



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

DATE: January 25, 2019

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

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

FROM: Russell L. Corriveau, Assistant Manager
Real Estate Management Division *PS for RC*

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of purchase price above appraised value and Contract for Sale and Purchase and Warranty Deed between Tampa Acquisitions, Inc. and Orange County and authorization to disburse funds to pay purchase price and closing costs and perform all actions necessary and incidental to closing

PROJECT: Taft-Vineland Road (Orange Blossom Trail to Orange Avenue)

District 4

PURPOSE: To provide for access, construction, operation, and maintenance of road widening improvements.

ITEMS: Contract for Sale and Purchase (Parcels 163/963)

Warranty Deed (Instrument 163.1/963.1)
Cost: \$3,000,000
Total size: 1.182 acres

BUDGET: Account No.: 1003-072-3037-6110

FUNDS: \$3,222,302.50 Payable to First American Title Insurance Company
(purchase price, closing costs, attorney fees & expert costs)

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department
Risk Management Division

REMARKS: Parcels 163 and 963 are needed for the construction and widening of Taft-Vineland Road. This settlement is in lieu of eminent domain proceedings.

FEB 12 2019

CONTRACT FOR SALE AND PURCHASE

COUNTY OF ORANGE
STATE OF FLORIDA

THIS CONTRACT, made between Tampa Acquisitions, Inc. a Florida corporation, 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, BUYER requires the land described on **Schedule "A"** attached hereto for the above referenced project and SELLER agrees to furnish said land for such purpose.

Property Appraiser's Parcel Identification Number

03-24-29-7268-01-232

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

1. SELLER agrees to sell and convey said land unto BUYER by Warranty Deed, free and clear of all liens and encumbrances, for the total sum of Three Million Dollars \$3,000,000.00.
2. BUYER agrees to pay statutory attorney fees in the amount of \$182,500.00. BUYER also agrees to pay expert fees and costs in the amount of \$29,000, for a total of \$211,500.00. Neither SELLER nor its counsel, Gaylord Merlin Ludovici & Diaz, by and through its attorney, Lorena Hart Ludovici, will seek attorney fees for non-monetary benefits and specifically waive any rights they may have to claim such fees.
3. This transaction shall close on or before March 22, 2019 with the deed and other closing papers delivered on or before the closing date of March 22, 2019. Closing shall be a mail away closing.
4. SELLER agrees that prior to closing, BUYER shall have the right to make such surveys, topographical surveys, soil test borings, and similar examinations as it may desire with respect to the property. BUYER, through its agents, shall have the right to enter upon the property for the purpose of performing such activities, provided said activities shall not materially damage the property.
5. Expenses:
 - A. Ad valorem property taxes for the year of closing shall be prorated as of the closing date and said prorated amount shall be paid by SELLER pursuant to Section 196.295, Florida Statutes. At SELLER'S election, SELLER'S share of prorated taxes may be deducted from the proceeds of sale and remitted by **BUYER or First American Title Insurance Company** to the County tax collector on SELLER'S behalf. Unless the conveyance occurs between November 1 and December 31 of the year of conveyance,

Project: Taft-Vineland Road (Orange Blossom Trail to Orange Avenue)

Parcel: 163/963

in which case ad valorem property taxes shall be paid in full by SELLER for the year of conveyance. In the event that, as of closing, there are any outstanding unpaid property taxes for years prior to the year of closing, then SELLER shall be responsible for payment of the same, on the entirety of the tax parcels for which BUYER is acquiring interest hereunder, the amount necessary to satisfy such outstanding property taxes shall be deducted from proceeds of sale.

- B. BUYER shall pay for recording the deed.
 - C. Title insurance is to be paid by BUYER.
 - D. Survey is to be paid by BUYER.
6. This CONTRACT 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 CONTRACT between SELLER and BUYER. No additions, alterations, or variations to the terms of this CONTRACT shall be valid, nor can provisions of this CONTRACT be waived by either party unless such additions, alterations, variations, or waivers are expressly set forth in writing and duly signed.
7. Special clauses:
- A. This CONTRACT is contingent upon delivery by SELLER to BUYER in recordable form all instruments necessary to convey clear title to the property.
 - B. SELLER shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.
 - C. This property is being purchased in lieu of eminent domain proceedings.
 - D. Effective upon the closing contemplated under this CONTRACT, except as otherwise expressly provided by this CONTRACT (including without limitation the compensation to be paid by BUYER to SELLER as described in Section 1 of this CONTRACT above), SELLER hereby releases, discharges, and acquits BUYER and all employees, agents, attorneys, consultants, contractors, subcontractors, successors, assigns, representatives, and elected officials of BUYER from any and all claims, actions, causes of actions, suits, obligations, promises, controversies, costs, expenses, losses, liabilities damages, and/or demands of every kind, character, and nature, whether legal or equitable in nature and whether in contract or in tort involving Parcels 163 and 963 Taft Vineland Road Project – solely related to: (i) claims from undisclosed and/or unrecorded contracts and/or leases ; (ii) claims for attorney's fees, for appraisal fees, for accountant's fees, for fees of other professionals, experts, and consultants, for costs, for non-monetary benefits, and/or for attorney's fees based upon non-monetary benefits pursuant to Section 73.092, Florida Statutes; and/or (iii) other claims, causes of actions, etc. that could have been raised by SELLER and/or SELLER's tenants (including without limitation under Chapters 73 and/or 74, Florida Statutes) had BUYER commenced eminent domain proceedings against SELLER.

Project: Taft-Vineland Road (Orange Blossom Trail to Orange Avenue)

Parcel: 163/963

- E. SELLER will surrender possession of the property at the time of the closing. Prior to surrendering possession, SELLER shall remove or have removed all property currently leased from third parties and all property SELLER wishes to retain which may include the multi-pump dispensers and signage.
- F. SELLER shall terminate the rights of any tenancy in the property prior to closing and on or before the closing, shall produce statements from all tenants acknowledging that their rights of tenancy in the property have been terminated and they have vacated the premises.
- G. Effective Date: This CONTRACT 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. In no event, however, shall the effective date be any later than January 31, 2019.
- H. BUYER shall have forty-five (45) days after the Effective date, (the "Inspection Period") to determine whether BUYER is willing to accept title to and acquire the property from SELLER. On or before twenty (20) days following the Effective Date of this CONTRACT, BUYER shall, at its sole cost and expense, obtain a current commitment for title insurance (ALTA commitment June 17, 2006) committing to insure BUYER as purchaser of the property in the amount of the purchase price (hereinafter referred to as the "Commitment"), evidencing that marketable fee simple title to the property is currently vested in SELLER free and clear of all liens, encumbrances or other matters of record whatsoever. In the event that BUYER shall determine that any one or more of the exceptions listed as such in the Commitment are unacceptable to BUYER in its sole discretion; BUYER shall notify SELLER of that fact in writing on or before fifteen (15) days following BUYER's receipt of the Commitment. Such written notice shall specify those exceptions listed as such in the Commitment which are objectionable to BUYER (hereinafter referred to as "Title Defects"), and SELLER may take up to fifteen (15) days to cure or eliminate the Title Defects at SELLER's election and without obligation to incur expense or to initiate legal proceedings. If SELLER is successful in curing or eliminating the Title Defects, the closing hereunder shall take place on the date specified in Paragraph 2 hereof. In the event SELLER is unable or unwilling to cure or eliminate the Title Defects within the 15-day period so provided, BUYER shall either (a) extend the time period for SELLER to cure or eliminate the Title Defects, (b) elect to terminate this CONTRACT on account thereof, (c) elect to close its purchase of the property and accept a conveyance of SELLER's title thereto subject to and notwithstanding the existence of the Title Defects on the date specified in Paragraph 2 hereof, or (d) proceed on its own to cure or eliminate the Title Defects at any time prior to the closing date specified in Paragraph 2 hereof. In the event BUYER elects to terminate this CONTRACT because of the existence of Title Defects, which are not cured or eliminated, upon giving written notice of the fact to SELLER on or before the Inspection Period described herein, this CONTRACT shall terminate. In the event BUYER elects to proceed on its own to cure or eliminate the Title Defects, SELLER agrees to provide its reasonable cooperation in connection with BUYER's efforts but SELLER shall have no obligation to incur expense or to initiate legal

Project: Taft-Vineland Road (Orange Blossom Trail to Orange Avenue)
Parcel: 163/963

proceedings.

- I. Survey. Within sixty (60) days of the Effective Date of this CONTRACT, BUYER may obtain a current boundary survey of the property. The survey shall be certified to BUYER and First American Title Insurance Company and prepared in accordance with the minimum technical requirements and standards of practice promulgated by the Florida Board of Professional Surveyor and Mappers, Chapter 5J-17, of the Florida Administrative Code, Section 472.027, Florida Statutes and ALTA/NSPS Land Title Survey Standards. Upon BUYER and SELLER'S approval of the Survey, the same shall be and constitute the "Survey" for purposes of this CONTRACT and legal description of the property set forth on the Survey may be utilized in the documents of conveyance and in the Owner's Title Insurance Policy to be issued to BUYER hereunder. In the event the Survey shows encroachments, easements, boundary overlaps or other matters objectionable to BUYER, in its sole discretion, these shall be treated as Title Defects. BUYER may in its sole discretion, treat these as "Exceptions," as defined herein. The "Draft Survey" will be reviewed by the County Surveyor or his subordinate and comments/revisions will be given to the consultant before finalizing.

[Signatures on following page]

Project: Taft-Vineland Road (Orange Blossom Trail to Orange Avenue)
Parcel: 163/963

IN WITNESS WHEREOF, the parties hereto have executed this CONTRACT on the date(s) written below.

SELLER

Tampa Acquisitions, Inc.
a Florida corporation

BY: 
William D. McKnight, President

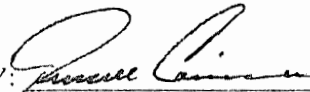
Post Office Address:

1201 Oakfield Drive
Suite 109
Brandon, Florida 33510

DATE: Jan 14 2019

BUYER

Orange County, Florida

BY: 
Russell Corriveau, Its Agent

DATE: 1/25/19

LEGAL DESCRIPTION

PARCEL: 163
 SCHEDULE "A"
 TAFT-VINELAND ROAD
 THIS IS NOT A BOUNDARY SURVEY

DESCRIPTION:

A PORTION OF LOT 124, BLOCK G, PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 101, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING DESCRIBED IN OFFICIAL RECORDS BOOK 7802, PAGE 4516, SAID PUBLIC RECORDS, SITUATE IN SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, SAID CORNER BEING MARKED WITH A 6"x6" CONCRETE MONUMENT WITH A BRASS DISK AND NO IDENTIFICATION; THENCE RUN S89°43'19"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1097.48 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 4503, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN N00°01'27"E, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF TAFT-VINELAND ROAD AS SHOWN THE PLAT TAFT-VINELAND ROAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 141-144, SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE RUN S89°43'19"W, ALONG SAID EXISTING NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 120.74 FEET TO A POINT ON THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 4503 AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 500 (SOUTH ORANGE BLOSSOM TRAIL) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 500 SECTION 75010-2542, DATED 03/01; THENCE DEPARTING SAID EXISTING NORTH RIGHT-OF-WAY LINE, RUN N58°47'39"W, ALONG THE WEST LINE OF SAID LANDS AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 36.81 FEET; THENCE CONTINUE ALONG SAID WEST LINE OF SAID LANDS AND SAID EAST RIGHT-OF-WAY LINE, RUN N20°54'34"W, A DISTANCE OF 43.56 FEET; THENCE RUN N00°01'43"W, A DISTANCE OF 55.80 FEET; THENCE DEPARTING SAID LINE, RUN S39°08'14"E, A DISTANCE OF 68.26 FEET; THENCE RUN S83°56'10"E, A DISTANCE OF 38.46 FEET; THENCE RUN N90°00'00"E, A DISTANCE OF 86.49 FEET TO A POINT ON AFORESAID EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 4503; THENCE RUN S00°01'27"W, ALONG SAID EAST LINE, A DISTANCE OF 57.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 10,269 SQUARE FEET OR 0.236 ACRES, MORE OR LESS

NOTES:


- BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING S89°43'19"W.
- REFERENCE TAFT-VINELAND ROAD RIGHT-OF-WAY MAP, ORANGE COUNTY C.I.P. NO. 3037 BY BOWYER-SINGLETON & ASSOCIATES, DATED 03/26/10.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 50-17, FLORIDA ADMINISTRATIVE CODE, FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

William D. Donley 01/25/16
 WILLIAM D. DONLEY
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 6381
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION & LEGEND.

DESIGNED BY: LAT	DATE: 09/21/12	 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 PHONE: 321.354.9028 FAX: 407.648.9104 WWW.DEWBERRY.COM CERTIFICATE OF AUTHORIZATION No. LB 8011	SECTION: 3
WRITTEN BY: LAT	REV.: 01/20/16		TOWNSHIP: 24S
DRAWN BY: LAT	REV.:		RANGE: 29E
CHECKED BY: WEB	REV.:		DRAWING SCALE: N/A
CERTIFICATION OF AUTHORIZATION NUMBER LB 1221		TAFT-VINELAND ROAD C.I.P. NO. 3037 ORANGE COUNTY, FLORIDA	SHEET 1 OF 2

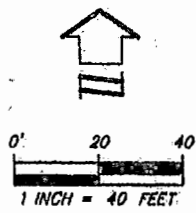
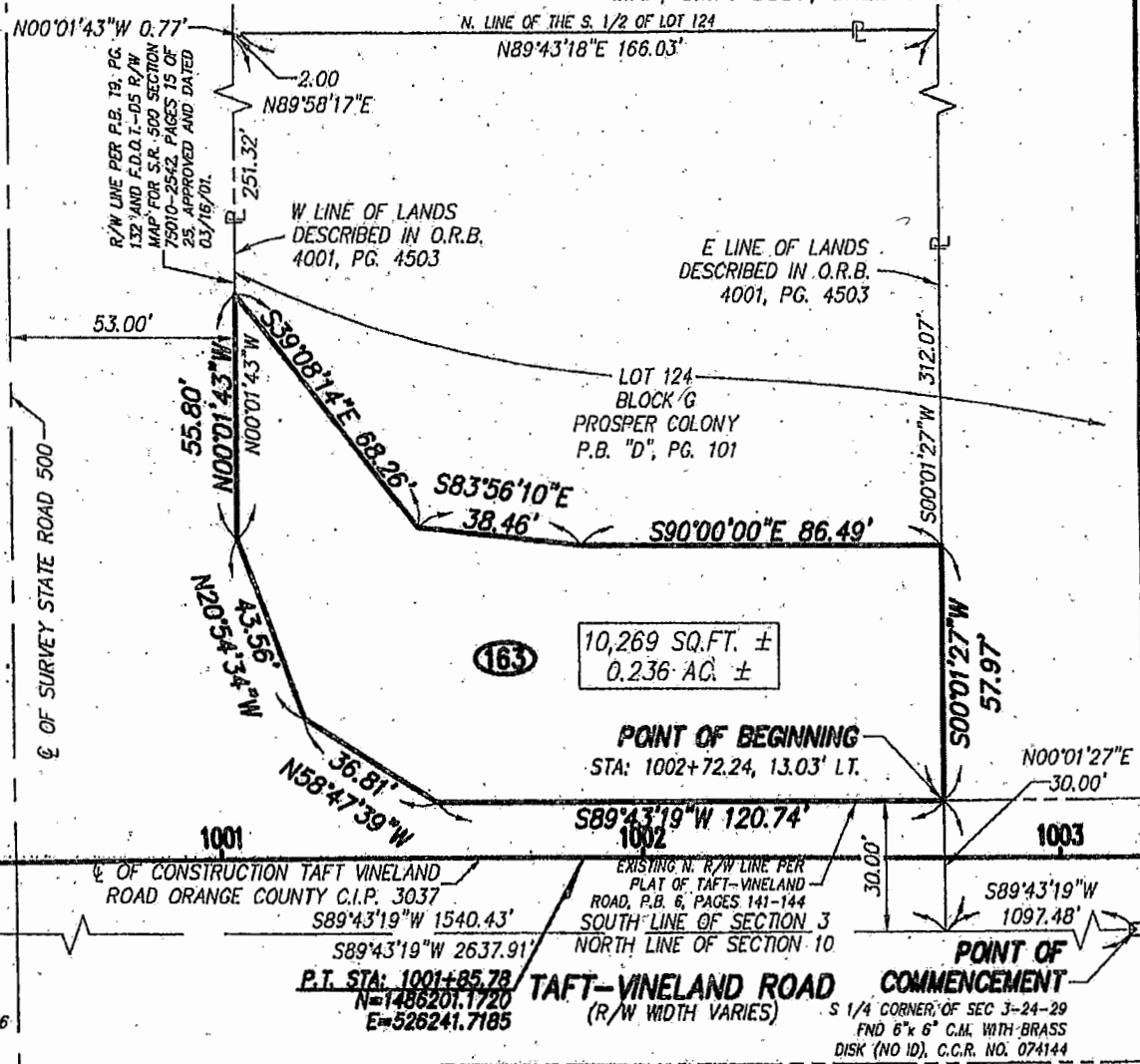
PARCEL: 163 ST Jan 25, 2016 2:18pm by mphlips
 SUBSECTION: 163-01-AUTO.DWG

SKETCH OF DESCRIPTION

PARCEL: 163
 SCHEDULE "A"
 TAFT-VINELAND ROAD
 THIS IS NOT A BOUNDARY SURVEY

SEE TAFT-VINELAND ROAD R/W
 MAP, C.I.P. 3037, SHEETS 6 & 7

SOUTH ORANGE BLOSSOM TRAIL
(S.R. 500 / U.S. HIGHWAY 17-92 441)
 R/W WIDTH VARIES PER P.B. 19, PG. 132 AND F.D.O.T.-DS R/W MAP FOR S.R. 500 SECTION 75010-2542, PAGES 15 OF 25, APPROVED AND DATED 03/16/01.



LEGEND & ABBREVIATIONS

- ± = MORE OR LESS
- AC. = ACRE(S)
- (C) = CALCULATED
- C.M. = CONCRETE MONUMENT
- D.B. = DEED BOOK
- ESMT. = EASEMENT
- EXIST. = EXISTING
- FND. = FOUND
- ID. = IDENTIFICATION
- ☉ = CENTER LINE
- ↯ = BREAKLINE
- C.C.R. = CERTIFIED CORNER RECORD
- LB = CERTIFICATE OF AUTHORIZATION
- LT. = LEFT
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PER PLAT
- P.B. = PLAT BOOK
- PG. = PAGE(S)
- R/W = RIGHT OF WAY
- RT. = RIGHT
- SEC. = SECTION-TOWNSHIP-RANGE
- SQ.FT. = SQUARE FEET

SEE SHEET 1 OF 2 FOR PARCEL DESCRIPTION AND NOTES.

DESIGNED BY: LAT	DATE: 09/21/12
WRITTEN BY: LAT	REV.: 01/20/16
DRAWN BY: LAT	REV.:
CHECKED BY: WEB	REV.:
CERTIFICATION OF AUTHORIZATION NUMBER LB 1221	

Dewberry
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

TAFT-VINELAND ROAD
C.I.P. NO. 3037
ORANGE COUNTY, FLORIDA

SECTION: 3
TOWNSHIP: 24S
RANGE: 29E
DRAWING SCALE: 1" = 40'
SHEET 2 OF 2

Drawing name: S:\S05 Taft Vineland Road\FROM DELAND 03-2010\DWG-Land\01_S05-JI_sursketch_163_012016.dwg PARCEL: 163 S2 Jan 25, 2016 2:19pm by: mphalips

LEGAL DESCRIPTION

PARCEL: 963
 SCHEDULE "A"
 TAFT-VINELAND ROAD
 THIS IS NOT A BOUNDARY SURVEY

DESCRIPTION:

A PORTION OF LOT 124, BLOCK G, PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 101, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 4503, SAID PUBLIC RECORDS, SITUATE IN SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, SAID CORNER BEING MARKED WITH A 6"x6" CONCRETE MONUMENT WITH A BRASS DISK AND NO IDENTIFICATION; THENCE RUN S89°43'19"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1097.48 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 4503, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN N00°01'27"E, ALONG SAID SOUTHERLY EXTENSION AND SAID EAST LINE, A DISTANCE OF 87.97 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN N90°00'00"W, A DISTANCE OF 86.49 FEET; THENCE N83°56'10"W, A DISTANCE OF 38.46 FEET; THENCE RUN N39°08'14"W, A DISTANCE OF 68.26 FEET TO A POINT ON THE WEST LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 4503, SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 500 (SOUTH ORANGE BLOSSOM TRAIL) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 500 SECTION 75010-2542, DATED 03/01; THENCE RUN N00°01'43"W, ALONG THE WEST LINE OF SAID LANDS AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 195.52 FEET; THENCE CONTINUE ALONG SAID WEST LINE OF SAID LANDS AND SAID EAST RIGHT-OF-WAY LINE, RUN N89°58'17"E, A DISTANCE OF 2.00 FEET; THENCE RUN N00°01'43"W, A DISTANCE OF 0.77 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF LOT 124, SAID BLOCK G, PROSPER COLONY; THENCE RUN N89°43'18"E, ALONG SAID NORTH LINE, A DISTANCE OF 166.03 FEET TO A POINT ON AFORESAID EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 4503; THENCE RUN S00°01'27"W, ALONG SAID EAST LINE, A DISTANCE OF 254.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 41,203 SQUARE FEET OR 0.946 ACRES, MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING S89°43'19"W.
- REFERENCE TAFT-VINELAND ROAD RIGHT-OF-WAY MAP, ORANGE COUNTY C.I.P. NO. 3037 BY BOWYER-SINGLETON & ASSOCIATES, DATED 03/26/10.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 63-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

William D. Donley 01/25/16
 WILLIAM D. DONLEY
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 5361
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION & LEGEND.

DESIGNED BY: LAT	DATE: 09/26/12
WRITTEN BY: LAT	REV.: 01/20/16
DRAWN BY: LAT	REV.:
CHECKED BY: WEB	REV.:
CERTIFICATION OF AUTHORIZATION NUMBER LB 1221	

Dewberry

520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 PHONE: 321.354.9828 FAX: 407.848.0104
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

TAFT-VINELAND ROAD
 C.I.P. NO. 3037
 ORANGE COUNTY, FLORIDA

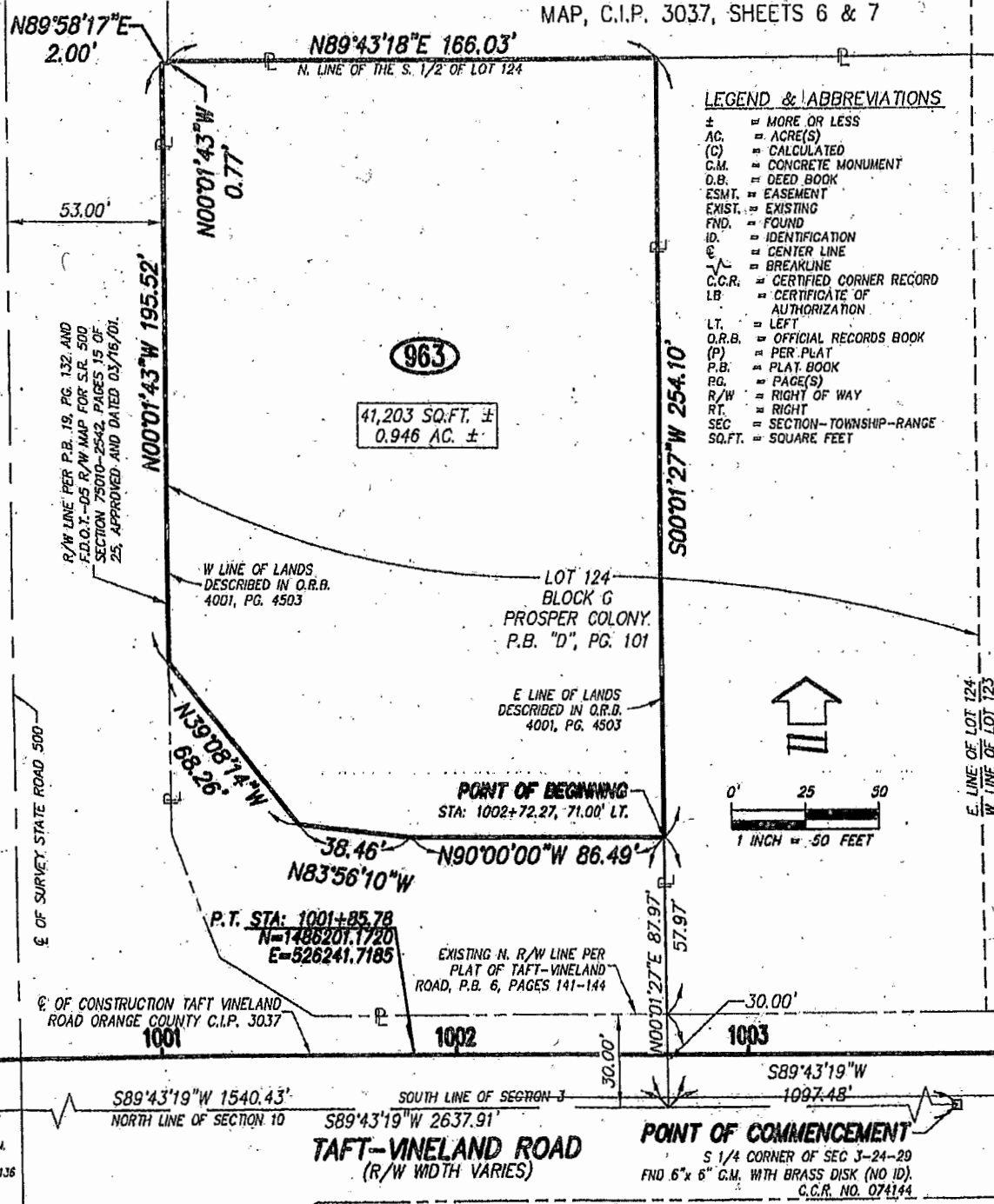
SECTION: 3
TOWNSHIP: 24S
RANGE: 29E
DRAWING SCALE: N/A
SHEET 1 OF 2

Drawing name: S:\963 Taft Vineland Road\FROM DELAND 03-2010\DWG-Land\DT\S85-II_sursketch_963_012016.dwg PARCEL: 963 ST Jan 25, 2016 2:22pm. by: mpillips

SKETCH OF DESCRIPTION

PARCEL: 963
 SCHEDULE "A"
 TAFT-VINELAND ROAD
 THIS IS NOT A BOUNDARY SURVEY

SEE TAFT-VINELAND ROAD R/W
 MAP, C.I.P. 3037, SHEETS 6 & 7



SOUTH ORANGE BLOSSOM TRAIL
(S.R. 500 / U.S. HIGHWAY 17-92 441)
 R/W WIDTH VARIES PER P.B. 19, PG. 132 AND F.D.O.I.-D5 R/W MAP FOR S.R. 500 SECTION 75010-2542, PAGES 15 OF 25, APPROVED AND DATED 03/16/01.

DRAWING NAME: 210601 TAFT-VINELAND ROAD FROM ORANGE COUNTY C.I.P. 3037, SHEETS 6 & 7, PARCEL 963, 01/20/16, DWG. PARCEL 963 SZ, JAN 25, 2016 2:23pm, BY: MPH/LLP

SEE SHEET 1 OF 2 FOR PARCEL DESCRIPTION AND NOTES.

DESIGNED BY: LAT	DATE: 09/26/12
WRITTEN BY: LAT	REV.: 01/20/16
DRAWN BY: LAT	REV.:
CHECKED BY: WEB	REV.:
CERTIFICATION OF AUTHORIZATION NUMBER LB 1221	

Dewberry
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 PHONE: 321.354.8826 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

TAFT-VINELAND ROAD
 C.I.P. NO. 3037
ORANGE COUNTY, FLORIDA

SECTION: 3
TOWNSHIP: 24S
RANGE: 29E
DRAWING SCALE: 1"=50'
SHEET 2 OF 2

Prepared by:

Jennifer Nendza an employee of
First American Title Insurance Company
2233 Lee Road, Suite 110, Winter Park, Florida 32789

Return to: Grantee

File No.:2021-4197137

Project: Taft-Vineland Road (Orange Blossom Trail to Orange Avenue)
Parcel: 163-963

WARRANTY DEED

This document has been executed and delivered under threat of condemnation. Therefore, this document is not subject to documentary stamp tax. See Fla. Admin. Code R. 12B-4.014(13).

THIS WARRANTY DEED is made this May 29, 2019, between

Tampa Acquisitions, Inc., a Florida corporation

Having a business address at: 1201 Oakfield Drive, Suite 109, Brandon, Florida 33510

("Grantor"). And

Orange County, a charter county and political subdivision of the state of Florida

Having a mailing address of: P.O. Box 1393, Orlando, Florida 32802 ("Grantee"),

Witnesseth, that the said grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, as granted, bargained, sold, remised, released, conveyed and confirmed unto said "grantee", its successors and assigns forever, following described land, situate, lying and being in the County of **Orange**, State of **Florida**, to-wit:

See Attached Exhibit "A"

Parcel Identification Number: 03-24-29-7268-01232

Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirement imposed by governmental authorities, if any.

Together, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all monetary encumbrances except taxes accruing subsequent to December 31st of 2018. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

Tampa Acquisitions, Inc., a Florida corporation

William D. McKnight
William D. McKnight, President

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Print Name: David C. Johnson

[Signature]
Witness Signature
Print Name: Jean A Braden

State of FLORIDA

County of HUSBANDTOWN

The Foregoing Instrument Was Acknowledged before me on 3/14/19 by William D. McKnight the President of Tampa Acquisitions, Inc., a Florida corporation who is personally known to me or has produced a valid Driver's License as identification.

[Signature]
Notary Public
JOANNE C. JOHNSON
(Printed Name)
My Commission expires: 7/13/20

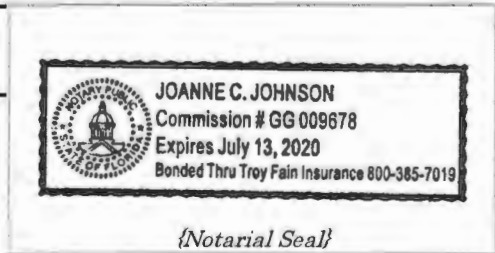


Exhibit "A"

LEGAL DESCRIPTION: (ORB 7744, PG 200)

SITUATE IN ORANGE COUNTY, FLORIDA, TO-WIT:

THE SOUTH HALF OF LOTS 123 AND 124, LESS THE EAST 438.00 FEET AND LESS THE SOUTH 10.00 FEET AND THE WEST 30.00 FEET FOR ROAD RIGHT-OF-WAY, PROSPER COLONY, BLOCK G, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 101, OF THE PUBLIC RECORDS OF ORANGE COUNTY (THE PROPERTY).

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED FROM EMRO MARKETING COMPANY DATED MARCH 3, 1995, RECORDED MARCH 25, 1995 IN O.R. BOOK 4896, PAGE 787 AS FOLLOWS:

THAT PART OF THE ABOVE DESCRIBED PARCEL LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°43'00" EAST ALONG THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 1319.67 FEET TO A POINT ON THE CENTER LINE OF SURVEY OF STATE ROAD NO. 500 (U.S. 441), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75010-2521; THENCE NORTH 00°02'02" WEST ALONG SAID SURVEY LINE 30.00 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SURVEY LINE, NORTH 89°43'00" EAST 50.00 FEET TO THE INTERSECTION OF THE EASTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD NO. 500 AND THE NORTH RIGHT OF WAY LINE OF TAFT-VINELAND ROAD; THENCE CONTINUE NORTH 89°43'00" EAST ALONG SAID NORTH RIGHT OF WAY LINE 50.00 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, NORTH 58°47'58" WEST 36.80 FEET; THENCE NORTH 20°54'53" WEST 43.57 FEET TO A POINT THAT IS 53.00 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID CENTER LINE OF SURVEY OF STATE ROAD 500; THENCE NORTH 00°02'02" WEST PARALLEL WITH SAID CENTER LINE OF SURVEY 251.32 FEET; THENCE NORTH 89°57'58" EAST 2.00 FEET TO A POINT THAT IS 55.00 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID CENTER LINE OF SURVEY; THENCE NORTH 00°02'02" WEST PARALLEL WITH SAID CENTER LINE OF SURVEY 525.00 FEET; THENCE SOUTH 89°57'58" WEST 2.00 FEET TO A POINT THAT IS 53.00 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID CENTER LINE OF SURVEY; THENCE NORTH 00°02'02" WEST PARALLEL WITH SAID CENTER LINE OF SURVEY 442.01 FEET TO THE NORTH LINE OF LOT 101, BLOCK G, PROSPER COLONY, AS RECORDED IN PLAT BOOK D, PAGE 101, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (ALSO BEING THE SOUTH RIGHT OF WAY LINE OF CECIL DRIVE, A 60-FOOT UNIMPROVED RIGHT OF WAY); THENCE SOUTH 89°43'07" WEST ALONG SAID NORTH LINE OF LOT 101 A DISTANCE OF 3.00 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 500; THENCE CONTINUE SOUTH 89°43'07" WEST 50.00 FEET TO SAID CENTER LINE OF SURVEY OF STATE ROAD 500; THENCE SOUTH 00°02'02" EAST ALONG SAID CENTER LINE OF SURVEY 1278.34 FEET TO THE POINT OF BEGINNING, EXCEPTING EXISTING ROAD RIGHT OF WAY.

SUBJECT PROPERTY ALSO DESCRIBED AS FOLLOWS:

PARCEL ID NO.: 03-24-29-7268-01232
(PARCEL 963)

A PORTION OF LOT 124, BLOCK G, PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 101, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 4503, SAID PUBLIC RECORDS, SITUATE IN SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, SAID CORNER BEING MARKED WITH A 6"x6" CONCRETE MONUMENT WITH A BRASS DISK AND NO IDENTIFICATION; THENCE RUN S89°43'19"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1097.48 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 4503, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN N00°01'27"E, ALONG SAID SOUTHERLY EXTENSION AND SAID EAST LINE, A DISTANCE OF 87.97 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN N90°00'00"W, A DISTANCE OF 86.49 FEET; THENCE N83°56'10"W, A DISTANCE OF 38.46 FEET; THENCE RUN N39°08'14"W, A DISTANCE OF 68.26 FEET TO A POINT ON THE WEST LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 4503, SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 500 (SOUTH ORANGE BLOSSOM TRAIL) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 500 SECTION 75010-2542, DATED 03/01; THENCE RUN N00°01'43"W, ALONG THE WEST LINE OF SAID LANDS AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 195.52 FEET; THENCE CONTINUE ALONG SAID WEST LINE OF SAID LANDS AND SAID EAST RIGHT-OF-WAY LINE, RUN N89°58'17"E, A DISTANCE OF 2.00 FEET; THENCE RUN N00°01'43"W, A DISTANCE OF 0.77 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF LOT 124, SAID BLOCK G, PROSPER COLONY; THENCE RUN N89°43'18"E, ALONG SAID NORTH LINE, A DISTANCE OF 166.03 FEET TO A POINT ON AFORESAID EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 4503; THENCE RUN S00°01'27"W, ALONG SAID EAST LINE, A DISTANCE OF 254.10 FEET TO THE POINT OF BEGINNING.

AND

(PARCEL 163)

A PORTION OF LOT 124, BLOCK G, PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 101, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING DESCRIBED IN OFFICIAL RECORDS BOOK 7802, PAGE 4516, SAID PUBLIC RECORDS, SITUATE IN SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, SAID CORNER BEING MARKED WITH A 6"x6" CONCRETE MONUMENT WITH A BRASS DISK AND NO IDENTIFICATION; THENCE RUN S89°43'19"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1097.48 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 4503, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN N00°01'27"E, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF TAFT-VINELAND ROAD AS SHOWN THE PLAT TAFT-VINELAND ROAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 141-144, SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE RUN S89°43'19"W, ALONG SAID EXISTING NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 120.74 FEET TO A POINT ON THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 4503 AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 500 (SOUTH ORANGE BLOSSOM TRAIL) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 500 SECTION 75010-2542, DATED 03/01; THENCE DEPARTING SAID EXISTING NORTH RIGHT-OF-WAY LINE, RUN N58°47'39"W, ALONG THE WEST LINE OF SAID LANDS AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 36.81 FEET; THENCE CONTINUE ALONG SAID WEST LINE OF SAID LANDS AND SAID EAST RIGHT-OF-WAY LINE, RUN N20°54'34"W, A DISTANCE OF 43.56 FEET; THENCE RUN N00°01'43"W, A DISTANCE OF 55.80 FEET; THENCE DEPARTING SAID LINE, RUN S39°08'14"E, A DISTANCE OF 68.26 FEET; THENCE RUN S83°56'10"E, A DISTANCE OF 38.46 FEET; THENCE RUN N90°00'00"E, A DISTANCE OF 86.49 FEET TO A POINT ON AFORESAID EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 4503; THENCE RUN S00°01'27"W, ALONG SAID EAST LINE, A DISTANCE OF 57.97 FEET TO THE POINT OF BEGINNING.

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: January 28, 2019

Total Amount: \$3,222,302.50

Project: Taft-Vineland Road (OBT to Orange Avenue)

Parcels: 163/963

1033

Charge to Account # ~~1003~~ 072-3037-6110 *cd* 1/29/19

DEC 01/29/19

Controlling Agency Approval Signature _____ Date 1/29/19

RAYMOND WILLIAMS

Printed Name:

Fiscal Approval Signature _____ Date 1/29/19

Printed Name _____

TYPE TRANSACTION (Check appropriate block{s})
 X Pre-Condemnation Post-Condemnation N/A District #4

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

First American Title Insurance Company

\$3,222,302.50 (purchase price, attorney fees, expert fees, title insurance & closing costs)

DOCUMENTATION ATTACHED (Check appropriate block{s})

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

Payable to: First American Title Insurance Company (\$3,222,302.50)

SPECIAL NOTE: Payment of \$3,222,302.50 To be made by Wire Transfer Only

Recommended by *Russell L. Corriveau*
Russell L. Corriveau, Assistant Manager, Real Estate Management Div. Date 1/29/19

Payment Approved *Paul Sladek*
Paul Sladek, Manager, Real Estate Management Division Date 1/25/19

Certified *Lehela Lewis*
Approved by BCC *fw* Deputy Clerk to the Board Date FEB 12 2019

Examined/Approved _____
Comptroller/Government Grants Check No. / Date _____

REMARKS: This parcel will close by Wire Transfer for the payment of \$3,222,302.50. Instructions will be sent once the closing date is determined. Please Contact the Russ Corriveau, Assistant Manager @ 836-7074 if there are any questions.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

FEB 12 2019

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. TAMPA ACQUISITIONS, INC.		
	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 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.) 1201 Oakfield Drive, Suite 109		Requester's name and address (optional)
	6 City, state, and ZIP code Brandon, FL 33511		
	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																					
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5	9	-	3	6	8	7	4	6	7												

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 ▶ 1/14/19
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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:

- 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.

**ORANGE COUNTY
CERTIFICATION OF VALUATION**

PROJECT: Taft-Vineland Road Improvement Project

PARCEL 163

I hereby certify:

That I have personally inspected the property herein appraised and that I have afforded the property owner the opportunity to accompany us at the time of inspection. I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal.

That to the best of my knowledge and belief, the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based is correct; subject to the limiting conditions therein set forth.

That the purpose of this appraisal is to estimate the market value of the property and/or property rights to be acquired.

That I understand that such appraisal is to be used in connection with the acquisition of real property by Orange County.

That I have not provided any appraisal-related services or any other services involving this property within the three-year period immediately preceding acceptance of this assignment.

That such appraisal has been made in conformity with the appropriate state laws, regulations, and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consist of items, which are noncompensable under the established law of said State.

That neither my employment nor my compensation for making this appraisal and report were in any way contingent upon the values reported herein.

That I have no direct or indirect, present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the results of such appraisal to other than the proper officials of Orange County and will not do so until authorized by same or until required by due process of law, or until released from this obligation by having publicly testified as to such results.

That my opinion of the current market value of the property appraised as of the 9th day of September, 2016, is \$328,900 based upon my independent appraisal and the exercise of my professional judgment.

Statements supplemental to this certification as required by membership in the Appraisal Institute are described on an addendum to this certificate and, by reference, are made a part hereof.

That my opinion of market value may be allocated as follows:

Land Area: 0.236 Acres (Fee Simple Acquisition)

Land	\$ <u>232,100</u>
Improvements	\$ <u>96,800</u>
Damages and/or Cost-To-Cure	\$ <u>0</u>
TOTAL	\$ <u>328,900</u>



September 14, 2016

C. Lee Lobban, MAI Date
State Certified General Real Estate Appraiser, RZ1844

**ORANGE COUNTY
CERTIFICATION OF VALUATION**

PROJECT: Taft-Vineland Road Improvement Project

PARCEL: 963

I hereby certify:

That I have personally inspected the property herein appraised and that I have afforded the property owner the opportunity to accompany us at the time of inspection. I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal.

That to the best of my knowledge and belief, the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based is correct; subject to the limiting conditions therein set forth.

That the purpose of this appraisal is to estimate the market value of the property and/or property rights to be acquired.

That I understand that such appraisal is to be used in connection with the acquisition of real property by Orange County.

That I have not provided any appraisal-related services or any other services involving this property within the three-year period immediately preceding acceptance of this assignment.

That such appraisal has been made in conformity with the appropriate state laws, regulations, and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge, no portion of the value assigned to such property consist of items, which are noncompensable under the established law of said State.

That neither my employment nor my compensation for making this appraisal and report were in any way contingent upon the values reported herein.

That I have no direct or indirect, present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the results of such appraisal to other than the proper officials of Orange County and will not do so until authorized by same or until required by due process of law, or until released from this obligation by having publicly testified as to such results.

That my opinion of the current market value of the property appraised as of the 9th day of September, 2016, is \$2,021,100 based upon my independent appraisal and the exercise of my professional judgment.

Statements supplemental to this certification as required by membership in the Appraisal Institute are described on an addendum to this certificate and, by reference, are made a part hereof.

That my opinion of market value may be allocated as follows:

Land Area: 0.946 Acres (Fee Simple Acquisition)

Land	\$ <u>931,200</u>
Improvements	\$ <u>1,089,900</u>
Damages and/or Cost-To-Cure	\$ <u>0</u>
TOTAL	\$ <u>2,021,100</u>



September 14, 2016

C. Lee Lobban, MAI Date
State Certified General Real Estate Appraiser, RZ1844

100 CERTIFICATE OF VALUATION ADDENDUM
(As Required by Membership in the Appraisal Institute)

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

- that the competency provision requirements of the Uniform Standards of Professional Appraisal Practice have been met. The appraiser has over 28 years of experience, appraising all types of properties in Central Florida and has appraised enough parcels of this type, to fulfill the competency provision of the Uniform Standards of Professional Appraisal Practice.
- that my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics, the Standards of Professional Practice of the Appraisal Institute;
- that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
- that, as of the date of this report, I, C. Lee Lobban, MAI, have completed the requirements of the continuing education program of the Appraisal Institute;
- that I, C. Lee Lobban (RZ1844), am a State Certified General Appraiser by the State of Florida, and have made a personal inspection of the property that is the subject of this report and that the following provided professional assistance to the person signing this report.

KCG, Inc.: Engineering/Land Planning sub-consultant firm who provided a survey of the property. Hal Collins and Scott Stuart are the representatives of the firm responsible for the information provided.

William Richardi: General contractor who provided replacement cost estimates for the improvements on the property and allocated the costs to the items in each of the taking areas.

Fred LaDue: Fixture appraiser who provided replacement costs of furniture, trade fixtures and equipment on the property.

Project: Taft-Vineland Road (Orange Blossom Trail to Orange Avenue)
Parcel No: 163/963
Name of Owner(s):
Page No.: 1

SETTLEMENT ANALYSIS

 X Pre-Condemnation
_____ Not Under Threat

County's Appraised Value

Parcel 163

Land: 10,280.00 square feet	\$232,100
Improvements: on-site paving, curbing, sidewalk, petroleum tank farm, fencing, drainage improvements, irrigation, bollards, monitoring wells, yard lights, landscaping, 1 oak tree, steel mono-pole sign.	\$96,800
Cost-to-Cure: n/a	\$0
Other Damages: n/a	<u>\$0</u>
Total Appraisal Value – Parcel 163	\$328,900

Parcel 963

Land: 41,207.76 square feet	\$931,200
Improvements: convenience store, all of the gas dispensers, the gas canopy, the dumpster enclosure, the air-vac station and the on-site parking for store and other miscellaneous site improvements.	\$1,089,900
Cost-to-Cure: n/a	\$0
Other Damages: n/a	<u>\$0</u>
Total Appraisal Value – Parcel 963	\$2,021,100

Total Appraisal Value – All Parcels	<u>\$2,350,000</u>
--	---------------------------

Owner's Requested Amount—Initial

Expert Fees:	\$29,000
Attorney Fees:	\$300,000
Land: 163/963 Combined size 51,487.76 square feet	\$3,500,000
Improvements: Included from the above list-combined	\$0
Cost-to-Cure: n/a	\$0
Other Damages: n/a	<u>\$0</u>
Total Owner's Requested Amount—Initial:	<u>\$3,829,000</u>

Owner's Requested Amount—After Negotiations

Project: Taft-Vineland Road (Orange Blossom Trail to Orange Avenue)
Parcel No: 163/963
Name of Owner(s):
Page No.: 2

Expert Fees:	\$29,000
Attorney Fees:	\$182,500
Land: Combined size 51,487.76 square feet	\$1,813,300
Improvements: See above list	\$1,186,700
Cost-to-Cure: n/a	\$0
Other Damages: n/a	<u>\$0</u>

Total Owner's Requested Amount—After Negotiations: **\$3,211,500**

Probable Range of Testimony

County: \$2,350,000
Owner: \$3,500,000

Potential Additional Costs if Condemned

Appraisal Update Fees and OT Testimony (County):	\$7,000
Statutory Attorney Fees (Owner):	\$300,000
Business Damages (Owner):N/A	\$0
Expert Witness Fees (Owner):	\$35,000
Expert Witness Fees & Trial Preparation (County) (Appraisal):	\$12,000
Expert Witness Fees & Trial Preparation (County) (Engineering & Other):	\$15,000
Other: N/A	<u>\$0</u>
Total Potential Costs of Condemnation:	<u>\$369,000</u>
Total Potential Judgment if Condemned: (Owner testimony +Costs)	<u>\$3,934,800</u>

Recommended Settlement Amount **\$3,211,500**

Project: Taft-Vineland Road (Orange Blossom Trail to Orange Avenue)
Parcel No: 163/963
Name of Owner(s):
Page No.: 3

EXPLANATION OF RECOMMENDED SETTLEMENT

(Memorandum to File pursuant to Section 4 of Ordinance 92-29)

The subject property is located at the northeast corner of Orange Blossom Trail and Taft-Vineland Road. Parcel 163 contains 10,280 square feet and is needed for road right of way. Parcel 963 contains 41,207.76 square feet and is needed for a retention pond. An offer was made in the amount of \$2,350,000 based on the appraised value. The owner rejected this offer and countered at \$3,500,000, plus fees and costs. I countered at \$2,750,000 based on some recent sales the owner provided me. This offer was gain rejected by the attorney and she countered at \$3,350,000, plus all fees and costs. My third offer was \$3,000,000 including all fees and costs (Global). The final offer was agreed to at \$3,000,000, plus attorney and expert fees that total \$211,500. I recommend and request approval in the amount of \$3,211,500.

Recommended by:  Date: 1/17/19
Russell Corriveau, Assistant Manager, Real Estate Management Division

Approved by:  Date: 1/25/19
Paul Sladek, Manager, Real Estate Mgmt. Division

Approved by: _____ Date: _____
Damian Czapka, Chief Engineer, Right-of-Way Section, Public Works Dept.

Approved by:  Date: 1-30-19
Elaine Asad, Senior Assistant County Attorney

Project: Taft-Vineland Road (Orange Blossom Trail to Orange Avenue)
Parcel No: 163/963
Name of Owner(s):
Page No.: 3

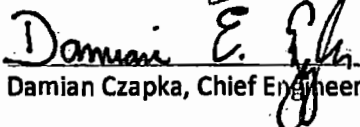
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Russell Corriveau, Assistant Manager, Real Estate Management Division

Approved by:  Date: 1/25/19
Paul Sladek, Manager, Real Estate Mgmt. Division

Approved by:  Date: 01/31/19
Damian Czapka, Chief Engineer, Right-of-Way Section, Public Works Dept.

Approved by: _____ Date: _____
Elaine Asad, Senior Assistant County Attorney