



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: March 11, 2024

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager *MTC*
Real Estate Management Division

FROM: David Sustachek, Senior Acquisition Agent *DS/MTC*
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

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

ACTION REQUESTED: Approval and execution of Contract for Purchase and Sale by and between Shawn D. Condrey and Kathleen S. Condrey and Orange County, approval of Warranty Deed, and authorization for the Manager of the Real Estate Management Division to exercise all delegations of authority expressly provided for by the Contract for Purchase and Sale, disburse funds to pay purchase price in the amount of \$711,701.50 and perform all actions necessary and incidental to closing.

PROJECT: Green PLACE Parcel 202

District 5

PURPOSE: To preserve Environmentally Sensitive Lands (ESL).

ITEMS: Contract for Purchase and Sale
(Parcel 202)
Cost: \$711,701.50
Size: 36.8 acres

Warranty Deed
(Instrument 202.1)

BUDGET: Account No: 1023-068-4303-6110

FUNDS: \$711,701.50 Payable to Cobblestone Title Services, LLC
(purchase price, title insurance, and closing costs)

APPROVALS: Real Estate Management Division
County Attorney's Office
Environmental Protection Division

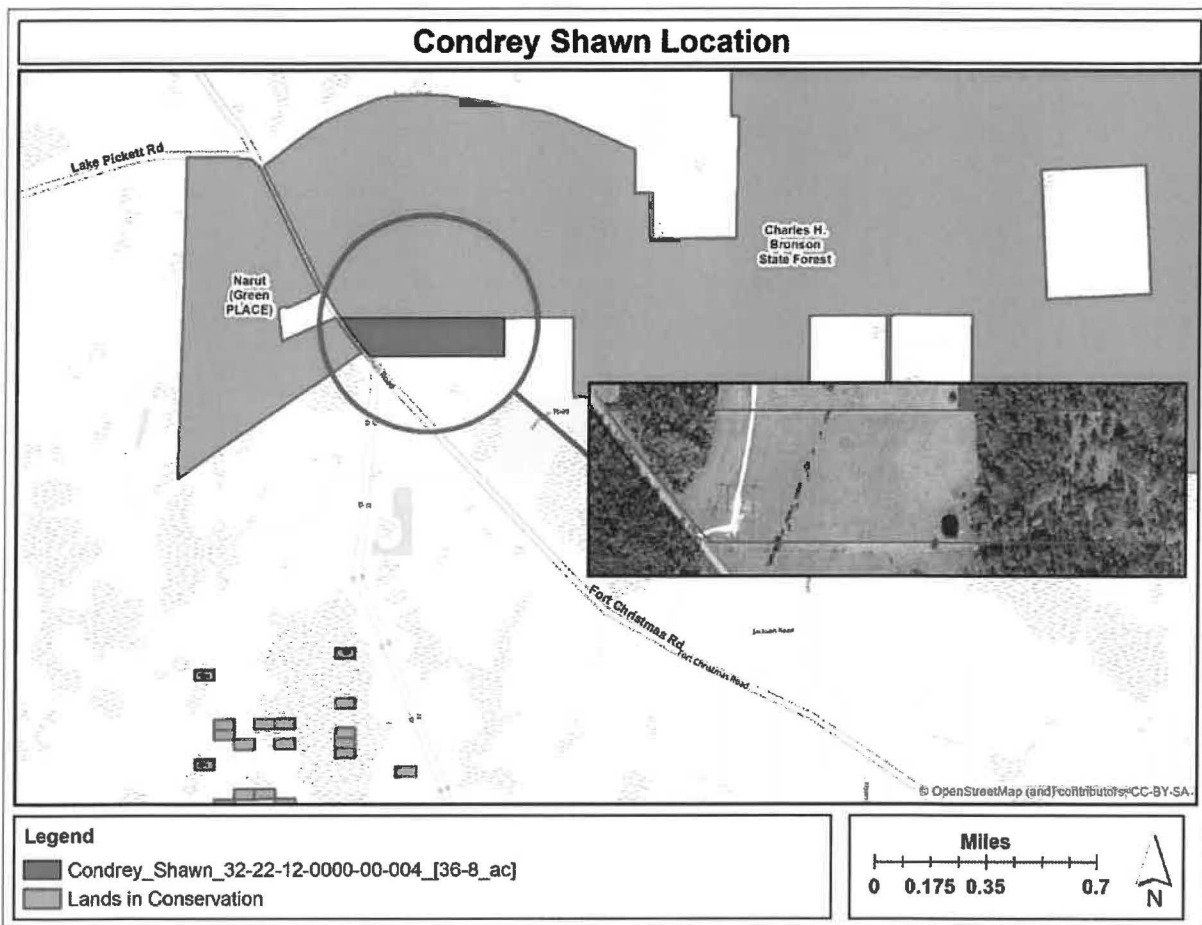
REMARKS: The property is located on the east side of Fort Christmas Road, south of Lake Pickett Road in Christmas, Florida ("Property") (see map below – area in blue). The property contains 36.8 acres, has a zoning of A-2, Farmland Rural District, with a Rural future land use and is irregular in shape. There are less than 2.90 acres of wetlands in Zone "X" and "A", according to FEMA Flood Map 12095C0305F. There is a powerline easement located across the western portion of the property, that encumbers 3.62 acres of land area.

This action adds 36.8 acres of ESL to the Environmental Protection Division's Green PLACE Program. The Property meets the evaluation and selection criteria outlined in Administrative Regulation 11.07.01 ESL Acquisition (see criteria below) and provides water resource protection, aquifer recharge, and floodplain storage; closes gaps between other publicly owned lands and enhances an existing wildlife corridor.

Closing is contingent upon completion and acceptance of due diligence of the Property to be undertaken by the County during the inspection period.

Seller to pay documentary stamp taxes and prorated taxes.

Interoffice Memorandum
Real Estate Management Division
Agenda Item 6
March 11, 2024
Page 3 of 3

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OFFICE OF COMPTROLLER

**ORANGE
COUNTY
FLORIDA**

Phil Diamond, CPA
County Comptroller as
Clerk of the Board of County Commissioners
201 South Rosalind Avenue
Post Office Box 38
Orlando, FL 32802
Telephone: (407) 836-7300
Fax: (407) 836-5359

DATE: March 26, 2024

TO: Mindy T. Cummings, Manager
Real Estate Management Division, BCC

FROM: David Rooney, Manager *RE for DR*
Comptroller Clerk of the BCC

SUBJECT: March 26, 2024, Administrative Services Department Consent Agenda
Item 24, Warranty Deed (Instrument 202.1)

The above-referenced document was approved by the BCC on March 26, 2024. The Comptroller Clerk's Office has not received the warranty deed for execution by the County Mayor, distribution, and filing for the record. If this document is not available, notify me in writing as to its status for our records.

Upon forwarding the document to the Comptroller Clerk's Office, attach a transmittal slip or cover memo to the attention of the Deputy Clerk, identifying the document by name, agenda item number, and date of BCC approval. I will process the document and file for the record as soon as it is received.

After 90 days, a pending documents list is routinely forwarded to the County Administrator's Office for review. Please expedite this request so the document can be processed and filed for the record timely. Your assistance in accounting for Board-approved documents is very much appreciated.

dr:re

dl: David Sustachek, Senior Acquisition Agent, Real Estate Management Division, BCC
[email]
Jeffrey J. Newton, County Attorney, BCC [email]
Carla Bell Johnson, Deputy County Administrator, BCC [email]
Pam Baumbach, Executive Assistant, Administrative Services Department, BCC
[email]
Pending File

MAR 26 2024

Project: Green PLACE
Parcel: 202

CONTRACT FOR PURCHASE AND SALE

COUNTY OF ORANGE STATE OF FLORIDA

This Contract for Purchase and Sale (the “**Agreement**”) is made and entered into by and between Shawn D. Condrey and Kathleen S. Condrey (“**Seller**”), and Orange County, a charter county and political subdivision of the State of Florida (“**Buyer**”).

RECITALS

- A. Seller owns the following real property in Orange County:
Property Appraiser’s Parcel Identification Numbers

12-22-32-0000-00-004

(hereinafter referred to as the “**Property**”)

- B. Buyer requires the Property as further described on Exhibit A, incorporated herein by reference, for its Green PLACE project (the “**Project**”). Such legal description may be updated when the Survey is received (as defined in Section 8.b. below).
- C. Seller agrees to furnish the Property for the Project.

AGREEMENT

In consideration Buyer, the promises stated in this Agreement and other good and valuable consideration, Buyer and Seller agree as follows:

1. **Agreement:**
 - a. Seller agrees to execute a Warranty Deed for the Property (the “**Deed**”), conveying the Property to Buyer free and clear of all liens and encumbrances in substantially the same form attached to this Agreement as Exhibit B, incorporated herein by reference.
 - b. Buyer agrees to pay the Consideration as defined below, to Seller for the Property.
2. **Consideration:** Subject to such credits, adjustments, and prorations, if any, for which provisions are hereinafter made, Seller agrees to sell and convey said land unto Buyer by Deed for Property, free and clear of all liens and encumbrances, for the total sum of Seven hundred seven thousand Dollars (\$707,000.00).

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Parcel: 202

3. **Effective Date:** The effective date of this Agreement (the “**Effective Date**”) shall be the date this Agreement is approved by the Orange County Board of County Commissioners (the “**Board**”) and executed by the Board.

4. **Closing Date and Location:** Unless otherwise agreed in writing between Buyer and Seller, the closing of the purchase and sale of the Property contemplated herein (“**Closing**”) shall be a “mail away” closing and all documents and funds necessary for Closing shall be received by the Title Company (the “**Closing Agent**”) on or before thirty (30) days after the expiration of the Inspection Period (the “**Closing Date**”) (except to the extent that the Closing Date is extended by other provisions of this Agreement).

5. **Closing Costs:** The following costs are required to complete the transaction contemplated pursuant to this Agreement (the “**Costs**”). The Costs are allocated between the Seller and Buyer as follows:

Cost	Paid by Seller	Paid by Buyer
Recording Fees for Deed	No	Yes
Documentary Stamps	Yes	No
Title Insurance	No	Yes
Closing Agent Fee	No	Yes
Survey	No	Yes
Appraisal Report(s)	No	Yes
Recording fees for any instruments required by title commitment to clear title	Yes	No

6. **Prorations:** 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 title company reasonably acceptable to Buyer to the County Tax Collector on Seller’s behalf. Unless the conveyance occurs between November 1 and December 31 of the year of conveyance, 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 the Closing Date, 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.

7. **Conditions of Closing:** All of the conditions listed below are conditions precedent to Closing. Such contingencies shall either be released, waived, cured within the timeframes set forth below.

a. **Title.** On or before twenty (20) days following the Effective Date of this Agreement, Buyer shall, at its sole cost and expense, obtain a current commitment for title

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insurance (ALTA commitment July 1, 2021) committing to insure Buyer as purchaser of the Property in the amount of the Purchase Price (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 (the “**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 this Agreement. 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 Agreement on account thereof, (c) elect to close and accept a conveyance of Seller’s title thereto subject to and notwithstanding the existence of the Title Defects on the Closing Date, or (d) proceed on its own to cure or eliminate the Title Defects at any time prior to the Closing Date. In the event that Buyer elects to terminate this Agreement because of the existence of Title Defects which are not cured or eliminated, upon giving written notice of that fact to Seller on or before the expiration of the timeframe herein, this Agreement 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 proceedings.

b. **Survey.** Within ninety (90) days of the Effective Date of this Agreement, Buyer may obtain a current boundary survey of the property. The survey shall be certified to Buyer and title company reasonably acceptable to Buyer 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 Agreement 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 of the Survey will be reviewed by the County Surveyor, or his subordinate and comments/revisions will be given to the consultant before finalizing.

c. **Inspection Period.** Buyer shall have one hundred twenty (120) days after the Effective Date, (the “**Inspection Period**”) to determine whether Buyer is willing to accept title to and acquire the property from Seller. Seller agrees that during the Inspection Period, 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, as described in the **Due Diligence Contingency**, attached hereto as Exhibit C, is a material condition of this Agreement and incorporated herein by this reference. 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

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materially damage the Property. If during the Inspection Period Buyer decides, for whatever reason, in Buyer's sole and absolute discretion, not to proceed with the purchase of the Property, Buyer may, in Buyer's sole and absolute discretion, elect to terminate this Agreement by furnishing written notice thereof to Seller prior to the expiration of the Inspection Period. The Manager of the Orange County Real Estate Management Division is hereby authorized, on behalf of Buyer, to furnish any notice required or allowed under, and/or to terminate this Agreement pursuant to this Section.

d. Closing Documents. Closing is contingent upon delivery of Seller to Buyer in recordable form all instruments necessary to convey the Property as referenced in this Agreement. Such documents shall be executed and delivered to the Closing Agent on or before the Closing Date.

8. Miscellaneous Provisions:

a. Notice. All notices or deliveries required under this Agreement shall be hand-delivered or given by regular mail, or overnight courier directed to the addresses set forth below. All notices so given shall be considered effective, if hand-delivered, when received; if delivered by courier, one business day after timely deposit with the courier service, charges prepaid; or if mailed, three days after deposit, first class postage prepaid, with the United States Postal Service. Either party may change the address to which future notices shall be sent by notice given in accordance with this paragraph.

As to Seller:	<i>with a copy to:</i>
Shawn D. Condrey and Kathleen S. Condrey 12830 Forestedge Cir Orlando, FL 32828	
As to Purchaser:	<i>with a copy to:</i>
Orange County, Florida Real Estate Management Division Attn: Manager 400 E. South St., 5th Floor Orlando, Florida 32801	Orange County, Florida County Attorney's Office Attn: County Attorney 201 S. Rosalind Ave., 3rd Floor Orlando, Florida 32801

b. Florida Statutes. Seller shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.

c. Possession. Seller will surrender possession of the Property at closing.

d. Incorporation of Recitals. The recitals set forth above are true and correct and are incorporated herein by this reference.

e. Entire Agreement. 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 such additions, alterations, variations, or waivers are expressly set forth in writing and duly signed.

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f. Delegation of Authority. The Manager of the Orange County Real Estate Management Division is hereby authorized, on behalf of the Buyer, to furnish any notice required or allowed under, to sign amendments to this Agreement for the extension of the timeframes as set forth in paragraph 7 above for up to 120 days, to perform all actions necessary and incidental to closing this Contract, including an extension of the closing date, if needed, up to 120 days or to terminate the same for cause.

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

Seller acknowledges that this Agreement is **NOT** effective until such time as it is approved and executed by the Orange County Board of County Commissioners. The signature of Buyer's acquisition agent named below does not have authority to bind Orange County.

SELLER


Shawn D. Condrey

Date: 1-24-24


Kathleen S. Condrey

Date: 1/26/2024

Presented to Seller on behalf of Orange County by:


David Sustachek, Acquisition Agent
Orange County Real Estate Management Division

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BUYER

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

Bryan Burks
for Jerry D. Demings
Orange County Mayor

Date: 26 March 2024

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY:

Jennifer Lara-Klimetz
for Deputy Clerk

Jennifer Lara-Klimetz
Printed Name

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**EXHIBIT A
LEGAL DESCRIPTION**

Parcel ID# 12-22-32-0000-00-004

The West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 22 South, Range 33 East, Orange County, Florida, LESS the South 30 Feet thereof,

AND:

The North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ lying East of County Road in Section 12, Township 22, South, Range 32 East, Orange County, Florida, LESS the South 30 feet thereof.

Subject to restrictions, easements, restrictions, and reservations of record; subject to zoning ordinances affecting said property; Subject to taxes for the year 2004 and thereafter.

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**EXHIBIT B
FORM OF WARRANTY DEED**

Instrument:
Project: Green PLACE

WARRANTY DEED

THIS WARRANTY DEED, made as of the date signed below, by <name(s)>, hereinafter called the GRANTORS, to Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, hereinafter called the GRANTEE.

WITNESSETH: That the GRANTORS, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

**SEE ATTACHED SCHEDULE "A"/ EXHIBIT
"A"**

**Property Appraiser's Parcel Identification
Number:**

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTORS do hereby covenant with said GRANTEE that the GRANTORS are lawfully seized of said land in fee simple; that the GRANTORS have good right and lawful authority to sell and convey said land; that the GRANTORS do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

Project: Green PLACE
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Instrument:
Project: Green PLACE

IN WITNESS WHEREOF, the said GRANTORS have caused these presents to be executed in their name.

Signed, sealed and delivered
in the presence of:

FORM NOT FOR SIGNATURE

Witness

<name1>

Printed Name

Post Office Address

Witness

Printed Name

FORM NOT FOR SIGNATURE

Witness

<name2>

Printed Name

Post Office Address

Witness

Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____ and _____, who ☐ are personally known to me or ☐ who have each produced _____ as identification.

(Notary Seal)

FORM NOT FOR SIGNATURE

Notary Signature

Printed Notary Name

This instrument prepared by:
_____, a staff employee
in the course of duty with
the Real Estate Management Division
of Orange County, Florida
P. O. Box 1393
Orlando, Florida 32802

Notary Public in and for
the County and State aforesaid

My commission expires:

Project: Green PLACE
Parcel: 202

EXHIBIT C DUE DILIGENCE CONTINGENCY

I. Orange County may obtain a report ("**Environmental Survey**") by a qualified consultant or consultants, including members of Orange County's own professional staff, (the "**Consultants**"), within ninety (90) days from Effective Date. Such Environmental Survey may include, but not be limited to, the following:

- a. contamination of the "Property" (which term shall hereinafter be deemed to include any buildings or structures located thereon) by hazardous materials;
- b. apparent violation of environmental requirements upon or associated with activities upon the Property;
- c. the presence of any endangered or threatened species or plant life on the Property;
- d. whether the Property has any historical or archeological significance;
- e. potential incurrence of environmental damages by the owner(s) or operator(s) of the Property

(all of which shall hereinafter be collectively referred to as the "**Environmental Exceptions**")

The Environmental Survey may include, without limitation, the results of:

- a. a site inspection;
- b. interviews of present occupants of the Property;
- c. a review of public records concerning the Property and other properties in the vicinity of the Property;
- d. a review of aerial photographs of the Property and other evidence of historic land uses;
- e. soil and/or ground water testing and/or analysis;
- f. asbestos testing and/or analysis;
- g. testing and/or analysis of any other apparently applicable environmental hazard or condition; and
- h. building inspection.

The Environmental Survey shall include, (if determined by the Consultants) the estimated cost of cure and period of time required to remediate any Environmental Exceptions.

II. The Environmental Survey may be performed at any time or times, upon reasonable notice, and under reasonable conditions established by Seller which do not impede the performance of the Environmental Survey. The Consultants are hereby authorized to enter upon the Property for such purposes and to perform such testing and take such samples as may be necessary in the reasonable opinion of the Consultants to conduct the Environmental Survey.

III. Seller will cooperate with the Consultants and supply to the Consultants such historical and operational information as may be reasonably requested by the Consultants, including any notices, permits, or other written communications pertaining to possible Environmental Exceptions, and

Project: Green PLACE
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including without limitation, any studies, or reports prepared by, or for Seller, or furnished to Seller, or its agents, or consultants, and Seller will make available to the Consultants any persons known to have knowledge of such matters. Orange County shall hold the Environmental Survey and any written materials furnished to it by Seller confidential except as required by law.

IV. If the Environmental Survey reveals any Environmental Exceptions, or if the other testing reveals any condition to the Property which Orange County deems to require further evaluation, then, this Agreement is automatically extended an additional ninety (90) days for further testing. If the Environmental Survey or testing results are unacceptable to Orange County, then, this Agreement shall be terminated upon notice to Seller of such unacceptability with no party to this Agreement having any further liability to any other.

Project: Green PLACE
Parcel No(s): 202
Name of Owner(s): Shawn D. Condrey and Kathleen S. Condrey
Page No.: 1

SETTLEMENT ANALYSIS

	Pre-Condernnation
<u>X</u>	Not Under Threat

County's Appraised Value

Parcel

Land: (36.8 acres)	\$617,000.00
Improvements:	N/A
Cost-to-Cure:	N/A
Other Damages:	<u>N/A</u>

Total Appraisal Value – All Parcels	<u>\$617,000.00</u>
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Owner's Requested Amount—Initial

Parcel

Land: (36.8 acres)	\$1,000,000.00
Improvements:	N/A
Cost-to-Cure:	N/A
Other Damages:	<u>N/A</u>

Total Owner's Requested Amount—Initial:	<u>\$1,000,000.00</u>
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Owner's Requested Amount—After Negotiations

Parcel

Land: (36.8 acres)	\$707,000.00
Improvements:	N/A
Cost-to-Cure:	N/A
Other Damages:	<u>N/A</u>

Total Owner's Requested Amount—After Negotiations:	<u>\$707,000.00</u>
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Recommended Settlement Amount	<u>\$707,000.00</u>
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Parcel No(s): 202
Name of Owner(s): Shawn D. Condrey and Kathleen S. Condrey
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EXPLANATION OF RECOMMENDED SETTLEMENT

The subject property is a vacant 36.8-acre site located along the east side of Fort Christmas Road, south of Lake Pickett Road, with an address of 20651 Fort Christmas Road, Christmas (Parcel ID 12-22-32-0000-00-004). The property has a zoning of A-2, Farmland Rural, with a Rural future land use. There are 2.90 acres of wetlands, are in Zone "X" and "A" according to FEMA Flood Map 12095C0305F and on an irregular shaped parcel. Real Estate Management coordinated independent appraisals to establish a basis for purchase value and then reviewed the report with Beth Jackson from Environmental Protection. The value of the appraisals were \$617,000 and \$625,500. Orange County made an initial offer of \$617,000 and the property owner countered at \$1,000,000. After much negotiation, Orange County and the property owner agreed to \$707,000. EPD was willing to exceed the 10% Purchase Price Cap slightly as this property is adjacent to County-owned property and is part of the Florida Wildlife Corridor.

Recommended by: David Sustachek Date: 2/29/2024
David Sustachek, Senior Acquisition Agent, Real Estate Mgmt. Division

Approved by: Nemesie Esteves Date: 2.29.2024
Nemesie Esteves, Assistant Manager, Real Estate Mgmt. Division

or

Approved by: _____ Date: _____
Mindy Cummings, Manager, Real Estate Mgmt. Division

Approved by: Beth Jackson 3-1-2024 Date: 3-1-2024
Beth Jackson, Environmental Program Supervisor, Natural Resources Management

CERTIFICATE OF VALUE

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

County: Orange
Managing District: Orange
Parcel No.: Condrey / 202


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 that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. (Describe fully the interest or bias on an addendum to this certificate.) 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. 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. (The name of each individual providing significant assistance must be stated on an addendum to this certificate, together with a statement of whether such individual is a state registered, licensed or certified appraiser and, if so, his or her registration, license or certification number.)
9. I understand that this appraisal is to be used in connection with the acquisition of land area for the Orange County Environmental Protection Division for passive recreational activities.
10. This appraisal has been made in conformity with the appropriate State laws, regulations, policies and procedures applicable to appraisal services.
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 so authorized by the County officials, or 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 the 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 property appraised as of the 20th day of January, 2023, is: \$625,500

Market value should be allocated as follows:

LAND	\$ <u>625,500</u>	LAND AREA:	(Ac/SF) <u>36.79 Acres</u>
IMPROVEMENTS	\$ <u>0</u>	PROPERTY TYPE:	<u>Vacant Rural Residential/Agricultural</u>
NET DAMAGES &/OR COST TO CURE	\$ <u>0</u>		
TOTAL	\$ <u>625,500</u>		

January 31, 2023
DATE



APPRAISER
Robert W. Simmons, Jr., Vice President
State-Certified General Real Estate Appraiser RZ1736

ADDENDUM TO CERTIFICATE OF VALUE

Appraiser: Robert W. Simmons, Jr.
State-Certified General Real Estate Appraiser RZ1736 (Expiration 11/30/24)
Project: GreenPLACE
County: Orange
Managing District: Orange County
Parcels: 12-22-32-0000-00-004
Owner: Shawn D. and Kathleen S. Condrey

This is a Summary Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(A) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report.

Some of the sales relied upon in this report occurred during the world pandemic known as COVID 19. According to the Center for Disease Control and Prevention (CDC), "on February 11, 2020 the World Health Organization (WHO) announced an official name for the disease that is causing the 2019 novel coronavirus outbreak, first identified in Wuhan China." Since that time, the WHO has classified the outbreak of COVID 19 as a world pandemic. Since March 16, 2020 the number of COVID 19 cases in the US has increased from 3,300± to over 101,445,621 as of January 17, 2023. There may be impacts in the market; however, there is not sufficient quantitative data available to support a market conditions adjustment at this time.

I certify that, to the best of my knowledge and belief the reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

I certify that, through prior experience with similar type properties and appraisal problems, the appraisers have the competency and expertise to complete this assignment.

I certify that the use of this report is subject to the requirements of the State of Florida and Appraisal Institute relating to review by its duly authorized representative.

I have not used any hypothetical conditions or extraordinary assumptions for this appraisal report.

As of the date of this report, I, Robert W. Simmons, Jr. have completed the requirements of the continuing education program for Practicing Affiliates of the Appraisal Institute.

As of the date of this report, I, Robert W. Simmons, Jr. have completed the requirements of the continuing education program of the State of Florida for State Certified General Appraisers.

January 31, 2023

DATE



Robert W. Simmons, Jr.

State-Certified General Real Estate Appraiser RZ1736

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March 28, 2023

Mr. Christopher W. Langton
Review Appraiser
Orange County Real Estate Management
400 E. South Street
Orlando, FL 32801

SUBJECT: Market Value Appraisal
 Parcel 202
 20651 Fort Christmas Road
 Christmas, Orange County, Florida 32709
 Client Reference: PO# M109791, Contract #Y21-191D
 IRR - Orlando File No. 130-2023-0020

Dear Mr. Langton:

Integra Realty Resources – Orlando is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop the following opinions of value:

- The market value as is of the fee simple interest in the subject property as of the effective date of the appraisal, January 20, 2023.

The client for the assignment is Orange County Real Estate Management. The intended user of this report is the client. The intended use of the report is for potential acquisition of the property under the Green Place Project. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

The subject is an irregular-shaped tract of vacant land located on the east side of Fort Christmas Road, just south of Brown Road in Christmas, Orange County, Florida. The subject site contains a total of 36.79 acres or 1,602,572 square feet. However, 2.90 acres (8%) of wetlands are located on the northwest corner of the property. The remaining 33.89 acres (92%) are probable uplands utilized for cattle grazing. Additionally, a transmission line easement encumbers approximately 3.62 acres located near the western boundary of the

subject. The property is zoned A-2, Farmland Rural District, with a future land use of Rural, which permits one unit per 10 acres.

The appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, applicable state appraisal regulations, and the appraisal guidelines of Orange County Real Estate Management.

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis that were used to develop the opinion of value.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, the concluded opinions of value are as follows:

Value Conclusion			
Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	January 20, 2023	\$617,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. We have utilized information from Orange County regarding the wetlands on the subject. Based on this information, approximately 2.90 acres of wetlands are located on the northwest corner of the property. If we find this information to be incorrect at a later date, we reserve the right to modify this appraisal report.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. No hypothetical conditions were deemed applicable to this valuation.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

The value conclusion(s) in this report consider the impact of COVID-19 on the subject property.



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March 28, 2023
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If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Orlando

A handwritten signature in black ink, appearing to read "Chris Starkey", with a stylized, flowing script.

Christopher D. Starkey, MAI, SGA
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