




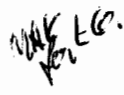
Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

**DATE:** May 8, 2017

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Ann Caswell, Manager   
Real Estate Management Division

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

**CONTACT PERSON:** Ann Caswell, Manager

**DIVISION:** Real Estate Management  
Phone: (407) 836-7082

**ACTION REQUESTED:** APPROVAL OF PURCHASE AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT BETWEEN ANGEL MERCED AND SARA RODRIGUEZ AND ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY PURCHASE PRICE AND RECORDING FEES AND RECORD INSTRUMENT

**PROJECT:** Pump Station No. 3117 (Millay Drive)  
  
District 3

**PURPOSE:** To provide for access, construction, operation, and maintenance of utility facilities.

**ITEMS:** Purchase Agreement (Parcel 701)  
  
Temporary Construction Easement (Instrument 701.1)  
Cost: \$900  
Size: 988 square feet  
Term: 36 months

**BUDGET:** Account No.: 4420-038-1502-45-6110

**FUNDS:** \$900.00 Payable to Angel Merced and Sara Rodriguez  
(purchase price)

\$35.50 Payable to Orange County Comptroller  
(recording fees)

**APPROVALS:** Real Estate Management Division  
Utilities Department

**REMARKS:** The Temporary Construction Easement is required to expand the existing  
Pump Station No. 3320 (Millay Drive).

Grantor to pay documentary stamp tax.

**A file labeled “BCC Agenda Backup” containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson’s office.**

Project: Pump Station No. 3117 (Millay Drive)  
Parcel: 701

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**MAY 23 2017**

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## **PURCHASE AGREEMENT**

**COUNTY OF ORANGE  
STATE OF FLORIDA**

THIS AGREEMENT made between Angel Merced and Sara Rodriguez, husband and 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  
26-23-29-8108-13-530**

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

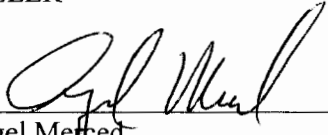
1. SELLER agrees to execute a Temporary Construction Easement for a period of 36 months on Parcel No. 701, for the sum of \$900.00.
2. SELLER agrees to pay the state documentary stamp tax prior to receipt of proceeds, by separate check payable to the Orange County Comptroller in the amount of \$6.30.
3. This transaction shall be closed and the deed 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. 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.

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.

Project: Pump Station No. 3117 (Millay Drive)  
Parcel: 701

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

SELLER

  
\_\_\_\_\_  
Angel Merced

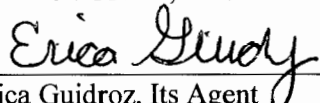
  
\_\_\_\_\_  
Sara Rodriguez

Post Office Address  
616 Biantz CT  
Orlando, FL 32809

DATE: 3-17-17

BUYER

ORANGE COUNTY, FLORIDA

BY:   
\_\_\_\_\_  
Erica Guidroz, Its Agent

DATE: 3-17-2017

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
MAY 23 2017

Instrument: 701.1

Project: Pump Station No. 3117 (Millay Drive)

### **TEMPORARY CONSTRUCTION EASEMENT**

For and in consideration of \$900.00, other valuable considerations, and of the benefits accruing to us, Angel Merced and Sara Rodriguez, husband and wife, of the county of Orange, and the state of Florida, GRANTORS, do hereby give, grant, bargain, and release 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, GRANTEE, a temporary easement to enter upon the portion of the lands of the owner being described as follows:

#### **SEE ATTACHED SCHEDULE "A"**

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

**a portion of**

**26-23-29-8108-13-530**

This easement is granted for construction purposes only, including the right to enter upon said lands for the purposes of sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration during GRANTEE'S construction of a pump station improvement, as GRANTEE deems necessary or prudent. Should GRANTEE perform any such construction activities in the easement area, GRANTEE shall, at its sole cost and expense, restore such lands to the condition existing prior to such construction activities, including the repair or replacement of any paving, curbing, sidewalks, or landscaping.

THIS EASEMENT shall expire upon the completion of the construction of the said project or 36 months after execution, whichever occurs first.

Instrument: 701.1

Project: Pump Station No. 3117 (Millay Drive)

IN WITNESS WHEREOF, the said GRANTORS have caused these presents to be duly executed.

Signed, sealed and delivered in  
the presence of:

Luz M. Merced  
Witness

Luz M. Merced  
Printed Name

Erica L Guidroz  
Witness

Erica L Guidroz  
Printed Name

Angel Merced  
Angel Merced

Sara Rodriguez  
Sara Rodriguez

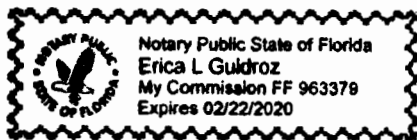
Post Office Address  
616 Biarritz Ct Orlando, FL  
32809

(Signature of **TWO** witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

THE FOREGOING instrument was acknowledged before me this 17 of March,  
2016, by Angel Merced and Sara Rodriguez, husband and wife, who [ ] are personally known to me or  
☒ have each produced [REDACTED] as  
identification.

(Notary Seal)



Erica L Guidroz  
Notary Signature

Erica L Guidroz  
Printed Notary Name

Notary Public in and for  
the County and State aforesaid

My Commission Expires:

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

## **SCHEDULE "A"**

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

PURPOSE: CONSTRUCTION

### **LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1353, SKY LAKE--UNIT ELEVEN--"A", AS RECORDED IN PLAT BOOK 3, PAGE 90 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1352, SKY LAKE--UNIT TEN, AS RECORDED IN PLAT BOOK 2, PAGE 135 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 1/2" IRON ROD AND CAP STAMPED "AA LB 5953"; THENCE NORTH 61°25'48" WEST ALONG THE SOUTH LINE OF SAID LOT 1352, A DISTANCE OF 27.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1352 AND THE POINT OF BEGINNING, SAID POINT BEING A SET 5/8" IRON ROD AND CAP STAMPED "GEODATA LB 6556"; THENCE CONTINUE NORTH 61°25'48" WEST ALONG THE SOUTH LINE OF LOT 1353, SKY LAKE--UNIT ELEVEN--"A", AS RECORDED IN PLAT BOOK 3, PAGE 90 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 14.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1353; THENCE NORTH 00°28'50" WEST, ALONG THE WEST LINE OF SAID LOT 1353, A DISTANCE OF 32.50 FEET TO A POINT; THENCE SOUTH 74°03'02" EAST, A DISTANCE OF 54.51 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MILLAY DRIVE AS SHOWN ON SAID PLAT OF SKY LAKE--UNIT ELEVEN--"A" AND A POINT ON A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF SOUTH 21°09'55" WEST, RUN 10.01 FEET IN A SOUTHWESTERLY DIRECTION ALONG SAID WESTERLY RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 05°12'57", A RADIUS OF 110.00 FEET, A CHORD BEARING OF SOUTH 18°33'27" WEST AND A CHORD LENGTH OF 10.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 1352, SAID POINT BEING A SET 5/8" IRON ROD AND CAP STAMPED "GEODATA LB 6556"; THENCE NORTH 74°03'02" WEST ALONG THE NORTH LINE OF SAID LOT 1352, A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1352, SAID POINT BEING A SET 5/8" IRON ROD AND CAP STAMPED "GEODATA LB 6556"; THENCE SOUTH 28°32'51" WEST ALONG THE WEST LINE OF SAID LOT 1352, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 988 SQUARE FEET, MORE OR LESS.

### **GENERAL NOTES**

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT (NAD83/11), ZONE 901, FLORIDA EAST, WITH THE WESTERLY RIGHT OF WAY LINE OF MILLAY DRIVE HAVING A BEARING OF NORTH 28°32'34" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. LANDS SHOWN HEREON WERE ABSTRACTED FOR DEDICATED RIGHT OF WAY, EASEMENTS AND OR OWNERSHIP BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF DECEMBER 08, 2014 -- FUND FILE NUMBER 2037-3277148, PUMP STATION NO. 3117 (MILLAY DRIVE).
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: MARCH 16, 2016

Project No.: B18-16

Drawn: DPW Chkd.: JMS/RJH

**PUMP STATION 3117  
PARCEL 701**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

**1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401**

**LAKE MARY, FLORIDA 32746**

**VOICE: (407) 732-8985 FAX: (407) 878-0841**

**Land Surveyor Business License No. 6556**

# SKETCH OF DESCRIPTION

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

PURPOSE: CONSTRUCTION

SECTION 26,  
TOWNSHIP 23 SOUTH,  
RANGE 29 EAST

LOT 1354

LOT 1353

SKY LAKE-UNIT ELEVEN-"A"  
PLAT BOOK 3, PAGE 90

PARCEL 701  
TEMPORARY CONSTRUCTION  
EASEMENT  
AREA: 988 SQ. FEET ±

WESTERLY R/W  
LINE OF  
MILLAY DRIVE

SCALE: 1" = 20'

FOUND 1/2" IRON ROD & CAP  
"AA LB 5953"  
FOUND 1/2" IR NO ID  
2.66'S, 0.86'W

N00°28'50"W 32.50'(C)  
N00°16'45"E(P)

SOUTHWEST  
CORNER  
LOT 1353

N61°25'48"W 105.83'(F)  
S60°40'13"E 105.85'(P)

## LEGEND & ABBREVIATIONS

(C) = CALCULATED DATA  
Chkd. = CHECKED  
CB = CHORD BEARING  
CD = CHORD DISTANCE  
Δ = DELTA  
(F) = FIELD DATA  
ID = IDENTIFICATION  
IR = IRON ROD  
IRC = IRON ROD & CAP  
L = LENGTH  
No. = NUMBER  
(P) = PLAT DATA  
R = RADIUS  
R/W = RIGHT OF WAY  
SQ. = SQUARE  
TB = TANGENT BEARING  
W/ = WITH  
± = PLUS OR MINUS

POINT OF BEGINNING  
SOUTHWEST CORNER LOT 1352  
SET 5/8" IRC  
"GEODATA LB 6556"  
FOUND 1/2" IR NO ID  
0.04'N, 1.78'E  
LOT 1351

SKY LAKE-UNIT TEN  
PLAT BOOK 2, PAGE 136

FOUND 4"x4" CONCRETE  
MONUMENT W/  
1/2" IRON ROD  
NO IDENTIFICATION

NW CORNER LOT 1352  
SET 5/8" IRC  
"GEODATA LB 6556"  
FOUND 1/2" IR  
NO ID  
0.62'N, 0.86'E

701

14.77'(C)  
14.78'(P)

NORTH LINE  
OF LOT 1352  
LOT 1352

WEST LINE  
OF LOT 1352

SOUTH LINE  
OF LOT 1352

27.75'(F)  
27.76'(P)

89.97'(F)  
90.0'(P)

MILLAY DRIVE  
60' R/W (P)

L1 = S28°32'51"W 25.00'(F)  
N29°19'47"E 25.00'(P)

S74°03'02"E 54.51'(C)

N74°03'02"W 25.00'(F)  
S73°17'27"E 25'(P)

R=110.00'(C)  
Δ=05°12'57"(C)  
L=10.01'(C)  
CD=10.01'(C)  
CB=S18°33'27"W(C)  
TB=S21°09'55"W(C)

NORTHEAST CORNER LOT 1352  
SET 5/8" IRC  
"GEODATA LB 6556"  
FOUND 1/2" IR  
NO ID, LEANING  
0.89'S, 0.06'W

R=139.42'(F)(P)  
Δ=12°37'14"(F)(P)  
L=30.71'(F)(P)  
CD=30.65'(F)(P)  
CB=N22°15'35"E(F)

POINT OF COMMENCEMENT  
SOUTHEAST CORNER LOT 1352  
FOUND 1/2" IRON ROD & CAP  
"AA LB 5953"  
FOUND 1/2" IR NO ID  
0.96'S, 0.06'E

SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEET THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

REVISED PER ORNAGE COUNTY COMMENTS

DPW

05/16/16

REVISION

BY

DATE

H. Paul delVivero, Professional Land Surveyor No. 1900  
DATE 6/7/2016

Date: MARCH 16, 2016

Project No.: B18-16

Drawn: DPW Chkd.: JMS/RJH

PUMP STATION 3117  
PARCEL 701



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-8885 FAX: (407) 878-0841

Land Surveyor Business License No. 8556



**Under Ordinance Approval**

**Amount: \$935.50**

Parcel: 701

**Controlling Agency Approval**

Date  
4/5/17  
Date

**Fiscal Approval**

X N/A

### District # 3

Angel Merced and Sara Rodriguez  
616 Biarritz Court  
Orlando, FL 32809  
Purchase Price \$900.00

Orange County Comptroller  
Recording Fee \$35.50

**Total \$935.50**

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

Payable to: Orange County Comptroller (\$35.50)

Recommended by Erica Guidroz  
Erica Guidroz, Acquisition Agent

4-5-2017  
Date

Payment Approved Ann Caswell  
Ann Caswell, Manager, Real Estate Management Division

4-19-17  
Date

Certified Melissa Fox  
Approved by BCC Deputy Clerk to the Board

MAY 23 2017

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Date

Examinated/Approved for \_\_\_\_\_  
Comptroller/Government Grants

Check No. / Date

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

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
MAY 23 2017

PARCEL	PROJECT	LIMITS	PROPERTY OWNER	CIP
701	Pump Station No. 3117	Millay Drive	Angel Merced and Sara Rodriguez	

- A. I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
  - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
  - I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
  - I have not performed any professional services regarding the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
  - I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
  - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
  - My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
  - My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
  - My analyses, opinions, and conclusions were developed, and this review report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
  - I have made a personal inspection of the subject of the work under review.
  - No one provided significant appraisal or appraisal review assistance to the person signing this certification.
  - The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
  - The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
  - As of the date of this report, I have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

	1	2	3	4
APPRAISER	R. MacMillan			
DATE OF REPORT	8-24-2016			
PURPOSE*	A			
PROPERTY TYPE	Residential			
ACQUISITION SIZE:	988 s.f.			
APPRAISAL DOV	8-16-2016			
APPRAISAL TOTAL:	\$900			
LAND	\$900			
IMPROVEMENTS	\$0			
COST TO CURE	\$0			
DAMAGES	\$N/A			
REVIEWER	D. Henderson			

\*Purpose: A=Neg., B=Rev. Neg., C=2nd Rev. Neg., D=OT, E=Rev. OT, F=DOD, G=Rev. DOD, H=2nd Rev/DOD, O=Owner Report, R=Rev. Owner Report, X=Other.

**CONCLUSION OF VALUE: \$ 900.00**

**ALLOCATION:**

**LAND \$ 900.00**

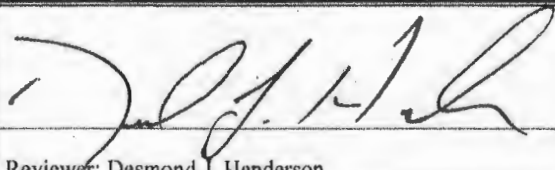
**IMPROVEMENTS \$ 0.00**

**COST TO CURE \$ 0.00**

**DAMAGES \$ N/A**

**UNECONOMIC REMNANT (UNECO): N/A**

Value to Acquisition Including Uneconomic Remainder		
Land Area:		Partial/Whole (P/W):
Land:		
Improvements		
Damages and/or Cost to Cure		
Total:		


Reviewer: Desmond J. Henderson
Review Appraiser
Review Report Date: 3-29-2017
Ann Caswell, Manager

**B. Reviewer's Statement of reasoning in conformance with the current R/W Procedures.**

*The temporary construction easement (TCE) that is the subject of this appraisal was completed by Richard K. MacMillan, based on a one year term. The Orange County Utilities Division has determined that they now need the TCE for a term of three years. Mr. MacMillan's concluded per unit value (fee simple) for the subject is \$2.90 per s.f. Please refer to the valuation section below for the new value of the TCE, based on term of three years.*

**ASSIGNMENT PARAMETERS**

This review was conducted by Desmond J. Henderson, Real Estate Review Appraiser, employed by the Orange County Real Estate Management Division.

The client and the intended user of this review is Orange County. The intended use is to determine whether the analysis, opinions, and conclusions in the appraisal report under review are appropriate and reasonable. The purpose of this appraisal review is to provide a basis for establishing recommended compensation for a proposed acquisition for the Pump Station #3117 project.

The appraisal was prepared by Richard K. MacMillan, MAI, State-Certified General Appraiser #RZ353, an employee of The Appraisal Group of Central Florida, Inc. According to the appraisal report, significant professional assistance was provided by H. Kimberly Pope, State-Certified General Appraiser #RZ1431, also an employee of The Appraisal Group of Central Florida, Inc.

The report under review is an appraisal to estimate the market value of the subject property. The real estate and real property interest appraised is the present value rights of the unencumbered fee simple interest in the property to be acquired. The report type reviewed is an appraisal report, as defined by USPAP 2-2(a). The format is appropriate for the analysis and scope of work. The effective date of the opinion in the report being reviewed is August 16, 2016. The effective date of this review is September 15, 2016. There were no extraordinary assumptions or hypothetical conditions affecting the appraisal under review.

The nature and extent of this review included a desk and field review of the subject property and the comparable sales. The scope of this review assignment does not include the development of an independent opinion of value by the reviewer. However, it does necessitate the reviewer to determine whether the appraisal report under review is both reasonable and supportable. In addition, the scope does entail a determination as to the appraisal report's compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and Orange County R/W procedures.

The report as reviewed is an appraisal report. The format is appropriate for the analysis. The purpose of the appraisal was to estimate the market value of the subject property. It should be noted that market value estimates typically exclude business damages, goodwill damages, relocation costs, and incidental costs, even though they may be considered elements of full compensation under Florida law.

**SUBJECT DESCRIPTION**

The subject property parent tract is a 10,360 s.f. single-family residential lot that is improved with a 1,626 s.f. single-family home. The subject is located at the southwest corner of Biarritz Court and Millay Drive. The physical address is 616 Biarritz Court, Orlando, Florida 32809. It is owned by Angel Merced and Sara Rodriguez. Parcel 701 is a proposed temporary construction easement acquisition that encompasses 988 s.f. of land area. It is located within the southern portion of the subject property and wraps around an existing Orange County pump station site. Affected site improvements located within the TCE area will be replaced by the Orange County contractor and will not be valued as part of the total compensation. The Highest and Best Use analysis considers the four components thereof. Mr. MacMillan concludes that the highest and best use of the subject, as if vacant, is for single-family residential development. The appraiser's analysis and development of the highest and best use are appropriate and reasonable. The methodology is consistent with and in conformance with standard appraisal practice. The report employs the Sales Comparison Approach to value the subject property. The Income and Cost Approaches were appropriately determined to be not applicable.

**VALUATION**

Mr. MacMillan has included three comparable sales to value the subject and has correlated to a value conclusion within the value range of the sales. His value indication is reasonable and supported for the subject property. The comparable sales indicate an adjusted range of \$29,900 per lot to \$30,000 per lot. Mr. MacMillan concludes to a value of \$30,000 per lot, which reflects an underlying land value of \$30,000 or \$2.90 per s.f. for the subject property. As stated before, affected site improvements located within the TCE area will be replaced by the Orange County contractor and will not be valued as part of the total compensation.

The fee simple value of the subject was concluded by Mr. MacMillan to be \$2.90/s.f. The rate of return for the TCE is applied at 10% per year, based on current land lease rates by the Grater Orlando Aviation Authority.

The discount rate will consider the present value of future payments for the TCE over a 3 year period. Based on information obtained from Moody's Seasoned Baa Corporate Bond Yield (4<sup>th</sup> quarter 2016), a reasonable discount rate for land leases is 4.36%. I have added 1% for preferred liquidity and reasonable risk and management to total 5.36%. Therefore, a 5.36% discount rate will be used in the valuation of the TCE for 3 years.

The calculation is as follows:

Parcel 701 - Land	
988 square feet @ \$2.90/s.f. =	\$2,865
Rental Rate of 10%	x .10
Annual Rental Income	\$ 287
Present Value Factor @5.36% for 3 years	x 2.8500
Present value for 701	\$ 818
	\$ 900 (R)

The characteristics and functionality of the remainder site are not diminished by the proposed easement acquisition. The proposed acquisition was determined to have no affect on the site's overall utility. Due to these factors, there are no damages to the remainder. The TCE will be needed for a period of one year.

**REVIEW APPRAISER'S STATEMENT**

Parcel No.: 701

Page No.: 4

**CONCLUSIONS**

The data, appraisal methods and techniques, analyses, opinions, conclusions and adjustments within the MacMillan report are appropriate and reasonable. The report is complete and adequately supported within the scope of an appraisal report and in the context of market conditions as of the effective date of valuation. The value conclusions estimated in the MacMillan appraisal are reasonable and supported by the analyses. This report is approved as meeting the current Uniform Standards of Professional Appraisal Practice and Orange County R/W procedures.

Compensation is allocated as follows:

Land	\$	900
Improvements	\$	-0-
Damages	\$	-0-
Cost to Cure	\$	-0-
TOTAL	\$	900

DJH

PARCEL	PROJECT	LIMITS	PROPERTY OWNER	CIP
701	Pump Station No. 3117	Millay Drive	Angel Merced and Sara Rodriguez	

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
- I have not performed any professional services regarding the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
- My analyses, opinions, and conclusions were developed, and this review report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the subject of the work under review.
- No one provided significant appraisal or appraisal review assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

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<b>APPRAISER</b>	R. MacMillan			
<b>DATE OF REPORT</b>	8-24-2016			
<b>PURPOSE*</b>	A			
<b>PROPERTY TYPE</b>	Residential			
<b>ACQUISITION SIZE:</b>	988 s.f.			
<b>APPRAISAL DOV</b>	8-16-2016			
<b>APPRAISAL TOTAL:</b>	\$300			
<b>LAND</b>	\$300			
<b>IMPROVEMENTS</b>	\$0			
<b>COST TO CURE</b>	\$0			
<b>DAMAGES</b>	\$N/A			
<b>REVIEWER</b>	D. Henderson			

\*Purpose: A=Neg., B=Rev. Neg., C=2nd Rev. Neg., D=OT, E=Rev. OT, F=DOD, G=Rev. DOD, H=2nd Rev/DOD, O=Owner Report, R=Rev. Owner Report, X=Other.

**CONCLUSION OF VALUE: \$ 300.00**

**ALLOCATION:**

**LAND \$ 300.00**

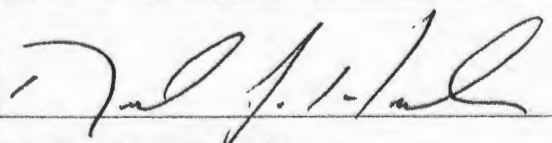
**IMPROVEMENTS \$ 0.00**

**COST TO CURE \$ 0.00**

**DAMAGES \$ N/A**

**UNECONOMIC REMNANT (UNECO): N/A**

Value to Acquisition Including Uneconomic Remainder		
Land Area:		Partial/Whole (P/W):
Land:		
Improvements		
Damages and/or Cost to Cure		
Total:		


Reviewer: Desmond J. Henderson
Review Appraiser
Review Report Date: 9-15-2016
Ann Caswell, Manager



**B. Reviewer's Statement of reasoning in conformance with the current R/W Procedures.**

**ASSIGNMENT PARAMETERS**

This review was conducted by Desmond J. Henderson, Real Estate Review Appraiser, employed by the Orange County Real Estate Management Division.

The client and the intended user of this review is Orange County. The intended use is to determine whether the analysis, opinions, and conclusions in the appraisal report under review are appropriate and reasonable. The purpose of this appraisal review is to provide a basis for establishing recommended compensation for a proposed acquisition for the Pump Station #3117 project.

The appraisal was prepared by Richard K. MacMillan, MAI, State-Certified General Appraiser #RZ353, an employee of The Appraisal Group of Central Florida, Inc. According to the appraisal report, significant professional assistance was provided by H. Kimberly Pope, State-Certified General Appraiser #RZ1431, also an employee of The Appraisal Group of Central Florida, Inc.

The report under review is an appraisal to estimate the market value of the subject property. The real estate and real property interest appraised is the present value rights of the unencumbered fee simple interest in the property to be acquired. The report type reviewed is an appraisal report, as defined by USPAP 2-2(a). The format is appropriate for the analysis and scope of work. The effective date of the opinion in the report being reviewed is August 16, 2016. The effective date of this review is September 15, 2016. There were no extraordinary assumptions or hypothetical conditions affecting the appraisal under review.

The nature and extent of this review included a desk and field review of the subject property and the comparable sales. The scope of this review assignment does not include the development of an independent opinion of value by the reviewer. However, it does necessitate the reviewer to determine whether the appraisal report under review is both reasonable and supportable. In addition, the scope does entail a determination as to the appraisal report's compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and Orange County R/W procedures.

The report as reviewed is an appraisal report. The format is appropriate for the analysis. The purpose of the appraisal was to estimate the market value of the subject property. It should be noted that market value estimates typically exclude business damages, goodwill damages, relocation costs, and incidental costs, even though they may be considered elements of full compensation under Florida law.

**SUBJECT DESCRIPTION**

The subject property parent tract is a 10,360 s.f. single-family residential lot that is improved with a 1,626 s.f. single-family home. The subject is located at the southwest corner of Biarritz Court and Millay Drive. The physical address is 616 Biarritz Court, Orlando, Florida 32809. It is owned by Angel Merced and Sara Rodriguez. Parcel 701 is a proposed temporary construction easement acquisition that encompasses 988 s.f. of land area. It is located within the southern portion of the subject property and wraps around an existing Orange County pump station site. Affected site improvements located within the TCE area will be replaced by the Orange County contractor and will not be valued as part of the total compensation.

**REVIEW APPRAISER'S STATEMENT**

Parcel No.: 701

Page No.: 3

The Highest and Best Use analysis considers the four components thereof. Mr. MacMillan concludes that the highest and best use of the subject, as if vacant, is for single-family residential development. The appraiser's analysis and development of the highest and best use are appropriate and reasonable. The methodology is consistent with and in conformance with standard appraisal practice. The report employs the Sales Comparison Approach to value the subject property. The Income and Cost Approaches were appropriately determined to be not applicable.

**VALUATION**

Mr. MacMillan has included three comparable sales to value the subject and has correlated to a value conclusion within the value range of the sales. His value indication is reasonable and supported for the subject property. The comparable sales indicate an adjusted range of \$29,900 per lot to \$30,000 per lot. Mr. MacMillan concludes to a value of \$30,000 per lot, which reflects an underlying land value of \$30,000 or \$2.90 per s.f. for the subject property. As stated before, affected site improvements located within the TCE area will be replaced by the Orange County contractor and will not be valued as part of the total compensation. The characteristics and functionality of the remainder site are not diminished by the proposed easement acquisition. The proposed acquisition was determined to have no affect on the site's overall utility. Due to these factors, there are no damages to the remainder. The TCE will be needed for a period of one year.

**CONCLUSIONS**

The data, appraisal methods and techniques, analyses, opinions, conclusions and adjustments within the MacMillan report are appropriate and reasonable. The report is complete and adequately supported within the scope of an appraisal report and in the context of market conditions as of the effective date of valuation. The value conclusions estimated in the MacMillan appraisal are reasonable and supported by the analyses. This report is approved as meeting the current Uniform Standards of Professional Appraisal Practice and Orange County R/W procedures.

Compensation is allocated as follows:

Land	\$	300
Improvements	\$	-0-
Damages	\$	-0-
Cost to Cure	\$	-0-
TOTAL	\$	300

DJH



CERTIFICATE OF VALUE

Project: Pump Station #3117

Parcel No.: 701

County: Orange

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 / ~~4~~] present or prospective interest in the property that is the subject of this report, and I have [no / ~~4~~] personal interest or bias with respect to the parties involved. (Describe fully the interest or bias on an addendum to this certificate.)
4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. 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.
6. 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.
7. No persons other than those named herein provided significant professional assistance to the person signing this report. (The name of each individual providing significant professional 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.)
8. I understand that this appraisal is to be used in connection with the acquisition of a temporary construction easement required for construction related activities for Pump Station 3117 by Orange County.
9. This appraisal has been made in conformity with the appropriate State laws, regulations, policies and procedures applicable to appraisal of land for public purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are noncompensable under the established law of the State of Florida.
10. 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 authorized by Orange 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.
11. 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.
12. 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.
13. I have performed no (or the specified) 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.

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 16th day of August, 2016, is: \$300.00

Market value should be allocated as follows:


LAND	\$	<u>300</u>
IMPROVEMENTS	\$	<u>0</u>
NET DAMAGES &/OR	\$	<u>0</u>
COST TO CURE	\$	<u>0</u>
TOTAL	\$	<u>300</u>

LAND AREA: (Ac/SF) 988 SF

Land Use: Residential Lot

August 24, 2016

DATE



APPRAISER

Richard K. MacMillan, MAI, President

State-Certified General Real Estate Appraiser RZ 353

## SUPPLEMENT TO CERTIFICATE OF VALUE

### Professional Assistance

H. Kimberly Pope, State-Certified General Real Estate Appraiser, #RZ1431, provided professional assistance in the gathering of compiling information and data which included sales research, area and neighborhood data compilation, preparation of comparable sales information and the writing of this report.

### Additional Certification

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 Standards of Professional Appraisal Practice of the Appraisal Institute.

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

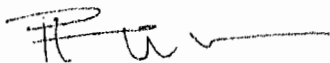
As of the date of this report, I, Richard K. MacMillan, MAI, have completed the requirements of the continuing education program of the Appraisal Institute.

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.

This appraisal report is limited to land and any affected improvements that will not be replaced like-in-kind by the Orange County contractor.

### Competency Provision

The appraiser has the knowledge and expertise for this appraisal assignment. Richard K. MacMillan has been providing eminent domain appraisal assignments for over 31 years, including numerous commercial and residential properties.



Richard K. MacMillan, MAI  
State-Certified General Real Estate Appraiser #RZ353

August 24, 2016  
Date

Project: Pump Station No. 3117 (Millay Drive)  
Parcel: 701

**SETTLEMENT ANALYSIS**

**County's Appraised Value**

Land: 988 S.F. \$ 900.00

**Total Appraisal Value** **\$ 900.00**

**Recommended Settlement Amount** **\$ 900.00**

**EXPLANATION OF RECOMMENDED SETTLEMENT**

The Utilities Department needs a temporary construction easement (TCE) for the purpose of rehabilitating the existing pump station facility located on Millay Drive. The County's Contractor will be responsible for restoring the land and site improvements within the TCE to the same condition or better than before construction activities. The TCE will expire upon construction or 36 months, whichever occurs first. I agree and request approval of purchase price in the amount of \$900.00.

Recommended by Erica L Guidroz Date 3-22-2017  
Erica L. Guidroz, Acquisition Agent

Recommended by Mary Ann Keller Date 4-5-17  
Mary Keller, Asst. Manager, Real Estate Management Division

Recommended by Ann Caswell Date 4-19-17  
Ann Caswell, Manager, Real Estate Management Division