontz, Esquire
Legal Counsel to the Central Florida
Expressway Authority

Witness Signature

Mary Ellen Farmer

Printed Name

**LANDON, MOREE & ASSOCIATES,
INC.**

Witness Signature

Printed Name

By: _____

Leland E. Moree, III

Witness Signature

Printed Name

EXHIBIT A

Client's Representative

Shutts & Bowen LLP
David A. Shontz, Esquire
300 South Orange Avenue, Suite 1000
Orlando, Florida 32801

**Engineering Expert Witness
Consultant's Representative**

Landon, Moree & Associates, Inc.
Leland E. Moree, III
31622 US 19 North
Palm Harbor, Florida 34684

This **Exhibit A** includes the following which shall be attached hereto and made a part hereof:

Engineer's Compensation Schedule including all Billable Rates. (The rates shall include allowance for salaries, overhead, operating margin and direct expenses.)


Principal Engineer	\$200.00 per Hour
Project Engineer	\$145.00 per Hour
CAD Technician	\$105.00 per Hour

ORLDOCS 15467566 3



MEMORANDUM

TO: Central Florida Expressway Authority CLIENT-MATTER NO.: 19125.0145
Right-of-Way Committee Members

FROM: Suzanne M. Driscoll, Esq., Right-of-Way Counsel 

DATE: November 21, 2017

RE: State Road 429 Wekiva Parkway, Project No. 429-204; Parcel 242 (Everly)
Proposed Settlement Agreement

INTRODUCTION

This case is set for trial on the February 26, 2017, docket before Judge Underwood. The case was mediated on August 1, 2017, but the parties were unable to reach a compromise. On or about October 25, 2016, CFX served an Offer of Judgment in the amount of \$597,840.00. Since that time, the parties have taken a number of depositions, examined numerous documents, and reviewed rebuttal reports. After extensive discovery and ongoing settlement discussions, the parties have reached a settlement in the amount of \$795,000.00. A copy of the Settlement Agreement is attached as **Exhibit "A"**.

DESCRIPTION OF PROPERTY AND TAKING

Parcel 242 is a fee simple partial taking consisting of 4.170 acres. The parent tract was 27.586 acres in size and the remainder property is 23.416 acres. The property is located at 3100 Ondich Road in Apopka, Orange County, Florida. The subject property is improved with a 1,380 s.f. manufactured home containing 3 bedrooms and 3 bathrooms built in the late 1990s. There are 2 additional buildings consisting of a metal warehouse and modular office building. Other improvements include fencing, an electric gate and irrigation system. The property is zoned A-1, citrus rural district by Orange County.

Parcel 242 consists of 4.17 acres of land located in the northwestern portion of the parent tract, extending along Ondich Roach approximately 406 feet and having a depth of roughly 732 feet along the western boundary. Several site improvements were located within the area of the taking including the site's driveway, portions of the site's chain link fencing, an electric gate and key pad, electric meter and breaker boxes, and asphalt paving. An aerial photograph with a sketch of the acquisition area prepared on behalf of CFX by Landon, Moree and Associates, Inc. is attached hereto as **Exhibit "B"**.

CFX'S APPRAISAL REPORT

Chad G. Durrance, MAI, State-Certified General Real Estate Appraiser, appraised the property for CFX. He concluded that the highest and best use of the property as though vacant is for residential use. Applying the sales comparison approach, Mr. Durrance estimated the value of the land taken at \$30,000 per acre, or \$125,100, based upon a range of comparable sales from \$24,200 to \$46,000 per acre. The depreciated value of the affected site improvements were estimated at \$31,800. Mr. Durrance also concluded that the remainder was damaged due to the proximity of the expressway in the amount of \$225,000 which equates to roughly 30% damage to the remainder property. Lastly, it was determined that a cost to cure was necessary to replace the access to Ondich Road and restore the electric perimeter fencing. The net cost to cure was estimated by CFX's consulting engineer in the amount of \$85,200. Accordingly, Mr. Durrance's estimate of full compensation was \$467,100.

Severance Damages. As noted above, Mr. Durrance opined that the remainder would suffer severance damages in the amount of \$225,000 due to its proximity to Ramp K along its entire western boundary. As can be seen on the "After Acquisition" sketch prepared on behalf of CFX by Landon, Moree and Associates, Inc. attached hereto as Exhibit "C", the remainder property will have a unique location in that it will be located immediately adjacent to the expressway interchange which includes the construction of Ramp M along the north side of Ondich road directly in front of the remainder property. In addition, the remainder's frontage has been reduced by more than 50% along Ondich Road. (See Exhibit "B"). As part of his deposition, Mr. Durrance produced the expressway adjacency studies he relied upon to estimate severance damages which revealed a damage range of 0% to 60%. His own expressway study concluded that "damages at a maximum would equate to no more than the cost to adequately buffer the remainder's frontage along the new expressway." In discussions, Mr. Durrance reported that the average cost for installing a typical buffer found at subdivisions bordering elevated highway interchanges equates to roughly \$250 per lineal foot. Accordingly, with approximately 1,000 linear feet of frontage along the new SR 429 Ramp K, it would cost approximately \$250,000 to build the landscape buffer and result in additional loss of use of 4 acres, or \$120,000 (4 acres @ \$30,000). Accordingly, severance damages under this alternative cost to cure theory would equate to \$455,200 (\$250,000 buffer + \$120,000 lost acreage + \$85,200 access restoration) resulting in full compensation in the amount of \$580,300.

EVERLY APPRAISAL REPORT

The Respondents ("Everlys") retained Martin Engelmann, MAI, and state-certified general real estate appraiser, to value the property. His opinion of value is summarized below.

Land Taken (at \$80,000 per acre)	\$333,600
Improvements Taken (Depreciated)	\$53,142
Cost to Cure (Net)	\$12,000
Severance Damages (Approx. 50%)	\$920,000
Total for Owner	\$1,320,000

The primary issues in this case involve the “before” value of the property and severance damages. While the parties agree the highest and best use of the property is for residential development, the Everlys’ experts have raised the issue of condemnation blight to increase their “before” value which, consequentially, results in higher severance damages. Although CFX has excellent arguments rebutting the claim of condemnation blight, the complexities of that issue and the cost of defending CFX against such a complex issue and claim are factors to consider in reviewing this proposed settlement.

Attorney’s Fees and Expert Costs

Based upon the recommendation herein, statutory attorney’s fees would amount to \$112,775. Experts’ costs are currently being negotiated with Respondents’ attorney.

REQUESTED ACTION

Based upon the foregoing, we respectfully request that the Right of Way Committee recommend to the CFX Board approval of the proposed Settlement Agreement in the amount of \$795,000 to settle all pending claims for the taking of Parcel 242, including full compensation for the property (subject to apportionment), severance damages, business damages, tort damages, interest, plus statutory attorney’s fees in the amount of \$112,775.

Attachments:

Exhibit “A” – Settlement Agreement

Exhibit “B” – “Before Acquisition” sketch prepared by Landon, Moree and Associates, Inc.

Exhibit “C” - “After Acquisition” sketch prepared by Landon, Moree and Associates, Inc.

cc: Linda Brehmer Lanosa, Esq., Deputy General Counsel, CFX

EXHIBIT "A"

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

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

CASE NO: 2015-CA-004105-O

Subdivision 39

Petitioner,

Parcel 242 (Everly)

vs.

DARYL A. ALDERMAN, et al.,

Respondent(s).

SETTLEMENT AGREEMENT

After numerous settlement discussions, the parties reached the following Settlement Agreement:

1. Petitioner will pay to Respondent(s), LARRY M. EVERLY, SR., TRUSTEE OF THE LARRY M. EVERLY, SR. FAMILY TRUST DATED APRIL 27, 2004, CORINNE F. EVERLY, TRUSTEE OF THE CORINNE F. EVERLY FAMILY TRUST DATED APRIL 27, 2004, (referred to as "Respondents") the sum of Seven Hundred Ninety-Five Thousand Dollars exactly (\$795,000.00), in full settlement of all claims for compensation from Petitioner whatsoever for the taking of Parcel 242, including statutory interest and all claims related to real estate and business damages, if any, but excluding attorney's fees and expert witness costs. The settlement sum is 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 Four Hundred Twenty-Three Thousand Nine Hundred Dollars (\$423,900.00). Within thirty days (30) days from the date of receipt by Petitioner's counsel of a conformed copy of the Stipulated Final Judgment, Petitioner will pay to Respondent, by deposit in the Registry of the Court the sum of Three Hundred Seventy-One Thousand One Hundred Dollars exactly (\$371,100.00), representing the difference between the total settlement sum referenced above and the Petitioner's previous deposit in this case.

1. In addition to the settlement amount referenced in Paragraph 1 of this Settlement Agreement, Petitioner will pay to the trust account of Respondent's attorney the sum of One Hundred Twelve Thousand Seven Hundred Seventy-Five Dollars (\$112,775.00) in full settlement and satisfaction of all attorney's fees, including all fees related to monetary benefits, non-monetary benefits, and all law firm litigation costs in this case, but excluding supplemental proceedings related to apportionment, if any.

2. This Settlement Agreement will be placed on the agenda for the Right of Way ("ROW") Committee and Central Florida Expressway Authority ("CFX") Board and is conditioned upon final approval by the ROW Committee and then the CFX Board.

3. Counsel for Petitioner and Respondent will jointly submit to the Court a mutually approved Stipulated Final Judgment containing the terms and conditions of this Settlement Agreement within fifteen (15) days from the date of approval of this Settlement Agreement by the CFX Board.

4. The parties agree to waive any confidentiality provisions set forth in Chapter 44 of Florida Statutes, the Florida Rules of Civil Procedure, and the Florida Rules of Evidence, if applicable, for the limited purpose of consideration of this proposed Settlement Agreement by the ROW Committee and the CFX Board.

5. The parties agree to continue the trial of this matter pending review by the CFX ROW Committee and CFX Board.

6. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcel 242, severance damages, business damages, tort damages, interest, and any other claim, excluding supplemental attorney's fees and costs pursuant to § 73.092(2), F.S., expert fees, and expert costs.

7. Respondent shall execute and deliver to the undersigned counsel for the Central Florida Expressway Authority the Public Disclosure Affidavit of Interests in Real Property as required by Section 286.23, Florida Statutes (2016).

8. 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.

9. This Settlement Agreement, executed by the parties and their counsel on this 09 day of NOV, 2017, contains all the agreements of the parties.



Print Name: Linda Brehmer Lanosa
Central Florida Expressway Authority




Print Name: Suzanne M. Driscoll
Counsel for CFX

Print Name: _____

 TRUSTEE

Print Name: DARRYL M. EVERLY SR
Owner



Print Name: CORINNE F. EVERLY
Owner



Print Name: Thomas P. Citta
Attorney for Owner

EXHIBIT "B"



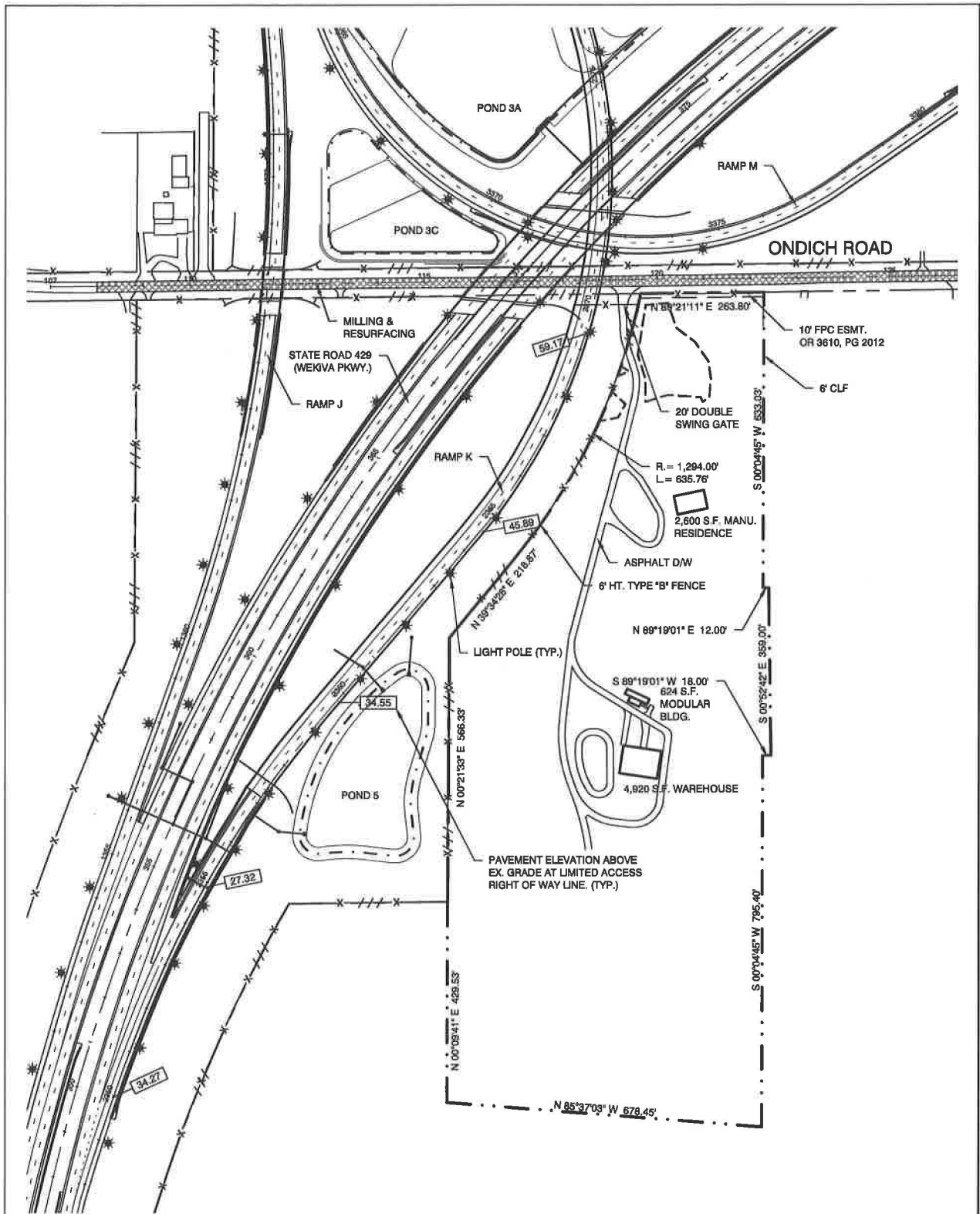
BEFORE ACQUISITION
WEKIVA PARKWAY
EVERLY
PARCEL 242



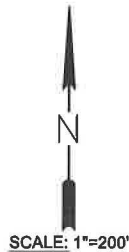
LMA
Landon, Moree & Associates, Inc.
Civil & Environmental Engineers - Planners - Surveyors
31622 U.S. 19 North Palm Harbor, Florida 34684
Phone: (727) 789-5010, Fax: (727) 787-4394
Toll Free: (800) 262-7960, WWW.LMAENGR.COM

LMA JOB #: 663-001.242

EXHIBIT "C"



**AFTER ACQUISITION
 WEKIVA PARKWAY
 EVERLY
 PARCEL 242**



LMA
 Landon, Moree & Associates, Inc.
 Civil & Environmental Engineers - Planners - Surveyors
 31622 U.S. 10 North Palm Harbor, Florida 34684
 Phone: (727) 789-9010, Fax: (727) 787-4394
 Toll Free: (800) 262-7960, WWW.LMAENGR.Com

LMA JOB #: 663-001.242


Tab F



MEMORANDUM

TO: Central Florida Expressway Authority, CLIENT-MATTER NO.: 19125.0145
Right-of-Way Committee Members

CC: Linda Brehmer Lanosa, Esq., Deputy General Counsel
David Shontz, Esq.

FROM: Suzanne M. Driscoll, Esq., Right-of-Way Counsel 

DATE: December 4, 2017

RE: **State Road 429 Wekiva Parkway, Project 429-204:**
CFX v. Daryl A. Alderman, et al. Case No.: 2015-CA-4105-O (P. 242)

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right-of-Way Committee to settle all the litigation costs and the majority of the experts' fees and costs incurred by the Respondents, LARRY M. EVERLY, SR., TRUSTEE OF THE LARRY M. EVERLY, SR. FAMILY TRUST DATED APRIL 27, 2004 and CORINNE F. EVERLY, TRUSTEE OF THE CORINNE F. EVERLY FAMILY TRUST DATED APRIL 27, 2004 ("Respondents") in the above referenced matter.

DESCRIPTION AND BACKGROUND

The above referenced matter was set for trial on February 26, 2017. After extensive discovery, the parties were able to reach a compromise on the amount of compensation due to Respondents for the acquisition of Parcel 242. Following that settlement, Counsel for Respondents, submitted to Counsel for CFX detailed statements of service for each of the Respondents' experts as well as for the litigation costs incurred. Following negotiations, the parties were able to reach resolution on all litigation costs and the majority of the experts' fees and costs 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.

OUTSTANDING EXPERT COSTS

The following details the expert costs submitted by Respondents' counsel:

- a. Franklin Street in the sum of \$75,225.25;
- b. MEI Civil, LLC in the sum of \$35,067.38;
- c. Juris Corporation in the sum of \$41,375.00;
- d. Lakemont Group in the sum of \$9,966.15;
- e. VHB in the sum of \$8,093.69;
- f. Power Acoustics in the sum of \$13,965.00;
- g. Court Reporting Costs in the sum of \$1,985.61.

RECOMMENDATION

Based upon our extensive knowledge and review of numerous parcels on the project, the amount of fees paid by CFX to its experts in this matter and prior settlements, I recommend approval of the settlement in the amount of \$1,985.61 for all of Respondents' litigation costs (court reporting costs). I also recommend a settlement in the amount of \$112,200.00 for all of the Respondents' experts' fees and costs, exclusive of Juris Corporation and Power Acoustics whose fees have been capped at the amounts indicated above. Those outstanding experts' fees are subject to further negotiations and will proceed to a fee hearing, if necessary.

This settlement represents an approximate 10% reduction in the total fees invoiced by the Respondent's experts in this matter. In addition, it eliminates the additional attorneys' fees that CFX would be obligated to pay if it were to proceed to a cost hearing with respect to the experts' fees that the parties were able to settle. Accordingly, we respectfully request that the Right-of-Way Committee recommend to the CFX Board the approval of the settlement of all Respondents' litigation costs in the sum of \$1,985.61 and the majority of their outstanding experts' fees and expert costs in the amount of \$112,200.00, exclusive of the experts fees of Juris Corporation and Power Acoustics.

ATTACHMENTS

- Exhibit "A" - Settlement Agreement as to Expert Fees and Costs
- Exhibit "B" - Franklin Street invoice
- Exhibit "C" - MEI Civil, LLC invoices
- Exhibit "D" - Juris Corporation invoices

Exhibit “E” - Lakemont Group invoices

Exhibit “F” - VHB invoices

Exhibit “G” - Power Acoustics invoice

Exhibit “H” - Court Reporting invoices

EXHIBIT A

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

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

CASE NO.: 2015-CA-004105-O

Petitioner,

Parcel 242 (Everly)

v.

Subdivision 39

DARYL A. ALDERMAN, et al.,

Respondents.

SETTLEMENT AGREEMENT AS TO EXPERT FEES AND COSTS

During settlement negotiations, Petitioner, CENTRAL FLORIDA EXPRESSWAY AUTHORITY (referred to as "Petitioner" or "CFX"), and Respondents, LARRY M. EVERLY, SR., TRUSTEE OF THE LARRY M. EVERLY, SR. FAMILY TRUST DATED APRIL 27, 2004 and CORINNE F. EVERLY, TRUSTEE OF THE CORINNE F. EVERLY FAMILY TRUST DATED APRIL 27, 2004 ("Respondents"), reached the following Settlement Agreement:

1. Petitioner will pay to the Trust Account of Callan Law Firm, P.A. Trust Account, 921 Bradshaw Terrace, Orlando, Florida 32806, the total sum of **ONE HUNDRED FOURTEEN THOUSAND ONE HUNDRED EIGHTY FIVE 61/100 DOLLARS (\$114,185.61)**, in full settlement of the following experts' fees and costs incurred on behalf of Respondents in this matter, specifically as follows:

Lakemont Group	\$8,300.00
MEI	\$29,250.00
VHB	\$7,150.00
Franklin Street	\$67,500.00
Callan Law Firm Court Reporter Cost	\$1,985.61

2. Petitioner and Respondents agree to resolve the only remaining outstanding experts' fees and costs incurred by Respondents herein of Juris Corporation, Inc., in the sum of \$43,375 and Power Acoustics, Inc., in the sum of \$13,965 through further negotiations or a fee hearing, if necessary. Respondents will seek no further experts' fees or costs in this matter.

3. 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.

4. Counsel for Petitioner and Respondent will jointly submit to the Court a mutually approved Agreed Order Taxing Expert's Fees and Costs containing the terms and conditions of

4. Counsel for Petitioner and Respondent will jointly submit to the Court a mutually approved Agreed Order Taxing Expert's Fees and Costs 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. 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.

6. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcel 242, severance damages, business damages, tort damages, interest, statutory attorney's fees, attorney's costs, expert fees, expert costs, and any other claim, exclusive of those experts' fees specifically enumerated in paragraph 2, above, and any supplemental attorney's fees that may be incurred in connection with any required fee hearing.

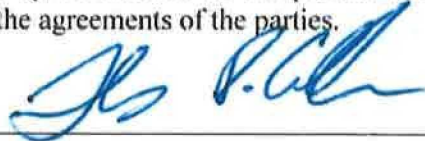
7. On December 15, 2015, Respondents executed and delivered to the undersigned counsel for the Central Florida Expressway Authority the Public Disclosure Affidavit of Interests in Real Property as required by Section 286.23, *Florida Statutes*.

8. Respondents shall be responsible for the preparation and transmittal of any I.R.S. 1099 forms as necessary.

9. This Settlement Agreement, executed by the counsel for the parties listed below on this 3 day of December, 2017, contains all the agreements of the parties.



Suzanne M. Driscoll, Esq.
SHUTTS & BOWEN LLP
Counsel for Petitioner,
Central Florida Expressway Authority



Thomas P. Callan, Esq.
CALLAN LAW FIRM
Counsel for Respondents,
LARRY M. EVERLY, SR., TRUSTEE OF
THE LARRY M. EVERLY, SR. FAMILY
TRUST DATED APRIL 27, 2004 and
CORINNE F. EVERLY, TRUSTEE OF
THE CORINNE F. EVERLY FAMILY
TRUST DATED APRIL 27, 2004

EXHIBIT B



FRANKLIN STREET VALUATION ADVISORY
 600 N. Westshore Boulevard, Suite 600
 Tampa, FL 33609

Callan Law Firm, P.A.
 921 Bradshaw Terrace
 Orlando, Florida 32806

Attn: Mr. Thomas P. Callan, Esquire

tcallan@callanlaw.com

Our File No.: 0115280VA

DATE		AMOUNT
	<p><u>FOR LITIGATION SERVICES RENDERED:</u></p>	
11/10/2017	<p>For Appraisal Report of:</p> <p>Parcel 242 (Everly) A 27.586 ± Gross/Upland Acre Site South Side Of Ondich Road, Approximately 670' West Of Plymouth Sorrento Road Apopka, Orange County, Florida 32712</p> <p>Appraisal/Consultation Fee</p> <p>Less: Retainer/Deposit</p> <p>Remaining Balance:</p> <p>+/- Adjustments:</p> <p>Balance Due:</p> <p style="text-align: center;">Make checks payable to: Franklin Street Valuation Advisory 600 North Westshore Boulevard Suite 750 Tampa, Florida 33609</p> <p style="text-align: center;">Please reference File No. to ensure proper credit</p> <p style="text-align: center;">Wire Instructions Available Upon Request</p> <p>Payment is required within 30 days after date of this invoice. Any balance that remains unpaid after 30 days will accrue interest at the rate of 1.5% per month.</p>	<p style="text-align: right;">\$75.225.25</p> <p style="text-align: right;">\$0.00</p> <p style="text-align: right;">\$75.225.25</p> <p style="text-align: right;"><u>\$0.00</u></p> <p style="text-align: right;">\$75.225.25</p>

INVOICE



Bill To:
Callan Law Firm, P.A.

From:
600 North West Shore Boulevard
Suite 600
Tampa, Florida 33609

Everly

Invoice #: 00155
Date created: 11/10/2017
Client: Callan Law Firm, P.A.
Project: 0115280VA-Larry M. and Corinne F. Everly (Wekiva Parkway)
Project #: 00221

Term: Upon Receipt
Date due: 11/10/2017
Status: Outstanding
Total: **\$75,225.25**
Payments: \$0.00
Balance: **\$75,225.25**

Summary of Work Performed

Name	Description	Qty	Rate	Amount
CRW_2016		1.5	\$135.00	\$202.50
GWK_2015		1.125	\$135.00	\$151.88
GWK_2016		14.75	\$135.00	\$1,991.25
GWK_2017		49.125	\$155.00	\$7,614.38
JB		0.125	\$95.00	\$11.88
JC_2016		0.5	\$95.00	\$47.50
JP		9.25	\$95.00	\$878.75
JRF_2016		71.75	\$185.00	\$13,273.75
JRF_2017		81.9	\$200.00	\$16,380.00
LT		9.25	\$95.00	\$878.75
MCE_2015_Standard		3.5	\$365.00	\$1,277.50
MCE_2016_Standard		15.125	\$365.00	\$5,520.63
MCE_2017_Standard		45	\$375.00	\$16,875.00
SMP_2015		10.125	\$155.00	\$1,569.38
SMP_2016		55.175	\$155.00	\$8,552.13
<i>Subtotal</i>		368.2		\$75,225.25
Total Amount Payable				\$75,225.25

Details of Work Performed								
Person	Module	Task	Date	Work type	Description	Qty	Rate	Amount
Chris Worley	Work Session	General time	01/18/2016	CRW_2016	Work session with Engelmann, Fabian, and Kane regarding assignment issues, research needed, and update from Engelmann's work session with clients.	0.25	\$135.00	\$33.75
	Market Area Research	General time	01/19/2016	CRW_2016	Market area research per Engelmann consisting of update and review of demographics, home sales, lot sales, and building permitting.	0.5	\$135.00	\$67.50
	Market Area Research	General time	01/20/2016	CRW_2016	Market area research per Engelmann consisting of write up of market area trends and analysis.	0.75	\$135.00	\$101.25
Person subtotal						1.5		\$202.50
George Kane	Subject Property Research	General time	12/07/2015	GWK_2015	Initial subject property research and assignment setup; correspondence with counsel's office regarding request for data.	0.25	\$135.00	\$33.75
	Work Session	General time	12/07/2015	GWK_2015	Work session with Engelmann regarding new assignment and direction and scope of assignment.	0.125	\$135.00	\$16.88
	Correspondence	General time	12/09/2015	GWK_2015	Correspondence with counsel's office regarding request for data.	0.125	\$135.00	\$16.88
	Correspondence	General time	12/10/2015	GWK_2015	Correspondence with counsel's office regarding request for data.	0.125	\$135.00	\$16.88
	Work Session	General time	12/14/2015	GWK_2015	Work session with Engelmann regarding direction of summary of subject property and CFX appraisal for site inspection and client work session scheduled for December 15, 2015; work session with Pagliaro regarding same.	0.25	\$135.00	\$33.75
	Correspondence	General time	12/14/2015	GWK_2015	Correspondence with counsel's office regarding request for data and download appraisals prepared for CFX.	0.125	\$135.00	\$16.88

Work Session	General time	12/22/2015	GWK_2015	Work session with Black and Pagliaro regarding correspondence with Callan's office consisting of new information and data direction to review and file.	0.125	\$135.00	\$16.88
Work Session	General time	01/18/2016	GWK_2016	Work session with Engelmann, Fabian, and Worley regarding assignment issues, research needed, and update from Engelmann's work session with clients.	0.25	\$135.00	\$33.75
Work Session	General time	02/05/2016	GWK_2016	Work session with Callan, Fabian and Pagliaro regarding case.	0.5	\$135.00	\$67.50
Correspondence	General time	02/26/2016	GWK_2016	Correspondence with Callan's office regarding trial orders; file documents from Callan's office and calendar trial and other court mandated dates.	0.25	\$135.00	\$33.75
Work Session	General time	03/28/2016	GWK_2016	Work session with Engelmann and Fabian regarding case status and timelines.	0.125	\$135.00	\$16.88
Correspondence	General time	05/11/2016	GWK_2016	Correspondence with Callan's office regarding scheduling of work session; correspondence with Engelmann and Fabian regarding same.	0.125	\$135.00	\$16.88
Correspondence	General time	05/12/2016	GWK_2016	Correspondence with Callan's office regarding scheduling of work session; correspondence with Engelmann and Fabian regarding same.	0.125	\$135.00	\$16.88
Correspondence	General time	05/13/2016	GWK_2016	Correspondence with Callan's office regarding scheduling of work session; correspondence with Engelmann and Fabian regarding same.	0.125	\$135.00	\$16.88
Correspondence	General time	05/16/2016	GWK_2016	Correspondence with Callan's office regarding scheduling of work session.	0.125	\$135.00	\$16.88
Work Session	General time	05/17/2016	GWK_2016	Work session with Callan, Engelmann, and Fabian regarding update of case,	0.75	\$135.00	\$101.25

				market area data, timeline for appraisal and other expert due dates, and court mandated dates; work session preparation consisting of review of sales to date and data file.			
Correspondence	General time	05/18/2016	GWK_2016	Correspondence with Callan's office regarding scheduling of work session; correspondence with Callan's office regarding information prepared from other experts on adjacent and nearby takings for the Wekiva Parkway; review all documents and file.	0.5	\$135.00	\$67.50
Correspondence	General time	06/02/2016	GWK_2016	Correspondence with Callan's office regarding scheduling work session.	0.125	\$135.00	\$16.88
Work Session	General time	06/06/2016	GWK_2016	Work session with Callan, Shannon, Hall, and Fabian regarding land planning draft report, highest and best use, concurrency, utilities, etc.; correspondence with Callan's office regarding discovery from petitioner information; download all information.	1.375	\$135.00	\$185.63
Correspondence	General time	06/10/2016	GWK_2016	Correspondence with Callan's office regarding our timeline of the Wekiva Parkway project history.	0.125	\$135.00	\$16.88
Correspondence	General time	06/17/2016	GWK_2016	Correspondence with Callan's office regarding timeline of Wekiva Parkway and history of project.	0.125	\$135.00	\$16.88
Correspondence	General time	06/28/2016	GWK_2016	Correspondence with Callan's office regarding petitioner's request and interrogatories; review all and file.	0.25	\$135.00	\$33.75
Correspondence	General time	06/30/2016	GWK_2016	Correspondence with Callan's office regarding documents received from Central Florida Expressway authority; download all data and file.	0.125	\$135.00	\$16.88
Correspondence	General time	07/06/2016	GWK_2016	Correspondence with Callan's office regarding	0.125	\$135.00	\$16.88

				service of interrogatories.			
Correspondence	General time	07/15/2016	GWK_2016	Correspondence with Callan's office regarding scheduling work session and interrogatories.	0.125	\$135.00	\$16.88
Correspondence	General time	07/20/2016	GWK_2016	Correspondence with Callan's office regarding our work file and interrogatories.	0.125	\$135.00	\$16.88
Correspondence	General time	07/21/2016	GWK_2016	Correspondence with Callan's office regarding our work file and interrogatories.	0.125	\$135.00	\$16.88
Correspondence	General time	08/05/2016	GWK_2016	Correspondence with Callan's office regarding other expert's reports and deadlines.	0.125	\$135.00	\$16.88
Work Session	General time	08/11/2016	GWK_2016	Work session with Fabian regarding land sales research needed and timeline.	0.25	\$135.00	\$33.75
Correspondence	General time	08/15/2016	GWK_2016	Correspondence with Callan's office regarding timeline of other expert reports.	0.125	\$135.00	\$16.88
Work Session	General time	08/29/2016	GWK_2016	Work session with Fabian and Pagliaro regarding status of case; direction to Fabian and Pagliaro on land sales needed to be researched and verified, and other expert report deadlines.	0.25	\$135.00	\$33.75
Work Session	General time	09/19/2016	GWK_2016	Work sessions with Fabian and Pagliaro regarding current status of land sales.	0.5	\$135.00	\$67.50
Correspondence	General time	09/27/2016	GWK_2016	Correspondence with Callan's office regarding case status and new timelines.	0.125	\$135.00	\$16.88
Work Session	General time	10/16/2016	GWK_2016	Work session with Engelmann and Fabian regarding draft appraisal timeline and case status.	0.25	\$135.00	\$33.75
Work Session	General time	10/26/2016	GWK_2016	Work session with Rathbone regarding update on case and possible settlement.	0.125	\$135.00	\$16.88
Correspondence	General time	10/28/2016	GWK_2016	Correspondence with Callan's office regarding	0.125	\$135.00	\$16.88

				scheduling of work session.			
Correspondence	General time	10/31/2016	GWK_2016	Correspondence with Callan's office regarding updated trial date, expert report exchange date, and offer of judgement information.	0.25	\$135.00	\$33.75
Correspondence	General time	11/01/2016	GWK_2016	Correspondence with Callan's office regarding rescheduling of expert work session.	0.125	\$135.00	\$16.88
Work Session	General time	11/03/2016	GWK_2016	Work session with Fabian, Callan, Hall and other experts regarding case; work session preparation consisting of complete review of our sales data to date.	0.5	\$135.00	\$67.50
Work Session	General time	11/18/2016	GWK_2016	Work session with Callan and Fabian regarding additional sales data and market area research.	0.25	\$135.00	\$33.75
Correspondence	General time	11/22/2016	GWK_2016	Work session with Fabian regarding timeline and sales research; begin review of Morris engineering report.	0.25	\$135.00	\$33.75
Correspondence	General time	11/22/2016	GWK_2016	Correspondence with Morris regarding his preliminary engineering report and exhibits.	0.125	\$135.00	\$16.88
Expert Report Review	General time	11/23/2016	GWK_2016	Assemble and complete review of Morris preliminary engineering report; work sessions with Poulos, Engelmann, and Fabian regarding market data needed on land sales.	0.75	\$135.00	\$101.25
Work Session	General time	11/29/2016	GWK_2016	Review of all land sales research to date; work session with Callan, Fabian and Pagliaro regarding appraisal and land sales.	0.75	\$135.00	\$101.25
Work Session	General time	11/30/2016	GWK_2016	Work sessions with Fabian and Engelmann regarding delivery of appraisal and case status.	0.5	\$135.00	\$67.50
Work Session	General time	12/01/2016	GWK_2016	Work sessions with Fabian and Engelmann	1.5	\$135.00	\$202.50

				regarding land sales research and verification; calls to brokers and market participants for verification of land sales.			
Work Session	General time	12/02/2016	GWK_2016	Work session with Cloonen regarding edits needed to land sale write ups and research file.	0.125	\$135.00	\$16.88
Work Session	General time	12/02/2016	GWK_2016	Work sessions with Callan, Fabian and Engelmann regarding sales and appraisal review.	0.75	\$135.00	\$101.25
Correspondence	General time	12/12/2016	GWK_2016	Correspondence with Callan's office regarding setting up work session with property owners.	0.125	\$135.00	\$16.88
Correspondence	General time	12/14/2016	GWK_2016	Correspondence with Callan's office regarding market and sales research information; review new market and sales research information and file.	1	\$135.00	\$135.00
Work Session	General time	12/28/2016	GWK_2016	Work session with Cloonen regarding edits needed to land sale write ups and research file; work sessions with Fabian regarding needed annexation exhibits; correspondence with Callan's office regarding annexation exhibits for report; review exhibits.	0.375	\$135.00	\$50.63
Internal Appraisal Review	General time	01/11/2017	GWK_2017	Correspondence with Fabian regarding edits to appraisal; review of appraisal.	2.25	\$155.00	\$348.75
Correspondence	General time	01/13/2017	GWK_2017	Correspondence with Engelmann and Fabian regarding delivery of appraisal report and planning.	0.125	\$155.00	\$19.38
Correspondence	General time	01/19/2017	GWK_2017	Correspondence with Fabian regarding his work session with Callan on appraisal review by property owners and status.	0.125	\$155.00	\$19.38
Correspondence	General time	01/30/2017	GWK_2017	Correspondence with Callan's office and other	0.125	\$155.00	\$19.38

				experts regarding availability for trial dates in 2018.			
Correspondence	General time	02/01/2017	GWK_2017	Correspondence with Callan's office regarding setting case for trial and preliminary dates.	0.125	\$155.00	\$19.38
Correspondence	General time	02/02/2017	GWK_2017	Correspondence with Callan's office regarding case status.	0.125	\$155.00	\$19.38
Correspondence	General time	02/06/2017	GWK_2017	Correspondence with Callan's office regarding Stipulated Case Management Order setting jury trial for February 26, 2018 and pretrial conference for January 22, 2018; review order and file.	0.125	\$155.00	\$19.38
Correspondence	General time	04/06/2017	GWK_2017	Correspondence with Callan regarding update on case status.	0.125	\$155.00	\$19.38
Correspondence	General time	04/17/2017	GWK_2017	Correspondence with Callan's office regarding scheduling of work session.	0.125	\$155.00	\$19.38
Correspondence	General time	06/25/2017	GWK_2017	Correspondence with Callan regarding status.	0.125	\$155.00	\$19.38
Correspondence	General time	06/26/2017	GWK_2017	Correspondence with Callan's office regarding status of case.	0.125	\$155.00	\$19.38
Correspondence	General time	07/07/2017	GWK_2017	Correspondence with Callan's office regarding status of case.	0.125	\$155.00	\$19.38
Mediation Preparation	General time	07/31/2017	GWK_2017	Work session with Callan regarding mediation and invoice.	0.25	\$155.00	\$38.75
Work Session	General time	09/19/2017	GWK_2017	Work session with Callan, Engelmann and Fabian regarding case status, rebuttal report timeline and strategy.	0.5	\$155.00	\$77.50
Rebuttal	General time	09/19/2017	GWK_2017	Correspondence with Callan regarding supporting rebuttal documents; review documents and file.	1	\$155.00	\$155.00
Rebuttal	General time	09/21/2017	GWK_2017	Work session with Fabian regarding rebuttal report; correspondence with Callan regarding rebuttal	1	\$155.00	\$155.00

				report documents; review of rebuttal report documents.			
Rebuttal	General time	09/22/2017	GWK_2017	Correspondence with Callan's office regarding rebuttal report due date and research needed.	0.125	\$155.00	\$19.38
Rebuttal	General time	09/25/2017	GWK_2017	Work session with Engelmann and Fabian regarding rebuttal of Durrance appraisal, timeline and direction on research needed; work session with Fabian regarding Durrance land sales research needed; correspondence with Callan.	0.5	\$155.00	\$77.50
Rebuttal	General time	09/26/2017	GWK_2017	Rebuttal work consisting of research on Durrance land sales.	1.25	\$155.00	\$193.75
Rebuttal	General time	09/27/2017	GWK_2017	Rebuttal work consisting of continued research on Durrance land sales.	1	\$155.00	\$155.00
Rebuttal	General time	09/28/2017	GWK_2017	Rebuttal work consisting of research on Durrance land sales.	3	\$155.00	\$465.00
Rebuttal	General time	10/02/2017	GWK_2017	Direction to Taylor regarding online research needed and write ups for Durrance sales.	0.25	\$155.00	\$38.75
Rebuttal	General time	10/03/2017	GWK_2017	Work session with Callan regarding rebuttal letter due date; correspondence with Callan's office regarding same.	0.25	\$155.00	\$38.75
Rebuttal	General time	10/16/2017	GWK_2017	Correspondence with Hall and Shannon regarding rebuttal information needed.	0.125	\$155.00	\$19.38
Deposition Preparation	General time	10/18/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding deposition date.	0.125	\$155.00	\$19.38
Deposition Preparation	General time	10/19/2017	GWK_2017	Deposition preparation consisting of work session with Engelmann and Fabian regarding direction for deposition notebook, land sales inspection folder and file	0.375	\$155.00	\$58.13

				maintenance work to be done; work session with Fabian regarding Hall rebuttal report update.			
Deposition Preparation	General time	10/24/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding petitioners request to produce; review document and begin preparing outline our working file to be transmitted.	0.25	\$155.00	\$38.75
Rebuttal	General time	10/24/2017	GWK_2017	Rebuttal work consisting of correspondence with Callan regarding Durrance sale back up and rebuttal research; review rebuttal research of Durrance sales.	0.375	\$155.00	\$58.13
Rebuttal	General time	10/25/2017	GWK_2017	Rebuttal work consisting of review of Hall's rebuttal report; review draft rebuttal report per Fabian and Engelmann and edits.	2.25	\$155.00	\$348.75
Rebuttal	General time	10/25/2017	GWK_2017	Rebuttal work consisting of work session with Callan, Engelmann, Fabian and Opsahl regarding status of our rebuttal letter and discussion of Durrance sales; correspondence with Callan regarding backup on Durrance sales; review and file documents.	1	\$155.00	\$155.00
Deposition Preparation	General time	10/25/2017	GWK_2017	Work session with Callan, Engelmann, Fabian and Opsahl regarding deposition preparation and status of delivery of our working file.	0.25	\$155.00	\$38.75
Rebuttal	General time	10/26/2017	GWK_2017	Work sessions with Fabian regarding rebuttal letter review and edits; correspondence with Callan's office regarding Durrance land sales information.	0.25	\$155.00	\$38.75
Deposition Preparation	General time	10/27/2017	GWK_2017	Deposition preparation consisting of review of letter of protection draft.	0.125	\$155.00	\$19.38

Deposition Preparation	General time	10/30/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding our invoice to date needed for potential last minute settlement; prepare invoice to date and send numbers to Callan.	0.75	\$155.00	\$116.25
Deposition Preparation	General time	10/30/2017	GWK_2017	Deposition preparation consisting of correspondence with Engelmann and Fabian regarding scheduling of market area and sales inspection.	0.125	\$155.00	\$19.38
Deposition Preparation	General time	10/31/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding notice to stop work.	0.125	\$155.00	\$19.38
Deposition Preparation	General time	10/31/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding Durrance Impact Study report and Hardgrove land planning report; review Durrance Impact Study and Hardgrove land planning reports.	1.25	\$155.00	\$193.75
Deposition Preparation	General time	10/31/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding CFX rebuttal documents and impact studies; review rebuttal and damage study documents and file.	3.5	\$155.00	\$542.50
Deposition Preparation	General time	11/01/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding notice that settlement negotiations fell through; begin finalizing file maintenance for production.	1	\$155.00	\$155.00
Deposition Preparation	General time	11/02/2017	GWK_2017	Deposition preparation consisting of work sessions with Engelmann regarding deposition binder, deposition	1.625	\$155.00	\$251.88

				preparation documents needed and electronic exchange progress update; correspondence with Callan's office regarding electronic file; file maintenance			
Deposition Preparation	General time	11/02/2017	GWK_2017	Deposition preparation consisting of work sessions with Engelmann and Fabian regarding their inspections and documents needed; direction to Poulus to prepare mapping and sales sheets for inspection book; review mapping and sales sheets.	1	\$155.00	\$155.00
Deposition Preparation	General time	11/02/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding Durrance updated appraisal and possible rebuttal report needed on new land sales used.	0.125	\$155.00	\$19.38
Deposition Preparation	General time	11/03/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office; continued preparation of electronic data file for exchange; work sessions with Engelmann and Fabian regarding research needed and additional data for electronic data file.	5	\$155.00	\$775.00
Deposition Preparation	General time	11/04/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office and work session with Engelmann regarding items still needed.	0.25	\$155.00	\$38.75
Deposition Preparation	General time	11/05/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office and correspondence with Engelmann regarding items still needed.	0.25	\$155.00	\$38.75
Deposition Preparation	General time	11/06/2017	GWK_2017	Deposition preparation consisting of complete	6	\$155.00	\$930.00

					review of our hard file and electronic file, uploading to Dropbox, correspondence and work sessions with Callan's office regarding data and electronic file status and direction to Taylor on production of data.			
Deposition Preparation	General time	11/07/2017	GWK_2017		Deposition preparation consisting of work session with Callan and Opsahl regarding our sales and Durrance deposition; correspondence with Callan's office regarding new information; continued file maintenance; work sessions with Engelmann and Fabian.	5	\$155.00	\$775.00
Deposition Preparation	General time	11/08/2017	GWK_2017		Deposition preparation consisting of work sessions with Engelmann regarding other CFX appraisals and per acre pricing; correspondence with Callan's office regarding Durrance rebuttal information; review all new Durrance rebuttal information; file prep.	4.25	\$155.00	\$658.75
Deposition Preparation	General time	11/09/2017	GWK_2017		Deposition preparation consisting of continued file maintenance per Engelmann of his deposition file; work sessions with Engelmann regarding file maintenance; correspondence with Callan's office that case settled.	1	\$155.00	\$155.00
					Person subtotal	65		\$9,757.50
Jann Poulos	Market Area Research	General time	11/23/2016	JP	Work sessions with Fabian, Engelmann, and Kane regarding market data needed on land sales; begin research on established and proposed subdivisions for end unit pricing, lot sales, and absorption.	4	\$95.00	\$380.00

	Market Area Research	General time	11/28/2016	JP	Continued research on established and proposed subdivisions for end unit pricing, lot sales, and absorption.	1.5	\$95.00	\$142.50
	Market Area Research	General time	11/29/2016	JP	Complete research on established and proposed subdivisions for end unit pricing, lot sales, and absorption; work session with Engelmann on presentation format and findings.	0.75	\$95.00	\$71.25
	Administrative	General time	11/03/2017	JP	Research Hillside at Wekiva for MCE (Everly) and the six comps	3	\$95.00	\$285.00
Person subtotal						9.25		\$878.75
Joan Black	Work Session	General time	12/22/2015	JB	Work session with Kane and Pagliaro regarding correspondence with Callan's office consisting of new information and data direction to review and file.	0.125	\$95.00	\$11.88
John Fabian	Work Session	General time	01/18/2016	JRF_2016	Work session with Kane, Worley and Engelmann status of the case and case direction	0.25	\$185.00	\$46.25
	Sales Research	General time	01/25/2016	JRF_2016	Work session with Pagliaro regarding land sales research.	0.125	\$185.00	\$23.13
	Expert Report Review	General time	02/01/2016	JRF_2016	Read other experts reports and set up report files.	2.5	\$185.00	\$462.50
	Appraisal Analysis and Report Writing	General time	02/04/2016	JRF_2016	Begin draft appraisal setup and writing; review subject data; work session with Pagliaro regarding sales data research.	4.75	\$185.00	\$878.75
	Work Session	General time	02/05/2016	JRF_2016	Work session with Callan, Kane and Pagliaro regarding case.	0.5	\$185.00	\$92.50
	Appraisal Analysis and Report Writing	General time	02/05/2016	JRF_2016	Continue writing draft appraisal writing.	2.25	\$185.00	\$416.25
	Preliminary Analysis and Estimates	General time	02/17/2016	JRF_2016	Read Durance appraisal and other expert reports; continued draft appraisal and analysis.	4.75	\$185.00	\$878.75
	Work Session	General	03/28/2016	JRF_2016	Work session with Kane	0.125	\$185.00	\$23.13

	time			and Engelmann regarding status of case.			
Subject Property Research	General time	03/30/2016	JRF_2016	Review opposing expert reports and prepare maps for inspection of subject, land sales to date, opposing appraiser land sales and market data.	0.75	\$185.00	\$138.75
Inspection	General time	03/31/2016	JRF_2016	Inspect subject property and surrounding market area, land sales to date, opposing appraisal land sales, etc.	1.5	\$185.00	\$277.50
Initial File Set Up	General time	04/01/2016	JRF_2016	Add inspection photographs and market data to data file.	0.5	\$185.00	\$92.50
Correspondence	General time	05/11/2016	JRF_2016	Correspondence with Engelmann and Kane regarding scheduling of work session.	0.125	\$185.00	\$23.13
Correspondence	General time	05/12/2016	JRF_2016	Correspondence with Engelmann and Kane regarding scheduling of work session.	0.125	\$185.00	\$23.13
Correspondence	General time	05/13/2016	JRF_2016	Correspondence with Engelmann and Kane regarding scheduling of work session.	0.125	\$185.00	\$23.13
Work Session	General time	05/17/2016	JRF_2016	Work session with Callan, Engelmann, and Fabian regarding update of case, market area data, timeline for appraisal and other expert due dates, and court mandated dates.	0.5	\$185.00	\$92.50
Work Session	General time	08/11/2016	JRF_2016	Work session with Kane regarding land sales research needed and timeline.	0.25	\$185.00	\$46.25
Work Session	General time	08/29/2016	JRF_2016	Work session with Kane and Pagliaro regarding status of case; direction from Kane on land sales needed to be researched and verified, and other expert report deadlines.	0.25	\$185.00	\$46.25
Work Session	General time	09/19/2016	JRF_2016	Work sessions with Kane and Pagliaro regarding current status of land sales.	0.5	\$185.00	\$92.50
Appraisal	General	09/23/2016	JRF_2016	Review previous draft	2.75	\$185.00	\$508.75

Analysis and Report Writing	time			report. Read Anderson deposition. Work session with Katie Shannon regarding land planning. Make revisions to draft based on new data.			
Work Session	General time	10/16/2016	JRF_2016	Work session with Engelmann and Kane regarding draft appraisal timeline and case status.	0.25	\$185.00	\$46.25
Work Session	General time	11/03/2016	JRF_2016	Work session with Kane, Callan, Hall and other experts regarding case.	0.5	\$185.00	\$92.50
Appraisal Analysis and Report Writing	General time	11/16/2016	JRF_2016	Review planning report and opposing reports; review market area data and update draft appraisal; work session with Kane and Engelmann regarding draft and timeline.	4.75	\$185.00	\$878.75
Appraisal Analysis and Report Writing	General time	11/17/2016	JRF_2016	Continue revising draft appraisal; additional land sales search and analysis.	2.5	\$185.00	\$462.50
Appraisal Analysis and Report Writing	General time	11/18/2016	JRF_2016	Further analysis of researched land sales. Work session with Callan and Kane. Additional highest and best use analysis.	2.5	\$185.00	\$462.50
Appraisal Analysis and Report Writing	General time	11/19/2016	JRF_2016	Continue writing draft report focusing on after valuation and damage studies; edits to land sale write ups.	8	\$185.00	\$1,480.00
Appraisal Analysis and Report Writing	General time	11/20/2016	JRF_2016	Continue writing report, focusing on damage studies and after valuation.	8	\$185.00	\$1,480.00
Work Session	General time	11/21/2016	JRF_2016	Work session with Pagliaro regarding research of additional residential sales and data from Callan.	0.5	\$185.00	\$92.50
Work Session	General time	11/22/2016	JRF_2016	Work session with Kane regarding timeline for delivery of appraisal and additional land sales research.	0.125	\$185.00	\$23.13
Work Session	General time	11/23/2016	JRF_2016	Work sessions with Poulos, Engelmann, and Kane regarding market	0.25	\$185.00	\$46.25

					data needed on land sales.			
Appraisal Analysis and Report Writing	General time	11/28/2016	JRF_2016		Continued report writing.	4.25	\$185.00	\$786.25
Appraisal Analysis and Report Writing	General time	11/29/2016	JRF_2016		Continue sales analysis and prepare land adjustment grid in report.	1.25	\$185.00	\$231.25
Work Session	General time	11/29/2016	JRF_2016		Work session with Kane, Pagliaro and Callan regarding status of the case and land sales considered; review all land sales with Pagliaro prior to work session with Callan.	1.25	\$185.00	\$231.25
Appraisal Analysis and Report Writing	General time	11/30/2016	JRF_2016		Continue land sales sales analysis section; complete adjustment grid and bracketing table; work session with Pagliaro regarding various sales; work sessions with Kane and Engelmann regarding review and delivery of final report.	5	\$185.00	\$925.00
Work Session	General time	12/01/2016	JRF_2016		Work sessions with Callan and Rathbone regarding case strategy; additional review of Hall report; work session with Engelmann and Kane regarding land sales research and verification; continued report writing.	5	\$185.00	\$925.00
Work Session	General time	12/02/2016	JRF_2016		Work sessions with Engelmann, Kane and Callan regarding final edits to report. Add additional sale and continued report writing.	4.25	\$185.00	\$786.25
Work Session	General time	12/12/2016	JRF_2016		Work session with Rathbone regarding completion of other expert reports and our appraisal timing.	0.5	\$185.00	\$92.50
Appraisal Analysis and Report Writing	General time	12/28/2016	JRF_2016		Work sessions with Kane regarding planning and annexation exhibits; correspondence with Callan's office regarding annexation exhibits for report.	0.25	\$185.00	\$46.25

Appraisal Analysis and Report Writing	General time	01/01/2017	JRF_2017	Edits to appraisal report.	2.25	\$200.00	\$450.00
Appraisal Analysis and Report Writing	General time	01/12/2017	JRF_2017	Complete report, made available for Engelmann review; work sessions with Engelmann regarding his review; edits to appraisal.	6.25	\$200.00	\$1,250.00
Work Session	General time	01/13/2017	JRF_2017	Work session with Tom Callan regarding report and delivery.	0.5	\$200.00	\$100.00
Mediation Preparation	General time	04/18/2017	JRF_2017	Work session with Tom Callan regarding report and mediation.	2.25	\$200.00	\$450.00
Work Session Preparation	General time	04/18/2017	JRF_2017	Prepare for work session with Tom Callan. Review appraisal report and engineering and land planning data.	0.75	\$200.00	\$150.00
Mediation Preparation	General time	05/08/2017	JRF_2017	Review Jim Halls report and land planning analysis.	0.5	\$200.00	\$100.00
Mediation Preparation	General time	05/10/2017	JRF_2017	Work session with Callan regarding mediation preparation and status.	0.25	\$200.00	\$50.00
Mediation Preparation	General time	07/31/2017	JRF_2017	Work session with Callan regarding mediation and holding period; review of appraisal.	0.5	\$200.00	\$100.00
Rebuttal	General time	09/19/2017	JRF_2017	Work session regarding rebuttal report for FDOT appraisers sales.	0.5	\$200.00	\$100.00
Rebuttal	General time	09/21/2017	JRF_2017	Work session regarding timing of completing report and delivery to client. Additional discussion concerning market participant interviews.	0.125	\$200.00	\$25.00
Rebuttal	General time	09/21/2017	JRF_2017	Read Durance's report. Copy sales out of his report and prepare for rebuttal research. Read other rebuttal reports regarding similar sales in the area. Begin rebuttal research.	4	\$200.00	\$800.00
Rebuttal	General time	09/22/2017	JRF_2017	Work session with Katie Shannon regarding their rebuttal work on sales.	0.25	\$200.00	\$50.00

Rebuttal	General time	09/25/2017	JRF_2017	Work session regarding case strategy with Kane and Engelmann.	0.25	\$200.00	\$50.00
Rebuttal	General time	09/25/2017	JRF_2017	Read our previous and client provided rebuttal reports for reference. Review Durance's sales and highest and best use portions of his report. Begin writing rebuttal/review report.	3.625	\$200.00	\$725.00
Rebuttal	General time	10/10/2017	JRF_2017	Work session with Tom Callan regarding status of rebuttal letter.	0.5	\$200.00	\$100.00
Rebuttal	General time	10/10/2017	JRF_2017	Work session with Kane regarding status of rebuttal report.	0.15	\$200.00	\$30.00
Rebuttal	General time	10/12/2017	JRF_2017	Continue analyzing Durance sales. Work session with Kane regarding progress of rebuttal.	6.25	\$200.00	\$1,250.00
Rebuttal	General time	10/13/2017	JRF_2017	Review land sales research on Durance's sales. Work session with Kane regarding data research. Continue writing rebuttal report.	8.5	\$200.00	\$1,700.00
Rebuttal	General time	10/14/2017	JRF_2017	Continue writing rebuttal report. Waiting for Jim Hall rebuttal data.	5.375	\$200.00	\$1,075.00
Rebuttal	General time	10/19/2017	JRF_2017	Work session with Kane and Engelmann regarding progress update on rebuttal letter.	0.25	\$200.00	\$50.00
Deposition Preparation	General time	10/20/2017	JRF_2017	Review data file for other expert reports and make ready for deposition workbook. Work session Katie Shannon regarding their report. Additional research on Sale 6.	1.75	\$200.00	\$350.00
Deposition Preparation	General time	10/24/2017	JRF_2017	Read Doherty deposition and review various exhibits from the deposition.	0.75	\$200.00	\$150.00
Deposition Preparation	General time	10/25/2017	JRF_2017	Work session with Callan, Engelmann, Kane and Opsahl regarding deposition preparation timing and due dates.	0.25	\$200.00	\$50.00
Rebuttal	General	10/25/2017	JRF_2017	Complete rebuttal review	1.75	\$200.00	\$350.00

	time			and provide for internal review.			
Rebuttal	General time	10/25/2017	JRF_2017	Work session with Callan, Engelmann, Kane and Opsahl regarding Jim Hall's rebuttal report and inclusion of that data into our rebuttal report.	0.25	\$200.00	\$50.00
Rebuttal	General time	10/26/2017	JRF_2017	Edit rebuttal report based on internal review comments. Prepare for delivery to client.	2.625	\$200.00	\$525.00
Rebuttal	General time	10/26/2017	JRF_2017	Work session with Tom Callan regarding rebuttal report. Make changes to report based on Jim Hall's report.	3.625	\$200.00	\$725.00
Rebuttal	General time	10/27/2017	JRF_2017	Final edits to Rebuttal report, prepare for delivery to Callan; work sessions with Engelmann regarding rebuttal report and work sessions with Callan.	1.25	\$200.00	\$250.00
Deposition Preparation	General time	11/02/2017	JRF_2017	Read rebuttal reports from Hargrove and Durrance. Prepare Durrance land sales map in preparation for inspection on Friday, November 3.	4	\$200.00	\$800.00
Deposition Preparation	General time	11/03/2017	JRF_2017	Inspection of our land comparables (Engelmann and myself) as well as Durrance land comparables.	9	\$200.00	\$1,800.00
Deposition Preparation	General time	11/06/2017	JRF_2017	Download FSVA and Durrance sale comp photos into work file. Review additional Durrance land comparables.	2	\$200.00	\$400.00
Deposition Preparation	General time	11/06/2017	JRF_2017	Work session with Kane and Engelmann	0.375	\$200.00	\$75.00
Deposition Preparation	General time	11/06/2017	JRF_2017	Read rebuttal documents provided by client. Print documents and prepare the data for our own rebuttal response. Work sessions with Kane, Engelmann and Logan.	3.5	\$200.00	\$700.00
Deposition Preparation	General time	11/06/2017	JRF_2017	Read our appraisal report, as well as	3.5	\$200.00	\$700.00

Durrance rebuttal.
 Prepare an outline for Engelmann, regarding rebuttal and how it relates to our report and our findings on his report and land sales.

Deposition Preparation	General time	11/07/2017	JRF_2017	Prepare breakdown of damages that were applied to the after subject parent tract; update our damage study findings after review of CFV experts damage studies.	3	\$200.00	\$600.00
Deposition Preparation	General time	11/08/2017	JRF_2017	Work sessions with Callan and Engelmann regarding deposition preparation.	0.75	\$200.00	\$150.00
Deposition Preparation	General time	11/08/2017	JRF_2017	Lot residual analysis.	0.5	\$200.00	\$100.00

Person subtotal 153.65 \$29,653.75

Justin Cloonen	Work Session	General time	12/02/2016	JC_2016	Work session with Kane regarding edits needed to land sale write ups and research file; edits to land sales per Kane.	0.5	\$95.00	\$47.50
----------------	--------------	--------------	------------	---------	---	-----	---------	---------

Laura Taylor	Rebuttal	General time	10/02/2017	LT	Land sales research and write ups for rebuttal data per George Kane.	4	\$95.00	\$380.00
	Rebuttal	General time	10/03/2017	LT	Land sales research and write ups for rebuttal data per George Kane.	2.75	\$95.00	\$261.25
	Deposition Preparation	General time	11/06/2017	LT	Comply with subpoena by preparing files and printing reports for deposition preparation per George Kane and Martin Engelmann.	2.5	\$95.00	\$237.50

Person subtotal 9.25 \$878.75

Martin Engelmann	Correspondence	General time	12/04/2015	MCE_2015_Standard	Multiple work sessions with Callan and his legal assistant regarding terms of engagement, hourly rate schedule, and retention letter.	0.25	\$365.00	\$91.25
	Work Session	General time	12/07/2015	MCE_2015_Standard	Work session with Kane regarding new assignment and direction and scope of assignment.	0.125	\$365.00	\$45.63
	Correspondence	General	12/09/2015	MCE 2015 Standard	Correspondence with	0.125	\$365.00	\$45.63

	time			Counsel's assistant regarding meeting time and my availability.			
Correspondence	General time	12/15/2015	MCE_2015_Standard	Correspondence with Counsel's assistant regarding data for review file receive and review Construction Plans for intersystem system.	0.375	\$365.00	\$136.88
Work Session	General time	12/15/2015	MCE_2015_Standard	Work session with Callan, property owner and experts; initial subject property inspection along with market area.	2.5	\$365.00	\$912.50
Correspondence	General time	12/16/2015	MCE_2015_Standard	Correspondence with Joshua Harris, Engineer.	0.125	\$365.00	\$45.63
Work Session	General time	01/18/2016	MCE_2016_Standard	Work session with Kane, Worley and Fabian.	0.25	\$365.00	\$91.25
Correspondence	General time	02/01/2016	MCE_2016_Standard	Correspondence with Counsel's legal assistant regarding case.	0.125	\$365.00	\$45.63
Correspondence	General time	02/05/2016	MCE_2016_Standard	Correspondence with Callan's office regarding progress of development near subject property; review rendering regarding SR 429 ramps (progress status shot) from Robert Scott.	0.125	\$365.00	\$45.63
Correspondence	General time	02/26/2016	MCE_2016_Standard	Correspondence with Callan's office regarding trial orders, scheduling work session with Callan regarding trial orders, and review of order.	0.5	\$365.00	\$182.50
Inspection	General time	03/24/2016	MCE_2016_Standard	Inspection of subject property, market area and preliminary comparable sales.	1	\$365.00	\$365.00
Work Session	General time	03/28/2016	MCE_2016_Standard	Work session with Kane and Fabian regarding case status and timelines.	0.125	\$365.00	\$45.63
Correspondence	General time	05/11/2016	MCE_2016_Standard	Correspondence with Kane and Fabian regarding scheduling of work session.	0.125	\$365.00	\$45.63
Correspondence	General time	05/12/2016	MCE_2016_Standard	Correspondence with Kane and Fabian regarding scheduling of work session.	0.125	\$365.00	\$45.63
Correspondence	General	05/13/2016	MCE_2016_Standard	Correspondence with	0.125	\$365.00	\$45.63

	time			Kane and Fabian regarding scheduling of work session.			
Work Session	General time	05/17/2016	MCE_2016_Standard	Work session with Counsel, Kane and Fabian regarding case status and court mandated dates.	0.5	\$365.00	\$182.50
Correspondence	General time	05/18/2016	MCE_2016_Standard	Correspondence with Counsel's office regarding other expert and City of Apopka employee's depositions and other expert reports on adjacent properties with takings.	0.375	\$365.00	\$136.88
Correspondence	General time	05/20/2016	MCE_2016_Standard	Correspondence with Counsel's office regarding Dreggors and Hall's reports regarding the Hatcher case. Casual look through said reports.	0.5	\$365.00	\$182.50
Correspondence	General time	06/28/2016	MCE_2016_Standard	Receive Petitioner's Interrogatories to responses	0.25	\$365.00	\$91.25
Correspondence	General time	06/30/2016	MCE_2016_Standard	Receive various documents via Dropbox from Counsel including Drainage Plans, Appraisal reports, and Geotechnical Reports.	0.25	\$365.00	\$91.25
Correspondence	General time	07/06/2016	MCE_2016_Standard	Correspondence with Counsel legal assistant.	0.125	\$365.00	\$45.63
Inspection of Comparables	General time	09/18/2016	MCE_2016_Standard	Conduct inspection of land comparables being considered in draft appraisal.	2	\$365.00	\$730.00
Work Session	General time	10/16/2016	MCE_2016_Standard	Work session with Kane and Fabian regarding draft appraisal timeline and case status.	0.25	\$365.00	\$91.25
Correspondence	General time	10/29/2016	MCE_2016_Standard	Correspondence with Counsel and experts regarding upcoming work session	0.25	\$365.00	\$91.25
Work Session	General time	11/23/2016	MCE_2016_Standard	Work sessions with Poulos, Engelmann, and Kane regarding market data needed on land sales.	0.25	\$365.00	\$91.25
Market Area Research	General time	11/29/2016	MCE_2016_Standard	Work session with Poulos on presentation format	0.5	\$365.00	\$182.50

				and findings; review market data and land sales.			
Expert Report Review	General time	11/30/2016	MCE_2016_Standard	Read preliminary engineering report and related exhibits prepared by Dan Morris; work session with Kane and Fabian regarding appraisal due date.	1.5	\$365.00	\$547.50
Work Session	General time	12/01/2016	MCE_2016_Standard	Work sessions with Fabian and Kane regarding land sales research and verification.	1	\$365.00	\$365.00
Work Session	General time	12/02/2016	MCE_2016_Standard	Work sessions with Callan, Fabian and Kane regarding sales and draft appraisal review.	0.5	\$365.00	\$182.50
Internal Appraisal Review	General time	12/03/2016	MCE_2016_Standard	Complete review of draft appraisal.	4.25	\$365.00	\$1,551.25
Correspondence	General time	12/12/2016	MCE_2016_Standard	Correspondence with Callan's office regarding setting up work session with property owners.	0.125	\$365.00	\$45.63
Internal Appraisal Review	General time	01/12/2017	MCE_2017_Standard	Review final appraisal; work sessions with Fabian regarding review of appraisal.	3.25	\$375.00	\$1,218.75
Correspondence	General time	01/30/2017	MCE_2017_Standard	Multiple correspondence with Counsel's legal assistant regarding future availability (2018) towards setting dates for trial.	0.25	\$375.00	\$93.75
Correspondence	General time	02/02/2017	MCE_2017_Standard	Receive and review Stipulated Case Management Order; trial is set for February 26, 2018 in front of Judge Christi Underwood.	0.25	\$375.00	\$93.75
Work Session	General time	08/02/2017	MCE_2017_Standard	Work session with Kane and Fabian regarding mediation not settling; need to being Rebuttal work.	0.5	\$375.00	\$187.50
Rebuttal	General time	09/19/2017	MCE_2017_Standard	Work session with Tom Callan, Fabian, and Kane regarding rebuttal work necessary associated with Durrance appraisal report.	0.5	\$375.00	\$187.50
Work Session	General	09/19/2017	MCE_2017_Standard	Work session with Callan,	0.5	\$375.00	\$187.50

	time						
				Kane and Fabian regarding case status, rebuttal report timeline and strategy.			
Rebuttal	General time	09/25/2017	MCE_2017_Standard	Work session regarding case strategy and related Rebuttal work needed per the request of Tom Callan with Kane and Fabian.	0.25	\$375.00	\$93.75
Rebuttal	General time	09/25/2017	MCE_2017_Standard	Work session regarding case strategy with Kane and Fabian.	0.25	\$375.00	\$93.75
Deposition Preparation	General time	10/19/2017	MCE_2017_Standard	Deposition preparation consisting of work session with Kane and Fabian regarding direction for deposition notebook, land sales inspection folder; work on rebuttal report.	0.5	\$375.00	\$187.50
Rebuttal	General time	10/19/2017	MCE_2017_Standard	Work session with Kane and Fabian regarding progress update on rebuttal letter.	0.25	\$375.00	\$93.75
Deposition Preparation	General time	10/25/2017	MCE_2017_Standard	Work session with Callan, Fabian, Kane and Opsahl regarding timeline for my deposition scheduled for 12/10/17 in Orlando and related preparation.	0.25	\$375.00	\$93.75
Rebuttal	General time	10/25/2017	MCE_2017_Standard	Work session with Callan, Kane, Fabian and Opsahl regarding our rebuttal report on Durrance and discussion of his comparable sales; correspondence with Callan regarding backup on Durrance sales.	1	\$375.00	\$375.00
Rebuttal	General time	10/25/2017	MCE_2017_Standard	Work session with Callan, Fabian, Kane and Opsahl regarding Hall's rebuttal report on Durrance's land sales and delivery of our rebuttal letter.	0.25	\$375.00	\$93.75
Rebuttal	General time	10/26/2017	MCE_2017_Standard	Rebuttal work consisting of review of Hall's rebuttal work he prepared on Durrance's land sales.	0.5	\$375.00	\$187.50
Rebuttal	General time	10/27/2017	MCE_2017_Standard	Work sessions with Fabian regarding review of rebuttal report and edits; review of rebuttal	1.5	\$375.00	\$562.50

					letter.			
	Deposition Preparation	General time	11/02/2017	MCE_2017_Standard	Deposition preparation consisting of multiple work sessions with Kane and Fabian regarding upcoming inspections and documents needed; direction to Poulos to prepare mapping and sales sheets for inspection book; review mapping and sales sheets.	1	\$375.00	\$375.00
	Deposition Preparation	General time	11/03/2017	MCE_2017_Standard	Inspection of our land sales along with opposing appraiser, Chad Durrance's land comparables; reinspection of subject property and photographs of new Beltway.	9	\$375.00	\$3,375.00
	Deposition Preparation	General time	11/04/2017	MCE_2017_Standard	Begin deposition preparation.	1.5	\$375.00	\$562.50
	Deposition Preparation	General time	11/05/2017	MCE_2017_Standard	Continued deposition preparation.	6	\$375.00	\$2,250.00
	Deposition Preparation	General time	11/06/2017	MCE_2017_Standard	Continued deposition preparation.	4	\$375.00	\$1,500.00
	Deposition Preparation	General time	11/07/2017	MCE_2017_Standard	Continued deposition preparation.	5	\$375.00	\$1,875.00
	Deposition Preparation	General time	11/08/2017	MCE_2017_Standard	Continued deposition preparation.	5.5	\$375.00	\$2,062.50
	Deposition Preparation	General time	11/09/2017	MCE_2017_Standard	Continued deposition preparation; client called to announce case had settled just prior to my deposition.	3	\$375.00	\$1,125.00
					Person subtotal	63.625		\$23,673.13
Stephen Pagliaro	Subject Property Research	General time	12/14/2015	SMP_2015	Subject property research; download data from Callan; work session with Engelmann and Kane regarding case, time frames and research needed.	4	\$155.00	\$620.00
	Other Expert Report Review	General time	12/15/2015	SMP_2015	Edits to the mapping file; review of CFX/Durrance report; work session with Engelmann regarding his meeting with the client and subject inspection; instruction on sales research and studies	2.25	\$155.00	\$348.75

				needed and on a follow up re-inspection of the subject			
Sales Research	General time	12/16/2015	SMP_2015	CoStar land sales research, verification and review in-house sales data.	3.75	\$155.00	\$581.25
Work Session	General time	12/22/2015	SMP_2015	Work session with Black and Kane regarding correspondence with Callan's office consisting of new information and data direction to review and file.	0.125	\$155.00	\$19.38
Sales Research	General time	01/05/2016	SMP_2016	Land sales research, mapping, deed plotting, and write ups.	3.5	\$155.00	\$542.50
Sales Research	General time	01/11/2016	SMP_2016	Land sales research, mapping, deed plotting, and write ups.	2.5	\$155.00	\$387.50
Sales Research	General time	01/14/2016	SMP_2016	Land sales research, mapping, deed plotting, and write ups.	2.5	\$155.00	\$387.50
Sales Research	General time	01/16/2016	SMP_2016	Land sales research, mapping, deed plotting, and write ups; edits to land sale write ups.	2.5	\$155.00	\$387.50
Sales Research	General time	01/25/2016	SMP_2016	Work session with Fabian regarding land sales research. Edits to land sales database information	2.5	\$155.00	\$387.50
Sales Research - Write Up	General time	02/03/2016	SMP_2016	Land sales research and edits to the data base information	1.5	\$155.00	\$232.50
Work Session	General time	02/04/2016	SMP_2016	Work session with Fabian regarding land sale research	0.25	\$155.00	\$38.75
Work Session	General time	02/05/2016	SMP_2016	Work session with Callan, Fabian and Kane regarding case.	0.5	\$155.00	\$77.50
Executive Summary	General time	02/10/2016	SMP_2016	Draft executive Summary of subject data and of CFX/Chad Durrance appraisal report for the file	2	\$155.00	\$310.00
Executive Summary	General time	02/11/2016	SMP_2016	Complete draft executive summary of subject data and of CFX/Chad Durrance appraisal report for the file	2.25	\$155.00	\$348.75

Inspection	General time	07/03/2016	SMP_2016	Inspection of the subject and market area	0.5	\$155.00	\$77.50
Work Session	General time	08/29/2016	SMP_2016	Work sessions with Fabian and Kane regarding status of case; direction from Kane on land sales needed to be researched and verified, and other expert report deadlines.	0.25	\$155.00	\$38.75
Sales Research	General time	09/10/2016	SMP_2016	Land sales research	2.5	\$155.00	\$387.50
Sales Research	General time	09/11/2016	SMP_2016	Land sales research; map considered land sales and copy to data files	3.5	\$155.00	\$542.50
Work Session	General time	09/19/2016	SMP_2016	Work sessions with Kane and Fabian regarding current status of land sales.	0.5	\$155.00	\$77.50
Sales Research	General time	09/20/2016	SMP_2016	Review additional land sales for consideration	1.25	\$155.00	\$193.75
Sales Research	General time	09/21/2016	SMP_2016	Land sales research	0.75	\$155.00	\$116.25
Sales Research - Write Up	General time	09/22/2016	SMP_2016	Land Sales Research and edits to data base	3.625	\$155.00	\$561.88
Sales Research - Write Up	General time	09/23/2016	SMP_2016	Land Sales Research and edits to data base	3.75	\$155.00	\$581.25
Sales Research - Write Up	General time	09/26/2016	SMP_2016	Land Sales Research and edits to data base	2.75	\$155.00	\$426.25
Sales Research	General time	11/21/2016	SMP_2016	Sales research of the Avalon Properties to Lennar land sales along the west side of Avalon Road	2.25	\$155.00	\$348.75
Work Session	General time	11/21/2016	SMP_2016	Work session with Fabian regarding land sales research to data and review of data from Callan.	0.5	\$155.00	\$77.50
Sales Research	General time	11/22/2016	SMP_2016	Land sales research	3.25	\$155.00	\$503.75
Sales Research	General time	11/23/2016	SMP_2016	Land sales research	3.25	\$155.00	\$503.75
Sales Research	General time	11/26/2016	SMP_2016	Land sales research	2.25	\$155.00	\$348.75
Sales Research	General time	11/27/2016	SMP_2016	Land sales research	2.25	\$155.00	\$348.75

Work Session	General time	11/29/2016	SMP_2016	Work sessions with Callan, Fabian and Kane regarding status of case and land sales research considered.	0.675	\$155.00	\$104.63
Sales Research	General time	11/29/2016	SMP_2016	Land sales research	0.75	\$155.00	\$116.25
Work Session	General time	11/30/2016	SMP_2016	Work session with Fabian regarding various sales.	0.125	\$155.00	\$19.38
Market Area Research	General time	12/02/2016	SMP_2016	Research into the estimated completion dates for the remaining segments of the parkway.	0.5	\$155.00	\$77.50
Person subtotal					65.3		\$10,121.50

Subtotal					368.2		\$75,225.25
Total amount payable							\$75,225.25

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.

EXHIBIT C

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: 11/9/2017

Invoice Number: 193021H-1

Invoice Amount Due: **\$35,067.38**

JOB: SR 429, Wekiva Parkway, Parcel 242

Everly

Engineering Analysis

Description	Hours	Rate	Fee	Total
Principal (DLM)	92.5	\$285.00	\$26,362.50	\$26,362.50
Senior Project Manager (KSH)	3.5	\$225.00	\$787.50	\$787.50
Project Engineer (BPB)	12.5	\$165.00	\$2,062.50	\$2,062.50
Senior Designer (JRR)	31.0	\$135.00	\$4,185.00	\$4,185.00
			Subtotal	\$33,397.50
			Expenses (5%)	\$1,669.88
			Total Fee Due	\$35,067.38

See attachment for detail.

Payment is due upon settlement.

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

193021h

Job Name SR429-204, P242, Everly

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
1/4/2015	4.5		study 100% construction plans, assembly plan sheets associated with property.
12/15/2015	4.0		prepare for and attend meeting with owner, experts and attorney, coordinate preliminary exhibit preparation
1/12/2016	2.5		coordination with animator, provide numerous elevation points.
1/18/2016	4.5		review cross section elevations and send to animator
1/28/2016	6.0		review roadway plans and appraisal reports, prepare for and attend meeting with appraiser and attorney
8/1/2016	8.0		analysis of impacts, preliminary engineering report
8/16/2016	8.5		analysis of partial cure, preliminary engineering report and coordinating exhibit preparation
8/17/2016	4.0		send draft PER to attorney, along with exhibits, CFX construction plans
11/4/2016	4.0		prepare for and attend site visit / meeting with owner
11/22/2016	8.0		send draft PER to attorney, along with exhibits, CFX construction plans
5/15/2017	6.0		review plans and prepare supplemental report
5/16/2017	4.0		review AFC plans and finalize supplemental report
5/22/2017	2.0		site visit to observe power pole and driveway
5/30/2017	9.0		review AFC plans and 3D graphics, summary report
5/31/2017	9.5		finalize addendum / summary of design features to preliminary engineering report added plan sheet references to summary report
6/7/2017	2.5		prepare for and attend meeting with graphic expert
6/26/2017	1.5		review latest graphic expert exhibit with power pole
10/30/2017	4.0		prepare for and attend deposition
<i>Total Hours:</i>	92.5		

Work Descriptions for Kevin S. Hebert, PE

193021H

Job Name *SR 429, Everly, 3100 Ondich Rd, Apopka*

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
8/19/2016	0.5	Intro
8/24/2016	2.0	Cost analysis and review
8/31/2016	1.0	Cost review and analysis
<i>Total Hours:</i>	<i>3.5</i>	

Work Descriptions for Brad P. Baskind, EI

193021H

Job Name *SR429 Everly*

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
8/17/2016	1.5	Extracting Plans
8/24/2016	4.0	Analysis of condemning authority's appraisal estimate. Provided opinion of probable cost for the area of take and partial cure plan.
11/4/2016	4.0	Site visit to observe existing conditions
11/22/2016	3.0	Verify Cost Estimate
<i>Total Hours:</i>	<i>12.5</i>	

Work Descriptions for John R. Russell

193021H

Job Name *Wekiva Parkway Everly*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
12/14/2015	4.5		Draft Roadway Plans
12/14/2015	2.5		Draft Boundary & Right of Way Area of Take
12/14/2015	2.0		Draft Boundary Before Conditions
12/14/2015	1.5		Draft Roadway Plans - Shading & Hatching
12/15/2015	1.5		Check Plot & Adjust Exhibits
12/15/2015	2.0		Combine Base Files & Create Exhibit Sheets
12/15/2015	3.0		Draft Boundary & Right of Way After Conditions
12/15/2015	0.5		Engineer Comments
8/2/2016	2.0		Calculate & Adjust Before Conditions Per Appraisal Report
8/2/2016	2.0		USGS, Site Aerial, FEMA & Location Map Exhibits
8/2/2016	1.0		Calculate & Adjust OverAll Uncured Conditions Per Appraisal Report
8/2/2016	2.0		Calculate & Adjust Uncured Conditions Per Appraisal Report
8/2/2016	2.0		Calculate & Adjust Area of Take Per Appraisal Report
8/16/2016	2.0		Partial Cure Plan
11/22/2016	1.0		Revise Partial Cure Plan
5/16/2017	1.5		Create Expy Const Within AOT Exhibit
Total Hours:	31.0		

EXHIBIT D



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

INVOICE

Invoice #: 9735
Invoice Date: 4/21/2015

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Tom Callan, Esq., Stephanie Tate and Melanie Richmond R. Scott - site location photos and video shoot on April 16, 2015 and editing and video stabilization in studio.	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



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

Invoice #: 9743
Invoice Date: 6/30/2015

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Tom Callan, Esq., Stephanie Tate and Melanie Richmond			
R. Scott, Project Management and staff orientation for 3D animation and Client meeting with team	10	185.00	1,850.00

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	\$1,850.00
Payments/Credits	\$0.00
Balance Due	\$1,850.00



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

Invoice #: 9751
Invoice Date: 8/31/2015

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Mr. Tom Callan, Esq., Stephanie Tate and Melanie Richond Layout and beginning 3D environment modeling for upcoming visualizations and animation for the month of August, 2015 - Staff	21.5	185.00	3,977.50

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	\$3,977.50
Payments/Credits	\$0.00
Balance Due	\$3,977.50



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

Invoice #: 9765
Invoice Date: 1/4/2016

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Mr. Tom Callan, Esq., Melanie Tate and Katherine Ewing			
Development of 3D model of SR 429 at subject property with on/off ramps, including computer modeling and test rendering through December, 2015	21	185.00	3,885.00

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	\$3,885.00
Payments/Credits	\$0.00
Balance Due	\$3,885.00



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

Invoice #: 9767
Invoice Date: 2/2/2016

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Mr. Tom Callan, Esq., Stephanie Tate and Katherine Ewing For work performed in the month of January, 2016 on 3D model and visualizations on SR 429 and ramps at the Everly property.			
R. Scott, Project Management	45	185.00	8,325.00
Technical Staff - 3D modeling and computer graphics	32.5	185.00	6,012.50

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	\$14,337.50
Payments/Credits	\$0.00
Balance Due	\$14,337.50



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

Invoice #: 9768
Invoice Date: 2/29/2016

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Mr. Tom Callan, Esq., Stephanie Tate and Katherine Ewing For continuing work on 3D visualizations in the month of February, 2016 for the above matter.			
R. Scott, Project Management and Design	6	185.00	1,110.00
Technical Staff - 3D Modeling and Rendering	33	185.00	6,105.00

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	\$7,215.00
Payments/Credits	\$0.00
Balance Due	\$7,215.00



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

Invoice #: 9771
Invoice Date: 4/12/2016

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Mr. Tom Callan, Esq., Stephanie Tate and Katherine Ewing			
For work performed on the above matter during the month of March, 2016, including:			
Development of final day and night views of SR 429 and ramps -			
R. Scott	7.5	185.00	1,387.50
3D Visualization Staff	14	185.00	2,590.00

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	\$3,977.50
Payments/Credits	\$0.00
Balance Due	\$3,977.50



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

Invoice #: 9784
Invoice Date: 8/30/2016

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Mr. Tom Callan, Esq. and Ms. Katherine Ewing Development of multimedia presentation, including photos, video, and graphics through August 28th, 2016 - Robert Scott	15	185.00	2,775.00

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	\$2,775.00
Payments/Credits	\$0.00
Balance Due	\$2,775.00



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

Invoice #: 9807
Invoice Date: 7/27/2017

Bill To:

Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

Description	Hours/Qty	Rate	Amount
Case: CFX v. Everly Attn: Katherine Ewing			
Staff - Updates to 3D illustrations, including computer graphics and rendering of day and night views	10.5	185.00	1,942.50

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	\$1,942.50
Payments/Credits	\$0.00
Balance Due	\$1,942.50



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

Invoice

Invoice #: 9818
Invoice Date: 11/14/2017

Bill To:

Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Ms. Katherine Ewing			
Deposition on the above matter on October 30, 2017	3	225.00	675.00

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	\$675.00
Payments/Credits	\$0.00
Balance Due	\$675.00

EXHIBIT E

Lakemont Group
7323 Gaberia Rd, Trinity, FL 34655

INVOICE


Invoice Number 1 -
Period Covered -
5/1/15 to 11/9/17

November 11, 2017

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

DATES	DESCRIPTION	HOURS	RATE	AMOUNT
	Client: Larry and Corrine Everly, Trustees Matter: 3100 Ondich Rd, Apopka FL (CFX Parcel 242)			
See Attached	Prepare report, charts, and analysis contained therein. Perform site visit and market tour. Meetings with expert team and attorneys to determine scope of report.	14.1	\$350.00	\$ 4,935.00
11/3/17	Deposition by CFX attorney.	5.5	\$350.00	\$ 1,925.00
See Attached	Review CFX reports, prepare for deposition, prepare file for transmission.	7.4	\$350.00	\$ 2,590.00
	SUB TOTAL:	27.0		\$ 9,450.00
	Expenses (Travel for Deposition - Detail Attached)			\$ 516.15
	TOTAL DUE:			\$ 9,966.15
	Note: Hour Detail Sheet Attached			

Thank you very much for the opportunity to serve.


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

Payment Instructions via Check:
Lakemont Group LLC
C/O Joshua Harris
7323 Gaberia Rd
Trinity, FL 34655

Lakemont Group

7323 Gaberia Rd, Trinity, FL 34655

INVOICE**Hour Detail Sheet**

Client: Larry M. Everly, Sr. and Corrine F. Everly, Trustees			
Matter: 3100 Ondich Rd, Apopka, FL (CFX Parcel 242)			
Person	Date	Time	Description
JH	5/27/2015	1.2	intake and review property info, create file
JH	12/15/2015	2.5	scope of report, meet with attorney
JH	1/19/2016	0.7	review files on property
JH	9/15/2017	2.3	review docs/reports, start report
JH	9/20/2017	3.4	draft report, update charts, maps
JH	9/30/2017	2.1	finalize report, set charts
JH	10/4/2017	1.9	edit/update report, transmit file
JH	10/29/2017	0.9	prepare and review file for depo
JH	11/1/2017	3.2	prepare for depo, organize file
JH	11/2/2017	2.5	review of CFX reports, depo prep
JH	11/2/2017	0.8	Call to prep for depo with attorney
JH	11/3/2017	5.5	Depo by CFX
Total		27	
Expenses			
Flight to ORL		\$184.20	United Airlines
Flight to NYC		\$118.20	United Airlines
Hotel in Orlando		\$213.75	Fairfield Inn Orlando Airport
Total		\$516.15	

Expense Detail

Confirmation number:

New York/Newark, NJ, US (EWR - Liberty)
to Orlando, FL, US (MCO)

B5X7TJ


Manage reservation

Purchase summary

1 Adult (18-64)	\$158.14
Taxes and fees	\$26.06
Total	\$184.20
Credit card payment: \$184.20 (Visa-# <input type="text"/>)	


Trip summary

Thu, Nov 02, 2017

 UA 1149 Nonstop

9:36 pm  **12:30 am** Duration: 2h 54m
New York/Newark, NJ, US (EWR - Liberty) United Economy (T)
Snacks for Purchase

 Wi-Fi

 Depart EWR: Thu, Nov 2
Arrive MCO: Fri, Nov 3

Travelers

Joshua Harris EWR to MCO 32C Known
Traveler/Pass ID:
Frequent flyer:
Email address: JOSHUA_A_HARRIS@YAHOO.COM
Home phone: +1 (407) 489-2443

Confirmation number:

Tampa, FL, US (TPA)
to New York/Newark, NJ, US (EWR -
Liberty)

B53WXE


Manage reservation


Purchase summary


1 Adult (18-64)	\$96.74
Taxes and fees	\$21.46
Total	\$118.20
Credit card payment: \$118.20 (Visa <input type="checkbox"/>)	

Trip summary

Mon, Nov 06, 2017

 UA 1766 Nonstop

6:00 am  **8:38 am** Duration: 2h 38m
Tampa, FL, US (TPA) New York/Newark, NJ, US
(EWR - Liberty) United Economy (G)
Snacks for Purchase

 Wi-Fi

Travelers

Joshua Harris	TPA to EWR	23D	Known	<input type="checkbox"/>
			Traveler/Pass ID:	
			Frequent flyer:	
			Email address:	JOSHUA_A_HARRIS@YAHOO.COM
			Home phone:	+1 (407) 489-2443

Thank you for choosing the Fairfield Inn Orlando Airport for your recent stay.

As requested, below is a billing summary or adjustment for your stay. **If you have questions about your bill**, please contact the hotel directly at (407) 888-2666.

Make another reservation on Marriott.com >>



Marriott Rewards members may receive this email automatically after every stay.

Modify your email preferences >>

Summary of Your Stay

Ho Fairfield Inn Orlando Airport
tel 7100 Augusta National Drive
: Orlando, Florida 32822
USA
(407) 888-2666

Guest JOSHUA HARRIS
: LEISURE
2037 SHAW LN
ORLANDO, FL 32814-6539
USA

Dates of stay: Nov 02, 2017 - Nov 03, 2017
Guest number: 76651
Marriott Rewards number: XXXXX

Room number: 404
Group number:

Date	Description	Reference	Charges	Credits
11/02/17	ROOM CHARGE	RB404	190.00	
11/02/17	State Occupancy Tax	T2404	12.35	
11/02/17	Occupancy Sales Tax	T1404	11.40	
11/03/17	Payment - Visa XXXXXXXXXXXX <input type="text"/>	VI07:47AM		213.75

Total balance **0.00 USD**

EXHIBIT F



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>
 July 27, 2017
 VHB Project No: 62350.00

Invoice Total \$8,093.69

Professional Planning Services for Everly property
Professional Services Thru July 15, 2017

Professional Personnel

	Hours	Rate	Amount	
Principal 1	8.00	250.00	2,000.00	
Technical/Professional 06	.50	125.00	62.50	
Technical/Professional 05	45.00	125.00	5,625.00	
Totals	53.50		7,687.50	
Total Labor				7,687.50

Reimbursable Expenses

Printing			406.19	
Total Reimbursables			406.19	406.19

Total this Invoice \$8,093.69

Billings to Date

	Current	Prior	Total
Labor	7,687.50	0.00	7,687.50
Expense	406.19	0.00	406.19
Totals	8,093.69	0.00	8,093.69



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

Project Number: 62350.00

Period: 201513

Date	Location	Job Type	User	Total
12/8/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$30.89
12/9/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$64.97
			Total	\$95.86



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

Project Number: 62350.00

Period: 201601

Date	Location	Job Type	User	Total
12/15/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$66.03
			Total	\$66.03



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

Project Number: 62350.00

Period: 201606

Date	Location	Job Type	User	Total
5/20/2016	Orlando FL	B/W Laser Printing	katieshannon	\$1.41
5/20/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$54.32
			Total	\$55.73



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

Project Number: 62350.00

Period: 201612

Date	Location	Job Type	User	Total
10/28/2016	Orlando FL	B/W Laser Printing	katieshannon	\$0.39
10/27/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$40.47
10/28/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$22.37
			Total	\$63.23



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

Project Number: 62350.00

Period: 201613

Date	Location	Job Type	User	Total
11/29/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$41.54
11/30/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$2.13
12/1/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$39.41
12/6/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$5.34
			Total	\$88.42


Billing Period thru 07/15/2017
Project No. 62350.00
Project Title: Planning Services for Everly

Employee	Date	Time (in hours)	Description
Hall	12/09/15	1.00	Revisions to report
	07/18/16	1.00	Callan call
	07/26/16	1.00	Mtg with Shannon
	09/23/16	1.00	Edits
	10/27/16	2.00	GIS Map edits; review of report
	11/03/16	1.00	Callan mtg
	12/01/16	1.00	Edits
	Total	8.00	
Jackowski	07/22/15	0.50	File and upload Master Agreement for Callan Law Firm and Client authorization for Everly property and set up in BT.
Johnson	06/09/16	1.50	Corridor Alternatives maps and photoshop
Shannon	12/07/15	1.50	Revisions to DPA and Map series
	12/08/15	3.50	Revisions to DPA/review of doc with Jim
	12/09/15	2.50	DPA Revisions with Jim
	12/15/15	2.50	Revisions to report, Meeting with case team at Callan Law
	05/17/16	0.50	Tele conference with Callan
	05/20/16	0.50	Printed revIED report; coordinated for upcoming meeting
	05/25/16	0.50	Tele call with Pamela
	06/06/16	1.00	Tele conference with George, Jim, Pam, Tom; coordinated with Ben Needler about revised timeline
	06/09/16	2.00	Revisions to DPA; coordinated with Tyler about Wekiva Parkway maps
	06/14/16	1.00	Wekiva Parkway Timeline exhibits
	06/15/16	1.50	Wekiva Parkway timeline exhibits/beltway timeline exhibits in Photoshop/InDesign
	06/16/16	0.50	Reviewed timeline and aerial exhibits with Jim Hall, Raymer, Ed Williams
	06/24/16	0.50	Oranized files
	07/21/16	4.00	Revisions to GIS map series for DPA; revisions to DPA; Anderson depo included in analysis
	07/26/16	3.50	Meeting with Hall; general edits to DPA
09/23/16	2.00	Edits to DPA	
09/27/16	0.50	Telephone conference with Callan Law; review of report	
10/04/16	1.50	Edits to report; meeting with Pam and Jim	

Billing Period thru 07/15/2017
Project No. 62350.00
Project Title: Planning Services for Everly

Employee	Date	Time (in hours)	Description
	10/10/16	0.50	Edits to report; meeting with Jim
	10/26/16	2.00	Edits to Everly report
	10/27/16	1.50	Meeting with Jim, updates to report; exported new GIS map
	10/28/16	1.00	Edit to GIS map, pdf sent to Callan Law
	11/03/16	1.50	Prep for and meeting at Callan Law
	11/10/16	0.50	Coordination with Pam
	11/23/16	1.00	Reviewed MEI report
	11/28/16	0.50	Set up conference call with Callan; organization of files; general edits
	11/29/16	1.50	Tele call with Pam; revisions to DPA
	12/01/16	1.00	New GIS map created; edits from Jim; revisions to report
	12/21/16	2.50	Research on Neighborhood Lakes, Pine Plantation, Summerbrooke, and Sullivan Ranch
	1/17/2017	0.5	Invoicing
	Total	43.50	
Total Hours		53.50	

EXHIBIT G


Power Acoustics, Inc.
 12472 Lake Underhill Rd #302
 Orlando, FL 32828

Invoice

DATE	INVOICE #
7/28/2017	17-07312

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	CFX/Everyly

DESCRIPTION	QTY	RATE	AMOUNT, US\$
Principal Consultant Hourly Rate See attached breakdown	26	210.00	5,460.00
Total, US Dollars			\$5,460.00

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.

Principal Consultant: Dave Parzych, INCE.Bd.Cert
 Job: Everly/CFX eminent domain
 Client: Callan Law

Date	Time	Rate	Work Accomplished
1/5/2016	2	210	420 Review files, google aerials of location
1/6/2016	8	210	1680 Checkout, test and setup equipment for 48 hour sound test. Travel to site review property, set up eq
1/8/2016	4	210	840 Check and cal instrumentation, setup for over weekend testing without construction noise
1/11/2016	5	210	1050 Retrieve instrumentation, check, recharge, store equipment.
1/12/2016	5	210	1050 Process noise data
7/24/2016	2	210	420 Prepare files for transmittal (discovery request)

SUBTOTAL 26 Hours Worked

\$5,460.00



Power Acoustics, Inc.

12472 Lake Underhill Rd #302
Orlando, FL 32828

Invoice

DATE	INVOICE #
11/10/2017	17-11349

BILL TO
The Callan Law Firm, P.A. 921 Bradshaw Terrace Orlando, FL 32806

CUSTOMER CONTACT / SHIPPED TO
The Callan Law Firm, P.A. 921 Bradshaw Terrace Orlando, FL 32806

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

DESCRIPTION	QTY	RATE	AMOUNT, US\$
Principal Consultant Hourly Rate See attached breakdown of hours. Previous invoice #17-07312, \$5460.00 TOTAL DUE: \$13965.00	40.5	210.00	8,505.00
Total, US Dollars			\$8,505.00

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.

Principal Consultant: Dave Parzych, INCE.Bd.Cert
 Job: Everly/CFX eminent domain
 Client: Callan Law

Date	Time	Rate	Work Accomplished
9/29/2016	6.5	210	1365 Report
10/2/2017	9	210	1890 Report
10/3/2017	9	210	1890 Report
10/4/2017	7	210	1470 Report
10/30/2017	2.5	210	525 Doc review for Depo
11/1/2017	6	210	1260 review Hatcher trial, discussion with Callan Law, Deposition
11/2/2017	0.5	210	105 review Carpenter appraisal 2013 reports 2 for large and small residential parcels
SUBTOTAL	40.5	\$8,505.00	Hours Worked

EXHIBIT H



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

INVOICE

Invoice No.	Invoice Date	Job No.
534961	11/15/2017	434869
Job Date	Case No.	
11/8/2017	2015CA0041050	
Case Name		
Central Florida Expressway Authority vs. Daryl A. Alderman, et al.		
Payment Terms		
Net 30 / After 30 days, 1.5% Mo.		

ORIGINAL TRANSCRIPT OF:

Leland E. Moree, III- Landon, Moree & Associates, Inc.	128.00 Pages	505.60
Appearance Fee		75.00
Appearance Fee - Each Additional Hour	1.50 Hours	82.50
Appearance Fee - Overtime, Each Additional Hour	0.50 Hours	41.25
Unedited ASCII - Per Page	105.00	157.50
Litigation Package - ASCII, Condensed		35.00
Delivery		20.00
E-mail transcript		0.00
TOTAL DUE >>>		\$916.85

Job went past 5pm, overtime rates apply.

Thank you for your business!

To pay online visit www.orangelegal.com/payments

Pay via EFT: Seacoast National Bank
 Account Number: 81000022 Routing Number: 067005158

Payment not contingent on client reimbursement. If turned over to collections, jurisdiction will be Orange County, Florida, and you agree

Tax ID: 59-2754282

Please detach bottom portion and return with payment.

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

Job No. : 434869 BU ID : Central FL
 Case No. : 2015CA0041050
 Case Name : Central Florida Expressway Authority vs. Daryl A. Alderman, et al.
 Invoice No. : 534961 Invoice Date : 11/15/2017
Total Due : \$916.85

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: _____				



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

INVOICE

Invoice No.	Invoice Date	Job No.
534961	11/15/2017	434869
Job Date	Case No.	
11/8/2017	2015CA0041050	
Case Name		
Central Florida Expressway Authority vs. Daryl A. Alderman, et al.		
Payment Terms		
Net 30 / After 30 days, 1.5% Mo.		

to pay all collection costs and attorney fees.

(-) Payments/Credits:	0.00
(+) Finance Charges/Debits:	0.00
(=) New Balance:	916.85

Tax ID: 59-2754282

Please detach bottom portion and return with payment.

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

Job No. : 434869 BU ID : Central FL
 Case No. : 2015CA0041050
 Case Name : Central Florida Expressway Authority vs. Daryl A. Alderman, et al.
 Invoice No. : 534961 Invoice Date : 11/15/2017
Total Due : \$916.85

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: _____				

INVOICE



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

Invoice No.	Invoice Date	Job No.
532785	11/14/2017	434868
Job Date	Case No.	
11/9/2017	2015CA0041050	
Case Name		
Central Florida Expressway Authority vs. Daryl A. Alderman, et al.		
Payment Terms		
Net 30 / After 30 days, 1.5% Mo.		

Glenn Pressimone	
Appearance Fee - No Notes Taken, First Hour	100.00
	TOTAL DUE >>>
	\$100.00
Late cancellation.	
Thank you for your business!	
To pay online visit www.orangelegal.com/payments	
Pay via EFT: Seacoast National Bank	
Account Number: 81000022 Routing Number: 067005158	
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.

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

Job No. : 434868 BU ID : Central FL
Case No. : 2015CA0041050
Case Name : Central Florida Expressway Authority vs. Daryl A. Alderman, et al.
Invoice No. : 532785 Invoice Date : 11/14/2017
Total Due : \$ 100.00

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: _____				



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

INVOICE

Invoice No.	Invoice Date	Job No.
531976	11/8/2017	434871
Job Date	Case No.	
11/6/2017	2015CA0041050	
Case Name		
Central Florida Expressway Authority vs. Daryl A. Alderman, et al.		
Payment Terms		
Net 30 / After 30 days, 1.5% Mo.		

Ellen S. Hardgrove		
Appearance Fee - First hour, deferred		95.00
Appearance Fee - each additional hour, deferred	6.50	487.50
Appearance Fee - Overtime, Each Additional Hour	2.50 Hours	281.25
Estimated # of Pages	142.00	0.00
Chad Durrance		
Estimated # of Pages	210.00	0.00
TOTAL DUE >>>		\$863.75

Thank you for your business!

After hour rates apply after 5pm.

To pay online visit www.orangelegal.com/payments

Pay via EFT: Seacoast National Bank
 Account Number: 81000022 Routing Number: 067005158

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.

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

Job No. : 434871 BU ID : Central FL
 Case No. : 2015CA0041050
 Case Name : Central Florida Expressway Authority vs. Daryl A. Alderman, et al.
 Invoice No. : 531976 Invoice Date : 11/8/2017
Total Due : \$ 863.75

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



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

Invoice No.	Invoice Date	Job No.
530398	11/9/2017	434708
Job Date	Case No.	
11/2/2017	2015CA0041050	
Case Name		
Central Florida Expressway Authority vs. Daryl A. Alderman, et al.		
Payment Terms		
Net 30 / After 30 days, 1.5% Mo.		

Russell K. Marks

Appearance Fee - First Hour, deferred
Estimated # of Pages

	105.00
28.00	0.00
TOTAL DUE >>>	\$105.00

Thank you for your business!

To pay online visit www.orangelegal.com/payments

Pay via EFT: Seacoast National Bank
Account Number: 81000022 Routing Number: 067005158

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.

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

Job No. : 434708 BU ID : Central FL
Case No. : 2015CA0041050
Case Name : Central Florida Expressway Authority vs. Daryl A. Alderman, et al.
Invoice No. : 530398 Invoice Date : 11/9/2017
Total Due : \$ 105.00

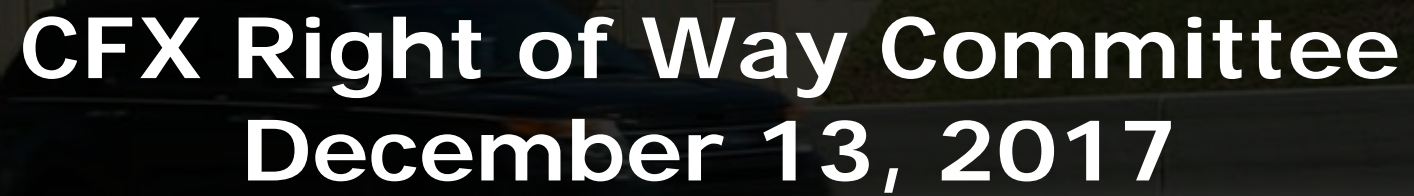
Remit To: **Orange Legal, Inc.**
633 East Colonial Drive
Orlando, FL 32803

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: _____				

The logo for the Central Florida Expressway Authority is centered in the upper portion of the image. It consists of a white rectangular box with two horizontal orange bars, one above and one below the text. The text is arranged in four lines: 'CENTRAL' and 'FLORIDA' in black, 'EXPRESSWAY' in orange, and 'AUTHORITY' in black. The background of the entire image is a photograph of a multi-level highway interchange with concrete overpasses and a grassy embankment under a clear blue sky.

**CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY**

A dark, semi-transparent horizontal bar is positioned across the lower half of the image. On this bar, the text 'CFX Right of Way Committee' and 'December 13, 2017' is written in a white, bold, sans-serif font. The background behind the bar shows the lower levels of the highway interchange and a road with a white line.

**CFX Right of Way Committee
December 13, 2017**

The logo for the Central Florida Expressway Authority is centered in the upper portion of the image. It consists of the words "CENTRAL", "FLORIDA", "EXPRESSWAY", and "AUTHORITY" stacked vertically in a bold, sans-serif font. The word "EXPRESSWAY" is highlighted in orange, while the other words are in black. The text is contained within a white rectangular box with orange horizontal bars above and below it.

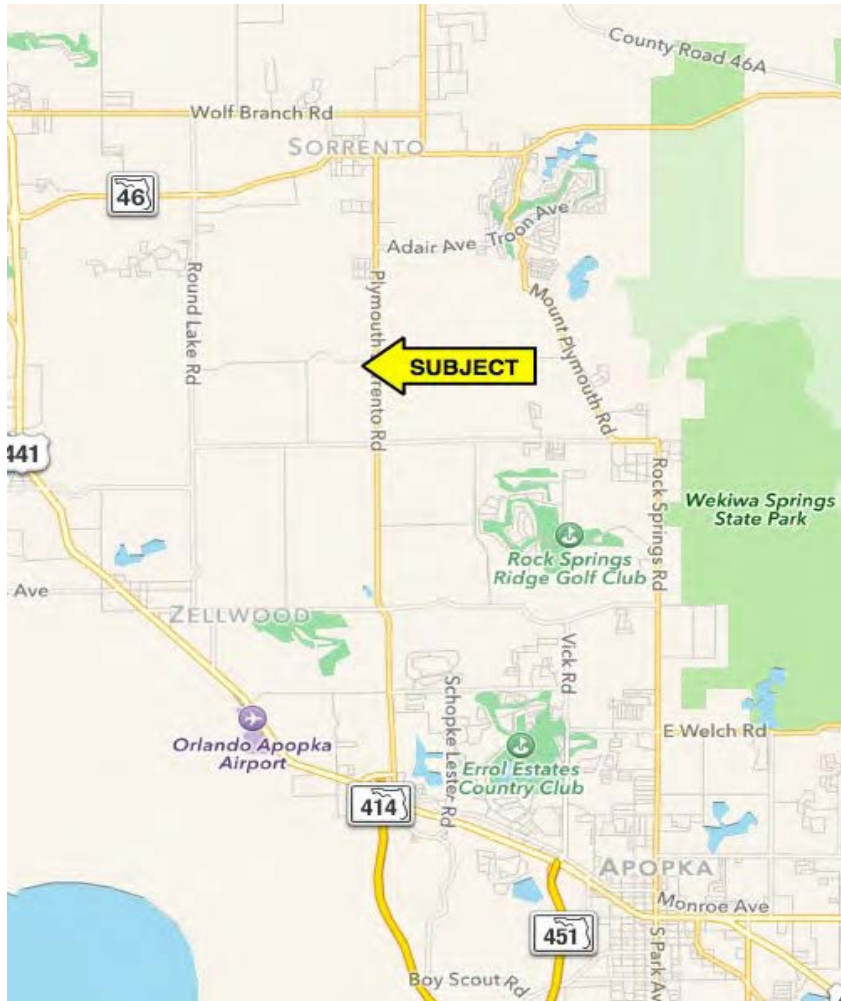
**CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY**

Parcel 242

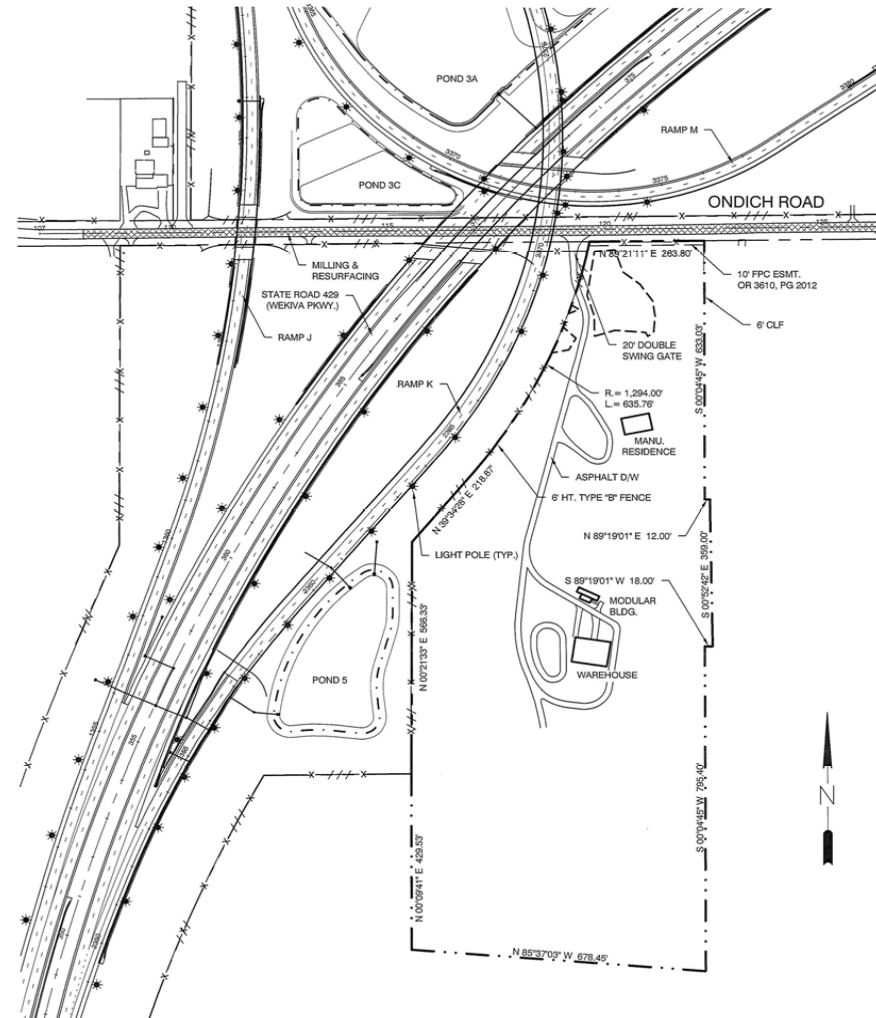
Property Owners: Larry M. Everly, Sr., as Trustee, and Corinne F. Everly, as Trustee

— December 13, 2017 —

PARCEL 242 – General Location Map



PARCEL 242 – Aerial and Sketch



PARCEL 242 – Photographs of Property

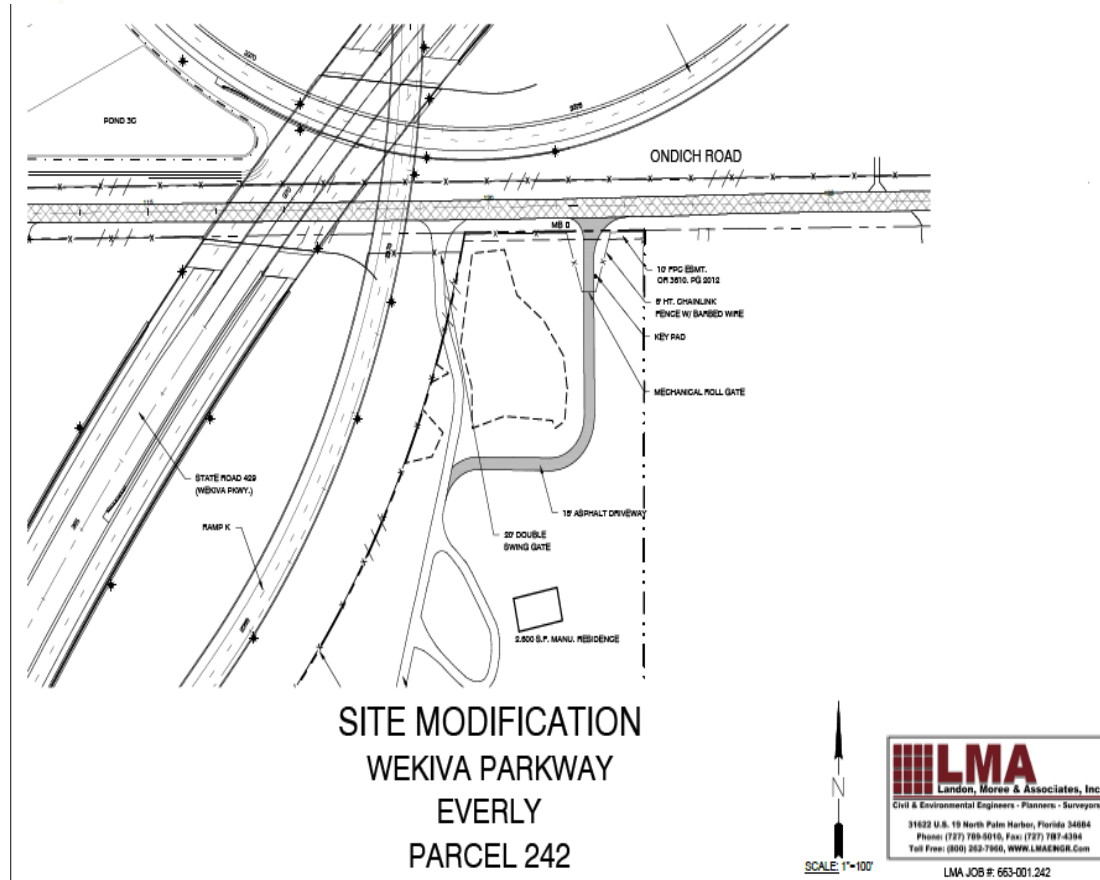
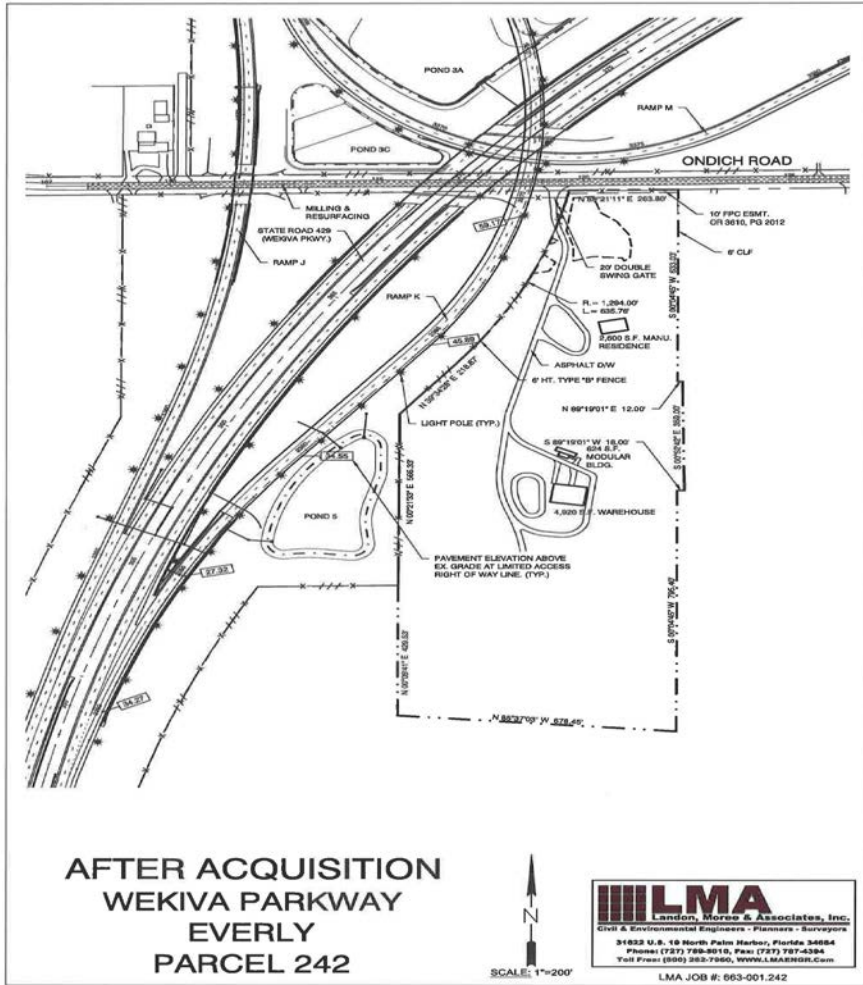
Manufactured Residence



Mechanical Gate, Asphalt Drive



PARCEL 242 – After Condition and Cure



Parcel 242 – Procedural History

- Oct. 25, 2016: An Offer of Judgment was served in the amount of \$597,840.
- August 1, 2017: Impassed at Mediation
- Nov. 13, 2017: Discovery deadline
- Feb. 26, 2018: Jury Trial Docket

PARCEL 242 –Comparison of Appraisals

	CFX (Durrance)	Owner (Englemann)	Proposed Settlement
Price per Acre	\$30,000	\$80,000	
Land Taken	\$125,100	\$333,600	
Improvements Taken	31,800	53,142	
Cost to Cure (Net)	85,200	12,000	
Severance Damages	at 30% = 225,000	at 50% = 920,000	
Total for Property Taken	\$467,100	\$1,320,000	\$795,000
Statutory Attorney's Fees			\$112,775

Parcel 242 - Requested Motion

We request the Committee's recommendation for Board approval of the proposed Settlement Agreement in the amount of \$795,000.00 to settle all pending claims for the taking of Parcel 242, including full compensation for the property (subject to apportionment), severance damages, business damages, tort damages, interest, plus statutory attorney's fees in the amount of \$112,775.00, but excluding expert fees and costs.

The image shows a multi-level highway interchange with concrete overpasses and support pillars. A black SUV is driving on the lower level of the road. To the right, there is a grassy embankment. The sky is clear and blue. The logo is centered in the upper half of the image, featuring the text 'CENTRAL FLORIDA EXPRESSWAY AUTHORITY' in a serif font, with 'EXPRESSWAY' in orange and the other words in black. The logo is framed by two horizontal orange bars.

**CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY**


Tab G



MEMORANDUM

TO: Central Florida Expressway Authority, CLIENT-MATTER NO.: 19125.0145
Right-of-Way Committee Members

CC: Linda Brehmer Lanosa, Esq., Deputy General Counsel
David Shontz, Esq.

FROM: Suzanne M. Driscoll, Esq., Right-of-Way Counsel 

DATE: December 4, 2017

RE: **State Road 429 Wekiva Parkway, Project 429-204:**
CFX v. Daryl A. Alderman, et al. Case No.: 2015-CA-4105-O (P. 242)

Shutts & Bowen LLP, Right-of-Way Counsel, seeks the recommendation of the Right-of-Way Committee to settle all the litigation costs and the majority of the experts' fees and costs incurred by the Respondents, LARRY M. EVERLY, SR., TRUSTEE OF THE LARRY M. EVERLY, SR. FAMILY TRUST DATED APRIL 27, 2004 and CORINNE F. EVERLY, TRUSTEE OF THE CORINNE F. EVERLY FAMILY TRUST DATED APRIL 27, 2004 ("Respondents") in the above referenced matter.

DESCRIPTION AND BACKGROUND

The above referenced matter was set for trial on February 26, 2017. After extensive discovery, the parties were able to reach a compromise on the amount of compensation due to Respondents for the acquisition of Parcel 242. Following that settlement, Counsel for Respondents, submitted to Counsel for CFX detailed statements of service for each of the Respondents' experts as well as for the litigation costs incurred. Following negotiations, the parties were able to reach resolution on all litigation costs and the majority of the experts' fees and costs 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.

OUTSTANDING EXPERT COSTS

The following details the expert costs submitted by Respondents' counsel:

- a. Franklin Street in the sum of \$75,225.25;
- b. MEI Civil, LLC in the sum of \$35,067.38;
- c. Juris Corporation in the sum of \$41,375.00;
- d. Lakemont Group in the sum of \$9,966.15;
- e. VHB in the sum of \$8,093.69;
- f. Power Acoustics in the sum of \$13,965.00;
- g. Court Reporting Costs in the sum of \$1,985.61.

RECOMMENDATION

Based upon our extensive knowledge and review of numerous parcels on the project, the amount of fees paid by CFX to its experts in this matter and prior settlements, I recommend approval of the settlement in the amount of \$1,985.61 for all of Respondents' litigation costs (court reporting costs). I also recommend a settlement in the amount of \$112,200.00 for all of the Respondents' experts' fees and costs, exclusive of Juris Corporation and Power Acoustics whose fees have been capped at the amounts indicated above. Those outstanding experts' fees are subject to further negotiations and will proceed to a fee hearing, if necessary.

This settlement represents an approximate 10% reduction in the total fees invoiced by the Respondent's experts in this matter. In addition, it eliminates the additional attorneys' fees that CFX would be obligated to pay if it were to proceed to a cost hearing with respect to the experts' fees that the parties were able to settle. Accordingly, we respectfully request that the Right-of-Way Committee recommend to the CFX Board the approval of the settlement of all Respondents' litigation costs in the sum of \$1,985.61 and the majority of their outstanding experts' fees and expert costs in the amount of \$112,200.00, exclusive of the experts fees of Juris Corporation and Power Acoustics.

ATTACHMENTS

- Exhibit "A" - Settlement Agreement as to Expert Fees and Costs
- Exhibit "B" - Franklin Street invoice
- Exhibit "C" - MEI Civil, LLC invoices
- Exhibit "D" - Juris Corporation invoices

Exhibit “E” - Lakemont Group invoices

Exhibit “F” - VHB invoices

Exhibit “G” - Power Acoustics invoice

Exhibit “H” - Court Reporting invoices

EXHIBIT A

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

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

CASE NO.: 2015-CA-004105-O

Petitioner,

Parcel 242 (Everly)

v.

Subdivision 39

DARYL A. ALDERMAN, et al.,

Respondents.

SETTLEMENT AGREEMENT AS TO EXPERT FEES AND COSTS

During settlement negotiations, Petitioner, CENTRAL FLORIDA EXPRESSWAY AUTHORITY (referred to as "Petitioner" or "CFX"), and Respondents, LARRY M. EVERLY, SR., TRUSTEE OF THE LARRY M. EVERLY, SR. FAMILY TRUST DATED APRIL 27, 2004 and CORINNE F. EVERLY, TRUSTEE OF THE CORINNE F. EVERLY FAMILY TRUST DATED APRIL 27, 2004 ("Respondents"), reached the following Settlement Agreement:

1. Petitioner will pay to the Trust Account of Callan Law Firm, P.A. Trust Account, 921 Bradshaw Terrace, Orlando, Florida 32806, the total sum of **ONE HUNDRED FOURTEEN THOUSAND ONE HUNDRED EIGHTY FIVE 61/100 DOLLARS (\$114,185.61)**, in full settlement of the following experts' fees and costs incurred on behalf of Respondents in this matter, specifically as follows:

Lakemont Group	\$8,300.00
MEI	\$29,250.00
VHB	\$7,150.00
Franklin Street	\$67,500.00
Callan Law Firm Court Reporter Cost	\$1,985.61

2. Petitioner and Respondents agree to resolve the only remaining outstanding experts' fees and costs incurred by Respondents herein of Juris Corporation, Inc., in the sum of \$43,375 and Power Acoustics, Inc., in the sum of \$13,965 through further negotiations or a fee hearing, if necessary. Respondents will seek no further experts' fees or costs in this matter.

3. 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.

4. Counsel for Petitioner and Respondent will jointly submit to the Court a mutually approved Agreed Order Taxing Expert's Fees and Costs containing the terms and conditions of

4. Counsel for Petitioner and Respondent will jointly submit to the Court a mutually approved Agreed Order Taxing Expert's Fees and Costs 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. 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.

6. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcel 242, severance damages, business damages, tort damages, interest, statutory attorney's fees, attorney's costs, expert fees, expert costs, and any other claim, exclusive of those experts' fees specifically enumerated in paragraph 2, above, and any supplemental attorney's fees that may be incurred in connection with any required fee hearing.

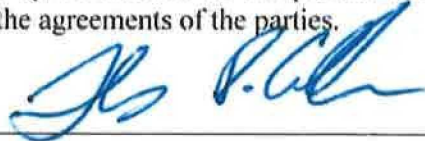
7. On December 15, 2015, Respondents executed and delivered to the undersigned counsel for the Central Florida Expressway Authority the Public Disclosure Affidavit of Interests in Real Property as required by Section 286.23, *Florida Statutes*.

8. Respondents shall be responsible for the preparation and transmittal of any I.R.S. 1099 forms as necessary.

9. This Settlement Agreement, executed by the counsel for the parties listed below on this 3 day of December, 2017, contains all the agreements of the parties.



Suzanne M. Driscoll, Esq.
SHUTTS & BOWEN LLP
Counsel for Petitioner,
Central Florida Expressway Authority



Thomas P. Callan, Esq.
CALLAN LAW FIRM
Counsel for Respondents,
LARRY M. EVERLY, SR., TRUSTEE OF
THE LARRY M. EVERLY, SR. FAMILY
TRUST DATED APRIL 27, 2004 and
CORINNE F. EVERLY, TRUSTEE OF
THE CORINNE F. EVERLY FAMILY
TRUST DATED APRIL 27, 2004

EXHIBIT B



FRANKLIN STREET VALUATION ADVISORY
 600 N. Westshore Boulevard, Suite 600
 Tampa, FL 33609

Callan Law Firm, P.A.
 921 Bradshaw Terrace
 Orlando, Florida 32806

Attn: Mr. Thomas P. Callan, Esquire

tcallan@callanlaw.com

Our File No.: 0115280VA

DATE		AMOUNT
	<p><u>FOR LITIGATION SERVICES RENDERED:</u></p> <p>11/10/2017 For Appraisal Report of:</p> <p>Parcel 242 (Everly) A 27.586 ± Gross/Upland Acre Site South Side Of Ondich Road, Approximately 670' West Of Plymouth Sorrento Road Apopka, Orange County, Florida 32712</p> <p>Appraisal/Consultation Fee \$75,225.25 Less: Retainer/Deposit \$0.00 Remaining Balance: \$75,225.25 +/- Adjustments: <u>\$0.00</u> Balance Due: \$75,225.25</p> <p>Make checks payable to: Franklin Street Valuation Advisory 600 North Westshore Boulevard Suite 750 Tampa, Florida 33609</p> <p>Please reference File No. to ensure proper credit</p> <p>Wire Instructions Available Upon Request</p> <p>Payment is required within 30 days after date of this invoice. Any balance that remains unpaid after 30 days will accrue interest at the rate of 1.5% per month.</p>	

INVOICE



Bill To:
Callan Law Firm, P.A.

From:
600 North West Shore Boulevard
Suite 600
Tampa, Florida 33609

Everly

Invoice #: 00155
 Date created: 11/10/2017
 Client: Callan Law Firm, P.A.
 Project: 0115280VA-Larry M. and Corinne F. Everly (Wekiva Parkway)
 Project #: 00221

Term: Upon Receipt
 Date due: 11/10/2017
 Status: Outstanding
 Total: **\$75,225.25**
 Payments: **\$0.00**
 Balance: **\$75,225.25**

Summary of Work Performed

Name	Description	Qty	Rate	Amount
CRW_2016		1.5	\$135.00	\$202.50
GWK_2015		1.125	\$135.00	\$151.88
GWK_2016		14.75	\$135.00	\$1,991.25
GWK_2017		49.125	\$155.00	\$7,614.38
JB		0.125	\$95.00	\$11.88
JC_2016		0.5	\$95.00	\$47.50
JP		9.25	\$95.00	\$878.75
JRF_2016		71.75	\$185.00	\$13,273.75
JRF_2017		81.9	\$200.00	\$16,380.00
LT		9.25	\$95.00	\$878.75
MCE_2015_Standard		3.5	\$365.00	\$1,277.50
MCE_2016_Standard		15.125	\$365.00	\$5,520.63
MCE_2017_Standard		45	\$375.00	\$16,875.00
SMP_2015		10.125	\$155.00	\$1,569.38
SMP_2016		55.175	\$155.00	\$8,552.13
<i>Subtotal</i>		368.2		\$75,225.25
Total Amount Payable				\$75,225.25

Details of Work Performed								
Person	Module	Task	Date	Work type	Description	Qty	Rate	Amount
Chris Worley	Work Session	General time	01/18/2016	CRW_2016	Work session with Engelmann, Fabian, and Kane regarding assignment issues, research needed, and update from Engelmann's work session with clients.	0.25	\$135.00	\$33.75
	Market Area Research	General time	01/19/2016	CRW_2016	Market area research per Engelmann consisting of update and review of demographics, home sales, lot sales, and building permitting.	0.5	\$135.00	\$67.50
	Market Area Research	General time	01/20/2016	CRW_2016	Market area research per Engelmann consisting of write up of market area trends and analysis.	0.75	\$135.00	\$101.25
Person subtotal						1.5		\$202.50
George Kane	Subject Property Research	General time	12/07/2015	GWK_2015	Initial subject property research and assignment setup; correspondence with counsel's office regarding request for data.	0.25	\$135.00	\$33.75
	Work Session	General time	12/07/2015	GWK_2015	Work session with Engelmann regarding new assignment and direction and scope of assignment.	0.125	\$135.00	\$16.88
	Correspondence	General time	12/09/2015	GWK_2015	Correspondence with counsel's office regarding request for data.	0.125	\$135.00	\$16.88
	Correspondence	General time	12/10/2015	GWK_2015	Correspondence with counsel's office regarding request for data.	0.125	\$135.00	\$16.88
	Work Session	General time	12/14/2015	GWK_2015	Work session with Engelmann regarding direction of summary of subject property and CFX appraisal for site inspection and client work session scheduled for December 15, 2015; work session with Pagliaro regarding same.	0.25	\$135.00	\$33.75
	Correspondence	General time	12/14/2015	GWK_2015	Correspondence with counsel's office regarding request for data and download appraisals prepared for CFX.	0.125	\$135.00	\$16.88

Work Session	General time	12/22/2015	GWK_2015	Work session with Black and Pagliaro regarding correspondence with Callan's office consisting of new information and data direction to review and file.	0.125	\$135.00	\$16.88
Work Session	General time	01/18/2016	GWK_2016	Work session with Engelmann, Fabian, and Worley regarding assignment issues, research needed, and update from Engelmann's work session with clients.	0.25	\$135.00	\$33.75
Work Session	General time	02/05/2016	GWK_2016	Work session with Callan, Fabian and Pagliaro regarding case.	0.5	\$135.00	\$67.50
Correspondence	General time	02/26/2016	GWK_2016	Correspondence with Callan's office regarding trial orders; file documents from Callan's office and calendar trial and other court mandated dates.	0.25	\$135.00	\$33.75
Work Session	General time	03/28/2016	GWK_2016	Work session with Engelmann and Fabian regarding case status and timelines.	0.125	\$135.00	\$16.88
Correspondence	General time	05/11/2016	GWK_2016	Correspondence with Callan's office regarding scheduling of work session; correspondence with Engelmann and Fabian regarding same.	0.125	\$135.00	\$16.88
Correspondence	General time	05/12/2016	GWK_2016	Correspondence with Callan's office regarding scheduling of work session; correspondence with Engelmann and Fabian regarding same.	0.125	\$135.00	\$16.88
Correspondence	General time	05/13/2016	GWK_2016	Correspondence with Callan's office regarding scheduling of work session; correspondence with Engelmann and Fabian regarding same.	0.125	\$135.00	\$16.88
Correspondence	General time	05/16/2016	GWK_2016	Correspondence with Callan's office regarding scheduling of work session.	0.125	\$135.00	\$16.88
Work Session	General time	05/17/2016	GWK_2016	Work session with Callan, Engelmann, and Fabian regarding update of case,	0.75	\$135.00	\$101.25

				market area data, timeline for appraisal and other expert due dates, and court mandated dates; work session preparation consisting of review of sales to date and data file.			
Correspondence	General time	05/18/2016	GWK_2016	Correspondence with Callan's office regarding scheduling of work session; correspondence with Callan's office regarding information prepared from other experts on adjacent and nearby takings for the Wekiva Parkway; review all documents and file.	0.5	\$135.00	\$67.50
Correspondence	General time	06/02/2016	GWK_2016	Correspondence with Callan's office regarding scheduling work session.	0.125	\$135.00	\$16.88
Work Session	General time	06/06/2016	GWK_2016	Work session with Callan, Shannon, Hall, and Fabian regarding land planning draft report, highest and best use, concurrency, utilities, etc.; correspondence with Callan's office regarding discovery from petitioner information; download all information.	1.375	\$135.00	\$185.63
Correspondence	General time	06/10/2016	GWK_2016	Correspondence with Callan's office regarding our timeline of the Wekiva Parkway project history.	0.125	\$135.00	\$16.88
Correspondence	General time	06/17/2016	GWK_2016	Correspondence with Callan's office regarding timeline of Wekiva Parkway and history of project.	0.125	\$135.00	\$16.88
Correspondence	General time	06/28/2016	GWK_2016	Correspondence with Callan's office regarding petitioner's request and interrogatories; review all and file.	0.25	\$135.00	\$33.75
Correspondence	General time	06/30/2016	GWK_2016	Correspondence with Callan's office regarding documents received from Central Florida Expressway authority; download all data and file.	0.125	\$135.00	\$16.88
Correspondence	General time	07/06/2016	GWK_2016	Correspondence with Callan's office regarding	0.125	\$135.00	\$16.88

				service of interrogatories.			
Correspondence	General time	07/15/2016	GWK_2016	Correspondence with Callan's office regarding scheduling work session and interrogatories.	0.125	\$135.00	\$16.88
Correspondence	General time	07/20/2016	GWK_2016	Correspondence with Callan's office regarding our work file and interrogatories.	0.125	\$135.00	\$16.88
Correspondence	General time	07/21/2016	GWK_2016	Correspondence with Callan's office regarding our work file and interrogatories.	0.125	\$135.00	\$16.88
Correspondence	General time	08/05/2016	GWK_2016	Correspondence with Callan's office regarding other expert's reports and deadlines.	0.125	\$135.00	\$16.88
Work Session	General time	08/11/2016	GWK_2016	Work session with Fabian regarding land sales research needed and timeline.	0.25	\$135.00	\$33.75
Correspondence	General time	08/15/2016	GWK_2016	Correspondence with Callan's office regarding timeline of other expert reports.	0.125	\$135.00	\$16.88
Work Session	General time	08/29/2016	GWK_2016	Work session with Fabian and Pagliaro regarding status of case; direction to Fabian and Pagliaro on land sales needed to be researched and verified, and other expert report deadlines.	0.25	\$135.00	\$33.75
Work Session	General time	09/19/2016	GWK_2016	Work sessions with Fabian and Pagliaro regarding current status of land sales.	0.5	\$135.00	\$67.50
Correspondence	General time	09/27/2016	GWK_2016	Correspondence with Callan's office regarding case status and new timelines.	0.125	\$135.00	\$16.88
Work Session	General time	10/16/2016	GWK_2016	Work session with Engelmann and Fabian regarding draft appraisal timeline and case status.	0.25	\$135.00	\$33.75
Work Session	General time	10/26/2016	GWK_2016	Work session with Rathbone regarding update on case and possible settlement.	0.125	\$135.00	\$16.88
Correspondence	General time	10/28/2016	GWK_2016	Correspondence with Callan's office regarding	0.125	\$135.00	\$16.88

				scheduling of work session.			
Correspondence	General time	10/31/2016	GWK_2016	Correspondence with Callan's office regarding updated trial date, expert report exchange date, and offer of judgement information.	0.25	\$135.00	\$33.75
Correspondence	General time	11/01/2016	GWK_2016	Correspondence with Callan's office regarding rescheduling of expert work session.	0.125	\$135.00	\$16.88
Work Session	General time	11/03/2016	GWK_2016	Work session with Fabian, Callan, Hall and other experts regarding case; work session preparation consisting of complete review of our sales data to date.	0.5	\$135.00	\$67.50
Work Session	General time	11/18/2016	GWK_2016	Work session with Callan and Fabian regarding additional sales data and market area research.	0.25	\$135.00	\$33.75
Correspondence	General time	11/22/2016	GWK_2016	Work session with Fabian regarding timeline and sales research; begin review of Morris engineering report.	0.25	\$135.00	\$33.75
Correspondence	General time	11/22/2016	GWK_2016	Correspondence with Morris regarding his preliminary engineering report and exhibits.	0.125	\$135.00	\$16.88
Expert Report Review	General time	11/23/2016	GWK_2016	Assemble and complete review of Morris preliminary engineering report; work sessions with Poulos, Engelmann, and Fabian regarding market data needed on land sales.	0.75	\$135.00	\$101.25
Work Session	General time	11/29/2016	GWK_2016	Review of all land sales research to date; work session with Callan, Fabian and Pagliaro regarding appraisal and land sales.	0.75	\$135.00	\$101.25
Work Session	General time	11/30/2016	GWK_2016	Work sessions with Fabian and Engelmann regarding delivery of appraisal and case status.	0.5	\$135.00	\$67.50
Work Session	General time	12/01/2016	GWK_2016	Work sessions with Fabian and Engelmann	1.5	\$135.00	\$202.50

				regarding land sales research and verification; calls to brokers and market participants for verification of land sales.			
Work Session	General time	12/02/2016	GWK_2016	Work session with Cloonen regarding edits needed to land sale write ups and research file.	0.125	\$135.00	\$16.88
Work Session	General time	12/02/2016	GWK_2016	Work sessions with Callan, Fabian and Engelmann regarding sales and appraisal review.	0.75	\$135.00	\$101.25
Correspondence	General time	12/12/2016	GWK_2016	Correspondence with Callan's office regarding setting up work session with property owners.	0.125	\$135.00	\$16.88
Correspondence	General time	12/14/2016	GWK_2016	Correspondence with Callan's office regarding market and sales research information; review new market and sales research information and file.	1	\$135.00	\$135.00
Work Session	General time	12/28/2016	GWK_2016	Work session with Cloonen regarding edits needed to land sale write ups and research file; work sessions with Fabian regarding needed annexation exhibits; correspondence with Callan's office regarding annexation exhibits for report; review exhibits.	0.375	\$135.00	\$50.63
Internal Appraisal Review	General time	01/11/2017	GWK_2017	Correspondence with Fabian regarding edits to appraisal; review of appraisal.	2.25	\$155.00	\$348.75
Correspondence	General time	01/13/2017	GWK_2017	Correspondence with Engelmann and Fabian regarding delivery of appraisal report and planning.	0.125	\$155.00	\$19.38
Correspondence	General time	01/19/2017	GWK_2017	Correspondence with Fabian regarding his work session with Callan on appraisal review by property owners and status.	0.125	\$155.00	\$19.38
Correspondence	General time	01/30/2017	GWK_2017	Correspondence with Callan's office and other	0.125	\$155.00	\$19.38

				experts regarding availability for trial dates in 2018.			
Correspondence	General time	02/01/2017	GWK_2017	Correspondence with Callan's office regarding setting case for trial and preliminary dates.	0.125	\$155.00	\$19.38
Correspondence	General time	02/02/2017	GWK_2017	Correspondence with Callan's office regarding case status.	0.125	\$155.00	\$19.38
Correspondence	General time	02/06/2017	GWK_2017	Correspondence with Callan's office regarding Stipulated Case Management Order setting jury trial for February 26, 2018 and pretrial conference for January 22, 2018; review order and file.	0.125	\$155.00	\$19.38
Correspondence	General time	04/06/2017	GWK_2017	Correspondence with Callan regarding update on case status.	0.125	\$155.00	\$19.38
Correspondence	General time	04/17/2017	GWK_2017	Correspondence with Callan's office regarding scheduling of work session.	0.125	\$155.00	\$19.38
Correspondence	General time	06/25/2017	GWK_2017	Correspondence with Callan regarding status.	0.125	\$155.00	\$19.38
Correspondence	General time	06/26/2017	GWK_2017	Correspondence with Callan's office regarding status of case.	0.125	\$155.00	\$19.38
Correspondence	General time	07/07/2017	GWK_2017	Correspondence with Callan's office regarding status of case.	0.125	\$155.00	\$19.38
Mediation Preparation	General time	07/31/2017	GWK_2017	Work session with Callan regarding mediation and invoice.	0.25	\$155.00	\$38.75
Work Session	General time	09/19/2017	GWK_2017	Work session with Callan, Engelmann and Fabian regarding case status, rebuttal report timeline and strategy.	0.5	\$155.00	\$77.50
Rebuttal	General time	09/19/2017	GWK_2017	Correspondence with Callan regarding supporting rebuttal documents; review documents and file.	1	\$155.00	\$155.00
Rebuttal	General time	09/21/2017	GWK_2017	Work session with Fabian regarding rebuttal report; correspondence with Callan regarding rebuttal	1	\$155.00	\$155.00

				report documents; review of rebuttal report documents.			
Rebuttal	General time	09/22/2017	GWK_2017	Correspondence with Callan's office regarding rebuttal report due date and research needed.	0.125	\$155.00	\$19.38
Rebuttal	General time	09/25/2017	GWK_2017	Work session with Engelmann and Fabian regarding rebuttal of Durrance appraisal, timeline and direction on research needed; work session with Fabian regarding Durrance land sales research needed; correspondence with Callan.	0.5	\$155.00	\$77.50
Rebuttal	General time	09/26/2017	GWK_2017	Rebuttal work consisting of research on Durrance land sales.	1.25	\$155.00	\$193.75
Rebuttal	General time	09/27/2017	GWK_2017	Rebuttal work consisting of continued research on Durrance land sales.	1	\$155.00	\$155.00
Rebuttal	General time	09/28/2017	GWK_2017	Rebuttal work consisting of research on Durrance land sales.	3	\$155.00	\$465.00
Rebuttal	General time	10/02/2017	GWK_2017	Direction to Taylor regarding online research needed and write ups for Durrance sales.	0.25	\$155.00	\$38.75
Rebuttal	General time	10/03/2017	GWK_2017	Work session with Callan regarding rebuttal letter due date; correspondence with Callan's office regarding same.	0.25	\$155.00	\$38.75
Rebuttal	General time	10/16/2017	GWK_2017	Correspondence with Hall and Shannon regarding rebuttal information needed.	0.125	\$155.00	\$19.38
Deposition Preparation	General time	10/18/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding deposition date.	0.125	\$155.00	\$19.38
Deposition Preparation	General time	10/19/2017	GWK_2017	Deposition preparation consisting of work session with Engelmann and Fabian regarding direction for deposition notebook, land sales inspection folder and file	0.375	\$155.00	\$58.13

				maintenance work to be done; work session with Fabian regarding Hall rebuttal report update.			
Deposition Preparation	General time	10/24/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding petitioners request to produce; review document and begin preparing outline our working file to be transmitted.	0.25	\$155.00	\$38.75
Rebuttal	General time	10/24/2017	GWK_2017	Rebuttal work consisting of correspondence with Callan regarding Durrance sale back up and rebuttal research; review rebuttal research of Durrance sales.	0.375	\$155.00	\$58.13
Rebuttal	General time	10/25/2017	GWK_2017	Rebuttal work consisting of review of Hall's rebuttal report; review draft rebuttal report per Fabian and Engelmann and edits.	2.25	\$155.00	\$348.75
Rebuttal	General time	10/25/2017	GWK_2017	Rebuttal work consisting of work session with Callan, Engelmann, Fabian and Opsahl regarding status of our rebuttal letter and discussion of Durrance sales; correspondence with Callan regarding backup on Durrance sales; review and file documents.	1	\$155.00	\$155.00
Deposition Preparation	General time	10/25/2017	GWK_2017	Work session with Callan, Engelmann, Fabian and Opsahl regarding deposition preparation and status of delivery of our working file.	0.25	\$155.00	\$38.75
Rebuttal	General time	10/26/2017	GWK_2017	Work sessions with Fabian regarding rebuttal letter review and edits; correspondence with Callan's office regarding Durrance land sales information.	0.25	\$155.00	\$38.75
Deposition Preparation	General time	10/27/2017	GWK_2017	Deposition preparation consisting of review of letter of protection draft.	0.125	\$155.00	\$19.38

Deposition Preparation	General time	10/30/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding our invoice to date needed for potential last minute settlement; prepare invoice to date and send numbers to Callan.	0.75	\$155.00	\$116.25
Deposition Preparation	General time	10/30/2017	GWK_2017	Deposition preparation consisting of correspondence with Engelmann and Fabian regarding scheduling of market area and sales inspection.	0.125	\$155.00	\$19.38
Deposition Preparation	General time	10/31/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding notice to stop work.	0.125	\$155.00	\$19.38
Deposition Preparation	General time	10/31/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding Durrance Impact Study report and Hardgrove land planning report; review Durrance Impact Study and Hardgrove land planning reports.	1.25	\$155.00	\$193.75
Deposition Preparation	General time	10/31/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding CFX rebuttal documents and impact studies; review rebuttal and damage study documents and file.	3.5	\$155.00	\$542.50
Deposition Preparation	General time	11/01/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding notice that settlement negotiations fell through; begin finalizing file maintenance for production.	1	\$155.00	\$155.00
Deposition Preparation	General time	11/02/2017	GWK_2017	Deposition preparation consisting of work sessions with Engelmann regarding deposition binder, deposition	1.625	\$155.00	\$251.88

				preparation documents needed and electronic exchange progress update; correspondence with Callan's office regarding electronic file; file maintenance			
Deposition Preparation	General time	11/02/2017	GWK_2017	Deposition preparation consisting of work sessions with Engelmann and Fabian regarding their inspections and documents needed; direction to Poulus to prepare mapping and sales sheets for inspection book; review mapping and sales sheets.	1	\$155.00	\$155.00
Deposition Preparation	General time	11/02/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office regarding Durrance updated appraisal and possible rebuttal report needed on new land sales used.	0.125	\$155.00	\$19.38
Deposition Preparation	General time	11/03/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office; continued preparation of electronic data file for exchange; work sessions with Engelmann and Fabian regarding research needed and additional data for electronic data file.	5	\$155.00	\$775.00
Deposition Preparation	General time	11/04/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office and work session with Engelmann regarding items still needed.	0.25	\$155.00	\$38.75
Deposition Preparation	General time	11/05/2017	GWK_2017	Deposition preparation consisting of correspondence with Callan's office and correspondence with Engelmann regarding items still needed.	0.25	\$155.00	\$38.75
Deposition Preparation	General time	11/06/2017	GWK_2017	Deposition preparation consisting of complete	6	\$155.00	\$930.00

					review of our hard file and electronic file, uploading to Dropbox, correspondence and work sessions with Callan's office regarding data and electronic file status and direction to Taylor on production of data.			
Deposition Preparation	General time	11/07/2017	GWK_2017		Deposition preparation consisting of work session with Callan and Opsahl regarding our sales and Durrance deposition; correspondence with Callan's office regarding new information; continued file maintenance; work sessions with Engelmann and Fabian.	5	\$155.00	\$775.00
Deposition Preparation	General time	11/08/2017	GWK_2017		Deposition preparation consisting of work sessions with Engelmann regarding other CFX appraisals and per acre pricing; correspondence with Callan's office regarding Durrance rebuttal information; review all new Durrance rebuttal information; file prep.	4.25	\$155.00	\$658.75
Deposition Preparation	General time	11/09/2017	GWK_2017		Deposition preparation consisting of continued file maintenance per Engelmann of his deposition file; work sessions with Engelmann regarding file maintenance; correspondence with Callan's office that case settled.	1	\$155.00	\$155.00
					Person subtotal	65		\$9,757.50
Jann Poulos	Market Area Research	General time	11/23/2016	JP	Work sessions with Fabian, Engelmann, and Kane regarding market data needed on land sales; begin research on established and proposed subdivisions for end unit pricing, lot sales, and absorption.	4	\$95.00	\$380.00

	Market Area Research	General time	11/28/2016	JP	Continued research on established and proposed subdivisions for end unit pricing, lot sales, and absorption.	1.5	\$95.00	\$142.50
	Market Area Research	General time	11/29/2016	JP	Complete research on established and proposed subdivisions for end unit pricing, lot sales, and absorption; work session with Engelmann on presentation format and findings.	0.75	\$95.00	\$71.25
	Administrative	General time	11/03/2017	JP	Research Hillside at Wekiva for MCE (Everly) and the six comps	3	\$95.00	\$285.00
Person subtotal						9.25		\$878.75
Joan Black	Work Session	General time	12/22/2015	JB	Work session with Kane and Pagliaro regarding correspondence with Callan's office consisting of new information and data direction to review and file.	0.125	\$95.00	\$11.88
John Fabian	Work Session	General time	01/18/2016	JRF_2016	Work session with Kane, Worley and Engelmann status of the case and case direction	0.25	\$185.00	\$46.25
	Sales Research	General time	01/25/2016	JRF_2016	Work session with Pagliaro regarding land sales research.	0.125	\$185.00	\$23.13
	Expert Report Review	General time	02/01/2016	JRF_2016	Read other experts reports and set up report files.	2.5	\$185.00	\$462.50
	Appraisal Analysis and Report Writing	General time	02/04/2016	JRF_2016	Begin draft appraisal setup and writing; review subject data; work session with Pagliaro regarding sales data research.	4.75	\$185.00	\$878.75
	Work Session	General time	02/05/2016	JRF_2016	Work session with Callan, Kane and Pagliaro regarding case.	0.5	\$185.00	\$92.50
	Appraisal Analysis and Report Writing	General time	02/05/2016	JRF_2016	Continue writing draft appraisal writing.	2.25	\$185.00	\$416.25
	Preliminary Analysis and Estimates	General time	02/17/2016	JRF_2016	Read Durance appraisal and other expert reports; continued draft appraisal and analysis.	4.75	\$185.00	\$878.75
	Work Session	General	03/28/2016	JRF 2016	Work session with Kane	0.125	\$185.00	\$23.13

	time			and Engelmann regarding status of case.			
Subject Property Research	General time	03/30/2016	JRF_2016	Review opposing expert reports and prepare maps for inspection of subject, land sales to date, opposing appraiser land sales and market data.	0.75	\$185.00	\$138.75
Inspection	General time	03/31/2016	JRF_2016	Inspect subject property and surrounding market area, land sales to date, opposing appraisal land sales, etc.	1.5	\$185.00	\$277.50
Initial File Set Up	General time	04/01/2016	JRF_2016	Add inspection photographs and market data to data file.	0.5	\$185.00	\$92.50
Correspondence	General time	05/11/2016	JRF_2016	Correspondence with Engelmann and Kane regarding scheduling of work session.	0.125	\$185.00	\$23.13
Correspondence	General time	05/12/2016	JRF_2016	Correspondence with Engelmann and Kane regarding scheduling of work session.	0.125	\$185.00	\$23.13
Correspondence	General time	05/13/2016	JRF_2016	Correspondence with Engelmann and Kane regarding scheduling of work session.	0.125	\$185.00	\$23.13
Work Session	General time	05/17/2016	JRF_2016	Work session with Callan, Engelmann, and Fabian regarding update of case, market area data, timeline for appraisal and other expert due dates, and court mandated dates.	0.5	\$185.00	\$92.50
Work Session	General time	08/11/2016	JRF_2016	Work session with Kane regarding land sales research needed and timeline.	0.25	\$185.00	\$46.25
Work Session	General time	08/29/2016	JRF_2016	Work session with Kane and Pagliaro regarding status of case; direction from Kane on land sales needed to be researched and verified, and other expert report deadlines.	0.25	\$185.00	\$46.25
Work Session	General time	09/19/2016	JRF_2016	Work sessions with Kane and Pagliaro regarding current status of land sales.	0.5	\$185.00	\$92.50
Appraisal	General	09/23/2016	JRF_2016	Review previous draft	2.75	\$185.00	\$508.75

Analysis and Report Writing	time			report. Read Anderson deposition. Work session with Katie Shannon regarding land planning. Make revisions to draft based on new data.			
Work Session	General time	10/16/2016	JRF_2016	Work session with Engelmann and Kane regarding draft appraisal timeline and case status.	0.25	\$185.00	\$46.25
Work Session	General time	11/03/2016	JRF_2016	Work session with Kane, Callan, Hall and other experts regarding case.	0.5	\$185.00	\$92.50
Appraisal Analysis and Report Writing	General time	11/16/2016	JRF_2016	Review planning report and opposing reports; review market area data and update draft appraisal; work session with Kane and Engelmann regarding draft and timeline.	4.75	\$185.00	\$878.75
Appraisal Analysis and Report Writing	General time	11/17/2016	JRF_2016	Continue revising draft appraisal; additional land sales search and analysis.	2.5	\$185.00	\$462.50
Appraisal Analysis and Report Writing	General time	11/18/2016	JRF_2016	Further analysis of researched land sales. Work session with Callan and Kane. Additional highest and best use analysis.	2.5	\$185.00	\$462.50
Appraisal Analysis and Report Writing	General time	11/19/2016	JRF_2016	Continue writing draft report focusing on after valuation and damage studies; edits to land sale write ups.	8	\$185.00	\$1,480.00
Appraisal Analysis and Report Writing	General time	11/20/2016	JRF_2016	Continue writing report, focusing on damage studies and after valuation.	8	\$185.00	\$1,480.00
Work Session	General time	11/21/2016	JRF_2016	Work session with Pagliaro regarding research of additional residential sales and data from Callan.	0.5	\$185.00	\$92.50
Work Session	General time	11/22/2016	JRF_2016	Work session with Kane regarding timeline for delivery of appraisal and additional land sales research.	0.125	\$185.00	\$23.13
Work Session	General time	11/23/2016	JRF_2016	Work sessions with Poulos, Engelmann, and Kane regarding market	0.25	\$185.00	\$46.25

					data needed on land sales.			
Appraisal Analysis and Report Writing	General time	11/28/2016	JRF_2016		Continued report writing.	4.25	\$185.00	\$786.25
Appraisal Analysis and Report Writing	General time	11/29/2016	JRF_2016		Continue sales analysis and prepare land adjustment grid in report.	1.25	\$185.00	\$231.25
Work Session	General time	11/29/2016	JRF_2016		Work session with Kane, Pagliaro and Callan regarding status of the case and land sales considered; review all land sales with Pagliaro prior to work session with Callan.	1.25	\$185.00	\$231.25
Appraisal Analysis and Report Writing	General time	11/30/2016	JRF_2016		Continue land sales sales analysis section; complete adjustment grid and bracketing table; work session with Pagliaro regarding various sales; work sessions with Kane and Engelmann regarding review and delivery of final report.	5	\$185.00	\$925.00
Work Session	General time	12/01/2016	JRF_2016		Work sessions with Callan and Rathbone regarding case strategy; additional review of Hall report; work session with Engelmann and Kane regarding land sales research and verification; continued report writing.	5	\$185.00	\$925.00
Work Session	General time	12/02/2016	JRF_2016		Work sessions with Engelmann, Kane and Callan regarding final edits to report. Add additional sale and continued report writing.	4.25	\$185.00	\$786.25
Work Session	General time	12/12/2016	JRF_2016		Work session with Rathbone regarding completion of other expert reports and our appraisal timing.	0.5	\$185.00	\$92.50
Appraisal Analysis and Report Writing	General time	12/28/2016	JRF_2016		Work sessions with Kane regarding planning and annexation exhibits; correspondence with Callan's office regarding annexation exhibits for report.	0.25	\$185.00	\$46.25

Appraisal Analysis and Report Writing	General time	01/01/2017	JRF_2017	Edits to appraisal report.	2.25	\$200.00	\$450.00
Appraisal Analysis and Report Writing	General time	01/12/2017	JRF_2017	Complete report, made available for Engelmann review; work sessions with Engelmann regarding his review; edits to appraisal.	6.25	\$200.00	\$1,250.00
Work Session	General time	01/13/2017	JRF_2017	Work session with Tom Callan regarding report and delivery.	0.5	\$200.00	\$100.00
Mediation Preparation	General time	04/18/2017	JRF_2017	Work session with Tom Callan regarding report and mediation.	2.25	\$200.00	\$450.00
Work Session Preparation	General time	04/18/2017	JRF_2017	Prepare for work session with Tom Callan. Review appraisal report and engineering and land planning data.	0.75	\$200.00	\$150.00
Mediation Preparation	General time	05/08/2017	JRF_2017	Review Jim Halls report and land planning analysis.	0.5	\$200.00	\$100.00
Mediation Preparation	General time	05/10/2017	JRF_2017	Work session with Callan regarding mediation preparation and status.	0.25	\$200.00	\$50.00
Mediation Preparation	General time	07/31/2017	JRF_2017	Work session with Callan regarding mediation and holding period; review of appraisal.	0.5	\$200.00	\$100.00
Rebuttal	General time	09/19/2017	JRF_2017	Work session regarding rebuttal report for FDOT appraisers sales.	0.5	\$200.00	\$100.00
Rebuttal	General time	09/21/2017	JRF_2017	Work session regarding timing of completing report and delivery to client. Additional discussion concerning market participant interviews.	0.125	\$200.00	\$25.00
Rebuttal	General time	09/21/2017	JRF_2017	Read Durance's report. Copy sales out of his report and prepare for rebuttal research. Read other rebuttal reports regarding similar sales in the area. Begin rebuttal research.	4	\$200.00	\$800.00
Rebuttal	General time	09/22/2017	JRF_2017	Work session with Katie Shannon regarding their rebuttal work on sales.	0.25	\$200.00	\$50.00

Rebuttal	General time	09/25/2017	JRF_2017	Work session regarding case strategy with Kane and Engelmann.	0.25	\$200.00	\$50.00
Rebuttal	General time	09/25/2017	JRF_2017	Read our previous and client provided rebuttal reports for reference. Review Durance's sales and highest and best use portions of his report. Begin writing rebuttal/review report.	3.625	\$200.00	\$725.00
Rebuttal	General time	10/10/2017	JRF_2017	Work session with Tom Callan regarding status of rebuttal letter.	0.5	\$200.00	\$100.00
Rebuttal	General time	10/10/2017	JRF_2017	Work session with Kane regarding status of rebuttal report.	0.15	\$200.00	\$30.00
Rebuttal	General time	10/12/2017	JRF_2017	Continue analyzing Durance sales. Work session with Kane regarding progress of rebuttal.	6.25	\$200.00	\$1,250.00
Rebuttal	General time	10/13/2017	JRF_2017	Review land sales research on Durance's sales. Work session with Kane regarding data research. Continue writing rebuttal report.	8.5	\$200.00	\$1,700.00
Rebuttal	General time	10/14/2017	JRF_2017	Continue writing rebuttal report. Waiting for Jim Hall rebuttal data.	5.375	\$200.00	\$1,075.00
Rebuttal	General time	10/19/2017	JRF_2017	Work session with Kane and Engelmann regarding progress update on rebuttal letter.	0.25	\$200.00	\$50.00
Deposition Preparation	General time	10/20/2017	JRF_2017	Review data file for other expert reports and make ready for deposition workbook. Work session Katie Shannon regarding their report. Additional research on Sale 6.	1.75	\$200.00	\$350.00
Deposition Preparation	General time	10/24/2017	JRF_2017	Read Doherty deposition and review various exhibits from the deposition.	0.75	\$200.00	\$150.00
Deposition Preparation	General time	10/25/2017	JRF_2017	Work session with Callan, Engelmann, Kane and Opsahl regarding deposition preparation timing and due dates.	0.25	\$200.00	\$50.00
Rebuttal	General time	10/25/2017	JRF_2017	Complete rebuttal review	1.75	\$200.00	\$350.00

	time			and provide for internal review.			
Rebuttal	General time	10/25/2017	JRF_2017	Work session with Callan, Engelmann, Kane and Opsahl regarding Jim Hall's rebuttal report and inclusion of that data into our rebuttal report.	0.25	\$200.00	\$50.00
Rebuttal	General time	10/26/2017	JRF_2017	Edit rebuttal report based on internal review comments. Prepare for delivery to client.	2.625	\$200.00	\$525.00
Rebuttal	General time	10/26/2017	JRF_2017	Work session with Tom Callan regarding rebuttal report. Make changes to report based on Jim Hall's report.	3.625	\$200.00	\$725.00
Rebuttal	General time	10/27/2017	JRF_2017	Final edits to Rebuttal report, prepare for delivery to Callan; work sessions with Engelmann regarding rebuttal report and work sessions with Callan.	1.25	\$200.00	\$250.00
Deposition Preparation	General time	11/02/2017	JRF_2017	Read rebuttal reports from Hargrove and Durrance. Prepare Durrance land sales map in preparation for inspection on Friday, November 3.	4	\$200.00	\$800.00
Deposition Preparation	General time	11/03/2017	JRF_2017	Inspection of our land comparables (Engelmann and myself) as well as Durrance land comparables.	9	\$200.00	\$1,800.00
Deposition Preparation	General time	11/06/2017	JRF_2017	Download FSVA and Durrance sale comp photos into work file. Review additional Durrance land comparables.	2	\$200.00	\$400.00
Deposition Preparation	General time	11/06/2017	JRF_2017	Work session with Kane and Engelmann	0.375	\$200.00	\$75.00
Deposition Preparation	General time	11/06/2017	JRF_2017	Read rebuttal documents provided by client. Print documents and prepare the data for our own rebuttal response. Work sessions with Kane, Engelmann and Logan.	3.5	\$200.00	\$700.00
Deposition Preparation	General time	11/06/2017	JRF_2017	Read our appraisal report, as well as	3.5	\$200.00	\$700.00

Durrance rebuttal.
 Prepare an outline for Engelmann, regarding rebuttal and how it relates to our report and our findings on his report and land sales.

Deposition Preparation	General time	11/07/2017	JRF_2017	Prepare breakdown of damages that were applied to the after subject parent tract; update our damage study findings after review of CFV experts damage studies.	3	\$200.00	\$600.00
Deposition Preparation	General time	11/08/2017	JRF_2017	Work sessions with Callan and Engelmann regarding deposition preparation.	0.75	\$200.00	\$150.00
Deposition Preparation	General time	11/08/2017	JRF_2017	Lot residual analysis.	0.5	\$200.00	\$100.00

Person subtotal 153.65 \$29,653.75

Justin Cloonen	Work Session	General time	12/02/2016	JC_2016	Work session with Kane regarding edits needed to land sale write ups and research file; edits to land sales per Kane.	0.5	\$95.00	\$47.50
----------------	--------------	--------------	------------	---------	---	-----	---------	---------

Laura Taylor	Rebuttal	General time	10/02/2017	LT	Land sales research and write ups for rebuttal data per George Kane.	4	\$95.00	\$380.00
	Rebuttal	General time	10/03/2017	LT	Land sales research and write ups for rebuttal data per George Kane.	2.75	\$95.00	\$261.25
	Deposition Preparation	General time	11/06/2017	LT	Comply with subpoena by preparing files and printing reports for deposition preparation per George Kane and Martin Engelmann.	2.5	\$95.00	\$237.50

Person subtotal 9.25 \$878.75

Martin Engelmann	Correspondence	General time	12/04/2015	MCE_2015_Standard	Multiple work sessions with Callan and his legal assistant regarding terms of engagement, hourly rate schedule, and retention letter.	0.25	\$365.00	\$91.25
	Work Session	General time	12/07/2015	MCE_2015_Standard	Work session with Kane regarding new assignment and direction and scope of assignment.	0.125	\$365.00	\$45.63
	Correspondence	General	12/09/2015	MCE 2015 Standard	Correspondence with	0.125	\$365.00	\$45.63

	time			Counsel's assistant regarding meeting time and my availability.			
Correspondence	General time	12/15/2015	MCE_2015_Standard	Correspondence with Counsel's assistant regarding data for review file receive and review Construction Plans for intersystem system.	0.375	\$365.00	\$136.88
Work Session	General time	12/15/2015	MCE_2015_Standard	Work session with Callan, property owner and experts; initial subject property inspection along with market area.	2.5	\$365.00	\$912.50
Correspondence	General time	12/16/2015	MCE_2015_Standard	Correspondence with Joshua Harris, Engineer.	0.125	\$365.00	\$45.63
Work Session	General time	01/18/2016	MCE_2016_Standard	Work session with Kane, Worley and Fabian.	0.25	\$365.00	\$91.25
Correspondence	General time	02/01/2016	MCE_2016_Standard	Correspondence with Counsel's legal assistant regarding case.	0.125	\$365.00	\$45.63
Correspondence	General time	02/05/2016	MCE_2016_Standard	Correspondence with Callan's office regarding progress of development near subject property; review rendering regarding SR 429 ramps (progress status shot) from Robert Scott.	0.125	\$365.00	\$45.63
Correspondence	General time	02/26/2016	MCE_2016_Standard	Correspondence with Callan's office regarding trial orders, scheduling work session with Callan regarding trial orders, and review of order.	0.5	\$365.00	\$182.50
Inspection	General time	03/24/2016	MCE_2016_Standard	Inspection of subject property, market area and preliminary comparable sales.	1	\$365.00	\$365.00
Work Session	General time	03/28/2016	MCE_2016_Standard	Work session with Kane and Fabian regarding case status and timelines.	0.125	\$365.00	\$45.63
Correspondence	General time	05/11/2016	MCE_2016_Standard	Correspondence with Kane and Fabian regarding scheduling of work session.	0.125	\$365.00	\$45.63
Correspondence	General time	05/12/2016	MCE_2016_Standard	Correspondence with Kane and Fabian regarding scheduling of work session.	0.125	\$365.00	\$45.63
Correspondence	General	05/13/2016	MCE_2016_Standard	Correspondence with	0.125	\$365.00	\$45.63

	time			Kane and Fabian regarding scheduling of work session.			
Work Session	General time	05/17/2016	MCE_2016_Standard	Work session with Counsel, Kane and Fabian regarding case status and court mandated dates.	0.5	\$365.00	\$182.50
Correspondence	General time	05/18/2016	MCE_2016_Standard	Correspondence with Counsel's office regarding other expert and City of Apopka employee's depositions and other expert reports on adjacent properties with takings.	0.375	\$365.00	\$136.88
Correspondence	General time	05/20/2016	MCE_2016_Standard	Correspondence with Counsel's office regarding Dreggors and Hall's reports regarding the Hatcher case. Casual look through said reports.	0.5	\$365.00	\$182.50
Correspondence	General time	06/28/2016	MCE_2016_Standard	Receive Petitioner's Interrogatories to responses	0.25	\$365.00	\$91.25
Correspondence	General time	06/30/2016	MCE_2016_Standard	Receive various documents via Dropbox from Counsel including Drainage Plans, Appraisal reports, and Geotechnical Reports.	0.25	\$365.00	\$91.25
Correspondence	General time	07/06/2016	MCE_2016_Standard	Correspondence with Counsel legal assistant.	0.125	\$365.00	\$45.63
Inspection of Comparables	General time	09/18/2016	MCE_2016_Standard	Conduct inspection of land comparables being considered in draft appraisal.	2	\$365.00	\$730.00
Work Session	General time	10/16/2016	MCE_2016_Standard	Work session with Kane and Fabian regarding draft appraisal timeline and case status.	0.25	\$365.00	\$91.25
Correspondence	General time	10/29/2016	MCE_2016_Standard	Correspondence with Counsel and experts regarding upcoming work session	0.25	\$365.00	\$91.25
Work Session	General time	11/23/2016	MCE_2016_Standard	Work sessions with Poulos, Engelmann, and Kane regarding market data needed on land sales.	0.25	\$365.00	\$91.25
Market Area Research	General time	11/29/2016	MCE_2016_Standard	Work session with Poulos on presentation format	0.5	\$365.00	\$182.50

				and findings; review market data and land sales.			
Expert Report Review	General time	11/30/2016	MCE_2016_Standard	Read preliminary engineering report and related exhibits prepared by Dan Morris; work session with Kane and Fabian regarding appraisal due date.	1.5	\$365.00	\$547.50
Work Session	General time	12/01/2016	MCE_2016_Standard	Work sessions with Fabian and Kane regarding land sales research and verification.	1	\$365.00	\$365.00
Work Session	General time	12/02/2016	MCE_2016_Standard	Work sessions with Callan, Fabian and Kane regarding sales and draft appraisal review.	0.5	\$365.00	\$182.50
Internal Appraisal Review	General time	12/03/2016	MCE_2016_Standard	Complete review of draft appraisal.	4.25	\$365.00	\$1,551.25
Correspondence	General time	12/12/2016	MCE_2016_Standard	Correspondence with Callan's office regarding setting up work session with property owners.	0.125	\$365.00	\$45.63
Internal Appraisal Review	General time	01/12/2017	MCE_2017_Standard	Review final appraisal; work sessions with Fabian regarding review of appraisal.	3.25	\$375.00	\$1,218.75
Correspondence	General time	01/30/2017	MCE_2017_Standard	Multiple correspondence with Counsel's legal assistant regarding future availability (2018) towards setting dates for trial.	0.25	\$375.00	\$93.75
Correspondence	General time	02/02/2017	MCE_2017_Standard	Receive and review Stipulated Case Management Order; trial is set for February 26, 2018 in front of Judge Christi Underwood.	0.25	\$375.00	\$93.75
Work Session	General time	08/02/2017	MCE_2017_Standard	Work session with Kane and Fabian regarding mediation not settling; need to being Rebuttal work.	0.5	\$375.00	\$187.50
Rebuttal	General time	09/19/2017	MCE_2017_Standard	Work session with Tom Callan, Fabian, and Kane regarding rebuttal work necessary associated with Durrance appraisal report.	0.5	\$375.00	\$187.50
Work Session	General	09/19/2017	MCE_2017_Standard	Work session with Callan,	0.5	\$375.00	\$187.50

	time						
				Kane and Fabian regarding case status, rebuttal report timeline and strategy.			
Rebuttal	General time	09/25/2017	MCE_2017_Standard	Work session regarding case strategy and related Rebuttal work needed per the request of Tom Callan with Kane and Fabian.	0.25	\$375.00	\$93.75
Rebuttal	General time	09/25/2017	MCE_2017_Standard	Work session regarding case strategy with Kane and Fabian.	0.25	\$375.00	\$93.75
Deposition Preparation	General time	10/19/2017	MCE_2017_Standard	Deposition preparation consisting of work session with Kane and Fabian regarding direction for deposition notebook, land sales inspection folder; work on rebuttal report.	0.5	\$375.00	\$187.50
Rebuttal	General time	10/19/2017	MCE_2017_Standard	Work session with Kane and Fabian regarding progress update on rebuttal letter.	0.25	\$375.00	\$93.75
Deposition Preparation	General time	10/25/2017	MCE_2017_Standard	Work session with Callan, Fabian, Kane and Opsahl regarding timeline for my deposition scheduled for 12/10/17 in Orlando and related preparation.	0.25	\$375.00	\$93.75
Rebuttal	General time	10/25/2017	MCE_2017_Standard	Work session with Callan, Kane, Fabian and Opsahl regarding our rebuttal report on Durrance and discussion of his comparable sales; correspondence with Callan regarding backup on Durrance sales.	1	\$375.00	\$375.00
Rebuttal	General time	10/25/2017	MCE_2017_Standard	Work session with Callan, Fabian, Kane and Opsahl regarding Hall's rebuttal report on Durrance's land sales and delivery of our rebuttal letter.	0.25	\$375.00	\$93.75
Rebuttal	General time	10/26/2017	MCE_2017_Standard	Rebuttal work consisting of review of Hall's rebuttal work he prepared on Durrance's land sales.	0.5	\$375.00	\$187.50
Rebuttal	General time	10/27/2017	MCE_2017_Standard	Work sessions with Fabian regarding review of rebuttal report and edits; review of rebuttal	1.5	\$375.00	\$562.50

					letter.			
	Deposition Preparation	General time	11/02/2017	MCE_2017_Standard	Deposition preparation consisting of multiple work sessions with Kane and Fabian regarding upcoming inspections and documents needed; direction to Poulos to prepare mapping and sales sheets for inspection book; review mapping and sales sheets.	1	\$375.00	\$375.00
	Deposition Preparation	General time	11/03/2017	MCE_2017_Standard	Inspection of our land sales along with opposing appraiser, Chad Durrance's land comparables; reinspection of subject property and photographs of new Beltway.	9	\$375.00	\$3,375.00
	Deposition Preparation	General time	11/04/2017	MCE_2017_Standard	Begin deposition preparation.	1.5	\$375.00	\$562.50
	Deposition Preparation	General time	11/05/2017	MCE_2017_Standard	Continued deposition preparation.	6	\$375.00	\$2,250.00
	Deposition Preparation	General time	11/06/2017	MCE_2017_Standard	Continued deposition preparation.	4	\$375.00	\$1,500.00
	Deposition Preparation	General time	11/07/2017	MCE_2017_Standard	Continued deposition preparation.	5	\$375.00	\$1,875.00
	Deposition Preparation	General time	11/08/2017	MCE_2017_Standard	Continued deposition preparation.	5.5	\$375.00	\$2,062.50
	Deposition Preparation	General time	11/09/2017	MCE_2017_Standard	Continued deposition preparation; client called to announce case had settled just prior to my deposition.	3	\$375.00	\$1,125.00
					Person subtotal	63.625		\$23,673.13
Stephen Pagliaro	Subject Property Research	General time	12/14/2015	SMP_2015	Subject property research; download data from Callan; work session with Engelmann and Kane regarding case, time frames and research needed.	4	\$155.00	\$620.00
	Other Expert Report Review	General time	12/15/2015	SMP_2015	Edits to the mapping file; review of CFX/Durrance report; work session with Engelmann regarding his meeting with the client and subject inspection; instruction on sales research and studies	2.25	\$155.00	\$348.75

				needed and on a follow up re-inspection of the subject			
Sales Research	General time	12/16/2015	SMP_2015	CoStar land sales research, verification and review in-house sales data.	3.75	\$155.00	\$581.25
Work Session	General time	12/22/2015	SMP_2015	Work session with Black and Kane regarding correspondence with Callan's office consisting of new information and data direction to review and file.	0.125	\$155.00	\$19.38
Sales Research	General time	01/05/2016	SMP_2016	Land sales research, mapping, deed plotting, and write ups.	3.5	\$155.00	\$542.50
Sales Research	General time	01/11/2016	SMP_2016	Land sales research, mapping, deed plotting, and write ups.	2.5	\$155.00	\$387.50
Sales Research	General time	01/14/2016	SMP_2016	Land sales research, mapping, deed plotting, and write ups.	2.5	\$155.00	\$387.50
Sales Research	General time	01/16/2016	SMP_2016	Land sales research, mapping, deed plotting, and write ups; edits to land sale write ups.	2.5	\$155.00	\$387.50
Sales Research	General time	01/25/2016	SMP_2016	Work session with Fabian regarding land sales research. Edits to land sales database information	2.5	\$155.00	\$387.50
Sales Research - Write Up	General time	02/03/2016	SMP_2016	Land sales research and edits to the data base information	1.5	\$155.00	\$232.50
Work Session	General time	02/04/2016	SMP_2016	Work session with Fabian regarding land sale research	0.25	\$155.00	\$38.75
Work Session	General time	02/05/2016	SMP_2016	Work session with Callan, Fabian and Kane regarding case.	0.5	\$155.00	\$77.50
Executive Summary	General time	02/10/2016	SMP_2016	Draft executive Summary of subject data and of CFX/Chad Durrance appraisal report for the file	2	\$155.00	\$310.00
Executive Summary	General time	02/11/2016	SMP_2016	Complete draft executive summary of subject data and of CFX/Chad Durrance appraisal report for the file	2.25	\$155.00	\$348.75

Inspection	General time	07/03/2016	SMP_2016	Inspection of the subject and market area	0.5	\$155.00	\$77.50
Work Session	General time	08/29/2016	SMP_2016	Work sessions with Fabian and Kane regarding status of case; direction from Kane on land sales needed to be researched and verified, and other expert report deadlines.	0.25	\$155.00	\$38.75
Sales Research	General time	09/10/2016	SMP_2016	Land sales research	2.5	\$155.00	\$387.50
Sales Research	General time	09/11/2016	SMP_2016	Land sales research; map considered land sales and copy to data files	3.5	\$155.00	\$542.50
Work Session	General time	09/19/2016	SMP_2016	Work sessions with Kane and Fabian regarding current status of land sales.	0.5	\$155.00	\$77.50
Sales Research	General time	09/20/2016	SMP_2016	Review additional land sales for consideration	1.25	\$155.00	\$193.75
Sales Research	General time	09/21/2016	SMP_2016	Land sales research	0.75	\$155.00	\$116.25
Sales Research - Write Up	General time	09/22/2016	SMP_2016	Land Sales Research and edits to data base	3.625	\$155.00	\$561.88
Sales Research - Write Up	General time	09/23/2016	SMP_2016	Land Sales Research and edits to data base	3.75	\$155.00	\$581.25
Sales Research - Write Up	General time	09/26/2016	SMP_2016	Land Sales Research and edits to data base	2.75	\$155.00	\$426.25
Sales Research	General time	11/21/2016	SMP_2016	Sales research of the Avalon Properties to Lennar land sales along the west side of Avalon Road	2.25	\$155.00	\$348.75
Work Session	General time	11/21/2016	SMP_2016	Work session with Fabian regarding land sales research to data and review of data from Callan.	0.5	\$155.00	\$77.50
Sales Research	General time	11/22/2016	SMP_2016	Land sales research	3.25	\$155.00	\$503.75
Sales Research	General time	11/23/2016	SMP_2016	Land sales research	3.25	\$155.00	\$503.75
Sales Research	General time	11/26/2016	SMP_2016	Land sales research	2.25	\$155.00	\$348.75
Sales Research	General time	11/27/2016	SMP_2016	Land sales research	2.25	\$155.00	\$348.75

Work Session	General time	11/29/2016	SMP_2016	Work sessions with Callan, Fabian and Kane regarding status of case and land sales research considered.	0.675	\$155.00	\$104.63
Sales Research	General time	11/29/2016	SMP_2016	Land sales research	0.75	\$155.00	\$116.25
Work Session	General time	11/30/2016	SMP_2016	Work session with Fabian regarding various sales.	0.125	\$155.00	\$19.38
Market Area Research	General time	12/02/2016	SMP_2016	Research into the estimated completion dates for the remaining segments of the parkway.	0.5	\$155.00	\$77.50
Person subtotal					65.3		\$10,121.50

Subtotal					368.2		\$75,225.25
Total amount payable							\$75,225.25

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.

EXHIBIT C

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: 11/9/2017

Invoice Number: 193021H-1

Invoice Amount Due: **\$35,067.38**

JOB: SR 429, Wekiva Parkway, Parcel 242
Everly
Engineering Analysis

Description	Hours	Rate	Fee	Total
Príncipal (DLM)	92.5	\$285.00	\$26,362.50	\$26,362.50
Senior Project Manager (KSH)	3.5	\$225.00	\$787.50	\$787.50
Project Engineer (BPB)	12.5	\$165.00	\$2,062.50	\$2,062.50
Senior Designer (JRR)	31.0	\$135.00	\$4,185.00	\$4,185.00
			Subtotal	\$33,397.50
			Expenses (5%)	\$1,669.88
			Total Fee Due	\$35,067.38

See attachment for detail.

Payment is due upon settlement.

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

193021h

Job Name SR429-204, P242, Everly

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
1/4/2015	4.5		study 100% construction plans, assembly plan sheets associated with property.
12/15/2015	4.0		prepare for and attend meeting with owner, experts and attorney, coordinate preliminary exhibit preparation
1/12/2016	2.5		coordination with animator, provide numerous elevation points.
1/18/2016	4.5		review cross section elevations and send to animator
1/28/2016	6.0		review roadway plans and appraisal reports, prepare for and attend meeting with appraiser and attorney
8/1/2016	8.0		analysis of impacts, preliminary engineering report
8/16/2016	8.5		analysis of partial cure, preliminary engineering report and coordinating exhibit preparation
8/17/2016	4.0		send draft PER to attorney, along with exhibits, CFX construction plans
11/4/2016	4.0		prepare for and attend site visit / meeting with owner
11/22/2016	8.0		send draft PER to attorney, along with exhibits, CFX construction plans
5/15/2017	6.0		review plans and prepare supplemental report
5/16/2017	4.0		review AFC plans and finalize supplemental report
5/22/2017	2.0		site visit to observe power pole and driveway
5/30/2017	9.0		review AFC plans and 3D graphics, summary report
5/31/2017	9.5		finalize addendum / summary of design features to preliminary engineering report added plan sheet references to summary report
6/7/2017	2.5		prepare for and attend meeting with graphic expert
6/26/2017	1.5		review latest graphic expert exhibit with power pole
10/30/2017	4.0		prepare for and attend deposition
<i>Total Hours:</i>	92.5		

Work Descriptions for Kevin S. Hebert, PE

193021H

Job Name *SR 429, Everly, 3100 Ondich Rd, Apopka*

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
8/19/2016	0.5	Intro
8/24/2016	2.0	Cost analysis and review
8/31/2016	1.0	Cost review and analysis
<i>Total Hours:</i>	<i>3.5</i>	

Work Descriptions for Brad P. Baskind, EI

193021H

Job Name *SR429 Everly*

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
8/17/2016	1.5	Extracting Plans
8/24/2016	4.0	Analysis of condemning authority's appraisal estimate. Provided opinion of probable cost for the area of take and partial cure plan.
11/4/2016	4.0	Site visit to observe existing conditions
11/22/2016	3.0	Verify Cost Estimate
<i>Total Hours:</i>	<i>12.5</i>	

Work Descriptions for John R. Russell

193021H

Job Name *Wekiva Parkway Everly*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
12/14/2015	4.5		Draft Roadway Plans
12/14/2015	2.5		Draft Boundary & Right of Way Area of Take
12/14/2015	2.0		Draft Boundary Before Conditions
12/14/2015	1.5		Draft Roadway Plans - Shading & Hatching
12/15/2015	1.5		Check Plot & Adjust Exhibits
12/15/2015	2.0		Combine Base Files & Create Exhibit Sheets
12/15/2015	3.0		Draft Boundary & Right of Way After Conditions
12/15/2015	0.5		Engineer Comments
8/2/2016	2.0		Calculate & Adjust Before Conditions Per Appraisal Report
8/2/2016	2.0		USGS, Site Aerial, FEMA & Location Map Exhibits
8/2/2016	1.0		Calculate & Adjust OverAll Uncured Conditions Per Appraisal Report
8/2/2016	2.0		Calculate & Adjust Uncured Conditions Per Appraisal Report
8/2/2016	2.0		Calculate & Adjust Area of Take Per Appraisal Report
8/16/2016	2.0		Partial Cure Plan
11/22/2016	1.0		Revise Partial Cure Plan
5/16/2017	1.5		Create Expy Const Within AOT Exhibit
Total Hours:	31.0		

EXHIBIT D



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

INVOICE

Invoice #: 9735
Invoice Date: 4/21/2015

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Tom Callan, Esq., Stephanie Tate and Melanie Richmond R. Scott - site location photos and video shoot on April 16, 2015 and editing and video stabilization in studio.	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



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

Invoice #: 9743
Invoice Date: 6/30/2015

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Tom Callan, Esq., Stephanie Tate and Melanie Richmond			
R. Scott, Project Management and staff orientation for 3D animation and Client meeting with team	10	185.00	1,850.00

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	\$1,850.00
Payments/Credits	\$0.00
Balance Due	\$1,850.00



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

Invoice #: 9751
Invoice Date: 8/31/2015

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Mr. Tom Callan, Esq., Stephanie Tate and Melanie Richond Layout and beginning 3D environment modeling for upcoming visualizations and animation for the month of August, 2015 - Staff	21.5	185.00	3,977.50

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	\$3,977.50
Payments/Credits	\$0.00
Balance Due	\$3,977.50



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

Invoice #: 9765
Invoice Date: 1/4/2016

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Mr. Tom Callan, Esq., Melanie Tate and Katherine Ewing			
Development of 3D model of SR 429 at subject property with on/off ramps, including computer modeling and test rendering through December, 2015	21	185.00	3,885.00

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	\$3,885.00
Payments/Credits	\$0.00
Balance Due	\$3,885.00



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

Invoice #: 9767
Invoice Date: 2/2/2016

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Mr. Tom Callan, Esq., Stephanie Tate and Katherine Ewing For work performed in the month of January, 2016 on 3D model and visualizations on SR 429 and ramps at the Everly property.			
R. Scott, Project Management	45	185.00	8,325.00
Technical Staff - 3D modeling and computer graphics	32.5	185.00	6,012.50

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	\$14,337.50
Payments/Credits	\$0.00
Balance Due	\$14,337.50



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

Invoice #: 9768
Invoice Date: 2/29/2016

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Mr. Tom Callan, Esq., Stephanie Tate and Katherine Ewing			
For continuing work on 3D visualizations in the month of February, 2016 for the above matter.			
R. Scott, Project Management and Design	6	185.00	1,110.00
Technical Staff - 3D Modeling and Rendering	33	185.00	6,105.00

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	\$7,215.00
Payments/Credits	\$0.00
Balance Due	\$7,215.00



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

Invoice #: 9771
Invoice Date: 4/12/2016

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Mr. Tom Callan, Esq., Stephanie Tate and Katherine Ewing			
For work performed on the above matter during the month of March, 2016, including:			
Development of final day and night views of SR 429 and ramps -			
R. Scott	7.5	185.00	1,387.50
3D Visualization Staff	14	185.00	2,590.00

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	\$3,977.50
Payments/Credits	\$0.00
Balance Due	\$3,977.50



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

Invoice #: 9784
Invoice Date: 8/30/2016

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Mr. Tom Callan, Esq. and Ms. Katherine Ewing Development of multimedia presentation, including photos, video, and graphics through August 28th, 2016 - Robert Scott	15	185.00	2,775.00

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	\$2,775.00
Payments/Credits	\$0.00
Balance Due	\$2,775.00



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

Invoice #: 9807
Invoice Date: 7/27/2017

Bill To:

Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

Description	Hours/Qty	Rate	Amount
Case: CFX v. Everly Attn: Katherine Ewing			
Staff - Updates to 3D illustrations, including computer graphics and rendering of day and night views	10.5	185.00	1,942.50

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	\$1,942.50
Payments/Credits	\$0.00
Balance Due	\$1,942.50



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

Invoice

Invoice #: 9818
Invoice Date: 11/14/2017

Bill To:

Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

Description	Hours/Qty	Rate	Amount
Case: Everly Attn: Ms. Katherine Ewing			
Deposition on the above matter on October 30, 2017	3	225.00	675.00

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	\$675.00
Payments/Credits	\$0.00
Balance Due	\$675.00

EXHIBIT E

Lakemont Group
7323 Gaberia Rd, Trinity, FL 34655

INVOICE


Invoice Number 1 -
Period Covered -
5/1/15 to 11/9/17

November 11, 2017

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

DATES	DESCRIPTION	HOURS	RATE	AMOUNT
	Client: Larry and Corrine Everly, Trustees Matter: 3100 Ondich Rd, Apopka FL (CFX Parcel 242)			
See Attached	Prepare report, charts, and analysis contained therein. Perform site visit and market tour. Meetings with expert team and attorneys to determine scope of report.	14.1	\$350.00	\$ 4,935.00
11/3/17	Deposition by CFX attorney.	5.5	\$350.00	\$ 1,925.00
See Attached	Review CFX reports, prepare for deposition, prepare file for transmission.	7.4	\$350.00	\$ 2,590.00
	SUB TOTAL:	27.0		\$ 9,450.00
	Expenses (Travel for Deposition - Detail Attached)			\$ 516.15
	TOTAL DUE:			\$ 9,966.15
	Note: Hour Detail Sheet Attached			

Thank you very much for the opportunity to serve.


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

Payment Instructions via Check:
Lakemont Group LLC
C/O Joshua Harris
7323 Gaberia Rd
Trinity, FL 34655

Lakemont Group

7323 Gaberia Rd, Trinity, FL 34655

INVOICE**Hour Detail Sheet**

Client: Larry M. Everly, Sr. and Corrine F. Everly, Trustees			
Matter: 3100 Ondich Rd, Apopka, FL (CFX Parcel 242)			
Person	Date	Time	Description
JH	5/27/2015	1.2	intake and review property info, create file
JH	12/15/2015	2.5	scope of report, meet with attorney
JH	1/19/2016	0.7	review files on property
JH	9/15/2017	2.3	review docs/reports, start report
JH	9/20/2017	3.4	draft report, update charts, maps
JH	9/30/2017	2.1	finalize report, set charts
JH	10/4/2017	1.9	edit/update report, transmit file
JH	10/29/2017	0.9	prepare and review file for depo
JH	11/1/2017	3.2	prepare for depo, organize file
JH	11/2/2017	2.5	review of CFX reports, depo prep
JH	11/2/2017	0.8	Call to prep for depo with attorney
JH	11/3/2017	5.5	Depo by CFX
Total		27	
Expenses			
Flight to ORL		\$184.20	United Airlines
Flight to NYC		\$118.20	United Airlines
Hotel in Orlando		\$213.75	Fairfield Inn Orlando Airport
Total		\$516.15	

Expense Detail

Confirmation number:

New York/Newark, NJ, US (EWR - Liberty)
to Orlando, FL, US (MCO)

B5X7TJ

Manage reservation


Purchase summary


1 Adult (18-64)	\$158.14
Taxes and fees	\$26.06
Total	\$184.20
Credit card payment: \$184.20 (Visa-# <input type="text"/>)	

Trip summary

Thu, Nov 02, 2017

 UA 1149 Nonstop

9:36 pm  **12:30 am** Duration: 2h 54m
New York/Newark, NJ, US (EWR - Liberty) United Economy (T)
Snacks for Purchase

 Wi-Fi

 Depart EWR: Thu, Nov 2
Arrive MCO: Fri, Nov 3

Travelers

Joshua Harris EWR to MCO 32C Known
Traveler/Pass ID:
Frequent flyer:
Email address: JOSHUA_A_HARRIS@YAHOO.COM
Home phone: +1 (407) 489-2443

Confirmation number:

Tampa, FL, US (TPA)
to New York/Newark, NJ, US (EWR -
Liberty)

B53WXE


Manage reservation


Purchase summary

1 Adult (18-64)	\$96.74
Taxes and fees	\$21.46
Total	\$118.20
Credit card payment: \$118.20 (Visa <input type="checkbox"/>)	


Trip summary

Mon, Nov 06, 2017

 UA 1766 Nonstop

6:00 am  **8:38 am**

Tampa, FL, US (TPA) New York/Newark, NJ, US
(EWR - Liberty) Duration: 2h 38m
United Economy (G)
Snacks for Purchase

 Wi-Fi

Travelers

Joshua Harris	TPA to EWR	23D	Known	<input type="checkbox"/>
			Traveler/Pass ID:	
			Frequent flyer:	
			Email address:	JOSHUA_A_HARRIS@YAHOO.COM
			Home phone:	+1 (407) 489-2443

Thank you for choosing the Fairfield Inn Orlando Airport for your recent stay.



As requested, below is a billing summary or adjustment for your stay. **If you have questions about your bill**, please contact the hotel directly at (407) 888-2666.

Make another reservation on Marriott.com >>

Marriott Rewards members may receive this email automatically after every stay.

Modify your email preferences >>

Summary of Your Stay

Ho Fairfield Inn Orlando Airport
tel 7100 Augusta National Drive
: Orlando, Florida 32822
USA
(407) 888-2666

Guest JOSHUA HARRIS
: LEISURE
2037 SHAW LN
ORLANDO, FL 32814-6539
USA

Dates of stay: Nov 02, 2017 - Nov 03, 2017
Guest number: 76651
Marriott Rewards number: XXXXX

Room number: 404
Group number:

Date	Description	Reference	Charges	Credits
11/02/17	ROOM CHARGE	RB404	190.00	
11/02/17	State Occupancy Tax	T2404	12.35	
11/02/17	Occupancy Sales Tax	T1404	11.40	
11/03/17	Payment - Visa XXXXXXXXXXXX <input type="text"/>	VI07:47AM		213.75

Total balance **0.00 USD**

EXHIBIT F



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>
 July 27, 2017
 VHB Project No: 62350.00

Invoice Total \$8,093.69

Professional Planning Services for Everly property
Professional Services Thru July 15, 2017

Professional Personnel

	Hours	Rate	Amount	
Principal 1	8.00	250.00	2,000.00	
Technical/Professional 06	.50	125.00	62.50	
Technical/Professional 05	45.00	125.00	5,625.00	
Totals	53.50		7,687.50	
Total Labor				7,687.50

Reimbursable Expenses

Printing			406.19	
Total Reimbursables			406.19	406.19

Total this Invoice \$8,093.69

Billings to Date

	Current	Prior	Total
Labor	7,687.50	0.00	7,687.50
Expense	406.19	0.00	406.19
Totals	8,093.69	0.00	8,093.69



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

Project Number: 62350.00

Period: 201513

Date	Location	Job Type	User	Total
12/8/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$30.89
12/9/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$64.97
			Total	\$95.86



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

Project Number: 62350.00

Period: 201601

Date	Location	Job Type	User	Total
12/15/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$66.03
			Total	\$66.03



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

Project Number: 62350.00

Period: 201606

Date	Location	Job Type	User	Total
5/20/2016	Orlando FL	B/W Laser Printing	katieshannon	\$1.41
5/20/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$54.32
			Total	\$55.73



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

Project Number: 62350.00

Period: 201612

Date	Location	Job Type	User	Total
10/28/2016	Orlando FL	B/W Laser Printing	katieshannon	\$0.39
10/27/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$40.47
10/28/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$22.37
			Total	\$63.23



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

Project Number: 62350.00

Period: 201613

Date	Location	Job Type	User	Total
11/29/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$41.54
11/30/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$2.13
12/1/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$39.41
12/6/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$5.34
			Total	\$88.42


Billing Period thru 07/15/2017
Project No. 62350.00
Project Title: Planning Services for Everly

Employee	Date	Time (in hours)	Description
Hall	12/09/15	1.00	Revisions to report
	07/18/16	1.00	Callan call
	07/26/16	1.00	Mtg with Shannon
	09/23/16	1.00	Edits
	10/27/16	2.00	GIS Map edits; review of report
	11/03/16	1.00	Callan mtg
	12/01/16	1.00	Edits
	Total	8.00	
Jackowski	07/22/15	0.50	File and upload Master Agreement for Callan Law Firm and Client authorization for Everly property and set up in BT.
Johnson	06/09/16	1.50	Corridor Alternatives maps and photoshop
Shannon	12/07/15	1.50	Revisions to DPA and Map series
	12/08/15	3.50	Revisions to DPA/review of doc with Jim
	12/09/15	2.50	DPA Revisions with Jim
	12/15/15	2.50	Revisions to report, Meeting with case team at Callan Law
	05/17/16	0.50	Tele conference with Callan
	05/20/16	0.50	Printed revIED report; coordinated for upcoming meeting
	05/25/16	0.50	Tele call with Pamela
	06/06/16	1.00	Tele conference with George, Jim, Pam, Tom; coordinated with Ben Needler about revised timeline
	06/09/16	2.00	Revisions to DPA; coordinated with Tyler about Wekiva Parkway maps
	06/14/16	1.00	Wekiva Parkway Timeline exhibits
	06/15/16	1.50	Wekiva Parkway timeline exhibits/beltway timeline exhibits in Photoshop/InDesign
	06/16/16	0.50	Reviewed timeline and aerial exhibits with Jim Hall, Raymer, Ed Williams
	06/24/16	0.50	Oranized files
	07/21/16	4.00	Revisions to GIS map series for DPA; revisions to DPA; Anderson depo included in analysis
	07/26/16	3.50	Meeting with Hall; general edits to DPA
	09/23/16	2.00	Edits to DPA
09/27/16	0.50	Telephone conference with Callan Law; review of report	
10/04/16	1.50	Edits to report; meeting with Pam and Jim	

Billing Period thru 07/15/2017
Project No. 62350.00
Project Title: Planning Services for Everly

Employee	Date	Time (in hours)	Description
	10/10/16	0.50	Edits to report; meeting with Jim
	10/26/16	2.00	Edits to Everly report
	10/27/16	1.50	Meeting with Jim, updates to report; exported new GIS map
	10/28/16	1.00	Edit to GIS map, pdf sent to Callan Law
	11/03/16	1.50	Prep for and meeting at Callan Law
	11/10/16	0.50	Coordination with Pam
	11/23/16	1.00	Reviewed MEI report
	11/28/16	0.50	Set up conference call with Callan; organization of files; general edits
	11/29/16	1.50	Tele call with Pam; revisions to DPA
	12/01/16	1.00	New GIS map created; edits from Jim; revisions to report
	12/21/16	2.50	Research on Neighborhood Lakes, Pine Plantation, Summerbrooke, and Sullivan Ranch
	1/17/2017	0.5	Invoicing
	Total	43.50	
Total Hours		53.50	

EXHIBIT G


Power Acoustics, Inc.
 12472 Lake Underhill Rd #302
 Orlando, FL 32828

Invoice

DATE	INVOICE #
7/28/2017	17-07312

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	CFX/Everyly

DESCRIPTION	QTY	RATE	AMOUNT, US\$
Principal Consultant Hourly Rate See attached breakdown	26	210.00	5,460.00
Total, US Dollars			\$5,460.00

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.

Principal Consultant: Dave Parzych, INCE.Bd.Cert
 Job: Everly/CFX eminent domain
 Client: Callan Law

Date	Time	Rate	Work Accomplished
1/5/2016	2	210	420 Review files, google aerials of location
1/6/2016	8	210	1680 Checkout, test and setup equipment for 48 hour sound test. Travel to site review property, set up eq
1/8/2016	4	210	840 Check and cal instrumentation, setup for over weekend testing without construction noise
1/11/2016	5	210	1050 Retrieve instrumentation, check, recharge, store equipment.
1/12/2016	5	210	1050 Process noise data
7/24/2016	2	210	420 Prepare files for transmittal (discovery request)

SUBTOTAL 26 **\$5,460.00**

Hours Worked



Power Acoustics, Inc.

12472 Lake Underhill Rd #302
Orlando, FL 32828

Invoice

DATE	INVOICE #
11/10/2017	17-11349

BILL TO
The Callan Law Firm, P.A. 921 Bradshaw Terrace Orlando, FL 32806

CUSTOMER CONTACT / SHIPPED TO
The Callan Law Firm, P.A. 921 Bradshaw Terrace Orlando, FL 32806

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

DESCRIPTION	QTY	RATE	AMOUNT, US\$
Principal Consultant Hourly Rate See attached breakdown of hours. Previous invoice #17-07312, \$5460.00 TOTAL DUE: \$13965.00	40.5	210.00	8,505.00
Total, US Dollars			\$8,505.00

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.

Principal Consultant: Dave Parzych, INCE.Bd.Cert
 Job: Everly/CFX eminent domain
 Client: Callan Law

Date	Time	Rate	Work Accomplished
9/29/2016	6.5	210	1365 Report
10/2/2017	9	210	1890 Report
10/3/2017	9	210	1890 Report
10/4/2017	7	210	1470 Report
10/30/2017	2.5	210	525 Doc review for Depo
11/1/2017	6	210	1260 review Hatcher trial, discussion with Callan Law, Deposition
11/2/2017	0.5	210	105 review Carpenter appraisal 2013 reports 2 for large and small residential parcels
SUBTOTAL	40.5	\$8,505.00	Hours Worked

EXHIBIT H



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

INVOICE

Invoice No.	Invoice Date	Job No.
534961	11/15/2017	434869
Job Date	Case No.	
11/8/2017	2015CA0041050	
Case Name		
Central Florida Expressway Authority vs. Daryl A. Alderman, et al.		
Payment Terms		
Net 30 / After 30 days, 1.5% Mo.		

ORIGINAL TRANSCRIPT OF:

Leland E. Moree, III- Landon, Moree & Associates, Inc.	128.00 Pages	505.60
Appearance Fee		75.00
Appearance Fee - Each Additional Hour	1.50 Hours	82.50
Appearance Fee - Overtime, Each Additional Hour	0.50 Hours	41.25
Unedited ASCII - Per Page	105.00	157.50
Litigation Package - ASCII, Condensed		35.00
Delivery		20.00
E-mail transcript		0.00
TOTAL DUE >>>		\$916.85

Job went past 5pm, overtime rates apply.

Thank you for your business!

To pay online visit www.orangelegal.com/payments

Pay via EFT: Seacoast National Bank
 Account Number: 81000022 Routing Number: 067005158

Payment not contingent on client reimbursement. If turned over to collections, jurisdiction will be Orange County, Florida, and you agree

Tax ID: 59-2754282

Please detach bottom portion and return with payment.

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

Job No. : 434869 BU ID : Central FL
 Case No. : 2015CA0041050
 Case Name : Central Florida Expressway Authority vs. Daryl A. Alderman, et al.
 Invoice No. : 534961 Invoice Date : 11/15/2017
Total Due : \$916.85

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: _____				



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

INVOICE

Invoice No.	Invoice Date	Job No.
534961	11/15/2017	434869
Job Date	Case No.	
11/8/2017	2015CA0041050	
Case Name		
Central Florida Expressway Authority vs. Daryl A. Alderman, et al.		
Payment Terms		
Net 30 / After 30 days, 1.5% Mo.		

to pay all collection costs and attorney fees.

(-) Payments/Credits:	0.00
(+) Finance Charges/Debits:	0.00
(=) New Balance:	916.85

Tax ID: 59-2754282

Please detach bottom portion and return with payment.

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

Job No. : 434869 BU ID : Central FL
 Case No. : 2015CA0041050
 Case Name : Central Florida Expressway Authority vs. Daryl A. Alderman, et al.
 Invoice No. : 534961 Invoice Date : 11/15/2017
Total Due : \$916.85

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: _____				

INVOICE



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

Invoice No.	Invoice Date	Job No.
532785	11/14/2017	434868
Job Date	Case No.	
11/9/2017	2015CA0041050	
Case Name		
Central Florida Expressway Authority vs. Daryl A. Alderman, et al.		
Payment Terms		
Net 30 / After 30 days, 1.5% Mo.		

Glenn Pressimone	
Appearance Fee - No Notes Taken, First Hour	100.00
	TOTAL DUE >>>
	\$100.00
Late cancellation.	
Thank you for your business!	
To pay online visit www.orangelegal.com/payments	
Pay via EFT: Seacoast National Bank	
Account Number: 81000022 Routing Number: 067005158	
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.

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

Job No. : 434868 BU ID : Central FL
Case No. : 2015CA0041050
Case Name : Central Florida Expressway Authority vs. Daryl A. Alderman, et al.
Invoice No. : 532785 Invoice Date : 11/14/2017
Total Due : \$ 100.00

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: _____				



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

INVOICE

Invoice No.	Invoice Date	Job No.
531976	11/8/2017	434871
Job Date	Case No.	
11/6/2017	2015CA0041050	
Case Name		
Central Florida Expressway Authority vs. Daryl A. Alderman, et al.		
Payment Terms		
Net 30 / After 30 days, 1.5% Mo.		

Ellen S. Hardgrove		
Appearance Fee - First hour, deferred		95.00
Appearance Fee - each additional hour, deferred	6.50	487.50
Appearance Fee - Overtime, Each Additional Hour	2.50 Hours	281.25
Estimated # of Pages	142.00	0.00
Chad Durrance		
Estimated # of Pages	210.00	0.00
TOTAL DUE >>>		\$863.75

Thank you for your business!

After hour rates apply after 5pm.

To pay online visit www.orangelegal.com/payments

Pay via EFT: Seacoast National Bank
 Account Number: 81000022 Routing Number: 067005158

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.

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

Job No. : 434871 BU ID : Central FL
 Case No. : 2015CA0041050
 Case Name : Central Florida Expressway Authority vs. Daryl A. Alderman, et al.
 Invoice No. : 531976 Invoice Date : 11/8/2017
Total Due : \$ 863.75

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



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

Invoice No.	Invoice Date	Job No.
530398	11/9/2017	434708
Job Date	Case No.	
11/2/2017	2015CA0041050	
Case Name		
Central Florida Expressway Authority vs. Daryl A. Alderman, et al.		
Payment Terms		
Net 30 / After 30 days, 1.5% Mo.		

Russell K. Marks

Appearance Fee - First Hour, deferred
Estimated # of Pages

	105.00
28.00	0.00
TOTAL DUE >>>	\$105.00

Thank you for your business!

To pay online visit www.orangelegal.com/payments

Pay via EFT: Seacoast National Bank
Account Number: 81000022 Routing Number: 067005158

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.

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

Job No. : 434708 BU ID : Central FL
Case No. : 2015CA0041050
Case Name : Central Florida Expressway Authority vs. Daryl A. Alderman, et al.
Invoice No. : 530398 Invoice Date : 11/9/2017
Total Due : \$ 105.00

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: _____

Tab H

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MEMORANDUM

TO: Central Florida Expressway Authority Right of Way Committee Members

FROM: Linda S. Brehmer Lanosa, Deputy General Counsel *Linda S. B.L.*

DATE: November 30, 2017

SUBJECT: *Central Florida Expressway Authority v. Bruce A. and Jeannie R. Hatcher, et al.*,
Case No. 2013-CA-014414-O, Project: 429-202, Parcels 113 (Parts A & B), 713
Location: 1430 Plymouth Sorrento Road, Apopka, Florida
Size of Parent Tract: 14.462 acres
Size of Taking: 0.282 acres plus a temporary construction easement

PROPERTY DESCRIPTION

The subject property is owned by Bruce and Jeannie Hatcher. It is a triangularly-shaped, flag lot located on Plymouth Sorrento Road in unincorporated Orange County. CFX's appraiser estimated full compensation for the property taken at \$81,200. The property owners' appraiser valued the property taken at \$783,100.

JURY TRIAL

The case was tried before a 12-person jury in April 2016. After hearing testimony from appraisers, planners, and engineers over a five-day period, the jurors returned a verdict in the amount of \$260,000. The Central Florida Expressway Authority ("CFX") served an Offer of Judgment in the amount of \$200,000, but the jury verdict was just over that amount.

EXPERT FEES AND COSTS

Section 73.091, Florida Statutes, requires the condemning authority to pay "all reasonable costs incurred in the defense of the proceedings." Counsel for the property owners provided invoices from all of its experts, including an appraiser, a planner, a market analyst, an engineer, a sound expert, a second appraiser, a contractor, a surveyor, and a visualization expert. The expert fees total \$201,012.98 and the costs add another \$32,478.74 as described in the spreadsheet and invoices attached as **Composite Exhibit A**.

After numerous discussions with counsel for the property owners and the experts, the experts agreed to reduce their fees and costs from \$201,012.98 to \$167,611.39, or by a total of \$33,401.59, as outlined in the table below.

Project: 429-202, Parcels 113 (Parts A & B) and 713
 Owners: Bruce and Jeannie Hatcher

EXPERT FEES	INVOICED AMOUNT	SETTLEMENT AMOUNT
Calhoun, Dreggors & Associates	\$81,886.00	\$72,000.00
Vanassee Hangen Brustlin, Inc.	36,302.85	28,017.64
Lakemont Group	20,475.00	17,403.75
MEI Civil	37,256.63	30,130.00
Derango, Best, & Associates Professional Services	3,175.00	2,500.00
Ovation Construction, Inc.	1,260.00	1,260.00
Accuright Surveys	3,600.00	3,600.00
Power Acoustics	14,040.00	10,100
Juris Corporation	3,017.50	2,600
TOTAL EXPERT FEES	201,012.98	\$167,611.39

The reduction represents a discount of approximately 15% to 20%. To contest the reasonableness of an expert's fee, it would be necessary for the court to hold a hearing. Section 73.092(2) of the Florida Statutes provides for the assessment of attorney fees for supplemental proceedings. The cost of contesting an expert fee is a factor that needs to be considered when evaluating the merits of a proposed settlement.

Regarding costs, most of the costs were supported by receipts, reports, or other documentation. Costs that were not supported by receipts, adequate documentation, or were tantamount to be overhead expenses were not considered. The total costs were reduced by just over \$1,100 as summarized in the table below.

	INVOICED AMOUNT	PROPOSED SETTLEMENT
Court Reporters	\$15,423.25	\$15,423.25
Process Servers	\$1,020	1,020.00
Printing and Exhibit Preparation	\$14,921.73	14,921.73
Courier Services	835.51	0
Miscellaneous Expenses	278.25	0
Total	\$32,478.74	\$31,364.98

A proposed Settlement Agreement with counsel for the property owners and confirmation emails from two of the experts are attached as **Exhibit B**.

REQUESTED ACTION

We respectfully request that the Right of Way Committee recommend to the CFX Board approval of the payment of reasonable expert fees and costs as to Parcels 113 (Parts A & B) and 713 in the amount of **\$198,976.37**. This resolves all remaining claims whatsoever, including

Project: 429-202, Parcels 113 (Parts A & B) and 713

Owners: Bruce and Jeannie Hatcher

claims of compensation arising from the taking of Parcels 113 (Parts A & B) and 713, severance damages, business damages, tort damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim.

HATCHER FEES AND COSTS
Client: Bruce & Jeannie Hatcher

EXPERTS:

CALHOUN, DREGGORS & ASSOCIATES	
A) 6/1/16 INVOICE PROFESSIONAL SERVICES	\$ 81,886.00
VANASSEE HANGEN BRUSTLIN, INC.	
A) 6/2/16 INVOICE PROFESSIONAL SERVICES	\$ 36,302.85
LAKEMONT GROUP	
A) 5/31/16 INVOICE 2 PROFESSIONAL SERVICES	\$ 20,475.00
MEI CIVIL	
A) 5/31/16 INVOICE 193003H-2 PROFESSIONAL SERVICES	\$ 37,256.63
POWER ACCOUSTICS, INC.	
A) 1/4/16 INVOICE 16-1240 PROFESSIONAL SERVICES	\$ 6,922.50
B) 5/31/16 INVOICE 16-05262 PROFESSIONAL SERVICES	\$ 7,117.50
DeRANGO, BEST, & ASSOCIATES PROFESSIONAL SERVICES	
A) 1/4/15 PROFESSIONAL SERVICES	\$ 3,175.00
OVATION CONTRUCTION, INC.	
A) 1/3/16 INVOICE OV1605 PROFESSIONAL SERVICES	\$ 1,260.00
ACCURIGHT SURVEYS	
A) 10/14/14 INVOICE 40962 PROFESSIONAL SERVICES	\$ 3,600.00
JURIS CORPORATION	
A) 3/4/14 INVOICE 9674 PROFESSIONAL SERVICES	\$ 185.00
B) 1/4/16 INVOICE 9764 PROFESSIONAL SERVICES	\$ 2,832.50
EXPERTS SUBTOTAL	\$ 201,012.98

COURT REPORTERS:

MILESTONE REPORTING (THE REPORTING CO.)	
A) 2/24/2016 INV 100466	\$ 591.55
B) 2/25/2016 INV 100473	\$ 1,112.30
C) 3/3/2016 INV 100657	\$ 1,113.70
D) 3/4/2016 INV 100732	\$ 851.95
E) 3/4/2016 INV 100735	\$ 411.30
F) 3/10/2016 INV 100860	\$ 543.65
G) 3/11/2016 INV 100908	\$ 247.40
H) 5/12/2016 INV 102548	\$ 2,034.00
I) 5/25/2016 INV 104232	\$ 578.50
J) 5/26/2016 INV 102774	\$ 912.50
	<hr/>
	\$ 8,396.85

SOUTHERN COURT REPORTERS

A) 2/27/2016 INV 021616C	\$	1,377.70
B) 2/29/2016 INV 022916C	\$	75.00
C) 3/3/2016 INV 021816C	\$	861.60
D) 3/5/2016 INV 022216C	\$	1,243.30
E) 3/7/2016 INV 030116C	\$	320.90
F) 3/10/2016 INV 030216C	\$	921.75
G) 3/16/2016 INV 030916C	\$	442.48
H) 3/16/2016 INV 031016C	\$	592.20
I) 3/22/2016 INV 031116C	\$	679.55
J) 3/25/2016 INV 031416C	\$	171.95
K) 5/25/2016 INV 030116C	\$	75.00
	\$	<u>6,761.43</u>

HUNTER + GEIST, INC.

A) 4/14/16 INV 132278	\$	264.97
-----------------------	----	--------

COURT REPORTERS SUBTOTAL \$ 15,423.25

PROCESS SERVER:

ASHBURN ASSOCIATES

A) 2/11/2016 INV 608	\$	40.00
B) 2/11/2016 INV 609	\$	40.00
C) 2/11/2016 INV 610	\$	40.00
D) 2/16/2016 INV 641	\$	50.00
E) 2/17/2016 INV 642	\$	50.00
F) 2/23/2016 INV 680	\$	40.00
G) 2/28/2016 INV 925	\$	-
J) 4/15/2016 INV 1813	\$	80.00
K) 4/15/2016 INV 1814	\$	80.00
L) 4/15/2015 INV 1817	\$	80.00
M) 4/15/2016 INV 1818	\$	80.00
N) 4/15/2016 INV 1819	\$	200.00
O) 4/17/2016 INV 1816	\$	160.00
P) 4/18/2016 INV 1815	\$	80.00
	\$	<u>80.00</u>

PROCESS SERVER SUBTOTAL \$ 1,020.00

PRINTING & EXHIBIT PREPARATION:

HARBOUR DIGITAL

A) 2/11/2016 INV 533	\$	53.25
B) 2/18/2016 INV 570	\$	252.50
C) 2/18/2016 INV 571	\$	287.58
D) 2/19/2016 INV 575	\$	70.01
E) 2/22/2016 INV 577	\$	1,841.44
F) 3/4/2016 INV 599	\$	109.91
G) 3/18/2016 INV 630	\$	639.54
H) 3/21/2026 INV 632	\$	47.93

CFX v. HATCHER
CASE NO.: 2013-CA-014414-0

Prepared Date: 6/29/16

I) 3/24/2016 INV 649	\$ 721.03
J) 3/28/2016 INV 652	\$ 3,088.48
K) 4/26/2016 INV 725	\$ 1,016.28
	<hr/>
	\$ 8,127.95

TRIANGLE REPROGRAPHICS

A) 4/4/2016 INV 2292115	\$ 224.83
B) 4/4/2016 INV 2292122	\$ 6,140.05
C) 4/4/2016 INV 2292140	\$ 428.90
	<hr/>
	\$ 6,793.78

PRINTING & EXHIBIT PREPARATION SUBTOTAL \$ 14,921.73

COURIER EXPENSES

A.S.A.P. COURIER SERVICE

A) 2/23/2016 INV 3280	\$ 93.79
B) 2/29/2016 INV 3297	\$ 41.64
C) 3/31/2016 INV 3332	\$ 23.98
D) 4/15/2016 INV 3346	\$ 26.56
E) 4/30/2016 INV 3365	\$ 582.33
F) 5/15/2016 INV 3371	\$ 67.21
	<hr/>

COURIER EXPENSE SUBTOTAL \$ 835.51

MISCELLANEOUS EXPENSES

UPS	\$ 20.72
A) 4/25/16 PARKING; TRIAL	\$ 10.00
B) 4/26/16 PARKING; TRIAL	\$ 10.00
C) 4/27/16 PARKING; TRIAL	\$ 10.00
D) 4/28/16 PARKING; TRIAL	\$ 10.00
E) 4/29/16 PARKING; TRIAL	\$ 10.00
F) 5/2/16 PARKING; TRIAL	\$ 10.00
G) 6/15/16 JUROR LUNCH INVOICE	\$ 197.53
	<hr/>

MISCELLANEOUS EXPENSE SUBTOTAL \$ 278.25

TOTAL COSTS INCURRED: \$ 233,491.72

Calhoun, Dreggors & Associates, Inc.

• Real Estate Appraisers & Consultants •

June 1, 2016

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

RE: Owner: Hatcher
Project: Wekiva Parkway
Parcel Nos.: 113/713
County: Orange

INVOICE

Meetings with owner's representative, meeting with property owners, exterior inspection of subject property with property owner, meetings/conferences with other experts, land sales research and analysis, improved home sales research and analysis, analysis and review of reproduction cost estimate provided by contractor, review of other sub-consultant reports, review and research of project history for the Wekiva Parkway, review analysis of historical sales of other properties impacted by the Parkway, interviews and consultation with City of Apopka land planning department staff, analysis of the highest and best use before and after the taking, analysis of the taking and impacts to the remainder, preparation and review of appraisal report.

Abrams Schmidt:	86.75 Hrs. x \$175/Hr. =	\$15,181	
Dreggors:	38.75 Hrs. x \$275/Hr. =	<u>10,656</u>	
Subtotal			\$25,837

Review CFX reports, review our expert rebuttal reports, preparation of rebuttal report.

Abrams Schmidt:	45.75 Hrs. x \$175/Hr. =	\$8,006	
Dreggors:	23.00 Hrs. x \$275/Hr. =	<u>6,325</u>	
Subtotal			\$14,331

Preparation for deposition, attend deposition, preparation for trial, attend trial.

Researcher:	23.50 Hrs. x \$ 75/Hr. =	\$ 1,762	
Abrams Schmidt:	86.50 Hrs. x \$175/Hr. =	15,137	
Dreggors:	90.25 Hrs. x \$275/Hr. =	<u>24,819</u>	
Subtotal			<u>\$41,718</u>
Total			\$81,886

Thank you,

Richard C. Dreggors, GAA
President

RCD/ddp

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

OWNER	HATCHER	RESEARCHER
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	113/713	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
03/04/16	ASSIST WITH TRIAL EXHIBITS.	7.25
03/07/16	CONTINUE TO ASSIST WITH TRIAL EXHIBITS.	8.00
03/08/16	CONTINUE TO ASSIST WITH TRIAL EXHIBITS.	6.50
03/14/16	CONTINUE TO ASSIST WITH TRIAL EXHIBITS.	<u>1.75</u>
	TOTAL HOURS	23.50

OWNER	HATCHER	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	113/713	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
07/15/15	REVIEW/ANALYSIS OF CONDEMNOR'S APPRAISAL; PREPARE FOR MEETING; MEETING WITH EXPERTS; PULL SUBJECT INFORMATION.	4.25
09/17/15	PREPARE FOR AND MEET WITH EXPERTS; RESEARCH SALES.	3.25
09/23/15	RESEARCH/ANALYSIS OF SALES.	2.00
09/24/15	RESEARCH SALES.	4.25
10/15/15	CONFERENCE CALL WITH OWNER'S REPRESENTATIVE.	0.25
11/05/15	RESEARCH/ANALYSIS OF SALES.	3.75
11/09/15	RESEARCH/ANALYSIS OF SALES.	5.25
11/13/15	REVIEW OF SALES DATA; ANALYSIS OF SALES; ANALYSIS OF DAMAGES; MEETING WITH RICK TO REVIEW.	4.75
11/24/15	WORK ON SALE WRITE-UPS/EXHIBITS; VERIFY SALES.	3.00
11/30/15	WORKED ON SALE WRITE-UPS.	2.50
12/02/15	ANALYSIS OF SALES.	1.75
12/03/15	WORKED ON SALE WRITE-UPS AND EXHIBITS.	3.00
12/08/15	PREPARE FOR SITE INSPECTION; VERIFY SALES.	2.25
12/09/15	MET WITH OWNER; INSPECTED SUBJECT PROPERTY AND SOME OF THE SALES.	3.75
12/11/15	PREPARE FOR MEETING; LUNCH MEETING WITH OWNER'S REPRESENTATIVE; REVIEW OF WEKIVA PARKWAY HISTORY DOCUMENTS.	3.25
12/14/15	BEGIN APPRAISAL OF SUBJECT.	3.50
12/15/15	CONTINUE TO ASSIST WITH APPRAISAL.	4.25
12/16/15	CONTINUE TO ASSIST WITH APPRAISAL; WORKED ON NEW LAND SALE WRITE-UPS; CONFERENCE CALL WITH OWNER'S REPRESENTATIVE.	5.00
12/17/15	ASSIST WITH APPRAISAL; REVIEW WITH RICK.	3.25

OWNER	HATCHER	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	113/713	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
12/18/15	CONFERENCE CALL WITH OWNER'S REPRESENTATIVE; ASSIST WITH APPRAISAL.	5.75
12/21/15	WORK ON SALE WRITE-UPS; ASSIST WITH APPRAISAL; WORKED ON VERIFICATIONS.	5.25
12/22/15	ASSISTED WITH APPRAISAL; WORKED ON SALES WRITE-UP.	6.75
12/23/15	ASSISTED WITH APPRAISAL; MEETING WITH RICK AND OWNER'S REPRESENTATIVE.	<u>5.75</u>
	SUBTOTAL HOURS	86.75
01/07/16	REVIEW OF UPDATED CONDEMNOR APPRAISAL IN PREPARATION FOR CONFERENCE CALL; CONFERENCE CALL WITH EXPERTS TO REVIEW REBUTTAL REPORTS; ANALYSIS OF CONDEMNOR'S SALES.	3.00
01/08/16	INSPECT CONDEMNOR'S LAND SALES; GATHER MORE INFORMATION ON CONDEMNOR SALES.	5.75
01/11/16	ANALYSIS OF CONDEMNOR SALES; WORK ON REVIEW APPRAISAL.	3.75
01/12/16	ASSIST WITH APPRAISAL REVIEW.	2.50
01/13/16	ASSISTED WITH REVIEW APPRAISAL.	2.00
01/19/16	ASSIST WITH REPORT; CONFERENCE CALL WITH OWNER'S REPRESENTATIVE.	3.00
01/26/16	ASSIST WITH REVIEW APPRAISAL.	2.50
01/27/16	MEETING WITH RICK; PROOFREAD REVIEW REPORT.	1.50
01/29/16	REVIEW OF CFX'S REBUTTAL ANALYSIS.	0.75
02/04/16	REVIEW OF BLIGHT INFORMATION; PREPARE FOR MEETING NEXT WEEK WITH EXPERTS.	3.00
02/08/16	MEETING WITH EXPERTS REGARDING CONDEMNATION BLIGHT.	1.25
02/09/16	MEETING WITH OWNER'S REPRESENTATIVE REGARDING REBUTTAL REPORTS AND DEPOSITION.	3.00

OWNER	HATCHER	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	113/713	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
02/10/16	ANALYSIS OF CONDEMNATION BLIGHT; PREPARE EXHIBITS BASED ON NOTES FROM MEETING.	3.50
02/18/16	MEETING WITH OWNER'S REPRESENTATIVE REGARDING DEPOSITIONS AND CONDEMNATION BLIGHT; WORK ON RESEARCHING INFORMATION DISCUSSED IN MEETING.	4.00
02/19/16	MEETING WITH RICHARD ANDERSON AND FRANK KRUPPENBACHER; RESEARCH CONDEMNATION BLIGHT MATERIAL; DEPOSITION PREPARATION.	4.25
02/21/16	MEETING WITH OWNER'S REPRESENTATIVE AND LAND PLANNER.	<u>2.00</u>
	SUBTOTAL HOURS	45.75
02/22/16	MEETING WITH RICK TO GO OVER DEPOSITION PREPARATION.	5.75
02/23/16	CONFERENCE CALLS WITH OWNER'S REPRESENTATIVE; MEETING WITH RICK TO DISCUSS DEPOSITION PREPARATION; RESEARCH/ANALYZE MATERIAL FOR DEPOSITION PREPARATION; CREATE DEPOSITION EXHIBITS.	8.25
02/24/16	DEPOSITION PREP; MEETING WITH OWNER'S REPRESENTATIVE; ATTEND RICK'S DEPOSITION.	8.50
02/25/16	ADDITIONAL ANALYSIS OF SUBJECT DATA; DISCUSS FINDINGS WITH RICK.	3.25
03/07/16	ASSIST WITH TRIAL EXHIBITS.	2.25
03/08/16	WORKED ON TRIAL EXHIBITS; MEETING WITH RICK TO REVIEW.	6.75
03/14/16	WORKED ON TRIAL EXHIBITS.	3.50
03/21/16	WORK ON TRIAL EXHIBITS; MEETING WITH OWNER'S REPRESENTATIVE TO DISCUSS OUT TRIAL EXHIBITS AND CFX'S REBUTTAL DOCUMENTS.	8.00

OWNER	HATCHER	COURTNEY ABRAMS SCHMIDT
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	113/713	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
03/22/16	WORK ON TRIAL EXHIBITS; REVIEW DOCUMENTS SENT FROM OWNER'S REPRESENTATIVE; CONFERENCE CALL WITH OWNER'S REPRESENTATIVE.	3.25
03/24/16	CONFERENCE CALL WITH OWNER'S REPRESENTATIVE; WORK ON EXHIBITS.	2.25
04/05/16	PREPARE FOR MEETING; MEETING WITH EXPERTS TO REVIEW TRIAL EXHIBITS; REVIEW/ANALYSIS OF TRIAL EXHIBITS.	4.50
04/06/16	REVIEW/ANALYSIS OF TRIAL EXHIBITS; MEETING WITH RICK TO REVIEW.	2.75
04/18/16	WORKED ON TRIAL NOTEBOOK; REVIEW OF TRIAL EXHIBITS.	1.75
04/19/16	TRIAL PREPARATION; MEETING WITH RICK TO REVIEW MATERIAL.	4.25
04/20/16	TRIAL PREPARATION; MEETING WITH OWNER'S REPRESENTATIVE AND LAND PLANNER; REVIEW/ANALYSIS OF HALL'S WEKIVA APPRAISALS.	5.00
04/21/16	TRIAL PREPARATION; REVIEW DOCUMENTS; ASSIST RICK FOR TRIAL.	3.25
04/25/16	TRIAL PREPARATION; REVIEW DOCUMENTS; ASSIST RICK FOR TRIAL.	4.00
04/26/16	TRIAL PREPARATION; REVIEW DOCUMENTS; ASSIST RICK FOR TRIAL.	4.25
04/27/16	TRIAL PREPARATION; REVIEW DOCUMENTS; ASSIST RICK FOR TRIAL.	<u>5.00</u>
	SUBTOTAL HOURS	86.50
	TOTAL HOURS	219.00

OWNER	HATCHER	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	113/713	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
07/15/15	REVIEW INFORMATION ON THE SUBJECT PROPERTY.	0.75
09/17/15	PREPARE FOR AND MEET WITH EXPERTS AND OWNER'S REPRESENTATIVE; REVIEW HIGHEST AND BEST USE BEFORE AND DAMAGES TO REMAINDER.	1.75
10/15/15	PREPARE FOR AND CONFERENCE WITH OWNER'S REPRESENTATIVE; REVIEW DEADLINES AND OUR REMAINING SCOPE OF WORK.	0.25
10/16/15	EXTERIOR INSPECTION OF SUBJECT PARCEL AND MEET WITH OWNER.	1.75
11/11/15	PREPARE FOR AND MEET WITH PLANNER AND OWNER'S REPRESENTATIVE; REVIEW HIGHEST AND BEST USE BEFORE AND AFTER THE TAKING.	2.00
11/13/15	MEETING WITH ASSOCIATE TO REVIEW OUR ANALYSIS AND SCOPE/DEADLINE.	1.25
11/17/15	REVIEW LAND SALES.	2.00
11/24/15	MEETING WITH OWNER'S REPRESENTATIVE AND CONFERENCE CALL WITH PLANNER TO REVIEW HIGHEST AND BEST USE BEFORE AND AFTER THE TAKING; REVIEW PREVIOUS TAKINGS IN THE AREA; CONFERENCE CALL WITH OWNERS.	2.25
12/10/15	CONFERENCE WITH OWNER'S REPRESENTATIVE; REVIEW VHB REPORT.	1.75
12/11/15	REVIEW SALES; REVIEW CONSULTANT REPORT; REVIEW AND DISCUSS WITH OWNER'S REPRESENTATIVE; INSPECT SALES.	6.75
12/16/15	REVIEW AFTER SALES AND OTHER LAND SALES; MEETING WITH ASSOCIATE TO REVIEW.	3.25
12/17/15	ANALYSIS OF SALES; REVIEW WITH ASSOCIATE.	2.25
12/21/15	REVIEW/WRITE REPORT.	6.25
12/22/15	REVIEW/WRITE REPORT.	1.25
12/23/15	REVIEW/WRITE REPORT; REVIEW WITH ASSOCIATE.	<u>5.25</u>
	SUBTOTAL HOURS	38.75

OWNER	HATCHER	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	113/713	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
01/07/16	PREPARE FOR AND CONFERENCE WITH OWNER'S REPRESENTATIVE AND EXPERTS REGARDING OUR REBUTTAL REPORT.	1.00
01/11/16	MEETING WITH OCPA DIRECTOR OF OPERATIONS TO REVIEW VALUES AND MARKET DATA FOR WEST ORANGE COUNTY.	0.75
01/15/16	INSPECT CFX LAND SALES.	3.00
01/25/16	REVIEW/WRITE REBUTTAL REPORT.	2.00
01/26/16	ASSIST WITH APPRAISAL REVIEW/REBUTTAL REPORT.	0.75
01/27/16	ASSIST WITH APPRAISAL REVIEW/REBUTTAL REPORT; REVIEW WITH ASSOCIATE.	0.50
01/28/16	FINALIZE REBUTTAL REPORT; CONFERENCE WITH OWNER'S REPRESENTATIVE; REVIEW VHB MATERIAL.	0.50
02/02/16	BEGIN REVIEW OF CFX REBUTTAL REPORTS.	0.75
02/08/16	PREPARE AND MEET WITH EXPERTS AND OWNER TO REVIEW IMPACTS OF THE PROJECT IN THE AREA; REVIEW EXAMPLES OF THESE AND DOCUMENTS.	0.75
02/09/16	MEETING WITH OWNER'S REPRESENTATIVE TO PREPARE FOR REBUTTAL ANALYSIS.	2.50
02/18/16	MEETING WITH EXPERTS TO REVIEW CONDEMNATION BLIGHT DOCUMENTS; PREPARE FOR DEPOSITION.	4.75
02/19/16	PREPARE FOR REBUTTAL POSITION; MEETING WITH RICHARD ANDERSON AND FRANK KRUPPENBACHER TO REVIEW IMPACTS OF THE WEKIVA PARKWAY ON DEVELOPMENT TRENDS AND LAND VALUES.	3.75
02/21/16	MEETING WITH PLANNER.	<u>2.00</u>
	SUBTOTAL HOURS	23.00
02/22/16	PREPARE FOR DEPOSITION; REVIEW SALES AND DOCUMENTS WITH ASSOCIATE.	3.50

OWNER	HATCHER	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	113/713	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
02/23/16	PREPARE FOR DEPOSITION; REVIEW FILES.	7.75
02/24/16	PREPARE FOR AND ATTEND DEPOSITION.	9.25
02/25/16	PREPARE FOR CONTINUATION OF DEPOSITION; REVIEW DOCUMENTS WITH ASSOCIATE.	1.25
02/26/16	PREPARE FOR AND CONTINUE DEPOSITION.	2.50
02/29/16	REVIEW ADDITIONAL DOCUMENTS FROM TOM CALLAN'S OFFICE; BEGIN ASSISTING WITH TRIAL EXHIBITS.	1.75
03/04/16	ASSIST WITH PREPARATION AND REVIEW OF TRIAL EXHIBITS.	1.50
03/07/16	ASSIST WITH TRIAL EXHIBIT PREPARATION AND REVIEW.	1.25
03/08/16	ASSIST WITH REVIEW TRIAL EXHIBITS; DISCUSS WITH ASSOCIATE; CONFIRM WITH PLANNER TO REVIEW EXHIBITS.	1.75
03/09/16	MEETING WITH EXPERTS TO REVIEW TRIAL EXHIBITS.	0.75
03/10/16	CONFERENCE WITH OWNER'S REPRESENTATIVE TO REVIEW DEPOSITION TESTIMONY AND EXHIBITS.	1.25
03/16/16	ASSIST WITH TRIAL EXHIBITS; CONFERENCE WITH PAMELA RATHBONE TO REVIEW EXHIBITS NEEDED TO TURN OVER; REVIEW MY DEPOSITION.	4.50
03/30/16	MEETING WITH OWNER'S REPRESENTATIVE TO PREPARE FOR TRIAL; REVIEW TRIAL EXHIBITS AND OTHER DOCUMENTS.	3.50
04/05/16	REVIEW TRIAL EXHIBITS; MEETING WITH EXPERTS TO REVIEW.	1.75
04/06/16	REVIEW TRAIL EXHIBITS WITH ASSOCIATE.	0.50
04/12/16	MEETING WITH OWNER'S REPRESENTATIVE TO REVIEW TRIAL EXHIBITS.	1.75
04/18/16	REVIEW TRIAL QUESTIONS; BEGIN PREPARATION OF MY TRIAL TESTIMONY.	1.00

OWNER	HATCHER	RICHARD C. DREGGORS, GAA
PROJECT	WEKIVA PARKWAY	
PARCEL(S)	113/713	
COUNTY	ORANGE	

DATE	TYPE OF SERVICE	HOURS
04/19/16	CONFERENCE WITH OWNER'S REPRESENTATIVE REGARDING TRIAL EXHIBITS AND COST TO CURE FOR REMAINDER; REVIEW WITH ASSOCIATE.	0.75
04/20/16	TRIAL PREPARATION; MEETING WITH TOM CALLAN AND JIM HALL.	3.25
04/21/16	TRIAL PREPARATION; REVIEW CFX MOTIONS IN LIMINE; MEETING WITH ASSOCIATE; CONFERENCE WITH OWNER'S REPRESENTATIVE.	2.75
04/22/16	PREPARE FOR TRIAL; CONFERENCE WITH PLANNER.	2.50
04/24/16	PREPARATION FOR TRIAL; CONFERENCE/MEETING WITH OWNER'S REPRESENTATIVE.	5.75
04/25/16	PREPARATION FOR TRIAL; REVIEW DOCUMENTS; REVIEW/READ DEPOSITIONS; MEETING WITH ASSOCIATE TO REVIEW.	5.75
04/26/16	PREPARATION FOR TRIAL; REVIEW DOCUMENTS; REVIEW/READ DEPOSITIONS; MEETING WITH ASSOCIATE TO REVIEW.	6.00
04/27/16	PREPARATION FOR TRIAL; REVIEW DOCUMENTS; REVIEW/READ DEPOSITIONS; MEETING WITH ASSOCIATE TO REVIEW.	5.00
04/28/16	ATTEND/TESTIFY AT TRIAL.	9.25
04/29/16	ATTEND/TESTIFY AT TRIAL.	<u>3.75</u>
	SUBTOTAL HOURS	90.25
	TOTAL HOURS	152.00



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 02, 2016
 VHB Project No: 61839.00

Invoice Total	\$36,302.85
----------------------	--------------------

Professional Planning Services for Bruce & Jeannie Hatcher Eminent Domain

Professional Services Thru May 21, 2016

Professional Personnel

	Hours	Rate	Amount
Principal 1	68.00	250.00	17,000.00
Technical/Professional 08	1.50	125.00	187.50
Technical/Professional 07	27.50	125.00	3,437.50
Technical/Professional 06	14.50	125.00	1,812.50
Technical/Professional 05	95.50	125.00	11,937.50
Technical/Support 2	6.50	85.00	552.50
Technical/Support 5	1.00	95.00	95.00
Totals	214.50		35,022.50
Total Labor			35,022.50

Reimbursable Expenses

Travel & Lodging	5.26
Mileage	14.30
Printing	1,260.79
Total Reimbursables	1,280.35

Total this Invoice \$36,302.85

Billings to Date

	Current	Prior	Total
Labor	35,022.50	0.00	35,022.50
Expense	1,280.35	0.00	1,280.35
Totals	36,302.85	0.00	36,302.85



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

Invoice

Services Provided thru 5/21/16
Project No.: 61839.00
Project Title: Planning Services for Hatcher

BUTLER

05/11/16 1.5 hrs. Kickoff meeting for Wekiva Pkwy research; read through Callahan deposition; initial research for maps.

HALL

05/13/13 1.0 hr. Draft conference
05/14/13 0.5 hr. Tele conference
05/24/13 0.5 hr. Tele conference
06/11/13 1.0 hr. Tele conference
07/26/13 0.5 hr. Reviewed property appraiser data
07/30/13 0.5 hr. Client mtg.
08/09/13 1.0 hr. Reviewed draft appraisal
12/09/13 0.5 hr. Client mtg.
12/19/13 0.5 hr. Tele conference
12/26/13 0.5 hr. Tele conference
01/17/14 1.0 hr. Reviewed draft appraisal
01/21/14 1.0 hr. Reviewed site conditions
02/19/14 1.5 hrs. Prep for and attend team mtg
05/01/14 1.0 hr. Meeting
07/23/14 1.0 hr. Prep for and attend team mtg.
12/02/14 2.0 hrs. Mtg. with Wang and Hughes
09/09/15 0.5 hr. Mtg. with Shannon and Hughes
09/17/15 1.0 hr. Meeting
09/23/15 0.5 hr. Reviewed GIS Map series
11/11/15 1.5 hrs. Tele conference
11/20/15 1.0 hr. Tele conference
11/24/15 0.5 hr. Client call
12/10/15 0.5 hr. Edits to DPA with Shannon
01/04/16 0.5 hr. Invoice
01/11/16 0.5 hr. Rebuttal memo
01/12/16 1.0 hr. Review of Comps
02/04/16 1.0 hr. Coord Callan



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

Invoice

Services Provided thru 5/21/16
Project No.: 61839.00
Project Title: Planning Services for Hatcher

02/09/16	2.0 hrs.	Depo prep
02/10/16	1.0 hr.	Depo
02/21/16	2.0 hrs.	Depo prep
02/22/16	2.0 hrs.	Depo prep
02/23/16	9.0 hrs.	Depo
03/04/16	1.0 hrs.	Tele conference with Callan Law
04/05/16	2.0 hrs.	Client mtg.
04/07/16	4.0 hrs.	Meeting with Shannon; review of research, trial docs
04/08/16	2.0 hrs.	Review of docs
04/20/16	2.0 hrs.	Client mtg
04/22/16	1.0 hr.	Conference call
04/25/16	3.0 hrs.	Trial prep
04/26/16	3.0 hrs.	Trial prep
04/27/16	6.0 hrs.	Trial prep/trial/testimony postponed
04/28/16	4.0 hrs.	Hatcher trial
05/09/16	1.5 hrs.	Client mtg

HUGHES

12/09/13	2.5 hrs.	Meeting w/ client to discuss project, including highest and best use for property in the before and after; review appraisal received via email from client
12/10/13	3.5 hrs.	Review DPA report prepared, including current FLU and zoning; attend site visit; drive back to office
12/11/13	1.5 hrs.	Research SR 429 extension history; review draft DPA reports and redline
12/12/13	1.0 hr.	Continue reviewing draft DPA report; review new appraisal
12/13/13	1.0 hr.	Continue reviewing draft DPA report; review new appraisal
02/19/14	1.5 hrs.	Continue reviewing draft DPA report; review new appraisal

JACKOWSKI

05/08/13	0.5 hr.	Open new proposal/ pt. For Callan Law/Hatcher and prepare agreement; scan, file and forward pdf to Tom Callan.
05/23/13	0.5 hr.	Scan, file and upload Executed agreement/client auth. For Callan Law/Bruce & Jeannie Hatcher and set up in BT.
01/04/16	1.0 hr.	Prepare draft invoice for Hatcher for Mediation scheduled for Wednesday (itemized hourly staff totals and descriptions from all timesheets since May 2013.



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

Invoice

Services Provided thru 5/21/16
Project No.: 61839.00
Project Title: Planning Services for Hatcher

JOHNSON

03/8/16 5.0 hrs. Base mapping: GIS Shapefile and data.

NEEDLER

05/09/16 1.0 hr. Research
05/10/16 1.0 hr. Research
05/16/16 0.5 hr. Research
05/17/16 1.0 hr. Research
05/18/16 1.5 hr. Research
05/19/16 1.5 hr. Research

PUGH

07/30/13 1.0 hr. Reviewed survey of site
08/12/13 1.5 hrs. Reviewed survey of site

SHANNON

11/25/14 1.0 hr. started due diligence report – researched prior report conducted
11/26/14 1.0 hr. Worked on due diligence report
12/11/14 1.0 hr. Updated Hatcher DPA
12/16/14 1.0 hr. GIS aerials
07/02/15 1.0 hr. Reviewed Hatcher DPA, edited where necessary
07/15/15 1.0 hr. Revisions to DPA including LDC on City of Apopka R-1AA zoning regulations and County's A-1 District
09/18/15 1.0 hr. Meeting with Callan, Dreggors, Morris, Hall
09/21/15 1.5 hrs. Revised assemblage section for pre-condition
09/23/15 4.0 hrs. Worked on GIS map series – updates to all with new map for assembled property and relevant analogs in the area
09/25/15 2.5 hrs. Revisions to DPA
11/20/15 1.5 hrs. Phone conference with Callan/revisions to DPA
11/23/15 4.0 hrs. Revisions to DPA; GIS map series made current; new market analysis via Business Analyst; meeting with Jim; research on plat/easements
11/24/15 1.0 hr. Revisions to DPA
12/03/15 1.0 hr. Final revisions to DPA
12/09/15 0.5 hr. Revisions to DPA - primarily assemblage section/phone conference with Callan



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

Invoice

Services Provided thru 5/21/16
Project No.: 61839.00
Project Title: Planning Services for Hatcher

12/10/15	0.5 hr.	Edits and Review of revisions with Jim
12/18/15	0.5 hr.	Revisions to DPA/conference with Callan
12/23/15	0.5 hr.	Revisions to DPA (inclusion of Bob Scott graphic), phone convo with Tom, pdfs revised
01/04/16	0.5 hr.	Organized all files/invoices.
01/07/16	2.5 hrs.	FLU and Zoning graphics for rebuttal/tele conference with Harris, Callan, Dreggors.
01/08/16	2.5 hrs.	Comparable sales analysis.
01/11/16	2.5 hrs.	Continued comparable sales analysis – flyers for Henderson/Hatcher Properties and meeting with Jim.
01/12/16	1.5 hrs.	Continued research on Hall comparables.
01/13/16	1.0 hr.	Revisions to map series for memo.
01/15/16	0.5 hr.	Revisions to memo/correspondence with Pam about exhibits on Comp sales.
01/25/16	1.5 hrs.	Tele with Callan; FLU/Comps research.
01/26/16	3.0 hrs.	Revisions to rebuttal/GIS map created of parcels purchased 2005-2012.
01/27/16	2.0 hrs.	Revisions to Acquisitions Exhibit.
01/28/16	0.5 hr.	Tele call with Courtney.
01/29/16	0.5 hr.	Reviewed McIntosh Rebuttal.
02/08/16	1.5 hrs.	Prep for Hatcher depo/printed rebuttal/report/etc.
02/09/16	4.0 hrs.	Prep for Hall Depo
02/10/16	2.5 hrs.	Calls from Callan Law/prep for depo
02/17/16	1.0 hr.	Delivery of Depo materials to Callan Law.
02/18/16	2.5 hrs.	Tele conference with Callan Law/prep for.
02/19/16	1.0 hr.	Exchange of documents; tele conference with Callan.
02/22/16	3.0 hrs.	Prep for Depo/exhibits on rebuttal appraisals; research on new Hall appraisals.
02/23/16	0.5 hr.	Delivery of docs to Depo.
02/24/16	0.5 hr.	Coordinated with Callan Law about depo doc.
03/04/16	0.5 hr.	Tele conference with Callan Law.
03/07/16	0.5 hr.	Tele conference with Bob/Callan; email correspondence with Callan Law.
03/08/16	1.5 hrs.	Coordination with Rick about exhibit/collection of visual references for Fig. 1.1 exhibit.
03/09/16	1.0 hr.	Compilation of exhibits for trail – 8.5x11s.
03/10/16	0.5 hr.	Revised collection of exhibits for trail.
03/11/16	1.0 hr.	Figure 1.1 Labels, edits, added Lake County Regional Office FLU.
04/05/16	3.5 hrs.	Meeting with expert witness, collection of docs.



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

Invoice

Services Provided thru 5/21/16
Project No.: 61839.00
Project Title: Planning Services for Hatcher

04/07/16	2.5 hrs.	Trail exhibits coordination.
04/12/16	0.5 hr.	Revision to rebuttal report; sent to Callan Law.
04/19/16	0.5 hr.	Trail prep.
04/20/16	3.5 hrs.	Meeting for trial prep at Callan Law. Read depositions of other expert witnesses.
04/21/16	2.0 hrs.	Reviewed Greenbook, AASHTO, and LDC standards for cul-de-sacs; organized and read depositions for trial; looked into land use changes with City of Apopka.
04/22/16	2.0 hrs.	Conference call with Jim, Rick, Tom; review of JPA.
04/25/16	4.0 hrs.	Prep for trial; review of history of WPPA/Interchange Plan/Maitland Blvd Extension and FL-429 extension; collection of Historic Aerials.
04/26/16	1.0 hrs.	Reviewed Orange County comptroller for Chandler Estates; Orchid Estates; Oakridge subdivision plats.
04/27/16	1.5 hrs.	Prep for trial – research with City on EAR, PUDs approved in area.
04/28/16	3.0 hrs.	Hatcher Trial.
05/09/16	1.5 hrs.	Post-trial meeting at Callan Law.

TANIGUCHI

05/17/16	2.5 hrs.	Work on the Wekiva Parkway history.
----------	----------	-------------------------------------

WANG

06/07/13	3.0 hrs.	Created maps showing site location, zoning, land use and site conditions.
06/11/13	1.5 hrs.	Revised graphics and assembled draft report.
06/13/13	0.5 hr.	Assembled draft and contacted City for infrastructure data.
06/14/13	1.0 hr.	Revised graphics and assembled draft report.
06/18/13	2.0 hrs.	Conducted market analysis and updated report.
06/19/13	1.5 hrs.	Conducted market analysis and updated report.
06/20/13	1.5 hrs.	Conducted market analysis and updated report.
06/28/13	0.5 hr.	Discussed next steps for development potential analysis w/ J. Hall, G. Zhang and R. Guo.
07/26/13	0.5 hr.	Call with J. Hall, R. Guo and G. Zhang re: development potential analysis and related follow-up.
08/02/13	0.5 hr.	Continued drafting development potential analysis.
08/08/13	1.5 hrs.	Researched maximally productive use; call with J. Hall and E. Hughes re: same.
11/22/13	0.5 hr.	Updated DPA draft.
01/22/14	2.0 hrs.	Reviewed appraiser's report and updated development potential analysis.
01/23/14	2.5 hrs.	Revised development potential analysis.



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

Invoice

Services Provided thru 5/21/16
Project No.: 61839.00
Project Title: Planning Services for Hatcher

01/24/14	4.0 hrs.	Revised development potential analysis.
01/31/14	1.0 hr.	Revised development potential analysis.
02/03/14	1.0 hr.	Updated development potential analyses.



Expense Report

Employee Name	Hughes, Erika	Employee #	03534	Report Name	December 2013	Voucher No	1303636
Report Status	Posted	Date Submitted	12/16/2013	Adv Name			
Approved By	Downing, Deborah(T)	Date Approved	12/17/2013	Report #	43697		

Expense Details

Date	Proj #	Proj Name	Task #	Purpose Of Travel	Air	Auto	Hotel	Parking	Tolls	Miles	Mi Rate	Miles \$	Meals	Phone	Total
12/10/2013	61839.00	Callan Law/Hatcher ED/Orange	00000	Site Visit					\$4.78	23	\$0.565	\$13.00			\$17.78
Sub Totals:									\$4.78	23.00		\$13.00			\$17.78

Miscellaneous Expenses

Date	Proj #	Proj Name	Task #	Acct #	Acct Desc	Description	Guests	Charges
Sub Totals:								

Comments

Total Expenses	\$17.78
Misc.	
Less Advance	(\$0.00)
Net Due	\$17.78

You Are Here: [Travelers & Expressways](#) > [Travel Resources](#) > [Toll Calculator](#)



Toll Calculator

Travelers & Expressways

[E-PASS](#)

[Updates & Alerts](#)

[Expressways](#)

[Travel Resources](#)

[Unpaid Tolls](#)

[FAQs](#)

Share This [Share](#)
67



The Toll Calculator is provided for your convenience. [Click here](#) to see the complete schedule of tolls.

Note: You must have javascript enabled to run calculators. Choose your payment method, axles, the starting point, and the end point of your trip. Then click on the "calculate toll" button to determine how much your trip will cost:

Successfully calculated your trip cost of \$3.28

Results:
\$3.28 Toll Due

STEP 1: Select Payment and Axles

<input type="text" value="E-PASS"/>	▼	Payment Method
<input type="text" value="2"/>	▼	Axles

STEP 2: Select Starting Point

<input type="text" value="SR 408 (East-West Expressway)"/>	▼	Select Starting Highway
<input type="text" value="Eastbound"/>	▼	Select Direction
<input type="text" value="I-4"/>	▼	Select Entry Ramp

STEP 3: Select End Point

<input type="text" value="SR 429 (Western Expressway)"/>	▼	Select End Highway
<input type="text" value="Northbound"/>	▼	Select Direction
<input type="text" value="Exit 30 - CR 437A (Ocoee Apopka Rd) / 414"/>	▼	Select Exit Ramp

Please Note:

- Please refer to the [Schedule of Tolls](#) for more information.
- The toll calculator is provided as a convenience to our users. It does not include usage discounts for E-PASS customers. For more information on the E-PASS program and discounts for frequent users, [click here](#).
- In situations when your starting highway is different than your ending highway, we assume that you will use roads that are operated by the Expressway Authority. There may be instances where a portion of a road in your calculated route is not operated by the Expressway Authority. There may be some toll charges that have been included for your convenience on those contiguous roads.
- If you have any questions regarding any of these toll rates, feel free to contact our customer service center.

Traveler Alerts

SR 408 Lane Closure Scheduled at Night

December 06, 2013 @ 00:00am

LANE CLOSURES SCHEDULED ON STATE ROAD 417 FOR PAVING OPERATIONS

October 26, 2013 @ 00:00am

SR 528 LANE CLOSURES SCHEDULED FOR PAVING OPERATIONS

October 26, 2013 @ 00:00am

LANE CLOSURES SCHEDULED ON STATE ROAD 417 FOR PAVING OPERATIONS

October 21, 2013 @ 11:40am

SR 528 LANE CLOSURES SCHEDULED FOR BRIDGE WORK

October 21, 2013 @ 11:35am



[Travelers & Expressways](#)

[Corporate Information](#)

[Doing Business With Us](#)

[SEARCH](#)

[Pay Your Unpaid Toll Notice](#)

[Toll Calculator](#)

[Traffic Cameras](#)

[Contact Us](#)

Successfully calculated your trip cost of \$6.28

Results:

\$6.28 Toll Due

STEP 1: Select Payment and Axles

E-PASS Payment Method
2 Axles

STEP 2: Select Starting Point

SR 414 (Apopka Expressway) Select Starting Highway
Eastbound Select Direction
SR 429 (Western Expressway) Select Exit Ramp

STEP 3: Select End Point

SR 408 (East-West Expressway) Select End Highway
Eastbound Select Direction
Exit 23 - SR 50 (East Colonial Drive) Select Exit Ramp

Calculate Toll

ServicePoint Reprographics - VHB Billing Backup Report

Project Number: 61839.00

Period: 201307

Date	Location	Job Type	User	Total
6/17/2013	White Plains, NY	OSS COLOR PRINTING	LWANG	\$1.08
			Total	\$1.08

ServicePoint Reprographics - VHB Billing Backup Report

Project Number: 61839.00

Period: 201309

Date	Location	Job Type	User	Total
8/5/2013	Orlando FL	OSS LASER PRINTING	CPUGH	\$1.54
8/8/2013	White Plains, NY	OSS LASER PRINTING	LWANG	\$3.38
			Total	\$4.92



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

Project Number: 61839.00

Period: 201313

Date	Location	Job Type	User	Total
12/10/2013	Orlando FL	Sm Fmt Color Printing	EHUGHES	\$24.50
			Total	\$24.50



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

Project Number: 61839.00

Period: 201402

Date	Location	Job Type	User	Total
1/24/2014	White Plains, NY	B/W Laser Printing	LWang	\$18.47
1/31/2014	White Plains, NY	B/W Laser Printing	LWang	\$15.12
1/24/2014	White Plains, NY	Sm Fmt Color Printing	LWang	\$1.09
			Total	\$34.68



Archimedia Solutions Group - VHB Billing Backup Report

125 Liberty Street #301
Danvers, MA 01923

Project Number: 61839.00

Period: 201403

Date	Location	Job Type	User	Total
2/19/2014	Orlando FL	Sm Fmt Color Printing	EHUGHES	\$73.50
			Total	\$73.50



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

Project Number: 61839.00

Period: 201413

Date	Location	Job Type	User	Total
12/2/2014	Orlando FL	Sm Fmt Color Printing	katieshannon	\$24.50
			Total	\$24.50



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

Project Number: 61839.00

Period: 201508

Date	Location	Job Type	User	Total
7/15/2015	Orlando FL	B/W Laser Printing	katieshannon	\$0.52
7/15/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$74.55
			Total	\$75.07



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

Project Number: 61839.00

Period: 201513

Date	Location	Job Type	User	Total
11/20/2015	Orlando FL	B/W Laser Printing	katieshannon	\$0.13
11/23/2015	Orlando FL	B/W Laser Printing	katieshannon	\$3.23
11/20/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$29.82
11/23/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$1.07
11/24/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$167.22
			Total	\$201.47



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

Project Number: 61839.00

Period: 201601

Date	Location	Job Type	User	Total
12/30/2015	Orlando FL	Sm Fmt Color Printing	katieshannon	\$2.13
1/8/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$12.79
			Total	\$14.92



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

Project Number: 61839.00

Period: 201602

Date	Location	Job Type	User	Total
1/11/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$38.38
1/12/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$28.76
2/5/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$25.56
			Total	\$92.70



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

Project Number: 61839.00

Period: 201603

Date	Location	Job Type	User	Total
2/8/2016	Orlando FL	B/W Laser Printing	katieshannon	\$0.91
2/9/2016	Orlando FL	B/W Laser Printing	katieshannon	\$7.69
2/10/2016	Orlando FL	B/W Laser Printing	katieshannon	\$14.83
2/8/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$85.21
2/9/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$159.79
2/10/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$40.48
2/18/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$46.86
2/22/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$63.92
			Total	\$419.69



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

Project Number: 61839.00

Period: 201604

Date	Location	Job Type	User	Total
3/11/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$6.40
			Total	\$6.40



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

Project Number: 61839.00

Period: 201605

Date	Location	Job Type	User	Total
4/5/2016	Orlando FL	B/W Laser Printing	katieshannon	\$26.86
4/19/2016	Orlando FL	B/W Laser Printing	katieshannon	\$9.23
4/21/2016	Orlando FL	B/W Laser Printing	katieshannon	\$2.05
4/26/2016	Orlando FL	B/W Laser Printing	katieshannon	\$0.39
4/5/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$59.64
4/8/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$71.36
4/21/2016	Orlando FL	Sm Fmt Color Printing	katieshannon	\$3.21
			Total	\$172.74

Invoice Number 2 -
FINAL
Period Covered -
12/1/13 to 5/31/16

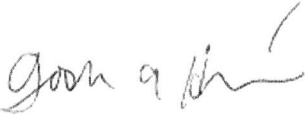
May 31, 2016

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

DATES	DESCRIPTION	HOURS	RATE	AMOUNT
	Client: Bruce Hatcher Matter: (1430 Plymouth Sorrento Rd, Apopka FL)			
See Attached	Items from Invoice 1 Meetings and calls with attorneys and clients and review of documents. (50% allocation with Henderson)	1.7	\$350.00	\$ 595.00
See Attached	Physical inspections of sites and market area and corridor. (50% allocation with Henderson)	0.3	\$350.00	\$ 105.00
See Attached	Background research, preparation, and writing of Economic and Market Analysis of subject site and market. Prepare report Dated December 7, 2015. (50% allocation with Henderson)	12.1	\$350.00	\$ 4,235.00
	<u>SUB TOTAL INVOICE 1 – First Report (12/7/15):</u>	<u>14.1</u>		<u>\$ 4,935.00</u>
See Attached	Meetings and calls with attorneys to discuss rebuttal report and review documents. (50% allocation with Henderson)	0.8	\$350.00	\$ 280.00
See Attached	Research and draft rebuttal report. (50% allocation with Henderson)	2.9	\$350.00	\$ 1,015.00
	<u>SUB TOTAL – Rebuttal Report</u>	<u>3.7</u>		<u>\$ 1,295.00</u>
See Attached	Review files, documents, and meetings with attorneys to prepare for deposition.	12.3	\$350.00	\$ 4,305.00
2/17/16	Deposition by CFX attorney.	8.0	\$350.00	\$ 2,800.00
See Attached	Review deposition transcript and prepare errata sheet.	2.4	\$350.00	\$ 840.00
See Attached	Prepare and review trial exhibits, meet and discuss trial exhibits with attorneys.	6.4	\$350.00	\$ 2,240.00
See Attached	Preparation for trial, meetings with attorneys regarding direct examination, review of case documents. Testify at trial (4/28/16).	11.6	\$350.00	\$ 4,060.00

	<u>SUB TOTAL – Deposition and Trial Activities</u>	<u>40.7</u>		<u>\$ 14,245.00</u>
	Total Hours:	58.6		
	Expenses		None	
	TOTAL DUE:			<u>\$ 20,475.00</u>
	Note: Hour Detail Sheet Attached – Next Page			

Thank you very much for the opportunity to serve.



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

Payment Instructions via Check:
Lakemont Group LLC
C/O Joshua Harris
2037 Shaw Ln
Orlando, FL 32814

Hour Detail Sheet

Client: Bruce Hatcher

Matter: 1430 Plymouth Sorrento Rd, Apopka FL

Person	Date	Time	Description	Allocation	Allotted Time
JH	4/24/2014	0.5	meet with attorneys - Overview of client property, parts being taken	50%	0.3
JH	5/1/2014	0.7	Review docs - Condemning Auth. Appraisals, descriptions on takings	50%	0.4
JH	10/15/2014	1.2	Background Econ Research - collect national/state/local data for report	50%	0.6
JH	11/24/2014	0.5	Data collection - Sales volumes and trends of market area, regional impacts	50%	0.3
JH	11/29/2014	0.5	market area tour - Visit and analyze sites/markets around SR429, SR417	50%	0.3
JH	1/8/2015	2.3	Data collection/graph creation - Create econ data charts (Section 2/3)	50%	1.2
JH	1/9/2015	2.4	Data collection/graph creation - Create local market data charts (Section 1)	50%	1.2
JH	1/16/2015	1.2	Report Writing - Draft language of final report	50%	0.6
JH	1/16/2015	0.6	Report Writing - Draft language of final report	50%	0.3
JH	11/17/2015	0.4	Call with attorneys - Discuss draft of report and condemnation blight issue	50%	0.2
JH	11/20/2015	1.8	Meeting with Attorney - Discuss scope and market impact issues	50%	0.9
JH	11/25/2015	4.2	Update data and economic analysis	50%	2.1
JH	11/29/2015	1.7	Review overall market assessment - update charts	50%	0.9
JH	12/4/2015	0.6	Meeting with Attorney - review report	50%	0.3
JH	12/5/2015	3.9	Edit and append report - mapping	50%	2.0
JH	12/6/2015	5.7	Finalize and proof report - prepare charts and graphs	50%	2.9
JH	1/7/2016	0.5	review updated appraisals from CFX	50%	0.3
JH	1/7/2016	1.1	call with attorney to discuss scope of rebuttal report	50%	0.6
JH	1/12/2016	1.2	data research for rebuttal report - focus on Orange county pricing	50%	0.6
JH	1/13/2016	4.3	write rebuttal report addressing market timing issues and condemnation blight	50%	2.2
JH	1/14/2016	0.2	write rebuttal report addressing market timing issues and condemnation blight	50%	0.1
JH	2/3/2016	1.1	Prep for deposition, review report and supporting documenation	100%	1.1
JH	2/7/2016	1.3	Prepare file for deposition, annotate documents, organize docs	100%	1.3
JH	2/8/2016	2.7	Meeting with attorneys to discuss condemnation blight	100%	2.7
JH	2/10/2016	0.8	Review documents regarding proposed alignment changes	100%	0.8
JH	2/14/2016	1.4	Prepare file for deposition, annotate documents, organize docs	100%	1.4
JH	2/15/2016	2.5	Meeting to prepare for deposition and discuss condemnation blight	100%	2.5
JH	2/16/2016	2.5	Review file and documents in preperation for deposition	100%	2.5
JH	2/17/2016	8	Deposition by CFX attorney at Callan Law Firm office	100%	8.0
JH	3/7/2016	0.9	Prepare trial exhibit - slides and tables from reports	100%	0.9
JH	3/9/2016	0.4	Meeting to prepare trial exhibits - review multiuse charts	100%	0.4
JH	3/9/2016	1.4	Summarize and reduce trial exhibits	100%	1.4
JH	3/9/2016	2.4	Review transcript of deposition and prepare corrections	100%	2.4
JH	3/27/2016	2.1	Review exhibits and files from opposing counsel	100%	2.1
JH	3/29/2016	0.8	Review trial docs and exhibits	100%	0.8
JH	4/5/2016	0.8	Meeting with attorneys to review trial exhibits and prepare for testimony	100%	0.8
JH	4/12/2016	1.1	Review filings, motions of case, and depositions of opposing experts	100%	1.1
JH	4/16/2016	0.4	Review trial docs and exhibits	100%	0.4
JH	4/20/2016	3.3	Meeting with attorney to prepare for direct examination	100%	3.3
JH	4/26/2016	4.7	Prepare file and review for trial	100%	4.7
JH	4/27/2016	0.7	Standby at Courthouse to Testify - Review Docs	100%	0.7
JH	4/28/2016	1.5	Standby at Courthouse to Testify - Review Docs - Testify Before Jury	100%	1.5
Total		76.3			58.6

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: 5/31/2016
Invoice Number: 193003H-2
Invoice Amount Due: **\$37,256.63**

**JOB: SR 429, Parcel 113/713
Hatcher
Engineering Analysis**

Description	Hours	Rate	Fee	Total
Principal(DLM)	92.0	\$250.00	\$23,000.00	\$23,000.00
Senior Engineer (KSH)	6.5	\$195.00	\$1,267.50	\$1,267.50
Senior Designer (JRR, SZ)	80.0	\$120.00	\$9,600.00	\$9,600.00
Analyst (DD)	19.0	\$85.00	\$1,615.00	\$1,615.00
			Subtotal	\$35,482.50
			Expenses (5%)	\$1,774.13
			Total Fee Due	\$37,256.63

See attachment for detail.

Payment is due upon settlement.

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

193003H

Job Name *SR429, P113/713, Hatcher*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
12/10/2013	2.5		prepare for and make site visit with owner, experts and attorney
12/7/2015	3.5		coordinate exhibit preparation
12/8/2015	3.0		coordinate exhibit preparation
12/9/2015	7.0		analysis of impacts, analysis of existing drainage patterns. Preliminary engineering report / coordinated exhibit preparation
12/10/2015	9.0		analysis of impacts, analysis of existing drainage patterns. Preliminary engineering report / coordinated of exhibits
12/11/2015	8.0		preliminary engineering report / coordination of exhibit preparation
2/15/2016	3.0		prepare for and attend deposition preparation meeting with attorney
2/25/2016	8.5		make site visit, review rebuttal witness report, analysis of engineering comments.
2/26/2016	5.0		prepare for and attend deposition
4/1/2016	6.0		review preliminary trial exhibits
4/5/2016	6.0		prepare for and attend mtg with experts and attorney
4/18/2016	8.0		prepare for and attend meeting with attorney for trial preparation
4/22/2016	4.5		prepare for and site visit and meeting with owner
4/26/2016	8.0		prepare for trial testimony and appear at courthouse
4/27/2016	10.0		trial preparation and testimony

Total Hours: *92.0*

Work Descriptions for Kevin S. Hebert, PE

193003H

Job Name *Wekiva Parkway, Bruce & Jeannie Hatcher*

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
3/16/2015	2.0	Job intro, plan review, analysis
3/17/2015	3.0	Plan review, analysis, coord. cont.
3/18/2015	1.5	Plan review, analysis, coord. cont.
<i>Total Hours:</i>	<i>6.5</i>	

Work Descriptions for John R. Russell

193003H

Job Name *Hatcher P113 SR 429*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
4/2/2015	1.0		Download & Review Files
12/1/2015	1.0		Download & Review Appraisal Report
12/1/2015	1.5		Download & Review FDOT Exhibits
12/5/2015	2.0		Calculate & Draft Boundary From PDF Boundary Survey
12/5/2015	3.5		Before Conditions Exhibit
12/5/2015	1.5		Download & Extract FDOT Design Sheets
12/6/2015	1.5		USGS, FEMA, Aerial & Location Map Exhibits
12/7/2015	1.0		Add Street Lighting to Roadway Plans
12/7/2015	1.5		Draft Additional SR 429 Features
12/7/2015	1.5		Draft Roadway Drainage Features
12/7/2015	3.5		After Conditions Calculations & Exhibit
12/8/2015	4.0		Uncured Remainder Calculations & Exhibit
12/8/2015	1.5		Hatch & Shading Roadway Features
12/8/2015	1.0		Draft Off-Site R/W & Drainage Features
12/10/2015	1.5		Compile Base Files; Master Files and SetUp Exhibit Sheet
12/10/2015	1.5		Plot, Review & Revise PDF Exhibits
12/11/2015	3.0		Revise Exhibits per Attorney's Comments & RePlot
<i>Total Hours:</i>	<i>32.0</i>		

Work Descriptions for Steve Zadrozny

193003H

Job Name *Wekiva Parkway, Bruce & Jeannie Hatcher*

<i>Date</i>	<i>Hours</i>	<i>Task</i>	<i>Work Description</i>
6/18/2014	4.5		Obtain aerial, create Aerial Exhibit, create Before & AOT Exhibits
6/19/2014	4.5		Obtain aerial, create Aerial Exhibit, create Before & AOT Exhibits
7/2/2014	7.0		Before, AOT and Uncured Exhibits
7/17/2014	2.5		Before, AOT and Uncured Exhibits
9/3/2014	4.0		Exhibits
9/10/2014	2.5		Exhibits
11/26/2014	4.0		Exhibits
12/3/2014	3.5		Exhibits
12/8/2014	4.0		Exhibits
12/9/2014	5.0		Exhibits
12/10/2014	4.5		Exhibits
12/17/2014	2.0		Exhibits
<i>Total Hours:</i>	<i>48.0</i>		

Work Descriptions for David Dreggors

193003H

Job Name *Wekiva Parkway P113 Hatcher*

<i>Date</i>	<i>Hours</i>	<i>Work Description</i>
2/24/2016	7.0	Deposition prep
2/25/2016	4.0	Deposition prep
3/29/2016	0.5	Drove to Callan Office and back
3/30/2016	0.5	Printed out legal exhibits
4/13/2016	3.0	printed out plans
4/14/2016	2.0	printed out plans
4/21/2016	2.0	printed out apopka land development codes
<i>Total Hours:</i>	<i>19.0</i>	

 **Power Acoustics, Inc.**

12472 Lake Underhill Rd #302
Orlando, FL 32828

Invoice

DATE	INVOICE #
1/4/2016	16-1240

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	CFX vs Hatcher

DESCRIPTION	QTY	RATE	AMOUNT, US\$
Principal Consultant (see breakdown)	35.5	195.00	6,922.50
Total, US Dollars			\$6,922.50

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.

Principal Consultant: Dave Parzych, INCE.Bd.Cert

Job: Hatcher vs CFX eminent domain

Client: Tom Callan

Date	Time	Rate	Work Accomplished
12/9/2013	2	195	Review files, google aerals of location
12/10/2013	4.25	195	Checkout, test and setup equipment for 24 hour sound test. Travel to site review property, set up eqpmt.
12/11/2013	2.25	195	Retrieve instrumentation, check, recharge, store equipment.
12/12/2013	1	195	Download data, pictures, document data conditions
2/19/2014	1	195	Meeting Callan Office
2/27/2014	4	195	Review drawings and scale roads for TNM model
2/28/2014	4	195	Develop input data and set up of TNM model
3/3/2014	4	195	Correlate model with FDOT case, run model, determine increase impacts
3/4/2014	4	195	Prep of report figures
3/5/2014	4	195	Prep of report(s)
3/9/2014	4	195	Prep of report(s)
3/10/2104	1	195	Finalize Henderson/Hatcher Draft reports
SUBTOTAL	35.5		Hours Worked
		\$6,922.50	


Power Acoustics, Inc.

12472 Lake Underhill Rd #302
Orlando, FL 32828

Invoice

DATE	INVOICE #
5/31/2016	16-05262

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	CFX/Hatcher

DESCRIPTION	QTY	RATE	AMOUNT, US\$
Principal Consultant Hourly Rate	30.5	195.00	5,947.50
Trial (1.5 x rates)	4	292.50	1,170.00
See attached time breakdowns			
This invoice is in addition to Invoice 16-1240 dated 1/4/2016 for \$6922.50			
TOTAL DUE: \$14,040.00			
			Total, US Dollars \$7,117.50

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.

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

Date	Time	Rate	Work Accomplished
2/8/2016	1.5	195	292.5 Review files for depo
2/9/2016	2	195	390 pre-depo meeting with Callan
2/10/2016	3.5	195	682.5 Depo
2/18/2016	1	195	195 deliver paper files to Callan for copying
3/14/2016	2	195	390 review D.Parzych depo
4/3/2016	2	195	390 review CFX New noise exhibit
4/6/2016	6	195	1170 review latest CFX road drawings and latest CFX "final" noise reports.
4/14/2016	3.5	195	682.5 pre-trial meeting w/Callan
4/15/2016	3	195	585 review Brett Wieland's Depo
4/27/2016	4	292.5	1170 Trial
5/24/2016	6	195	1170 Documents regarding traffic noise "calibration" and TNM 2.5 model
SUBTOTAL	34.5		
		\$7,117.50	

DERANGO, BEST & ASSOCIATES

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

INVOICE

January 4, 2015

Federal Tax ID #59-3541451

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

DB&A File No. 13-226

For Professional Services Rendered Concerning:

Real Estate appraisal services concerning Parcels 113/713 of the Central Florida Expressway Authority SR 429 Wekiva Parkway Extension Project Bruce & Jeannie Hatcher located at 1430 Plymouth Sorrento Road, Apopka, Orange County, Florida.

Gross Fees to Date: \$3,175.00

Payable to:

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

Thank you for the opportunity to be of service



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

INVOICE #OV1605

January 3, 2016

Tom Callan
Callan Law Firm
921 Bradshaw Terrace
Orlando, Florida 32806

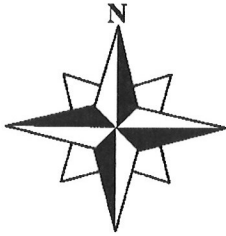
Re: Hatcher Parcel
1472 Plymouth Sorrento Road

DESCRIPTION: Perform Eminent Domain work for the Hatcher Parcel.

TOTAL COST: 10.5 Hrs x \$120.00/hr = \$1,260.00

Thank you.

Sincerely,
Bert Karpinski
Ovation Construction, Inc.



Accuright Surveys of Orlando, Inc.

2012 E. Robinson Street, Orlando, Florida 32803

Tel. (407) 894-6314, Fax. (407) 897-3777

SURVEY CONTRACT

Stephanie Tate

14-Oct-14

Callan Law Firm, PA
921 Bradshaw Terrace
Orlando, FL 32806
Tel: (407) 426-9141

Fax: (407) 426-1548

Job No: 40962

Subject: Survey proposal for 1430 Plymouth Sorrento Rd

Dear: Stephanie Tate

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

Subject Property

Lot: PARCEL 93

Subdivision: SEC 36 TOWN 20, Rng 27

Plat Book:

Page(s):

County: ORANGE

Scope of work

Cost

PRODUCE BOUNDARY AND TOPO DRAWING SHOWING R/W TAKING

PRODUCE BOUNDARY AND TOPO DRAWING

PRODUCE BOUNDARY DRAWING

\$3,600.00

Boundary and Utility Survey with limited topography (5 acres aprox)

Total: \$3,600.00

TIME FRAME:

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:

Approved by:

Print Name

Title

Date

FRANK A. RAYMOND

PRESIDENT

ACCURIGHT SURVEYS

14-Oct-14



JURIS CORPORATION INVOICE

CLIENT:

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

JURIS CORPORATION -

255 South Orange Avenue, Suite 101
Orlando, Florida 32801-3445
(407) 648-0405

CAL001

DATE: 03/04/14

185.00

Case: Hatcher

Team Meeting at Counsel Offices on Feb. 19, 2014

1.0 hours @ \$185./hour\$185.00

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

Subtotal \$ 185.00

Sales Tax \$

Balance Due \$ 185.00



Juris Corporation
255 S. Orange Avenue
Suite 101
Orlando, FL 32801

407-648-0405

Invoice

Invoice #: 9764
Invoice Date: 01/04/2016

Bill To:

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

Description	Hours/Qty	Rate	Amount
Case: Hatcher			
Development of 3D views from Cul d Sac including rendering of 3D views with revised updates.	14.5	185.00	\$2,682.50
30" x 42" photo print of above views, mounted on foamcor		150.00	150.00

Please make checks payable to: Juris Corporation.

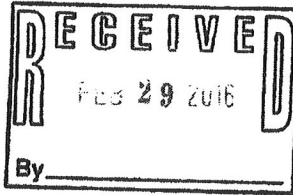
Invoices are due and payable when rendered. Invoices not paid within 30 days of the invoice date are past due and will be assessed a finance charge of 1.5% per month.

Federal ID Number: 59-2813163

Total	\$2,832.50
Payments / Credits	\$0.00
Balance Due	\$2,832.50



The Reporting Company d/b/a
 Milestone | Reporting Company
 100 East Pine Street
 Suite 308
 Orlando, FL 32801
 Phone: (407)423-9900 Toll Free: (855) MY-DEPOS
 http://www.MilestoneReporting.com



INVOICE

Invoice No.	Invoice Date	Job No.
100466	2/24/2016	64364
Job Date	Case No.	
2/19/2016	2013-CA-014414-O	
Case Name		
Central Florida Expressway Authority v Bruce Hatcher		
Payment Terms		
Due upon receipt		

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

1 COPY OF TRANSCRIPT OF: Jeannie Hatcher	251.45
1 COPY OF TRANSCRIPT OF: Bruce Hatcher	340.10
TOTAL DUE >>>	\$591.55

Terms are Net 30 days. Past due amounts may be charged a 12% finance charge after 90 days. Where collection is required, debtor will pay all collection costs, attorney fees and court costs. Debtor consents to jurisdiction of the courts of Orange County, Florida.

Tax ID: 59-1937999

Please detach bottom portion and return with payment.

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

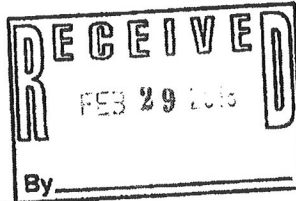
Invoice No. : 100466
 Invoice Date : 2/24/2016
 Total Due : \$ 591.55

Remit To: **The Reporting Company d/b/a
 Milestone | Reporting Company
 100 East Pine Street
 Suite 308
 Orlando FL 32801**

Job No. : 64364
 BU ID : MRC
 Case No. : 2013-CA-014414-O
 Case Name : Central Florida Expressway Authority v Bruce Hatcher



The Reporting Company d/b/a
 Milestone | Reporting Company
 100 East Pine Street
 Suite 308
 Orlando, FL 32801
 Phone: (407)423-9900 Toll Free: (855) MY-DEPOS
<http://www.MilestoneReporting.com>



INVOICE

Invoice No.	Invoice Date	Job No.
100473	2/25/2016	63986
Job Date	Case No.	
2/17/2016	2013-CA-014414-O	
Case Name		
Central Florida Expressway Authority v Bruce Hatcher		
Payment Terms		
Due upon receipt		

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

1 COPY OF TRANSCRIPT OF:

Josh Harris- Vol. I

1,112.30

TOTAL DUE >>>

\$1,112.30

Terms are Net 30 days. Past due amounts may be charged a 12% finance charge after 90 days. Where collection is required, debtor will pay all collection costs, attorney fees and court costs. Debtor consents to jurisdiction of the courts of Orange County, Florida.

Tax ID: 59-1937999

Please detach bottom portion and return with payment.

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

Invoice No. : 100473
 Invoice Date : 2/25/2016
Total Due : \$ 1,112.30

Remit To: **The Reporting Company d/b/a
 Milestone | Reporting Company
 100 East Pine Street
 Suite 308
 Orlando FL 32801**

Job No. : 63986
 BU ID : MRC
 Case No. : 2013-CA-014414-O
 Case Name : Central Florida Expressway Authority v Bruce Hatcher

INVOICE



The Reporting Company d/b/a
Milestone | Reporting Company
100 East Pine Street
Suite 308
Orlando, FL 32801
Phone: (407)423-9900 Toll Free: (855) MY-DEPOS
<http://www.MilestoneReporting.com>

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

Invoice No.	Invoice Date	Job No.
100657	3/3/2016	64228
Job Date	Case No.	
2/23/2016	2013-CA-014414-O	
Case Name		
Orlando-Orange County Expressway Authority v Bruce Hatcher		
Payment Terms		
Due upon receipt		

1 COPY OF TRANSCRIPT OF:

James Hall- Volume I & II

1,113.70

TOTAL DUE >>>

\$1,113.70

Terms are Net 30 days. Past due amounts may be charged a 12% finance charge after 90 days. Where collection is required, debtor will pay all collection costs, attorney fees and court costs. Debtor consents to jurisdiction of the courts of Orange County, Florida.

Tax ID: 59-1937999

Please detach bottom portion and return with payment.

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

Invoice No. : 100657
Invoice Date : 3/3/2016
Total Due : \$ 1,113.70

Remit To: **The Reporting Company d/b/a
Milestone | Reporting Company
100 East Pine Street
Suite 308
Orlando FL 32801**

Job No. : 64228
BU ID : MRC
Case No. : 2013-CA-014414-O
Case Name : Orlando-Orange County Expressway
Authority v Bruce Hatcher

INVOICE



Milestone Reporting Company
P.O. 3426
Orlando, Florida 32802
Phone: (407) 423-9900 Toll Free (855) MY-DEPOS

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

Invoice No.	Invoice Date	Job No.
100732	3/4/2016	63987
Job Date	Case No.	
2/24/2016	2013-CA-014414-O	
Case Name		
Orlando-Orange County Expressway Authority v Bruce Hatcher		
Payment Terms		
Due upon receipt		

1 COPY OF TRANSCRIPT OF:

Rick Dreggors

851.95

TOTAL DUE >>>

\$851.95

Terms are Net 30 days. Past due amounts may be charged a 12% finance charge after 90 days. Where collection is required, debtor will pay all collection costs, attorney fees and court costs. Debtor consents to jurisdiction of the courts of Orange County, Florida.

(-) Payments/Credits: 851.95

(+) Finance Charges/Debits: 0.00

(=) New Balance: **\$0.00**

Tax ID: 59-1937999

Please detach bottom portion and return with payment.

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

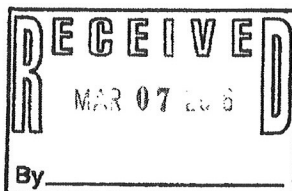
Invoice No. : 100732
Invoice Date : 3/4/2016
Total Due : \$0.00

Remit To: **Milestone Reporting Company**
P.O. Box 3426
Orlando FL 32802

Job No. : 63987
BU ID : MRC
Case No. : 2013-CA-014414-O
Case Name : Orlando-Orange County Expressway
Authority v Bruce Hatcher



The Reporting Company d/b/a
Milestone | Reporting Company
100 East Pine Street
Suite 308
Orlando, FL 32801
Phone: (407)423-9900 Toll Free: (855) MY-DEPOS
http://www.MilestoneReporting.com



INVOICE

Invoice No.	Invoice Date	Job No.
100735	3/4/2016	63988
Job Date	Case No.	
2/26/2016	2013-CA-014414-O	
Case Name		
Orlando-Orange County Expressway Authority v Bruce Hatcher		
Payment Terms		
Due upon receipt		

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

DEPOSITION OF:

Dan Morris

Transcript deferred

0.00 @ 0.00 0.00

1 COPY OF TRANSCRIPT OF:

Continuation of Rick Dreggors

411.30

TOTAL DUE >>> \$411.30

Terms are Net 30 days. Past due amounts may be charged a 12% finance charge after 90 days. Where collection is required, debtor will pay all collection costs, attorney fees and court costs. Debtor consents to jurisdiction of the courts of Orange County, Florida.

Tax ID: 59-1937999

Please detach bottom portion and return with payment.

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

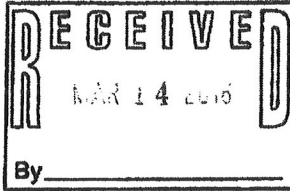
Invoice No. : 100735
Invoice Date : 3/4/2016
Total Due : \$ 411.30

Remit To: **The Reporting Company d/b/a
Milestone | Reporting Company
100 East Pine Street
Suite 308
Orlando FL 32801**

Job No. : 63988
BU ID : MRC
Case No. : 2013-CA-014414-O
Case Name : Orlando-Orange County Expressway
Authority v Bruce Hatcher



The Reporting Company d/b/a
 Milestone | Reporting Company
 100 East Pine Street
 Suite 308
 Orlando, FL 32801
 Phone: (407)423-9900 Toll Free: (855) MY-DEPOS
<http://www.MilestoneReporting.com>



INVOICE

Invoice No.	Invoice Date	Job No.
100860	3/10/2016	63985
Job Date	Case No.	
2/10/2016	2013-CA-014414-O	
Case Name		
Orlando-Orange County Expressway Authority v Bruce Hatcher		
Payment Terms		
Due upon receipt		

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

1 COPY OF TRANSCRIPT OF:

David Parzyhch -

543.65

TOTAL DUE >>>

\$543.65

Terms are Net 30 days. Past due amounts may be charged a 12% finance charge after 90 days. Where collection is required, debtor will pay all collection costs, attorney fees and court costs. Debtor consents to jurisdiction of the courts of Orange County, Florida.

Tax ID: 59-1937999

Please detach bottom portion and return with payment.

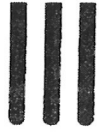
Thomas P. Callan, Esq
 Callan Law Firm P.A
 921 Bradshaw Terrace
 Orlando FL 32806

Invoice No. : 100860
 Invoice Date : 3/10/2016
Total Due : \$ 543.65

**Remit To: The Reporting Company d/b/a
 Milestone | Reporting Company
 100 East Pine Street
 Suite 308
 Orlando FL 32801**

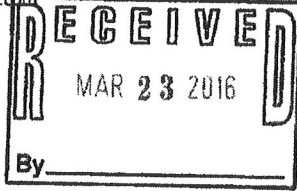
Job No. : 63985
 BU ID : MRC
 Case No. : 2013-CA-014414-O
 Case Name : Orlando-Orange County Expressway
 Authority v Bruce Hatcher

INVOICE



The Reporting Company d/b/a
Milestone | Reporting Company
100 East Pine Street
Suite 308
Orlando, FL 32801
Phone: (407)423-9900 Toll Free: (855) MY-DEPOS
<http://www.MilestoneReporting.com>

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



Invoice No.	Invoice Date	Job No.
100908	3/11/2016	63988
Job Date	Case No.	
2/26/2016	2013-CA-014414-O	
Case Name		
Orlando-Orange County Expressway Authority v Bruce Hatcher		
Payment Terms		
Due upon receipt		

1 COPY OF TRANSCRIPT OF:
Dan Morris -

247.40
TOTAL DUE >>> \$247.40

Terms are Net 30 days. Past due amounts may be charged a 12% finance charge after 90 days. Where collection is required, debtor will pay all collection costs, attorney fees and court costs. Debtor consents to jurisdiction of the courts of Orange County, Florida.

Tax ID: 59-1937999

Please detach bottom portion and return with payment.

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

Invoice No. : 100908
Invoice Date : 3/11/2016
Total Due : \$ 247.40

Remit To: **The Reporting Company d/b/a
Milestone | Reporting Company
100 East Pine Street
Suite 308
Orlando FL 32801**

Job No. : 63988
BU ID : MRC
Case No. : 2013-CA-014414-O
Case Name : Orlando-Orange County Expressway
Authority v Bruce Hatcher

INVOICE



Milestone Reporting Company
 P.O. 3426
 Orlando, Florida 32802
 Phone: (407) 423-9900 Toll Free (855) MY-DEPOS

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

Invoice No.	Invoice Date	Job No.
102548	5/12/2016	66106
Job Date	Case No.	
4/25/2016	2013-CA-014414-O	
Case Name		
Orlando-Orange County Expressway Authority v Bruce Hatcher		
Payment Terms		
Due upon receipt		

TESTIMONY OF:				
Richard Dreggors - Rough Draft - 4/28/2016				
Rough Draft	163.00	@	2.00	326.00
TESTIMONY OF:				
Richard Dreggors - Rough Draft - 4/29/2016				
Rough Draft	112.00	@	2.00	224.00
JURY TRIAL BEFORE:				
Judge Kest - 4/26/2016 - Real Time Stream				
Realtime Feed Only	156.00 Pages	@	1.75	273.00
JURY TRIAL BEFORE:				
Judge Kest - 4/28/2016 - Real Time Stream				
Realtime Feed Only	253.00 Pages	@	1.75	442.75
JURY TRIAL BEFORE:				
Judge Kest - 4/29/2016 - Real Time Stream				
Realtime Feed Only	174.00 Pages	@	1.75	304.50
JURY TRIAL BEFORE:				
Judge Kest - 4/27/2016 - Real Time Stream				
Realtime Feed Only	265.00 Pages	@	1.75	463.75
TOTAL DUE >>>				\$2,034.00

Tax ID: 59-1937999

Please detach bottom portion and return with payment.

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

Invoice No. : 102548
 Invoice Date : 5/12/2016
Total Due : \$ 2,034.00

Remit To: **Milestone Reporting Company**
P.O. Box 3426
Orlando FL 32802

Job No. : 66106
 BU ID : MRC
 Case No. : 2013-CA-014414-O
 Case Name : Orlando-Orange County Expressway Authority v Bruce Hatcher

INVOICE



Milestone Reporting Company
P.O. 3426
Orlando, Florida 32802
Phone: (407) 423-9900 Toll Free (855) MY-DEPOS

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

Invoice No.	Invoice Date	Job No.
102548	5/12/2016	66106
Job Date	Case No.	
4/25/2016	2013-CA-014414-O	
Case Name		
Orlando-Orange County Expressway Authority v Bruce Hatcher		
Payment Terms		
Due upon receipt		

Terms are Net 30 days. Past due amounts may be charged a 12% finance charge after 90 days. Where collection is required, debtor will pay all collection costs, attorney fees and court costs. Debtor consents to jurisdiction of the courts of Orange County, Florida.

(-) Payments/Credits:	0.00
(+) Finance Charges/Debits:	0.00
(=) New Balance:	\$2,034.00

Tax ID: 59-1937999

Please detach bottom portion and return with payment.

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

Invoice No. : 102548
Invoice Date : 5/12/2016
Total Due : \$ 2,034.00

Remit To: **Milestone Reporting Company**
P.O. Box 3426
Orlando FL 32802

Job No. : 66106
BU ID : MRC
Case No. : 2013-CA-014414-O
Case Name : Orlando-Orange County Expressway
Authority v Bruce Hatcher

INVOICE



Milestone Reporting Company
P.O. 3426
Orlando, Florida 32802
Phone: (407) 423-9900 Toll Free (855) MY-DEPOS

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

Invoice No.	Invoice Date	Job No.
104232	5/25/2016	66110
Job Date	Case No.	
4/29/2016	2013-CA-014414-O	
Case Name		
Orlando-Orange County Expressway Authority v Bruce Hatcher		
Payment Terms		
Due upon receipt		

ORIGINAL AND 1 COPY OF TRANSCRIPT OF: Judge Kest_BENCH EXCERPT(66110) -	172.50
ORIGINAL AND 1 COPY OF TRANSCRIPT OF: Judge Kest_BENCH EXCERPT(66106) -	69.00
ORIGINAL AND 1 COPY OF TRANSCRIPT OF: Judge Kest_BENCH EXCERPT (66107) -	95.50
ORIGINAL AND 1 COPY OF TRANSCRIPT OF: Judge Kest_BENCH EXCERPT (66109) -	241.50
TOTAL DUE >>>	\$578.50

Invoice reflects one day expedite rates for each excerpt

Terms are Net 30 days. Past due amounts may be charged a 12% finance charge after 90 days. Where collection is required, debtor will pay all collection costs, attorney fees and court costs. Debtor consents to jurisdiction of the courts of Orange County, Florida.

Tax ID: 59-1937999

Please detach bottom portion and return with payment.

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

Invoice No. : 104232
Invoice Date : 5/25/2016
Total Due : \$ 578.50

Remit To: **Milestone Reporting Company**
P.O. Box 3426
Orlando FL 32802

Job No. : 66110
BU ID : MRC
Case No. : 2013-CA-014414-O
Case Name : Orlando-Orange County Expressway
Authority v Bruce Hatcher

INVOICE



Milestone Reporting Company
P.O. 3426
Orlando, Florida 32802
Phone: (407) 423-9900 Toll Free (855) MY-DEPOS

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

Invoice No.	Invoice Date	Job No.
102774	5/26/2016	66108
Job Date	Case No.	
4/27/2016	2013-CA-014414-O	
Case Name		
Orlando-Orange County Expressway Authority v Bruce Hatcher		
Payment Terms		
Due upon receipt		

ORIGINAL AND 1 COPY OF TRANSCRIPT OF:

7 Day Jury Trial, Judge Kest_EXCERPT (4/27/2016) -

912.50

TOTAL DUE >>>

\$912.50

Invoice reflects one day expedite rate

Terms are Net 30 days. Past due amounts may be charged a 12% finance charge after 90 days. Where collection is required, debtor will pay all collection costs, attorney fees and court costs. Debtor consents to jurisdiction of the courts of Orange County, Florida.

(-) Payments/Credits: 0.00

(+) Finance Charges/Debits: 0.00

(=) New Balance: **\$912.50**

Tax ID: 59-1937999

Please detach bottom portion and return with payment.

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

Invoice No. : 102774
Invoice Date : 5/26/2016
Total Due : \$912.50

Remit To: **Milestone Reporting Company**
P.O. Box 3426
Orlando FL 32802

Job No. : 66108
BU ID : MRC
Case No. : 2013-CA-014414-O
Case Name : Orlando-Orange County Expressway
Authority v Bruce Hatcher

SOUTHERN COURT REPORTERS, INC.

DEBRA B. WORLEY

Certified Realtime Reporter
Registered Merit Reporter
Registered Professional Reporter
(Tax ID #59-1853979)
2750 Meeting Place
Orlando, FL 32814
407-599-4972 ~ 407-810-8973 (cell)
DebbieWorley28@gmail.com

February 27, 2016

TO: THOMAS P. CALLAN, ESQUIRE

Callan Law firm, P.A.
921 Bradshaw Terrace
Orlando, Florida 32806
(407) 426-0567
tcallan@callanlaw.com

INVOICE NO. 021616C

CAPTION OF CASE:	CFEA v. Hatcher
REPORTER:	Debbie Worley
DATE TAKEN:	2-16-16
PROCEEDING:	Depo of CRAIG ADAMS (no testimony taken)
PROCEEDING:	Depo of DAVID HALL
APPEARANCE FEE:	\$495.00 (9:00-4:34)
ORIGINAL: 198 @ \$4.15	821.70
CONCORDANCE INDEX 22 @ \$.50	11.00
DATE TAKEN:	2-15-16
PROCEEDING:	Scheduled 9:00 depo of MARY BROOKS
APPEARANCE FEE:	50.00 (canceled at 8:18 a.m.)

EXHIBITS: (Retained by counsel)

TOTAL INVOICE: \$1,377.70 (If paid in 45 days)

(full-sized & condensed transcript sent PDF via email 2-26-16 to tcallan@callanlaw.com and slt@callanlaw.com)

~Thank You~

(After 45 days, interest accrues at a rate of 12% per annum)

SOUTHERN COURT REPORTERS, INC.

DEBRA B. WORLEY

*Certified Realtime Reporter
Registered Merit Reporter
Registered Professional Reporter
(Tax ID #59-1853979)
2750 Meeting Place
Orlando, FL 32814
407-599-4972 ~ 407-810-8973 (cell)
DebbieWorley28@gmail.com*

February 29, 2016

TO: THOMAS P. CALLAN, ESQUIRE

*Callan Law firm, P.A.
921 Bradshaw Terrace
Orlando, Florida 32806
(407) 426-0567
tcallan@callanlaw.com*

INVOICE NO. 022916C

CAPTION OF CASE:	CFEA v. Hatcher
REPORTER:	Debbie Worley
DATE TAKEN:	2-29-16
PROCEEDING:	Depo of Corp. Rep AECOM (CNA prepared)
APPEARANCE FEE:	\$75.00 (1:00-1:30)
TOTAL INVOICE:	<u>\$75.00</u> (If paid in 45 days)

(CNA sent PDF via email 2-29-16 to sit@callanlaw.com)

~Thank You ~

(After 45 days, interest accrues at a rate of 12% per annum)

SOUTHERN COURT REPORTERS, INC.

DEBRA B. WORLEY

*Certified Realtime Reporter
Registered Merit Reporter
Registered Professional Reporter
(Tax ID #59-1853979)
2750 Meeting Place
Orlando, FL 32814
407-599-4972 ~ 407-810-8973 (cell)
DebbieWorley28@gmail.com*

March 3, 2016

TO: THOMAS P. CALLAN, ESQUIRE

*Callan Law firm, P.A.
921 Bradshaw Terrace
Orlando, Florida 32806
(407) 426-0567
tcallan@callanlaw.com*

INVOICE NO. 021816C

CAPTION OF CASE: CFEA v. Hatcher
REPORTER: Debbie Worley
DATE TAKEN: 2-18-16
PROCEEDING: Depo of WALTER CARPENTER
APPEARANCE FEE: \$255.00 (2:33 - 5:41)
ORIGINAL: 144 @ \$4.15 597.60
CONCORDANCE INDEX 18 @ \$.50 9.00

EXHIBITS: (Retained by counsel)

TOTAL INVOICE: \$861.60 (If paid in 45 days)

(full-sized and condensed PDF & ASCII transcript emailed 3-2-16 to slt@callanlaw.com)

~Thank You~

(After 45 days, interest accrues at a rate of 12% per annum)

SOUTHERN COURT REPORTERS, INC.

DEBRA B. WORLEY

Certified Realtime Reporter

Registered Merit Reporter

Registered Professional Reporter

(Tax ID #59-1853979)

2750 Meeting Place

Orlando, FL 32814

407-599-4972 ~ 407-810-8973 (cell)

DebbieWorley28@gmail.com

March 5, 2016

TO: THOMAS P. CALLAN, ESQUIRE

Callan Law firm, P.A.

921 Bradshaw Terrace

Orlando, Florida 32806

(407) 426-0567

tcallan@callanlaw.com

INVOICE NO. 022216C

CAPTION OF CASE: **OOCEA v. Hatcher**

REPORTER: **Debbie Worley**

DATE TAKEN: **2-22-16**

PROCEEDING: **Depo of JEFFREY J. NEWTON (178 pgs)**
Depo of JOHN T. SPEER (14 pgs)

APPEARANCE FEE: **\$435.00 (10:00 - 4:38)**

ORIGINAL: 192 @ \$4.15 **796.80**

CONCORDANCE INDEX 23 @ \$.50 **11.50**

EXHIBITS: (Retained by counsel)

TOTAL INVOICE: \$1243.30 (If paid in 45 days)

(full-sized and condensed PDF & ASCII transcript emailed 3-5-16 to slt@callanlaw.com)

~Thank You~

(After 45 days, interest accrues at a rate of 12% per annum)

SOUTHERN COURT REPORTERS, INC.

DEBRA B. WORLEY

**Certified Realtime Reporter
Registered Merit Reporter
Registered Professional Reporter
(Tax ID #59-1853979)
2750 Meeting Place
Orlando, FL 32814
407-599-4972 ~ 407-810-8973 (cell)
DebbieWorley28@gmail.com**

March 7, 2016

TO: THOMAS P. CALLAN, ESQUIRE

**Callan Law firm, P.A.
921 Bradshaw Terrace
Orlando, Florida 32806
(407) 426-0567
tcallan@callanlaw.com**

INVOICE NO. 030116C

CAPTION OF CASE:	CFEA v. Hatcher
REPORTER:	Debbie Worley
DATE TAKEN:	3-1-16
PROCEEDING:	Depo of MARY BROOKS
APPEARANCE FEE:	\$ 85.00 (1:00 - 2:06)
ORIGINAL: 56 @ \$4.15	232.40
CONCORDANCE INDEX 7 @ \$.50	3.50

EXHIBITS: (Retained by counsel)

TOTAL INVOICE: \$320.90 (If paid in 45 days)

(full-sized and condensed PDF & ASCII transcript emailed 3-7-16 to slt@callanlaw.com)

~Thank You~

(After 45 days, interest accrues at a rate of 12% per annum)

SOUTHERN COURT REPORTERS, INC.

DEBRA B. WORLEY

*Certified Realtime Reporter
Registered Merit Reporter
Registered Professional Reporter
(Tax ID #59-1853979)
2750 Meeting Place
Orlando, FL 32814
407-599-4972 ~ 407-810-8973 (cell)
DebbieWorley28@gmail.com*

March 10, 2016

TO: THOMAS P. CALLAN, ESQUIRE

Callan Law firm, P.A.

921 Bradshaw Terrace

Orlando, Florida 32806

(407) 426-0567

sltcallan@callanlaw.com

INVOICE NO. 030216C

CAPTION OF CASE: **OOCEA v. Hatcher**

REPORTER: **Debbie Worley**

DATE TAKEN: **3-2-16**

PROCEEDING: **Depo of MARK CALLAHAN (112 pgs)
Depo of GLENN PRESSIMONE (43 pgs)**

APPEARANCE FEE: **\$270.00 (2:00 - 5:44)**

ORIGINAL: 155 @ \$4.15 **643.25**

CONCORDANCE INDEX 17 @ \$.50 **8.50**

EXHIBITS: (Retained by counsel)

TOTAL INVOICE: \$921.75 (If paid in 45 days)

(full-sized and condensed PDF & ASCII transcripts emailed 3-9-16 to slt@callanlaw.com)

~Thank You~

(After 45 days, interest accrues at a rate of 12% per annum)

SOUTHERN COURT REPORTERS, INC.

DEBRA B. WORLEY

Certified Realtime Reporter
Registered Merit Reporter
Registered Professional Reporter
(Tax ID #59-1853979)
2750 Meeting Place
Orlando, FL 32814
407-599-4972 ~ 407-810-8973 (cell)
DebbieWorley28@gmail.com

March 16, 2016

TO: THOMAS P. CALLAN, ESQUIRE

Callan Law firm, P.A.
921 Bradshaw Terrace
Orlando, Florida 32806
(407) 426-0567
tcallan@callanlaw.com

INVOICE NO. 030916C

CAPTION OF CASE:	CFEA v. Hatcher
REPORTER:	Debbie Worley
DATE TAKEN:	3-9-16
PROCEEDING:	Depo of SCOTT BEAR
APPEARANCE FEE:	\$135.00 (1:30 - 2:56)
ORIGINAL: 73 @ \$4.15	302.95
CONCORDANCE INDEX 9 @ \$.50	4.50

EXHIBITS: (Retained by counsel)

TOTAL INVOICE: \$442.45 (If paid in 45 days)

(full-sized and condensed PDF & ASCII transcript emailed 3-15-16 to slt@callanlaw.com)

~Thank You~

(After 45 days, interest accrues at a rate of 12% per annum)

SOUTHERN COURT REPORTERS, INC.

DEBRA B. WORLEY

Certified Realtime Reporter

Registered Merit Reporter

Registered Professional Reporter

(Tax ID #59-1853979)

2750 Meeting Place

Orlando, FL 32814

407-599-4972 ~ 407-810-8973 (cell)

DebbieWorley28@gmail.com

March 16, 2016

TO: THOMAS P. CALLAN, ESQUIRE

Callan Law firm, P.A.

921 Bradshaw Terrace

Orlando, Florida 32806

(407) 426-0567

sltcallan@callanlaw.com

INVOICE NO. 031016C

CAPTION OF CASE: CFEA v. Hatcher

REPORTER: Debbie Worley

DATE TAKEN: 3-10-16

PROCEEDING: Depo of CLAUDE CASSAGNOL (65 pgs)
Depo of DEBORAH POINDEXTER (23 pgs)

APPEARANCE FEE: \$222.00 (9:00-10:17 & 2:00-3:06)

ORIGINAL: 88 @ \$4.15 365.20

CONCORDANCE INDEX 10 @ \$.50 5.00

EXHIBITS: (Retained by counsel)

TOTAL INVOICE: \$592.20 (If paid in 45 days)

(full-sized and condensed PDF & ASCII transcripts emailed 3-15-16 & 3-16-16 to slt@callanlaw.com)

~Thank You~

(After 45 days, interest accrues at a rate of 12% per annum)

SOUTHERN COURT REPORTERS, INC.

DEBRA B. WORLEY

*Certified Realtime Reporter
Registered Merit Reporter
Registered Professional Reporter
(Tax ID #59-1853979)
2750 Meeting Place
Orlando, FL 32814
407-599-4972 ~ 407-810-8973 (cell)
DebbieWorley28@gmail.com*

March 22, 2016

TO: THOMAS P. CALLAN, ESQUIRE

*Callan Law firm, P.A.
921 Bradshaw Terrace
Orlando, Florida 32806
(407) 426-0567
tcallan@callanlaw.com*

INVOICE NO. 031116C

CAPTION OF CASE: **CFEA v. Hatcher**
REPORTER: **Debbie Worley**
DATE TAKEN: **3-11-16**
PROCEEDING: **Depo of RICHARD ANDERSON**
APPEARANCE FEE: **\$135.00 (9:00 - 10:57)**
ORIGINAL: 97 @ \$4.15 **402.55**
Expedited Rough: 91 @ \$1.50 **136.50 (emailed 3-16-16)**
CONCORDANCE INDEX 11 @ \$.50 **5.50**

EXHIBITS: (None for this depo)

TOTAL INVOICE: \$679.55 (If paid in 45 days)

(full-sized and condensed PDF & ASCII transcript emailed 3-22-16 to slt@callanlaw.com)

~Thank You~

(After 45 days, interest accrues at a rate of 12% per annum)

SOUTHERN COURT REPORTERS, INC.

DEBRA B. WORLEY

*Certified Realtime Reporter
Registered Merit Reporter
Registered Professional Reporter
(Tax ID #59-1853979)
2750 Meeting Place
Orlando, FL 32814
407-599-4972 ~ 407-810-8973 (cell)
DebbieWorley28@gmail.com*

March 25, 2016

TO: THOMAS P. CALLAN, ESQUIRE

*Callan Law firm, P.A.
921 Bradshaw Terrace
Orlando, Florida 32806
(407) 426-0567
tcallan@callanlaw.com*

INVOICE NO. 031416C

CAPTION OF CASE:	CFEA v. Hatcher
REPORTER:	Debbie Worley
DATE TAKEN:	3-14-16
PROCEEDING:	Depo of LUIS E. DIAZ (HNTB)
APPEARANCE FEE:	\$ 75.00 (1:00 - 1:30)
ORIGINAL: 23 @ \$4.15	95.45
CONCORDANCE INDEX 3 @ \$.50	1.50
EXHIBITS: (retained by Mr. Callan)	
TOTAL INVOICE:	<u>\$171.95</u> (If paid in 45 days)

(full-sized and condensed PDF & ASCII transcript emailed 3-25-16 to sit@callanlaw.com)

~Thank You~

(After 45 days, interest accrues at a rate of 12% per annum)

SOUTHERN COURT REPORTERS, INC.

DEBRA B. WORLEY

Certified Realtime Reporter
Registered Merit Reporter
Registered Professional Reporter
(Tax ID #89-1853979)

2750 Meeting Place
Orlando, FL 32814

407-599-4972 ~ 407-810-8973 (cell)
DebbieWorley28@gmail.com

March 1, 2016

TO: THOMAS P. CALLAN, ESQUIRE
Callan Law firm, P.A.
921 Bradshaw Terrace
Orlando, Florida 32806
(407) 426-0567
tcallan@callanlaw.com

INVOICE NO. **030116C**

CAPTION OF CASE:	CFEA v. Hatcher
REPORTER:	Debbie Worley
DATE TAKEN:	3-1-16
PROCEEDING:	Depo of SCOTT BEAR (CNA prepared)
APPEARANCE FEE:	\$75.00 (9:00-9:30)
TOTAL INVOICE:	<u>\$75.00</u> (If paid in 45 days)

(CNA sent PDF via email 3-1-16 to slt@callanlaw.com)

~Thank You~

(After 45 days, interest accrues at a rate of 12% per annum)

Hunter + Geist, Inc.

1900 Grant Street
Suite 1025

Denver, CO 80203

Phone: (303) 832-5966 Fax: (303) 832-9525

Job #: 160311JW

Job Date: 03/11/16

Order Date: 03/11/16

DB Ref.#:

Date of Loss: / /

Your File #:

Your Client: Bruce A. Hatcher, et al

Invoice

Invoice #: 132278

Inv.Date: 04/14/16

Balance: \$0.00

Bill To:

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

Action: Orlando-Orange County Expressway Auth

VS

Hatcher, Bruce A., et al.

Action #: 2013-CA-14414-O

Rep: Jennifer Windham

Cert:

Item	Proceeding/Witness	Description	Amount
1	(video) Brett Weiland	Original Certified Transcript	\$244.85
2	(video) Brett Weiland	Scanned Exhibits	\$20.12
3	(video) Brett Weiland	Word Index - NO CHARGE	\$0.00

Comments:

Thank you so much for your business. We truly appreciate it!

Sub Total \$264.97

Shipping \$0.00

Tax N/A

Total Invoice \$264.97

Payment \$264.97

Balance Due \$0.00

Federal Tax I.D.: 84-0835207

Terms: Net 30 Days @ 1.5%

Please KEEP THIS PART for YOUR RECORDS.

Please FOLD then TEAR HERE and RETURN THIS PART with PAYMENT.

Bill To:

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

Deliver To:

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

Invoice

Invoice #: 132278

Inv.Date: 04/14/16

Balance: \$0.00

Job #: 160311JW

Job Date: 03/11/16

DB Ref.#:

Date of Loss: / /

Your File #:

Your Client: Bruce A. Hatcher, et al

Phone: (303) 832-5966

Fax: (303) 832-9525

Hunter + Geist, Inc.
1900 Grant Street
Suite 1025
Denver, CO 80203

Ashburn Associates, Inc.
P.O. Box 1071
Orlando, FL 32802
Phone: (407) 894-7979
Fax: (407) 894-7980
55-0897618

INVOICE

Invoice #ASH-2016000608
2/11/2016

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

Case Number: Orange 2013-CA-014414-O

Petitioner:
CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE, AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA

Respondent:
BRUCE A. HATCHER, ET AL.

Received: 2/10/2016 Served: 2/11/2016 12:16 pm CORPORATE
To be served on: CORPORATE REPRESENTATIVE OF STANTEC CONSULTING SERVICES, INC.

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
LOCAL SERVICE FEE	1.00	40.00	40.00
TOTAL CHARGED:			\$40.00
BALANCE DUE:			\$40.00

Please enclose a copy of this invoice with your payment.

THANK YOU FOR YOUR BUSINESS !

Ashburn Associates, Inc.
P.O. Box 1071
Orlando, FL 32802
Phone: (407) 894-7979
Fax: (407) 894-7980
55-0897618

INVOICE

Invoice #ASH-201600609
2/11/2016

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

Case Number: Orange 2013-CA-014414-O

Petitioner:
CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE, AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA

Respondent:
BRUCE A. HATCHER, ET AL.

Received: 2/10/2016 Non-Served: 2/11/2016 NON-SERVE - COMMENTS
To be served on: CORPORATE REPRESENTATIVE OF AECOM

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
LOCAL SERVICE FEE	1.00	40.00	40.00
TOTAL CHARGED:			\$40.00
BALANCE DUE:			\$40.00

Please enclose a copy of this invoice with your payment.

THANK YOU FOR YOUR BUSINESS !

Ashburn Associates, Inc.
P.O. Box 1071
Orlando, FL 32802
Phone: (407) 894-7979
Fax: (407) 894-7980
55-0897618

INVOICE

Invoice #ASH-2016000610
2/11/2016

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

Case Number: Orange 2013-CA-014414-O

Petitioner:
CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE, AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA

Respondent:
BRUCE A. HATCHER, ET AL.

Received: 2/10/2016 Non-Served: 2/11/2016 NON-SERVE - COMMENTS
To be served on: CORPORATE REPRESENTATIVE OF CH2M HILL, INC.

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
LOCAL SERVICE FEE	1.00	40.00	40.00
TOTAL CHARGED:			\$40.00
BALANCE DUE:			\$40.00

Please enclose a copy of this invoice with your payment.

THANK YOU FOR YOUR BUSINESS !

Ashburn Associates, Inc.
P.O. Box 1071
Orlando, FL 32802
Phone: (407) 894-7979
Fax: (407) 894-7980
55-0897618

INVOICE

Invoice #ASH-2016000641
2/16/2016

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

Case Number: Orange 2013-CA-014414-O

Petitioner:
CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE, AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA

Respondent:
BRUCE A. HATCHER, ET AL.

Received: 2/10/2016 Served: 2/12/2016 1:05 pm CORPORATE
To be served on: CORPORATE REPRESENTATIVE OF CH2M HILL, INC. CT CORPORATION SYSTEM

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
OUT OF COUNTY FEE	1.00	50.00	50.00
TOTAL CHARGED:			\$50.00
BALANCE DUE:			\$50.00

Please enclose a copy of this invoice with your payment.

THANK YOU FOR YOUR BUSINESS !

Ashburn Associates, Inc.
P.O. Box 1071
Orlando, FL 32802
Phone: (407) 894-7979
Fax: (407) 894-7980
55-0897618

INVOICE

Invoice #ASH-2016000642
2/17/2016

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

Case Number: Orange 2013-CA-014414-O

Petitioner:
CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE, AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA

Respondent:
BRUCE A. HATCHER, ET AL.

Received: 2/10/2016 Served: 2/12/2016 1:15 pm CORPORATE
To be served on: AECOM C/O REGISTERED AGENT CT CORPORATION SYSTEM

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
OUT OF COUNTY FEE	1.00	50.00	50.00
TOTAL CHARGED:			\$50.00
BALANCE DUE:			\$50.00

Please enclose a copy of this invoice with your payment.

THANK YOU FOR YOUR BUSINESS !

Ashburn Associates, Inc.
P.O. Box 1071
Orlando, FL 32802
Phone: (407) 894-7979
Fax: (407) 894-7980
55-0897618

INVOICE

Invoice #ASH-2016000680
2/23/2016

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

Case Number: Orange 2013-CA-014414-O

Petitioner:
CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE, AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA

Respondent:
BRUCE A. HATCHER, ET AL.

Received: 2/12/2016 Served: 2/23/2016 11:00 am CORPORATE
To be served on: CORPORATE REPRESENTATIVE OF HNTB CORPORATION

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
LOCAL SERVICE FEE	1.00	40.00	40.00
TOTAL CHARGED:			\$40.00
BALANCE DUE:			\$40.00

Please enclose a copy of this invoice with your payment.

THANK YOU FOR YOUR BUSINESS !

Ashburn Associates, Inc.
P.O. Box 1071
Orlando, FL 32802
Phone: (407) 894-7979
Fax: (407) 894-7980
55-0897618

INVOICE

Invoice #ASH-2016000925
2/28/2016

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

Case Number: Orange 2013-CA-014414-O

Petitioner:
CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE, AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA

Respondent:
BRUCE A. HATCHER, ET AL.

Received: 2/26/2016 Served: 2/26/2016 1:55 pm CORPORATE
To be served on: CLAUD CASSAGNOL, MARCHENE AND GRAHAM P.A. REGISTERED AGENT OF GTC ENGINEERING CORP.

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
TOTAL CHARGED:			\$0.00
BALANCE DUE:			\$0.00

Thank you for your business!

No Charge

Please enclose a copy of this invoice with your payment.

THANK YOU FOR YOUR BUSINESS !

Ashburn Associates, Inc.
P.O. Box 1071
Orlando, FL 32802
Phone: (407) 894-7979
Fax: (407) 894-7980
55-0897618

INVOICE

Invoice #ASH-2016001813
6/28/2016

Original Date: 4/15/2016

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

Case Number: Orange 2013-CA-014414-O

Petitioner:
CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE, AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA

Respondent:
BRUCE A. HATCHER, ET AL.

Received: 4/15/2016 Served: 4/15/2016 10:15 am AUTHORIZED
To be served on: WALTER CARPENTER, JR. PINEL & CARPENTER, INC

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
LOCAL SERVICE FEE	1.00	40.00	40.00
PRIORITY FEE	1.00	40.00	40.00
TOTAL CHARGED:			\$80.00
6/10/2016	Check #009468	Final Payment	80.00
BALANCE DUE:			\$0.00

Thank you for your business!

Please enclose a copy of this invoice with your payment.

THANK YOU FOR YOUR BUSINESS !

Ashburn Associates, Inc.
P.O. Box 1071
Orlando, FL 32802
Phone: (407) 894-7979
Fax: (407) 894-7980
55-0897618

INVOICE

Invoice #ASH-2016001814
4/15/2016

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

Case Number: Orange 2013-CA-014414-O

Petitioner:
CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE, AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA

Respondent:
BRUCE A. HATCHER, ET AL.

Received: 4/15/2016 Served: 4/15/2016 10:55 am INDIVIDUAL/PERSONAL
To be served on: CLAUDE CASSAGNOL, GTC ENGINEERING CORP

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
LOCAL SERVICE FEE	1.00	40.00	40.00
PRIORITY FEE	1.00	40.00	40.00
TOTAL CHARGED:			\$80.00
BALANCE DUE:			\$80.00

Please enclose a copy of this invoice with your payment.

THANK YOU FOR YOUR BUSINESS !

Ashburn Associates, Inc.
P.O. Box 1071
Orlando, FL 32802
Phone: (407) 894-7979
Fax: (407) 894-7980
55-0897618

INVOICE

Invoice #ASH-2016001817
4/15/2016

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

Case Number: Orange 2013-CA-014414-O

Petitioner:
CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE, AND AN AGENCY OF THE
STATE UNDER THE LAWS OF THE STATE OF FLORIDA

Respondent:
BRUCE A. HATCHER, ET AL.

Received: 4/15/2016 Served: 4/15/2016 10:25 am INDIVIDUAL/PERSONAL
To be served on: SCOTT BEAR, CH2M

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
LOCAL SERVICE FEE	1.00	40.00	40.00
PRIORITY FEE	1.00	40.00	40.00
TOTAL CHARGED:			\$80.00
BALANCE DUE:			\$80.00

Please enclose a copy of this invoice with your payment.

THANK YOU FOR YOUR BUSINESS !

Ashburn Associates, Inc.
P.O. Box 1071
Orlando, FL 32802
Phone: (407) 894-7979
Fax: (407) 894-7980
55-0897618

INVOICE

Invoice #ASH-2016001818
4/15/2016

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

Case Number: Orange 2013-CA-014414-O

Petitioner:
CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE, AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA

Respondent:
BRUCE A. HATCHER, ET AL.

Received: 4/15/2016 Served: 4/15/2016 1:35 pm AUTHORIZED
To be served on: JEFFREY J. NEWTON P.E., DONALD W. MCINTOSH ASSOCIATES INC.

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
LOCAL SERVICE FEE	1.00	40.00	40.00
PRIORITY FEE	1.00	40.00	40.00
TOTAL CHARGED:			\$80.00
BALANCE DUE:			\$80.00

Please enclose a copy of this invoice with your payment.

THANK YOU FOR YOUR BUSINESS !

Ashburn Associates, Inc.
P.O. Box 1071
Orlando, FL 32802
Phone: (407) 894-7979
Fax: (407) 894-7980
55-0897618

INVOICE

Invoice #ASH-2016001819
4/15/2016

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

Case Number: Orange 2013-CA-014414-O

Petitioner:
CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE, AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA

Respondent:
BRUCE A. HATCHER, ET AL.

Received: 4/15/2016 Served: 4/15/2016 1:30 pm INDIVIDUAL/PERSONAL - ALT. ADD
To be served on: DAVID HALL, BULLARD , HALL & ADAMS INC.,

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
PRIORITY FEE	2.00	50.00	100.00
OUT OF COUNTY FEE	1.00	50.00	50.00
ADDITIONAL ADDRESS	1.00	50.00	50.00
TOTAL CHARGED:			\$200.00
BALANCE DUE:			\$200.00

Please enclose a copy of this invoice with your payment.

THANK YOU FOR YOUR BUSINESS !

Ashburn Associates, Inc.
P.O. Box 1071
Orlando, FL 32802
Phone: (407) 894-7979
Fax: (407) 894-7980
55-0897618

INVOICE

Invoice #ASH-2016001816
4/17/2016

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

Case Number: Orange 2013-CA-014414-O

Petitioner:
CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE, AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA

Respondent:
BRUCE A. HATCHER, ET AL.

Received: 4/15/2016 Served: 4/16/2016 11:20 am INDIVIDUAL/PERSONAL
To be served on: MARK CALLAHAN, CH2M

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
LOCAL SERVICE FEE	1.00	40.00	40.00
PRIORITY FEE	2.00	40.00	80.00
ADDITIONAL ADDRESS	1.00	40.00	40.00
TOTAL CHARGED:			\$160.00
BALANCE DUE:			\$160.00

Please enclose a copy of this invoice with your payment.

THANK YOU FOR YOUR BUSINESS !

Ashburn Associates, Inc.
P.O. Box 1071
Orlando, FL 32802
Phone: (407) 894-7979
Fax: (407) 894-7980
55-0897618

INVOICE

Invoice #ASH-2016001815
4/18/2016

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

Case Number: Orange 2013-CA-014414-O

Petitioner:
**CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE, AND AN AGENCY OF THE
STATE UNDER THE LAWS OF THE STATE OF FLORIDA**

Respondent:
BRUCE A. HATCHER, ET AL.

Received: 4/15/2016 Served: 4/18/2016 9:35 am AUTHORIZED
To be served on: GLENN PRESSIMONE, CENTRAL FLORIDA EXPRESSWAY AUTHORITY

ITEMIZED LISTING

Line Item	Quantity	Price	Amount
LOCAL SERVICE FEE	1.00	40.00	40.00
PRIORITY FEE	1.00	40.00	40.00
TOTAL CHARGED:			\$80.00
BALANCE DUE:			\$80.00

Please enclose a copy of this invoice with your payment.

THANK YOU FOR YOUR BUSINESS !



**HARBOUR
DIGITAL**
eDiscovery Solutions & Technology

Harbour Digital, LLC
1000 E Robinson St.
Suite H

Invoice

Date	Invoice #
2/11/2016	553
Tax ID#: 47-4307348	

Bill To
Thomas P. Callan, PA 921 Bradshaw Terrace Orlando, FL 32806

Ship To

Client/Matter Number	Terms	REP	Ship	HD Job Number	Ordered By
Hatcher	Net 30	House	2/11/2016	2022	Stephanie Tate

Quantity	Item Code	Description	Price Each	Amount
2	DVD Duplication	Duplication of DVD	25.00	50.00

Thank you for your business. We look forward to working with you again.	Subtotal	\$50.00
	Sales Tax (6.5%)	\$3.25
By accepting this invoice you are acknowledging that the "Bill to" party is responsible for the amount indicated in full and will pay by the date as indicated above.	Total	\$53.25



**HARBOUR
DIGITAL**

eDiscovery Solutions & Technology

Harbour Digital, LLC

1000 E Robinson St.
Suite H

Invoice

Date	Invoice #
2/18/2016	570
Tax ID#: 47-4307348	

Bill To
Thomas P. Callan, PA 921 Bradshaw Terrace Orlando, FL 32806

Ship To

Client/Matter Number	Terms	REP	Ship	HD Job Number	Ordered By
Jim Hall- Hatcher	Net 30	House	2/18/2016	2042	Stephanie Tate

Quantity	Item Code	Description	Price Each	Amount
1	CD Duplication	Duplication of Cd	15.00	15.00
1	CD Creation	Creation of CD	25.00	25.00
2	DVD Duplication	Duplication of DVD 2x's	25.00	50.00
318	Digital Imaging	B/W Scans	0.12	38.16
253	Digital Imaging-col...	Color Scans	0.25	63.25
571	Blowbacks	B/W Prints	0.08	45.68

Thank you for your business. We look forward to working with you again.	Subtotal	\$237.09
	Sales Tax (6.5%)	\$15.41
By accepting this invoice you are acknowledging that the "Bill to" party is responsible for the amount indicated in full and will pay by the date as indicated above.	Total	\$252.50



**HARBOUR
DIGITAL**

eDiscovery Solutions & Technology

Harbour Digital, LLC
1000 E Robinson St.
Suite H

Invoice

Date	Invoice #
2/18/2016	571
Tax ID#: 47-4307348	

Bill To
Thomas P. Callan, PA 921 Bradshaw Terrace Orlando, FL 32806

Ship To

Client/Matter Number	Terms	REP	Ship	HD Job Number	Ordered By
Josh Harris-Hatcher	Net 30	House	2/18/2016	2041	Stephanie Tate

Quantity	Item Code	Description	Price Each	Amount
1	CD Creation	Creation of CD	25.00	25.00T
1	CD Duplication	Duplication of CD	15.00	15.00T
1,794	Digital Imaging	B/W Scans	0.12	215.28T
59	Coding	Capture & Coding	0.25	14.75T

Thank you for your business. We look forward to working with you again.	Subtotal	\$270.03
	Sales Tax (6.5%)	\$17.55
By accepting this invoice you are acknowledging that the "Bill to" party is responsible for the amount indicated in full and will pay by the date as indicated above.	Total	\$287.58



**HARBOUR
DIGITAL**

eDiscovery Solutions & Technology

Harbour Digital, LLC
1000 E Robinson St.
Suite H

Invoice

Date	Invoice #
2/19/2016	575
Tax ID#: 47-4307348	

Bill To
Thomas P. Callan, PA 921 Bradshaw Terrace Orlando, FL 32806

Ship To

Client/Matter Number	Terms	REP	Ship	HD Job Number	Ordered By
Parzych-Hatcher	Net 30	House	2/19/2016	2046	Stephanie Tate

Quantity	Item Code	Description	Price Each	Amount
102	Digital Imaging	B/W Scans	0.12	12.241
54	Digital Imaging-col...	Color Scans	0.25	13.501
1	CD Creation	Master CD Of Project	25.00	25.001
1	CD Duplication	Duplication of CD	15.00	15.001

Thank you for your business. We look forward to working with you again.	Subtotal	\$65.74
	Sales Tax (6.5%)	\$4.27
By accepting this invoice you are acknowledging that the "Bill to" party is responsible for the amount indicated in full and will pay by the date as indicated above.	Total	\$70.01



**HARBOUR
DIGITAL**

eDiscovery Solutions & Technology

Harbour Digital, LLC

1000 E Robinson St.
Suite H

Invoice

Date	Invoice #
2/22/2016	577
Tax ID#: 47-4307348	

Bill To
Callan Law Firm 921 Bradshaw Terrace Orlando, Florida 32806

Ship To

Client/Matter Number	Terms	REP	Ship	HD Job Number	Ordered By
Hatcher	Net 30	House	2/22/2016	2047	Stephanie Tate

Quantity	Item Code	Description	Price Each	Amount
3,255	Digital Imaging	B/W scans	0.12	390.60T
13,020	Blowbacks	B/W prints	0.08	1,041.60T
3,255	07 Bates Labels Di...	Documents Bates Labeled	0.02	65.10T
3	CD Creation	Master CD	25.00	75.00T
18	Manila Folders/Re...	Redwelds	2.25	40.50T
465	15 Tabs	Numeric Tabs	0.25	116.25T

Thank you for your business. We look forward to working with you again.	Subtotal	\$1,729.05
	Sales Tax (6.5%)	\$112.39
By accepting this invoice you are acknowledging that the "Bill to" party is responsible for the amount indicated in full and will pay by the date as indicated above.	Total	\$1,841.44



**HARBOUR
DIGITAL**

eDiscovery Solutions & Technology

Harbour Digital & Associates, LLC

1000 East Robinson St.
Suite H
Orlando, Florida 32801

Invoice

Date	Invoice #
3/4/2016	599
Tax ID#: 47-4307348	

Bill To
Callan Law Firm 921 Bradshaw Terrace Orlando, Florida 32806

Ship To

Client/Matter Number	Terms	REP	Ship	HD Job Number	Ordered By
Mark Callahan	Net 30	House	3/4/2016	3010	Stephanie Tate

Quantity	Item Code	Description	Price Each	Amount
385	Digital Imaging	BW Scans	0.12	46.20
68	Digital Imaging-col...	Color Scans	0.25	17.00
1	CD Creation	CD Creation	25.00	25.00
1	CD Duplication	CD Duplication	15.00	15.00

Thank you for your business. We look forward to working with you again.	Subtotal	\$103.20
	Sales Tax (6.5%)	\$6.71
	Total	\$109.91

By accepting this invoice you are acknowledging that the "Bill to" party is responsible for the amount indicated in full and will pay by the date as indicated above.



**HARBOUR
DIGITAL**

eDiscovery Solutions & Technology

Harbour Digital & Associates, LLC

1000 East Robinson St.
Suite H
Orlando, Florida 32801

Invoice

Date	Invoice #
3/18/2016	630
Tax ID#: 47-4307348	

Bill To
Callan Law Firm 921 Bradshaw Terrace Orlando, Florida 32806

Ship To

Client/Matter Number	Terms	REP	Ship	HD Job Number	Ordered By
Hatcher	Net 30	House	3/18/2016	3039	Stephanie Tate

Quantity	Item Code	Description	Price Each	Amount
222	Blowbacks	B&W Prints	0.08	17.761
777	Blowbacks-color	Color Prints	0.75	582.751
<i>Stephanie Tate</i>				

Thank you for your business. We look forward to working with you again.	Subtotal	\$600.51
	Sales Tax (6.5%)	\$39.03
By accepting this invoice you are acknowledging that the "Bill to" party is responsible for the amount indicated in full and will pay by the date as indicated above.	Total	\$639.54



**HARBOUR
DIGITAL**

eDiscovery Solutions & Technology

Harbour Digital & Associates, LLC

1000 East Robinson St.
Suite H
Orlando, Florida 32801

Invoice

Date	Invoice #
3/21/2016	632
Tax ID#: 47-4307348	

Bill To
Callan Law Firm 921 Bradshaw Terrace Orlando, Florida 32806

Ship To

Client/Matter Number	Terms	REP	Ship	HD Job Number	Ordered By
Hatcher	Net 30	House	3/21/2016	3043	Stephanie Tate

Quantity	Item Code	Description	Price Each	Amount
3	CD Duplication	CD Duplications Hatcher Requested Carpenter Deposition Documents	15.00	45.00

<p>Thank you for your business. We look forward to working with you again.</p> <p>By accepting this invoice you are acknowledging that the "Bill to" party is responsible for the amount indicated in full and will pay by the date as indicated above.</p>	Subtotal	\$45.00
	Sales Tax (6.5%)	\$2.93
	Total	\$47.93

Invoice



**HARBOUR
DIGITAL**

eDiscovery Solutions & Technology

Harbour Digital & Associates, LLC

1000 East Robinson St.
Suite H
Orlando, Florida 32801

Date	Invoice #
3/24/2016	649
Tax ID#: 47-4307348	

Bill To
Callan Law Firm 921 Bradshaw Terrace Orlando, Florida 32806

Ship To

Client/Matter Number	Terms	REP	Ship	HD Job Number	Ordered By
Hatcher Trial	Net 30	House	3/24/2016	3057	Stephanie Tate

Quantity	Item Code	Description	Price Each	Amount
622	Blowbacks	B/W Prints	0.08	49.761
766	Blowbacks-color	Color Prints	0.75	574.501
1	CD Creation	Master CD of Bates Documents	25.00	25.001
1,388	07 Bates Labels Di...	Documents Bates Labeled	0.02	27.761

Thank you for your business. We look forward to working with you again.

By accepting this invoice you are acknowledging that the "Bill to" party is responsible for the amount indicated in full and will pay by the date as indicated above.

Subtotal	\$677.02
Sales Tax (6.5%)	\$44.01
Total	\$721.03



**HARBOUR
DIGITAL**

eDiscovery Solutions & Technology

Harbour Digital & Associates, LLC

1000 East Robinson St.
Suite H
Orlando, Florida 32801

Invoice

Date	Invoice #
3/28/2016	652
Tax ID#: 47-4307348	

Bill To
Callan Law Firm 921 Bradshaw Terrace Orlando, Florida 32806

Ship To

Client/Matter Number	Terms	REP	Ship	HD Job Number	Ordered By
Hatcher Trial	Net 30	House	3/28/2016	3058	Stephanic Tate

Quantity	Item Code	Description	Price Each	Amount
849	Digital Imaging	Document Scanning	0.10	84.90
6,239	Blowbacks	B/W Prints	0.08	499.12
2,608	Blowbacks-color	Color Prints	0.75	1,956.00
1	DVD Creation	DVD of Bates Files	50.00	50.00
1	DVD Creation	Discounted DVD of Bates Files	25.00	25.00
7,998	07 Bates Labels Di...	Documents Bates Labeled	0.02	159.96
1	Technical Labor	Extracting files with manipulation protection for Scanning, Coding, and Bates. Resizing documents to 8.5x11 for Bates and Printing	125.00	125.00

Thank you for your business. We look forward to working with you again.	Subtotal	\$2,899.98
	Sales Tax (6.5%)	\$188.50
By accepting this invoice you are acknowledging that the "Bill to" party is responsible for the amount indicated in full and will pay by the date as indicated above.	Total	\$3,088.48



**HARBOUR
DIGITAL**
aDiscovery Solutions & Technology

Harbour Digital & Associates, LLC

1000 East Robinson St.
Suite H
Orlando, Florida 32801

Invoice

Date	Invoice #
4/26/2016	725
Tax ID#: 47-4307348	

Bill To
Callan Law Firm 921 Bradshaw Terrace Orlando, Florida 32806

Ship To

Client/Matter Number	Terms	REP	Ship	HD Job Number	Ordered By
Hatcher	Net 30	House	4/26/2016	4056	Katherine Ewing

Quantity	Item Code	Description	Price Each	Amount
1,975	Blowbacks	B&W Prints	0.10	197.501
1,009	Blowbacks-color	Color Prints	0.75	756.751

Thank you for your business. We look forward to working with you again.	Subtotal	\$954.25
	Sales Tax (6.5%)	\$62.03
By accepting this invoice you are acknowledging that the "Bill to" party is responsible for the amount indicated in full and will pay by the date as indicated above.	Total	\$1,016.28



850 S. Hughey Avenue • Orlando, Florida 32801 • 407-843-1492

INVOICE

Invoice Number:	IN2292115
Invoice Date:	04/04/16
Page:	1
Terms	Payment with order
Customer ID	C002037

Sold To:
Callan Law Firm, P.A.
 921 Bradshaw Terrace
 Orlando, FL 32806

Ship To Code
Callan Law Firm, P.A.
 921 Bradshaw Terrace
 Orlando, FL 32806

Order Date 04/15/16
 Ordered By Tom
 P.O. Number
 Project ID
 Job Name Hachet

Ship Date 04/25/16
 Ship Via Delivery via our truck
 SalesPerson House Account
 Estimate #
 JTS Number 15-50-1/2 JCS

Item #	Description	Size	U/M	Ordered	Shipped	B/O	Unit Price	Total Price
11032	PDF File Charge-Single Page		EA	3	3		4.00	12.00
11009	Reduce/Enlarge Bond from Files	30x40	SF	25.5	25.5		0.225	5.74
#Orig 3	#Copies 1	Total Copies 3	SF Each 8.5					
3001	Mount 3/16" Gatorboard Blk	30x40	SF	25.5	25.5		4.50	114.75
#Orig 3	#Copies 1	Total Copies 3	SF Each 8.5					
30001	Lightjet Print From File	30x40	SF	8.5	8.5		4.50	38.25
#Orig 1	#Copies 1	Total Copies 1	SF Each 8.5					
35001	Mount 3/16" Gatorboard Blk	30x40	SF	8.5	8.5		4.50	38.25
#Orig 1	#Copies 1	Total Copies 1	SF Each 8.5					

The purchaser agrees to pay all cost of collection including a reasonable attorney's fee.
 Past due accounts subject to a service charge of 1.5% per month.

Received By _____ Date _____

(ORIGINAL)

Subtotal	208.99
Total Sales Tax:	13.58
Fuel Surcharge	2.26
Delivery Charge	0.00
Amount Paid	0.00
Balance Due	224.83



850 S. Hughey Avenue • Orlando, Florida 32801 • 407-843-1492

INVOICE

Invoice Number:	IN2292122
Invoice Date:	04/04/16
Page:	1
Terms	Payment with order
Customer ID	C002037

Sold To:
Callan Law Firm, P.A.
 921 Bradshaw Terrace
 Orlando, FL 32806

Ship To Code
Callan Law Firm, P.A.
 921 Bradshaw Terrace
 Orlando, FL 32806

Order Date 04/12/16
 Ordered By Tom Callan
 P.O. Number
 Project ID
 Job Name Hatcher

Ship Date 04/25/16
 Ship Via Delivery via our truck
 SalesPerson House Account
 Estimate #
 JTS Number 12-135 JCS

Item #	Description	Size	U/M	Ordered	Shipped	B/O	Unit Price	Total Price
12091	Scan 8.5x11 Sheet to.PDF		EA	28	28		0.50	14.00
12092	Scan 11x17 Sheet to .PDF		EA	2	2		0.65	1.30
13127	Cyclone Scan up to 8.5x11		EA	108	108		0.50	54.00
13128	Cyclone Scan up to 11x17		EA	10	10		0.65	6.50
11007	Burn Files on CD		EA	1	1		5.00	5.00
11009	Reduce/Enlarge Bond from Files	30x40	SF	255	255		0.225	57.38
	#Orig 30 #Copies 1 Total Copies 30 SF Each 8.5							
30001	Lightjet Print From File	30x40	SF	578	578		3.00	1,734.00
	Matte or Gloss Finish							
	#Orig 68 #Copies 1 Total Copies 68 SF Each 8.5							
30001	Lightjet Print From File	30x80	SF	17	17		3.00	51.00
	Matte or Gloss Finish							
	#Orig 1 #Copies 1 Total Copies 1 SF Each 17							
35001	Mount 3/16" Gatorboard Blk	30x40	SF	255	255		4.50	1,147.50
	#Orig 30 #Copies 1 Total Copies 30 SF Each 8.5							
35002	Mount 3/16" Gatorboard Wht	30x40	SF	578	578		4.50	2,601.00
	#Orig 68 #Copies 1 Total Copies 68 SF Each 8.5							
35002	Mount 3/16" Gatorboard Wht	30x80	SF	17	17		4.50	76.50
	#Orig 1 #Copies 1 Total Copies 1 SF Each 17							
35259	Mount/Lam Spec Labor - 15 Min		EA	1	1		15.00	15.00

The purchaser agrees to pay all cost of collection including a reasonable attorney's fee.
 Past due accounts subject to a service charge of 1.5% per month.

Received By _____ Date _____

(ORIGINAL)

Subtotal	5,763.18
Total Sales Tax:	374.61
Fuel Surcharge	2.26
Delivery Charge	0.00
Amount Paid	0.00
Balance Due	6,140.05



850 S. Hughey Avenue • Orlando, Florida 32801 • 407-843-1492

INVOICE

Invoice Number:	IN2292140
Invoice Date:	04/04/16
Page:	1
Terms	Payment with order
Customer ID	C002037

Sold To:
Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

Ship To Code
Callan Law Firm, P.A.
921 Bradshaw Terrace
Orlando, FL 32806

Order Date 04/20/16
 Ordered By Tom Callan
 P.O. Number
 Project ID
 Job Name Hatcher

Ship Date 04/25/16
 Ship Via Delivery via our truck
 SalesPerson House Account
 Estimate #
 JTS Number 20-42 JCS

Item #	Description	Size	U/M	Ordered	Shipped	B/O	Unit Price	Total Price
12091	Scan 8.5x11 Sheet to.PDF		EA	2	2		0.50	1.00
12092	Scan 11x17 Sheet to .PDF		EA	8	8		0.65	5.20
13128	Cyclone Scan up to 11x17		EA	1	1		0.65	0.65
13127	Cyclone Scan up to 8.5x11		EA	1	1		0.50	0.50
3002	Mount 3/16" Gatorboard Wht	30x40	SF	59.5	59.5		4.50	267.75
	#Copies 1 Total Copies 7 SF Each 8.5							
30001	Lightjet Print From File	30x40	SF	17	17		6.00	102.00
	Matte or Gloss Finish							
	#Orig 2 #Copies 1 Total Copies 2 SF Each 8.5							
11003	AEC Bond Print from File	30x40	SF	42.5	42.5		0.20	8.50
	#Orig 5 #Copies 1 Total Copies 5 SF Each 8.5							
11045	AEC Spec Labor - 15 Min		EA	2	2		7.50	15.00

The purchaser agrees to pay all cost of collection including a reasonable attorney's fee.
 Past due accounts subject to a service charge of 1.5% per month.

Received By _____ Date _____

(ORIGINAL)

Subtotal	400.60
Total Sales Tax:	26.04
Fuel Surcharge	2.26
Delivery Charge	0.00
Amount Paid	0.00
Balance Due	428.90

A.S.A.P.

INVOICE

Total Due	\$93.79
Invoice No.	2341-3280
Invoice Total	\$93.79
Acct. No.	2341
Period Ending	2/15/2016
Page	1
Amount Paid	

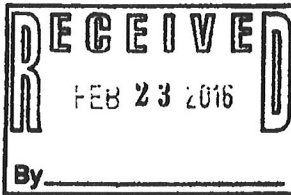
Callan Law Firm
Stephanie Tate
921 Bradshaw Ter
Orlando, FL 32806

Remit Payments with this stub to:
7901 Kingspointe Parkway
Suite 26
Orlando, FL 32819
(407) 852-0000

Customer #	Invoice #	Invoice Date	Unapplied Cash/Credit	Invoice Amount	Under 30	Over 30	Over 60	Over 90	Account Balance
2941	2341-3280	2/15/2016	\$0.00	\$93.79	\$0.00	\$0.00	\$0.00	\$0.00	\$93.79

-----cut and return with payment-----

Date	OrdTrkID Caller/Ref#	Origin	Destination/POD	Base Charge	Additional Charges	Total
02/01/16	140.020116 Stephanie HAtcher	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 Pcs:2 Wt:1.00	HNTB CORP 610 Crescent Executive Ct 400 Lake Mary, FL 32746 K Weiss 15:09	\$31.44 2 Hr Priority CAR Sc:Mileage	Tot Surcharges: Insurance [0.50] Fuel Surcharg [2.20]	\$34.14
02/01/16	141.020116 Stephanie HAtcher	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 Pcs:2 Wt:1.00	AE Com 150 N Orange Ave 200 Orlando, FL 32801 B Lorente 14:42	\$11.50 2 Hr Priority CAR Sc:Mileage	Tot Surcharges: Insurance [0.50] Fuel Surcharg [0.81]	\$12.81
02/01/16	142.020116 Stephanie HAtcher	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 Pcs:2 Wt:1.00	CH2M Hill Inc 225 E Robinson St 505 Orlando, FL 32801 G Becker 14:55	\$11.50 2 Hr Priority CAR Sc:Mileage	Tot Surcharges: Insurance [0.50] Fuel Surcharg [0.81]	\$12.81
02/01/16	143.020116 Stephanie Hatcher	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 Pcs:2 Wt:1.00	Stantec 11315 Corporate Blvd 105 Orlando, FL 32817 Chelse Rugd 15:35	\$19.36 2 Hr Priority CAR Sc:Mileage	Tot Surcharges: Insurance [0.50] Fuel Surcharg [1.36]	\$21.22
02/10/16	134.020916 Stephanie	James Etscom 200 S Orange Ave 23rd floor Orlando, FL 32801 Pcs:1 Wt:1.00	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 K Ewing 09:55	\$11.50 2 Hr Priority CAR Sc:Mileage	Tot Surcharges: Insurance [0.50] Fuel Surcharg [0.81]	\$12.81



Invoice No.	2341-3280
Acct. No.	2341
Period Ending	2/15/2016
Page	1

ASAP Courier Service
7901 Kingspointe Parkway
Suite 26
Orlando, FL 32819
(407) 852-0000

Invoice Total	\$93.79
Acct Balance	\$93.79

Go to <http://www.asap-courier.com/> for online order entry.

A.S.A.P.

Courier Services

INVOICE

Total Due	\$41.64
Invoice No.	2341-3297
Invoice Total	\$41.64
Acct. No.	2341
Period Ending	2/29/2016
Page	1
Amount Paid	

Callan Law Firm
Stephanie Tate
921 Bradshaw Ter
Orlando, FL 32806

Remit Payments with this stub to:
7901 Kingspointe Parkway
Suite 26
Orlando, FL 32819
(407) 852-0000

Customer #	Invoice #	Invoice Date	Unapplied Cash/Credit	Invoice Amount	Under 30	Over 30	Over 60	Over 90	Account Balance
2341	2341-3297	2/29/2016	\$0.00	\$41.64	\$0.00	\$0.00	\$0.00	\$0.00	\$41.64

Scut and return with payment

Date	OrdTrkID Caller/Ref#	Origin	Destination/POD	Base Charge	Additional Charges	Total
02/18/16	193.021816 Catherine Hatcher	Gray and Robinson 301 E Pine St 1400 Orlando, FL 32801 Pcs:1 Wt:1.00	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 K Meng 12:21	\$19.50 1 Hr Emerger CAR Sc:Mileage	Tot Surcharges:\$1.87 Insurance[0.50] Fuel Surcharge[1.37]	\$21.37
02/22/16	132.022216 Katherine	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 Pcs:1 Wt:1.00	Gray and Robinson 301 E Pine St 1400 Orlando, FL 32801 Angela Hamilton 12:18	\$6.50 Sameday by CAR Sc:Mileage	Tot Surcharges:\$0.96 Insurance[0.50] Fuel Surcharge[0.46]	\$7.46
02/26/16	325.022616 Katherine HATCHER	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 Pcs:1 Wt:1.00	VHB 225 E Robinson St 300 Orlando, FL 32801 D Miles 14:42	\$11.50 2 Hr Priority - CAR Sc:Mileage	Tot Surcharges:\$1.31 Insurance[0.50] Fuel Surcharge[0.81]	\$12.81

Invoice No.	2341-3297
Acct. No.	2341
Period Ending	2/29/2016
Page	1

ASAP Courier Service
7901 Kingspointe Parkway
Suite 26
Orlando, FL 32819
(407) 852-0000

Invoice Total	\$41.64
Acct Balance	\$41.64

Go to <http://www.asap-courier.com/> for online order entry.

A.S.A.P.



INVOICE

Total Due	\$23.98
Invoice No.	2341-3332
Invoice Total	\$23.98
Acct. No.	2341
Period Ending	3/31/2016
Page	1
Amount Paid	

Callan Law Firm
Stephanie Tate
921 Bradshaw Ter
Orlando, FL 32806

Remit Payments with this stub to:
7901 Kingspointe Parkway
Suite 26
Orlando, FL 32819
(407) 852-0000

Customer #	Invoice #	Invoice Date	Unapplied Cash/Credit	Invoice Amount	Under 30	Over 30	Over 60	Over 90	Account Balance
2341	2341-3332	3/31/2016	\$0.00	\$23.98	\$0.00	\$0.00	\$0.00	\$0.00	\$23.98

cut and return with payment

Date	OrdTrkID Caller/Ref#	Origin	Destination/POD	Base Charge	Additional Charges	Total	
03/22/16	57.032216 Katherine Hatcher	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 Pcs:1 Wt:1.00	VHB 225 E Robinson St 300 Orlando, FL 32801 B Miles 10:08	\$6.50 Sameday by CAR Sc:Mileage	Attempt: Misc: Tot Surcharges: Insurance Fuel Surcharg	\$7.46 (\$7.46) \$0.96 [0.50] [0.46]	\$7.46
03/22/16	64.032216 Katherine Hatcher	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 Pcs:1 Wt:1.00	Callhoon Druggers 728 W Smith St Orlando, FL 32804 S OConner 10:25	\$6.50 Sameday by CAR Sc:Mileage	Tot Surcharges: Insurance Fuel Surcharg	\$0.96 [0.50] [0.46]	\$7.46
03/22/16	65.032216 Katherine Hatcher	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 Pcs:1 Wt:1.00	Lakemont Group 1361 Palmer Ave Winter Park, FL 32789 in box by door 11:24	\$8.00 Sameday by CAR Sc:Mileage	Tot Surcharges: Insurance Fuel Surcharg	\$1.06 [0.50] [0.56]	\$9.06

Invoice No.	2341-3332
Acct. No.	2341
Period Ending	3/31/2016
Page	1

ASAP Courier Service
7901 Kingspointe Parkway
Suite 26
Orlando, FL 32819
(407) 852-0000

Invoice Total	\$23.98
Acct Balance	\$23.98

Go to <http://www.asap-courier.com/> for online order entry.

A.S.A.P.

Courier Services

INVOICE

Total Due	\$50.54
Invoice No.	2341-3346
Invoice Total	\$26.56
Acct. No.	2341
Period Ending	4/15/2016
Page	1
Amount Paid	

Callan Law Firm
 Stephanie Tate
 921 Bradshaw Ter
 Orlando, FL 32806

Remit Payments with this stub to:
 7901 Kingspointe Parkway
 Suite 26
 Orlando, FL 32819
 (407) 852-0000

Customer #	Invoice #	Invoice Date	Unapplied Cash/Credit	Invoice Amount	Under 30	Over 30	Over 60	Over 90	Account Balance
2341	2341-3346	4/15/2016	\$0.00	\$26.56	\$23.98	\$0.00	\$0.00	\$0.00	\$50.54

cut and return with payment

Date	OrdTrkID Caller/Ref#	Origin	Destination/POD	Base Charge	Additional Charges	Total	
04/13/16	135.041316 Catherine HAtcher	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 Pcs: 1 Wt: 1.00	Orange County Courthouse 425 N Orange Ave 17th flr Orlando, FL 32801 Judge Kast Box 15:26	\$19.50 1 Hr Emerge CAR Sc:Mileage	Tot Surcharges: Insurance Fuel Surcharge Tot Extras: Courthouse	\$2.06 [0.50] [1.56] \$5.00 [1] [\$5]	\$26.56

Invoice No.	2341-3346
Acct. No.	2341
Period Ending	4/15/2016
Page	1

ASAP Courier Service
 7901 Kingspointe Parkway
 Suite 26
 Orlando, FL 32819
 (407) 852-0000

Invoice Total	\$26.56
Acct Balance	\$50.54

Go to <http://www.asap-courier.com/> for online order entry.

A.S.A.P.

Courier Services

INVOICE

Total Due	\$700.08
Invoice No.	2341-3365
Invoice Total	\$582.33
Acct. No.	2341
Period Ending	4/30/2016
Page	2
Amount Paid	

Callan Law Firm
 Stephanie Tate
 921 Bradshaw Ter
 Orlando, FL 32806

Remit Payments with this stub to:
 7901 Kingspointe Parkway
 Suite 26
 Orlando, FL 32819
 (407) 852-0000

Customer #	Invoice #	Invoice Date	Unapplied Cash/Credit	Invoice Amount	Under 30	Over 30	Over 60	Over 90	Account Balance
2341	2341-3365	4/30/2016	\$0.00	\$582.33	\$67.21	\$26.56	\$23.98	\$0.00	\$700.08

cut and return with payment

Date	OrdTrkID Caller/Ref#	Origin	Destination/POD	Base Charge	Additional Charges	Total
04/28/16	79.042816 Pamela Hatcher	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 Pcs:31 Wt:310.00	ORANGE CO COURTHOUSE 425 N Orange Ave 23A Orlando, FL 32801 Pamela 08:15	\$24.50 1 Hr Emerger MINIVAN Sc:Mileage	Attempt:\$10.00 Weight:\$16.50 WaitTime:\$15.00 Tot Surcharges:\$2.46 Insurance[0.50] Fuel Surcharge[1.96] Tot Extras:\$5.00 Courthouse[1][5]	\$73.46
04/28/16	190.042816 Pamela Hatcher	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 Pcs:1 Wt:25.00	ORANGE CO COURTHOUSE 425 N Orange Ave 17B Orlando, FL 32801 Judge Kest 17:00	\$19.50 1 Hr Emerger CAR Sc:Mileage	Tot Surcharges:\$2.06 Insurance[0.50] Fuel Surcharge[1.56] Tot Extras:\$5.00 Courthouse[1][5]	\$26.56
04/28/16	191.042816 Pamela Hatcher	ORANGE CO COURTHOUSE 425 N Orange Ave 23A Orlando, FL 32801 Pcs:30 Wt:300.00	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 Katherine Ewing 17:47	\$24.50 1 Hr Emerger MINIVAN Sc:Mileage	Weight:\$15.00 WaitTime:\$20.00 Tot Surcharges:\$2.46 Insurance[0.50] Fuel Surcharge[1.96] Tot Extras:\$5.00 Courthouse[1][5]	\$66.96
04/29/16	225.042816 Katrine Hatcher	ORANGE CO COURTHOUSE 425 N Orange Ave 23A Orlando, FL 32801 Pcs:20 Wt:300.00	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 Katherine Ewing 17:50	\$24.50 1 Hr Emerger MINIVAN Sc:Mileage	Weight:\$15.00 WaitTime:\$15.00 Tot Surcharges:\$2.46 Insurance[0.50] Fuel Surcharge[1.96] Tot Extras:\$5.00 Courthouse[1][5]	\$61.96

Invoice No.	2341-3365
Acct. No.	2341
Period Ending	4/30/2016
Page	2

ASAP Courier Service
 7901 Kingspointe Parkway
 Suite 26
 Orlando, FL 32819
 (407) 852-0000

Invoice Total	\$582.33
Acct Balance	\$700.08

Go to <http://www.asap-courier.com/> for online order entry.

A.S.A.P.

Courier Services

INVOICE

Total Due	\$67.21
Invoice No.	2341-3371
Invoice Total	\$67.21
Acct. No.	2341
Period Ending	5/15/2016
Page	1
Amount Paid	

Callan Law Firm
 Stephanie Tate
 921 Bradshaw Ter
 Orlando, FL 32806

Remit Payments with this stub to:
 7901 Kingspointe Parkway
 Suite 26
 Orlando, FL 32819
 (407) 852-0000

Customer #	Invoice #	Invoice Date	Unapplied Cash/Credit	Invoice Amount	Under 30	Over 30	Over 60	Over 90	Account Balance
2341	2341-3371	5/15/2016	\$0.00	\$67.21	\$0.00	\$0.00	\$0.00	\$0.00	\$67.21

cut and return with payment

Date	OrdTrkID Caller/Ref#	Origin	Destination/POD	Base Charge	Additional Charges	Total
05/02/16	291.042916 Pamela Hatcher	Callan Law Firm 921 Bradshaw Ter Orlando, FL 32806 Pcs:18 Wt:30.00	Orange County Courthouse 425 N Orange Ave 23A Orlando, FL 32801 Tom McCallan 08:28	\$24.50 1 Hr Emerger MINIVAN Sc:Mileage	WaitTime:\$35.00 Tot Surcharges:\$2.71 Insurance[0.50] Fuel Surcharge[2.21] Tot Extras:\$5.00 Courthouse[1][\$5]	\$67.21

Invoice No.	2341-3371
Acct. No.	2341
Period Ending	5/15/2016
Page	1

ASAP Courier Service
 7901 Kingspointe Parkway
 Suite 26
 Orlando, FL 32819
 (407) 852-0000

Invoice Total	\$67.21
Acct Balance	\$67.21

Go to <http://www.asap-courier.com/> for online order entry.

Hatcher

OFFICIAL RECEIPT
 Orange County Clerk of the Circuit and County Courts
 Records Management Division
 425 North Orange Avenue, Suite 150
 Orlando, FL 32802-4994
 Phone (407) 836-2000 Fax (407) 836-6328
 www.myorangeclerk.com

Tell us how we did!
 Please go to the link below to complete our Customer Satisfaction Survey.
 www.myorangeclerk.com - Click on the website survey.

Payor
 tom callan

Receipt No.
RM-2014-12259

Transaction Date
 07/25/2014

Description	Amount Paid
Miscellaneous Payment	
Records Management - Copies	93.00
SUBTOTAL	93.00
PAYMENT TOTAL	93.00
	Cash Tendered 100.00
	Total Tendered 100.00
	Change 7.00
07/25/2014 10:14 AM	Cashier Station RM3
	Audit 35889961

OFFICIAL RECEIPT

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

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

Petitioner,

v.

BRUCE A. HATCHER; JEANNIE R. HATCHER;
et al,

Respondents.

CASE NO. 2013-CA-014414-O

Division 39

Parcel: 113 (Parts A & B), 713

SETTLEMENT AGREEMENT AS TO EXPERT FEES AND COSTS

During settlement negotiations, Respondent(s), BRUCE A. HATCHER and JEANNIE R. HATCHER, by and through counsel for Respondents, and representative(s) of the Central Florida Expressway Authority reached the following Settlement Agreement:

1. Petitioner will pay to the account of Respondent's attorney the sum of **One Hundred Eighty-Six Thousand Two Hundred Seventy-Six and 37/100s Dollars (\$186,276.37)** in full settlement and satisfaction of all expert witness fees and costs incurred by Respondent in this case, subject to review and confirmation that each invoice submitted by Respondent's experts was necessary and reasonable, with the exception of the expert fees and costs of Power Acoustics. The expert fees and costs are as follows:

EXPERT FEES	AMOUNT
Calhoun, Dreggors & Associates	\$72,000.00
Vanasse Hangen Brustlin, Inc.	28,017.64
Lakemont Group	17,403.75
MEI Civil	30,130.00
Derango, Best, & Associates Professional Services	2,500.00
Ovation Construction, Inc.	1,260.00
Accuright Surveys	3,600.00
TOTAL EXPERT FEES AND COSTS EXCLUDING POWER ACCOUSTICS AND JURIS CORPORATION	\$154,911.39

EXHIBIT B

COSTS	AMOUNT
Court Reporters	\$15,423.25
Process Servers	1,020.00
Law Firm Costs	14,921.73
TOTAL COSTS	\$31,364.98
TOTAL EXPERT FEES AND COSTS	\$186,276.37

2. This Settlement Agreement will be placed on the agenda for the Right of Way ("ROW") Committee and Central Florida Expressway Authority ("CFX") Board and is conditioned upon final approval by the ROW Committee and then the CFX Board.

3. Counsel for Petitioner and Respondent will jointly submit to the Court a mutually approved Order 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.

4. The parties agree to waive any confidentiality provisions set forth in Chapter 44 of Florida Statutes, the Florida Rules of Civil Procedure, and the Florida Rules of Evidence, if applicable, for the limited purpose of consideration of this proposed Settlement Agreement by the ROW Committee and the CFX Board.

5. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcels 113 (Parts A & B) and 713, severance damages, business damages, tort damages, interest, attorney's fees, attorney's costs, expert fees, expert costs, and any other claim, with the exception of the expert fees of Power Acoustics, Inc., and Juris Corporation and reasonable attorney's fees for supplemental proceedings related to Power Acoustics and Juris Corporation.

6. Respondent shall be responsible for the preparation and transmittal of any I.R.S. 1099 forms as necessary.

7. This Settlement Agreement, executed by counsel for the parties on this 30 day of Nov., 2017, contains all the agreements of the parties.

Linda Lanosa
 Print Name: Linda Lanosa
 Central Florida Expressway Authority

Tom Callan
 Print Name: Tom Callan
 Attorney for Respondents

Linda Lanosa

From: Dave Parzych <dave@poweracoustics.com>
Sent: Thursday, November 30, 2017 1:45 PM
To: Linda Lanosa
Subject: Hatcher CFX Fee

Linda,

My offer for the Hatcher case is \$10,100.00 of the \$14,040.00 billed.

This equates to 71.9% of the billed cost.

Regards

Dave Parzych

Power Acoustics, Inc.
12472 Lake Underhill, Rd. # 302
Orlando, FL 32828
Phone: (407) 381-1439 Fax: (407) 381-6080
Mobile: (407) 493-1210

www.poweracoustics.com

Privileged/Confidential/Disclaimer

This e-mail contains privileged and confidential information intended only for the individual or entity named within the message. If the reader of this message is not the intended recipient, or the agent responsible to deliver it to the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If this communication was received in error, please notify us by reply e-mail and delete the original message.

Linda Lanosa

From: Robert Scott <robert@juriscorp.com>
Sent: Thursday, November 30, 2017 4:13 PM
To: Linda Lanosa
Subject: Re: Parcel 113/713

Dear Linda. You are correct. I will accept \$2600.00 for the Hatcher parcels.

Regards,

Bob



Robert S. Scott, President
JURIS Corporation
robert@juriscorp.com
255 S. Orange Ave., Suite 101
Orlando, Florida 32801
office: 407.648.0405
mobile: 407.758.9931
skype: juris.robert
<http://www.juriscorp.com>

On Nov 30, 2017, at 2:26 PM, Linda Lanosa <Linda.Lanosa@CFXWay.com> wrote:

Bob,

This confirms my understanding that you will accept \$2,600 to resolve the invoices in Parcel 113/713.

.....
Linda Brehmer Lanosa
Deputy General Counsel

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
4974 ORL Tower Road
Orlando, Florida 32807
(o) 407.690.5000
(d) 407.690.5382
(f) 407.690.5034
(c) 407.867.1934
Linda.Lanosa@cfxway.com

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

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

Petitioner,

v.

BRUCE A. HATCHER; JEANNIE R. HATCHER;
et al,

Respondents.

CASE NO. 2013-CA-014414-O

Division 39

Parcel: 113 (Parts A & B), 713

SETTLEMENT AGREEMENT AS TO EXPERT FEES AND COSTS

During settlement negotiations, Respondent(s), BRUCE A. HATCHER and JEANNIE R. HATCHER, by and through counsel for Respondents, and representative(s) of the Central Florida Expressway Authority reached the following Settlement Agreement:

1. Petitioner will pay to the account of Respondent's attorney the sum of **One Hundred Ninety-Eight Thousand Nine Hundred Seventy-Six and 37/100s Dollars (\$198,976.37)** in full settlement and satisfaction of all expert witness fees and costs incurred by Respondent in this case, subject to review and confirmation that each invoice submitted by Respondent's experts was necessary and reasonable. The expert fees and costs are as follows:

EXPERT FEES	AMOUNT
Calhoun, Dreggors & Associates	\$72,000.00
Vanassee Hangen Brustlin, Inc.	28,017.64
Lakemont Group	17,403.75
MEI Civil	30,130.00
Derango, Best, & Associates Professional Services	2,500.00
Ovation Construction, Inc.	1,260.00
Accuright Surveys <i>Cedar Law Firm PA</i>	3,600.00
Power Acoustics	10,100
Juris Corporation	2,600
TOTAL EXPERT FEES AND COSTS	\$167,611.39

Court Reporters	\$15,423.25
Process Servers	1,020.00
Law Firm Costs	14,921.73
TOTAL COSTS	\$31,364.98
TOTAL EXPERT FEES AND COSTS	\$198,976.37

2. This Settlement Agreement will be placed on the agenda for the Right of Way ("ROW") Committee and Central Florida Expressway Authority ("CFX") Board and is conditioned upon final approval by the ROW Committee and then the CFX Board.

3. Counsel for Petitioner and Respondent will jointly submit to the Court a mutually approved Order 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.

4. The parties agree to waive any confidentiality provisions set forth in Chapter 44 of Florida Statutes, the Florida Rules of Civil Procedure, and the Florida Rules of Evidence, if applicable, for the limited purpose of consideration of this proposed Settlement Agreement by the ROW Committee and the CFX Board.

5. This Agreement resolves all claims whatsoever, including claims of compensation arising from the taking of Parcels 113 (Parts A & B) and 713, severance damages, business damages, tort 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.

7. This Settlement Agreement, executed by counsel for the parties on this 4th day of December, 2017, contains all the agreements of the parties.

/s/ Linda S.B. Lanosa

Print Name: Linda S. B. Lanosa
Central Florida Expressway Authority

Thomas P. Callan

Print Name: Thomas P. Callan
Attorney for Respondents