



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 13

DATE: December 1, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager *PS*
Real Estate Management Division

FROM: Erica L. Guidroz, Acquisition Agent *EG*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

DIVISION: Real Estate Management Division
Phone: (407) 836-7090

ACTION REQUESTED: APPROVAL OF PURCHASE AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT BETWEEN BILLY L. MASON AND BARBARA E. MASON AND ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY PURCHASE PRICE AND RECORDING FEES AND RECORD INSTRUMENT

PROJECT: East-West Road (S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway
District 5

PURPOSE: To provide for access and construction of road improvements.

ITEMS: Purchase Agreement (Parcel 7044)

Temporary Construction Easement (Instrument 7044.1)
Cost: \$15,700.00
Size: 328 square feet
Term: 7 years

BUDGET: Account No.: 1032-072-2752-6110

FUNDS: \$15,700.00 Payable to Billy L. Mason and Barbara E. Mason
(purchase price)

\$52.50 Payable to Orange County Comptroller
(recording fees)

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: Grantor to pay documentary stamp tax.

Under Ordinance Approval

Amount: \$15,752.50

Parcel: 7044

Date _____

Date _____

District # 5

Billy L. Mason and Barbara E. Mason
3415 Fox Meadow Ct.
Longwood, FL 32779
Purchase Price \$15,700.00

Orange County Comptroller
Recording Fee \$52.50

Total \$15,752.50

☐ Contract
☒ Copy of Executed Instruments
☐ Certificate of Value
☒ Settlement Analysis

Payable to: Orange County Comptroller (\$52.50)

CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

11-27-17
Date

11/30/17
Date

DEC 19 2017
Date

Check No. / Date

Please Contact Acquisition Agent @ 67036 if you have any questions.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
DEC 19 2017

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 11-27-2017

Amount: \$15,752.50

Project: East West Road (S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway

Parcel: 7044

Charge to Account # 1032-072-2752-6110

Engineering Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block(s))

Pre-Condemnation Post-Condemnation

X N/A

District # 5

- X Acquisition at Approved Appraisal
 Acquisition at Below Approved Appraisal
 Acquisition at Above Approved Appraisal
 Advance Payment Requested

Billy L. Mason and Barbara E. Mason
 3415 Fox Meadow Ct.
 Longwood, FL 32779
 Purchase Price \$15,700.00

DOCUMENTATION ATTACHED (Check appropriate block(s))

- X Contract
X Copy of Executed Instruments
X Certificate of Value
X Settlement Analysis

Orange County Comptroller
 Recording Fee \$52.50

Total \$15,752.50

Payable to: Billy L. Mason and Barbara E. Mason (\$15,700.00)

Payable to: Orange County Comptroller (\$52.50)

CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Erica Guidroz, Acquisition Agent, Real Estate Mgmt. Division

11-27-17
 Date

Payment Approved Paul Sladek, Manager, Real Estate Management Division

11/30/17
 Date

Certified
 Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved
 Comptroller/Government Grants

Check No. / Date

REMARKS:

Scheduled Closing Date: As soon as check is available

Anticipated Closing Date: TBD

Please Contact Acquisition Agent @ 67036 if you have any questions.

Project: East-West Road (S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway
Parcel: 7044

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 19 2017

PURCHASE AGREEMENT

COUNTY OF ORANGE STATE OF FLORIDA

THIS AGREEMENT made between Billy L. Mason and Barbara E. Mason, his wife, hereinafter referred to as SELLER, and Orange County, a charter county and political subdivision of the state of Florida, hereinafter referred to as BUYER.

WITNESSETH:

WHEREAS, the BUYER requires the land described on Schedule "A" attached hereto for construction and maintenance of the above referenced project and said SELLER agrees to furnish said land for such purpose.

Property Appraiser's Parcel Identification Number:
a portion of
15-22-30-0000-00-390

In consideration of the sum of One (\$1.00) Dollar, each to the other paid, the parties hereto agree as follows:

1. SELLER agrees to execute a Temporary Construction Easement for a period of 7 years on Parcel No. 7044, as more particularly described on the attached Schedule "B" for the sum of \$ 15,700⁰⁰.
2. SELLER agrees to pay the state documentary stamp tax, on land and improvements only, prior to receipt of proceeds, by separate check payable to the Orange County Comptroller in the amount of \$ 109⁹⁶.
3. This transaction shall be closed and the easement and other closing papers delivered on or before 90 days from the effective date of this AGREEMENT. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by BUYER and SELLER.
4. SELLER shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.
5. Effective Date: This agreement shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners and/or the Manager/Assistant Manager of the Orange County Real Estate Management Division as may be appropriate.

Project: East-West Road (S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway
Parcel: 7044

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between SELLER and BUYER, made with respect to the matters herein contained, and when duly executed constitute the AGREEMENT between SELLER and BUYER. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

The parties hereto have executed this AGREEMENT on the date(s) written below.

BUYER

Orange County, Florida

BY: Erica Guidroz
Erica Guidroz, Its Agent

DATE: 12-1-17

[signatures continued on following pages]

Project: East-West Road (S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway
Parcel: 7044

SELLER

Billy L. Mason
Billy L. Mason

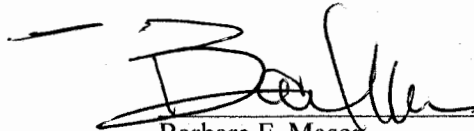
PO Box 5036
Post Office Address
WINTER PARK FL 32783

DATE: 11-15-17

[signatures continued on following page]

Project: East-West Road (S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway
Parcel: 7044

SELLER


Barbara E. Mason

PO Box 5036
Post Office Address

Winter Park, FL 32793-5036

DATE: 11/15/17

SCHEDULE "A"

EAST WEST ROAD

PARCEL 7044

ESTATE: Temporary Easement

PURPOSE: Temporary Construction

A portion of the lands lying in Section 15, Township 22 South, Range 30 East, Orange County, Florida as described in Official Records Book 3974, Page 498, Public Records of Orange County, Florida, being more particularly described as:

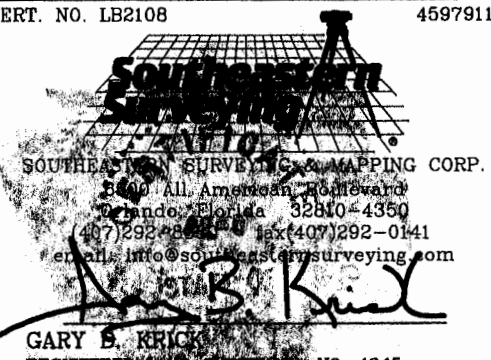

COMMENCE at the Northeast corner of said Section 15; thence South 00°33'46" East, a distance of 1,266.53 feet along the East line of said Section 15, to the Easterly projection of the North Right of Way line of Hanging Moss Road; thence run South 89°05'52" West, a distance of 920.06 feet along said Easterly projection and the North right of way line of Hanging Moss Road as described in Official Records Book 5783, page 2748 to the POINT OF BEGINNING;

thence continue along said North right of way line, South 89°05'52" West, a distance of 38.56 feet; thence North 00°54'08" West, a distance of 8.50 feet; thence North 89°05'52" East, a distance of 38.56 feet; thence South 00°54'08" East, a distance of 8.50 feet to the POINT OF BEGINNING.

Containing 328 square feet, more or less.

SURVEYORS NOTES:

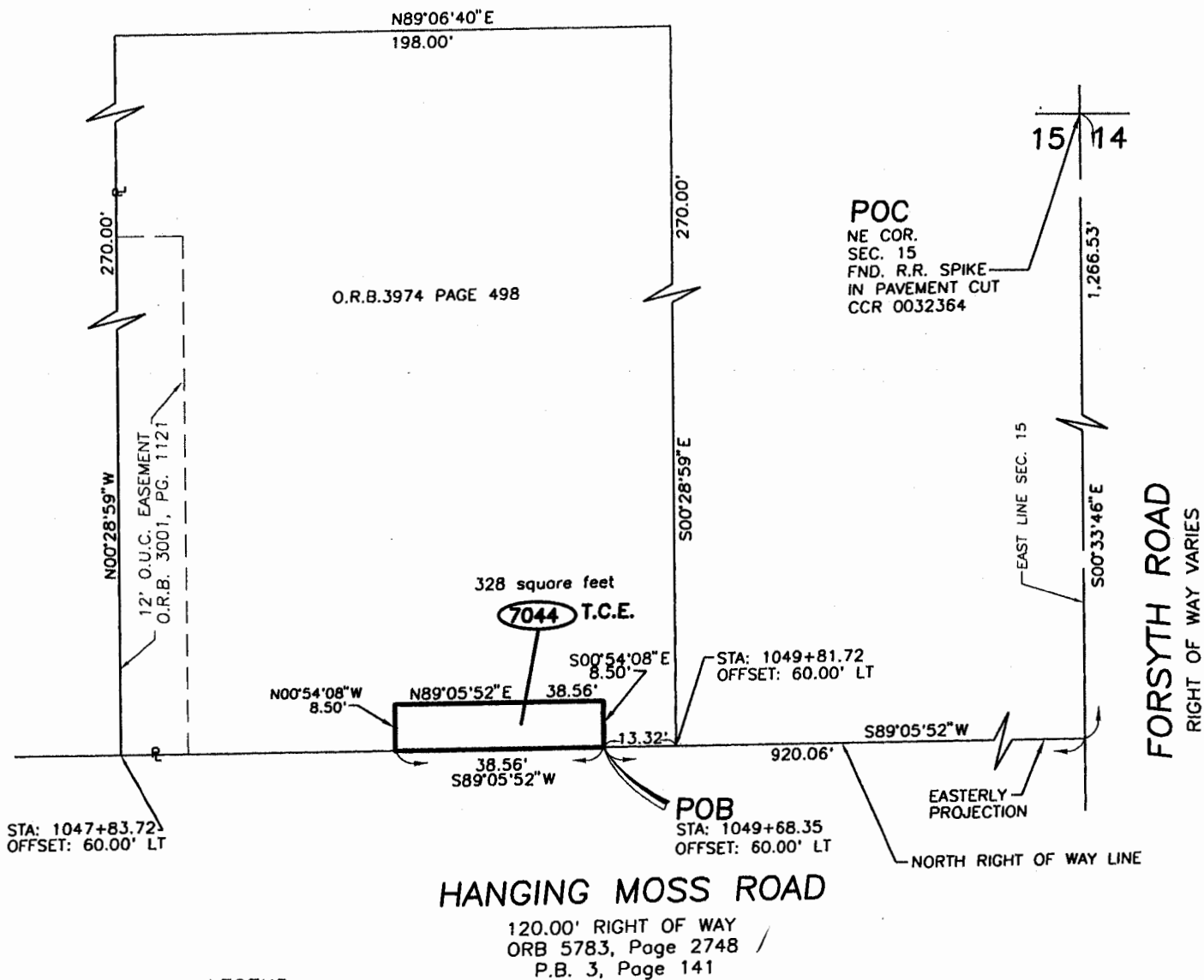
1. The bearings and coordinates shown hereon are based on the Orange County Geodetic Information System traverse between G.I.S. Point #160 to G.I.S. Point #174 as being North 89°55'40" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the raised seal and signature of a Florida licensed Surveyor and Mapper.
Not valid without sheet 2.

DESCRIPTION	Date: December 2005 ALK		CERT. NO. LB2108	45979111
	Job No.: 45979	Scale: N.T.S.	 SOUTHEASTERN SURVEYING & MAPPING CORP. 3440 All American Boulevard Orlando, Florida 32810-4350 (407) 292-2800 Fax (407) 292-0141 email: info@southeasternsurveying.com	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.			
FOR  Revised: January, 2008 REJ	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245	

SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 7044

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST

1"=30'



LEGEND

CB=CHORD BEARING
CCR=CERTIFIED CORNER RECORD
CH=CHORD
COR.=CORNER
(D)=DEED
Δ=CENTRAL ANGLE
L=LENGTH
N.T.S.=NOT TO SCALE
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R=RADIUS
R/W=RIGHT OF WAY
SEC.=SECTION
R.R.=RAILROAD
LT=LEFT

Drawing No. 45979111
Job No. 45979
Date: December, 2005 ALK
Revised: February, 2006 DRR
Revised: September, 2006 REJ
Revised: January, 2008 REJ
SHEET 2 OF 2
See Sheet 1 for Description

NOTE: NOT VALID WITHOUT RAISED SEAL AND SIGNATURE
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
NOT VALID WITHOUT SHEET 1

NOTE: SEE SHEET 14 OF 36 FOR PARCEL IDENTIFICATION ON
RIGHT OF WAY MAPS FOR EAST WEST ROAD SEGMENT 1.



SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108
email:info@southeasternsurveying.com
THIS IS NOT A SURVEY.

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 7044

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7044 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

DEC 19 2017

Instrument: 7044.1

Project: East-West Road (S.R. 436 to Dean Road)
n/k/a Richard Crotty Parkway

TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE, made and executed the 15 day of November, A.D. 20 17, by Billy L. Mason and Barbara E. Mason, his wife, GRANTORS and Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTORS, in consideration of the sum of \$15,700⁰⁰ and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a Temporary Construction Easement more particularly defined in Schedule "B" over and upon the following described lands of the GRANTORS situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

15-22-30-0000-00-390

THE GRANTORS covenant with the GRANTEE that the GRANTORS are lawfully seized of said lands in fee simple; that the GRANTORS have good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTORS hereby fully warrant the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

Instrument: 7044.1

Project: East-West Road (S.R. 436 to Dean Road)
n/k/a Richard Crotty Parkway

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands the date first above written.

Signed, sealed and delivered in
the presence of:

Mauri Blanco

Witness

Mauri Blanco
Printed Name

Erica Guidroz

Witness

Erica Guidroz
Printed Name

Billy L. Mason
Billy L. Mason

PO Box 3056
Post Office Address
Winter Park FL 32793

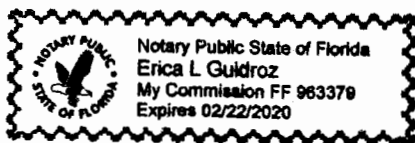
(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15 day of November, 2017, by Billy L. Mason, a married man. He is personally known to me or has produced Drivers License as identification.

(Notary Seal)



Erica Guidroz
Notary Signature

Erica Guidroz
Printed Notary Name

Notary Public in and for
the County and State aforesaid
Orange, FL

My commission expires:

02/22/2020

[signatures continued on following page]

Signed, sealed and delivered in
the presence of:

Biccyra
Witness

Billy MASON
Printed Name

Mogor
Witness

Mauri Blanco
Printed Name

Barbara E. Mason
Barbara E. Mason

P.O. Box 5236
Post Office Address
Winter Park FL 32793

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15 day of November,
20 17, by Barbara E. Mason, a married woman. She is personally known to me or has produced
Driver License as identification.

(Notary Seal)

M. Blanco
Notary Signature

Mauri Blanco
Printed Notary Name

This instrument prepared by:
Paul Sladek, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Notary Public in and for
the County and State aforesaid

My commission expires:



MAURI BLANCO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF114802
Expires 4/21/2018

SCHEDULE "A"

EAST WEST ROAD

PARCEL 7044

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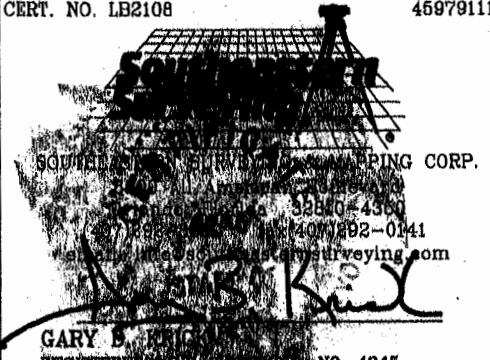
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DESCRIPTION	Date: December 2005 ALK		CERT. NO. LB2108	45979111
	Job No.: 45979	Scale: N.T.S.	 SOUTHERN SURVEYING AND MAPPING CORP. 3280 G-4360 407-892-0141 www.southernsurveying.com GARY B. KING REGISTERED SURVEYOR NO. 4245	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION

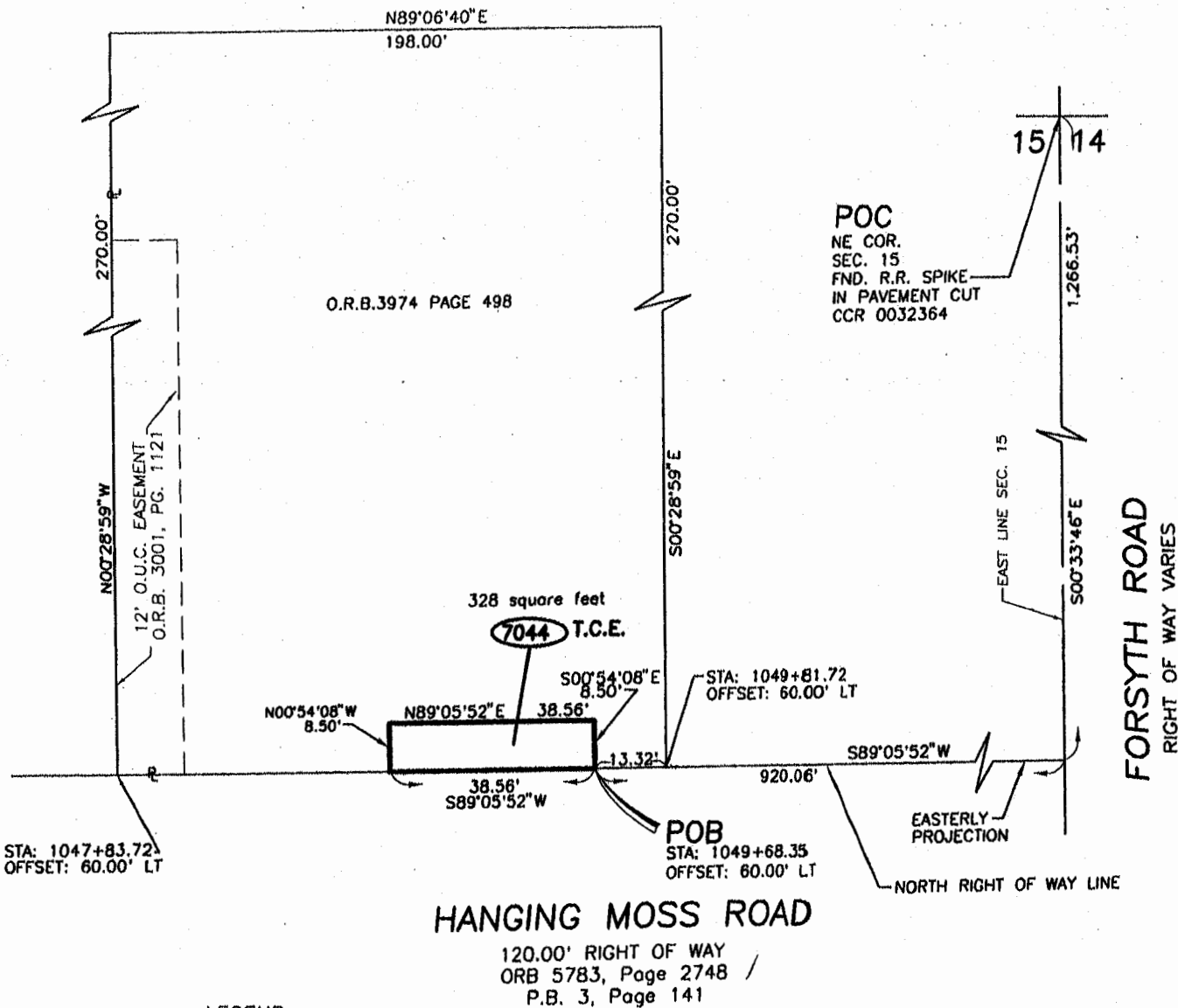
EAST WEST ROAD

PARCEL 7044

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST



1"=30'



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CCR=CERTIFIED CORNER RECORD
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SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108
email:info@southeasternsurveying.com
THIS IS NOT A SURVEY.

Drawing No. 45979111

Job No. 45979

Date: December, 2005 ALK

Revised: February, 2006 DRR

Revised: September, 2006 REJ

Revised: January, 2008 REJ

SHEET 2 OF 2

See Sheet 1 for Description

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 7044

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7044 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

30 CERTIFICATE OF VALUE

Project: Richard Crotty Parkway, Segment 1
County: Orange
Parcel No.: 7044

I certify to the best of my knowledge and belief, that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property or bias with respect to the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions, or conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes.
7. I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
8. No persons other than those named herein provided significant real property appraisal assistance to the person signing this certification.
9. I understand that this appraisal is to be used in connection with the acquisition by Orange County.
10. This appraisal has been made in conformity with the appropriate State laws, regulations, policies and procedures applicable to appraisal of right-of-way for transportation purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are non-compensable under the established law of the State of Florida.
11. I have not revealed the findings or results of this appraisal to anyone other than the proper officials of Orange County and I will not do so until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
12. Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal report and all maps, data, summaries, charts and other exhibits collected or prepared under this agreement shall become the property of Orange County without restriction or limitation on their use.
13. Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part taken, including net severance damages after special benefits, if any, of the property appraised as of the 31st day of May, 20 16, is:

FIFTEEN THOUSAND SEVEN HUNDRED DOLLARS

Market value should be allocated as follows:

LAND	\$ 1,400
IMPROVEMENTS	\$ 4,200
NET DAMAGES &/OR	
COST TO CURE	\$ 10,100
TOTAL	\$ 15,700

LAND AREA: (Ac/SF)	<u>328 SF</u>
Land Use (HABU as vacant):	<u>Industrial</u>

June 14, 2016

DATE



DAVID K. HALL, ASA

State-Certified General Appraiser #RZ1314

Project: East-West Road n/k/a Richard Crotty Parkway
Parcel: 7044

SETTLEMENT ANALYSIS

County's Appraised Value

<u>Land:</u> 328 S.F. (TCE)	\$ 1,400.00
<u>Improvements:</u>	\$ 4,200.00
<u>Cost-to-Cure:</u>	\$ 10,100.00
Total Appraisal Value	<u>\$15,700.00</u>
Recommended Settlement Amount	\$15,700.00

EXPLANATION OF RECOMMENDED SETTLEMENT

Parcel 7044 of the East-West Road n/k/a Richard Crotty Parkway is not under threat. The subject tract is on north side of Hanging Moss Road. The temporary construction easement is needed to harmonize the driveway for Parcel 7007 to Richard Crotty Parkway. Any concrete paving or asphalt paving for the driveway area will be replaced during construction at no cost to the property owner. No depreciation is applicable since the cost and contributory values of the site improvements are basically the same. The landowner has accepted the appraised property value offer of \$15,700.00. I agree and request approval of purchase price in the amount of \$15,700.00.

Recommended by Erica Guidroz Date 6-27-2017
Erica Guidroz, Acquisition Agent

Recommended by Robert K. Babcock Date 6-27-17
Robert K. Babcock, Acquisition Manager, Real Estate Management Division

Approved by Ann Caswell Date 6-28-17
Ann Caswell, Manager, Real Estate Management Division

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Billy Mason		
2 Business name/disregarded entity name, if different from above		
3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ Note: For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>	
5 Address (number, street, and apt. or suite no.) 3415 Fox Meadow Ct	Requester's name and address (optional)	
6 City, state, and ZIP code Longwood FL 32779		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note: If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number								
or								
Employer identification number								

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶ Billy Mason	Date ▶ 11/15/2017
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

1 Name (as shown on your income-tax return). Name is required on this line; do not leave this line blank.
Barbara E. Mason

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only one of the following seven boxes:
☒ Individual/sole proprietor or single-member LLC
☐ C Corporation
☐ S Corporation
☐ Partnership
☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) _____
Note: For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
3415 Fox Meadow Ct.

6 City, state, and ZIP code
Longwood Florida 32779

7 List account number(s) here (optional)

Requirer's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number								

OR

Employer identification number								

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person **Date** **11/16/17**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

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Purpose of Form

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- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.