





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

**DATE:** October 11, 2017

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

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

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

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** APPROVAL OF PURCHASE AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT BETWEEN ORNNA PROPERTIES, LLC AND ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY PURCHASE PRICE AND RECORDING FEES AND RECORD INSTRUMENT

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

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

**ITEMS:** Purchase Agreement (Parcel 7008)  
  
Temporary Construction Easement (Instrument 7008.1)  
Cost: \$14,900.00  
Size: 1,807 square feet  
Term: 7 years

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

## Page 2

**REMARKS:** Grantor to pay documentary stamp tax.

### **Under Ordinance Approval**

**Amount: \$14,944.00**

Parcel: 7008

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**Engineering Approval**

Date \_\_\_\_\_

### Fiscal Approval

Date \_\_\_\_\_

X N/A

District # 5

**Ornna Properties, LLC**  
**13413 Pointe Ct.**  
**Orlando, FL 32828**  
**Purchase Price \$14,900.00**

Orange County Comptroller  
Recording Fee \$44.00

**Total \$14,944.00**

Payable to: Orange County Comptroller (\$44.00)

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

Erica Gellings

Erica Guidroz, Acquisition Agent, Real Estate Mgmt. Division

10-2-2017

Date \_\_\_\_\_

Paul R. S.

Paul Sladek, Manager, Real Estate Management Division

10/19/17

Date \_\_\_\_\_

**Certified**

Craig A. Storrens

Approved by BCC Deputy Clerk to the Board

NOV 14 2017

Date \_\_\_\_\_

Examined/Approved

### Comptroller/Government Grants

Check No. / Date

**Scheduled Closing Date:** As soon as check is available

**Anticipated Closing Date: TBD**

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

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
NOV 14 2017

# REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: 9-26-2017

Amount: \$14,944.00

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

Parcel: 7008

Charge to Account # 1032-072-2752-6110

DEC 10/23/17  
A 10/24/17

Engineering Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block(s))

☐ Pre-Condemnation ☐ Post-Condemnation

☒ N/A

District # 5

- ☒ Acquisition at Approved Appraisal
- ☐ Acquisition at Below Approved Appraisal
- ☐ Acquisition at Above Approved Appraisal
- ☐ Advance Payment Requested

Orna Properties, LLC  
13413 Pointe Ct.  
Orlando, FL 32828  
Purchase Price \$14,900.00

DOCUMENTATION ATTACHED (Check appropriate block(s))

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

Orange County Comptroller  
Recording Fee \$44.00

**Total \$14,944.00**

Payable to: Orna Properties, LLC (\$14,900.00)

Payable to: Orange County Comptroller (\$44.00)

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

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

10-2-2017  
Date

Payment Approved Paul Sladek  
Paul Sladek, Manager, Real Estate Management Division

10/19/17  
Date

Certified \_\_\_\_\_  
Approved by BCC Deputy Clerk to the Board

\_\_\_\_\_  
Date

Examined/Approved \_\_\_\_\_  
Comptroller/Government Grants

\_\_\_\_\_  
Check No. / Date

## REMARKS:

**Scheduled Closing Date: As soon as check is available**

**Anticipated Closing Date: TBD**

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

Project: East-West Road (S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway  
Parcel: 7008

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
NOV 14 2017

## PURCHASE AGREEMENT

COUNTY OF ORANGE  
STATE OF FLORIDA

THIS AGREEMENT made between Ornna Properties, LLC, a Florida limited liability company, 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 of the above referenced project and said SELLER agrees to furnish said land for such purpose.

**Property Appraiser's Parcel Identification Number:**  
a portion of  
**15-22-30-3932-00-091**

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

1. SELLER agrees to execute a Temporary Construction Easement for a period of 7 years on Parcel No. 7008, as more particularly described on the attached Schedule "B" for the sum of \$ 14,900.00.
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 \$ 104.30.
3. This transaction shall be closed and the easement and other closing papers delivered on or before 90 days from the effective date of this AGREEMENT. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by BUYER and SELLER.
4. SELLER shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.
5. Effective Date: This agreement shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners and/or the Manager/Assistant Manager of the Orange County Real Estate Management Division as may be appropriate.

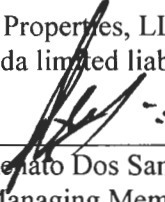
Project: East-West Road (S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway  
Parcel: 7008

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

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


SELLER

Ornna Properties, LLC,  
a Florida limited liability company

BY:   
Renato Dos Santos Orna,  
Managing Member

DATE: 09-15-2017

Ornna Properties, LLC,  
a Florida limited liability company

BY:   
Solange Espadrozne Orna,  
Member

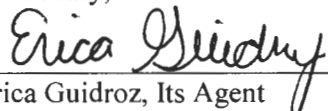
DATE: 09-15-2017

Post Office Address

13413 Pointe Court  
Orlando, FL 32828

BUYER

Orange County, Florida

BY:   
Erica Guidroz, Its Agent

DATE: 10-20-2017

Mat/08/07/2017

**SCHEDULE "A"****EAST WEST ROAD****PARCEL 7008****ESTATE: Temporary Easement****PURPOSE: Temporary Construction****DESCRIPTION:**



A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Official Records Book 3030, Page 576, Public Records of Orange County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner Hanging Moss Business Park A Condominium as described in Condominium Book 10, Page 129, Public Records of Orange County, Florida, also being on the existing right of way line of Hanging Moss Road; thence along said Existing right of way line, North 89°05'52" East, 90.00 feet; thence departing said right of way line, South 00°33'38" East, 20.15 feet; thence South 89°11'35" West, 90.00 feet; thence North 00°33'38" West, 20.00 feet to the POINT OF BEGINNING.

Containing 1,807 square feet more or less.

**SURVEYORS NOTES:**

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

<b>DESCRIPTION</b>	Date: Feburary 2005 DCS	CERT. NO. LB2108 45979100
 Revised: October, 2009 AIR	Job No.: 45979 Scale: N.T.S.	 SOUTHEASTERN SURVEYING & MAPPING CORP. 3660 Sullivan Boulevard Orlando, Florida, 32810-4350 (407) 292-8580 Fax (407) 292-0141 email: info@seasurveysurveying.com GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	

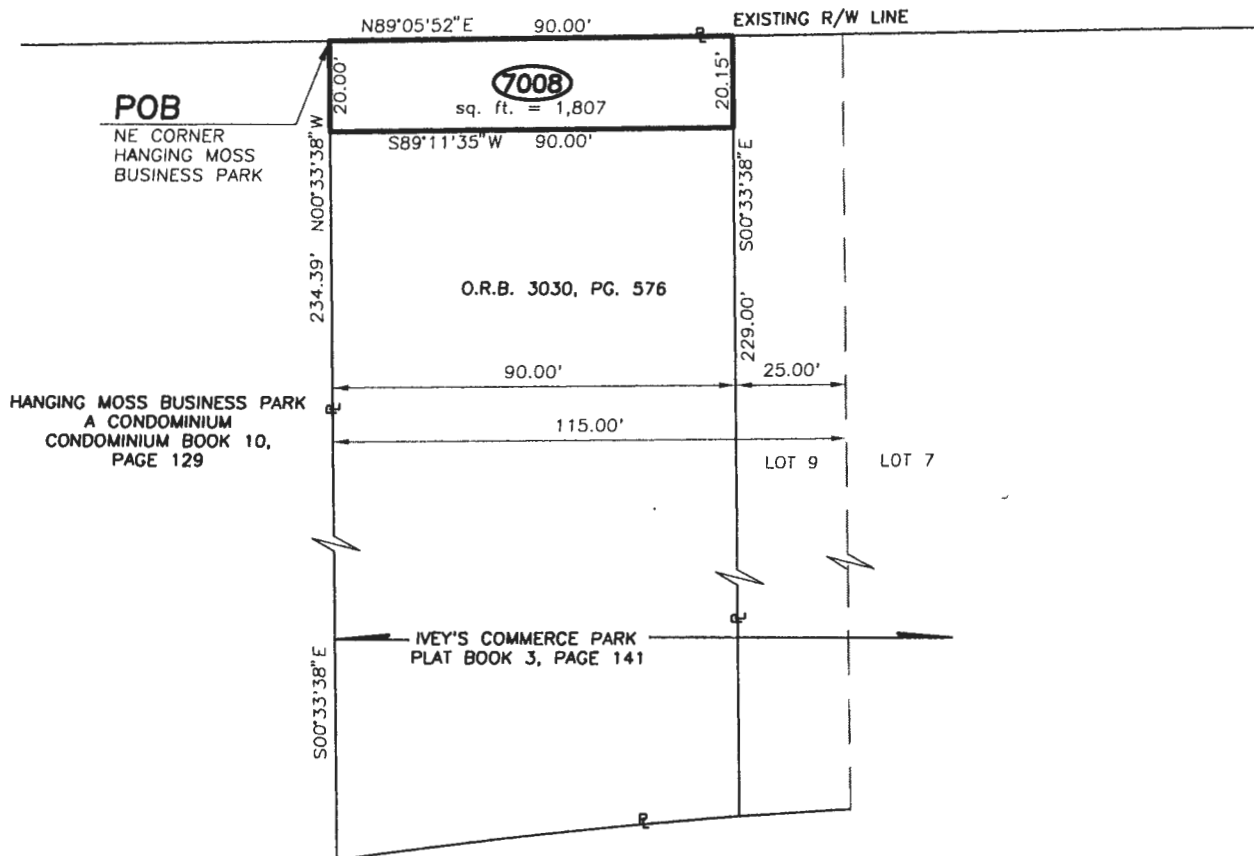
SKETCH OF DESCRIPTION  
EAST WEST ROAD  
PARCEL 7008



N.T.S.

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST

HANGING MOSS ROAD  
120.00' RIGHT OF WAY



**LEGEND**

PG.=PAGE  
R= PROPERTY LINE  
POB=POINT OF BEGINNING  
R/W=RIGHT OF WAY  
N.T.S.=NOT TO SCALE  
O.R.B.=OFFICIAL RECORDS BOOK  
sq. ft.=SQUARE FEET

Drawing No. 45979100  
Date: February 2005 DCS  
Revised: May, 2005 DCS  
Revised: February, 2006 DRR  
Revised: September, 2006 REJ  
Revised: December, 2006 REJ  
Revised: August, 2007 REJ  
Revised: November, 2008 REJ  
Revised: October, 2009 AIR  
SHEET 2 OF 2  
See Sheet 1 for Description

NOTE: NOT VALID WITHOUT SHEET 1

NOTE: SEE SHEET 14 OF 40 FOR PARCEL IDENTIFICATION ON  
RIGHT OF WAY MAPS FOR EAST WEST ROAD SEGMENT 1.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
8500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email:info@southeasternsurveying.com  
**THIS IS NOT A SURVEY.**



## **SCHEDULE "B"**

### **2752 EAST WEST ROAD PARCEL 7008**

#### **TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7008 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway, and tying in and harmonizing the existing grade with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

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

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

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
NOV 14 2017

Instrument: 7008.1  
Project: East-West Road (S.R. 436 to Dean Road)  
n/k/a Richard Crotty Parkway

### TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE, made and executed the 15 day of September, A.D. 20 17, by Orna Properties, LLC, a Florida limited liability company, whose address is 13413 Pointe Court, Orlando, Florida, 32828, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$ 14,900<sup>00</sup> and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a Temporary Construction Easement more particularly defined in Schedule "B" over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

#### SEE ATTACHED SCHEDULE "A"

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

**a portion of**

**15-22-30-3932-00-091**

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

Instrument: 7008.1

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

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed and delivered  
in the presence of:

Erica Guidroz  
Witness

ERICA Guidroz  
Print Name

Victoria Orna  
Witness

Victoria Orna  
Print Name

DATAC FERREIRA DE ANDRADE  
Witness

DATAC FERREIRA DE ANDRADE  
Print Name

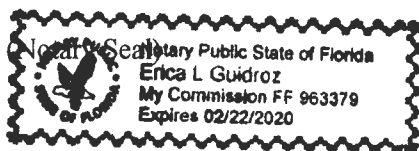
Paul Franco  
Witness

Paul Franco  
Print Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15 day of September, 20 17, by Renato Dos Santos Orna, as Managing Member, and Solange Espadrezne Orna, as Member, of Orna Properties, LLC, a Florida limited liability company, on behalf of the limited liability company. ☒ He ☐ She ☐ They [ ] are personally known to me, or [ ] have each produced Drivers License and Drivers License as identification.



Erica Guidroz  
Notary Signature

Erica Guidroz  
Printed Notary Name

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

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

My commission expires:  
2/22/2020

**SCHEDULE "A"****EAST WEST ROAD****PARCEL 7008****ESTATE: Temporary Easement****PURPOSE: Temporary Construction****DESCRIPTION:**


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3. Not valid without the raised seal and signature of a Florida licensed Surveyor and Mapper.
4. Not valid without sheet 2.

<b>DESCRIPTION</b>  FOR <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	<b>Date:</b> February 2005 DCS		<b>CERT. NO.</b> LB2108	45979100
	<b>Job No.:</b> 45979	<b>Scale:</b> N.T.S.	 <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8680 fax(407)292-0141 email: info@southeasternsurveying.com <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>			
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH				

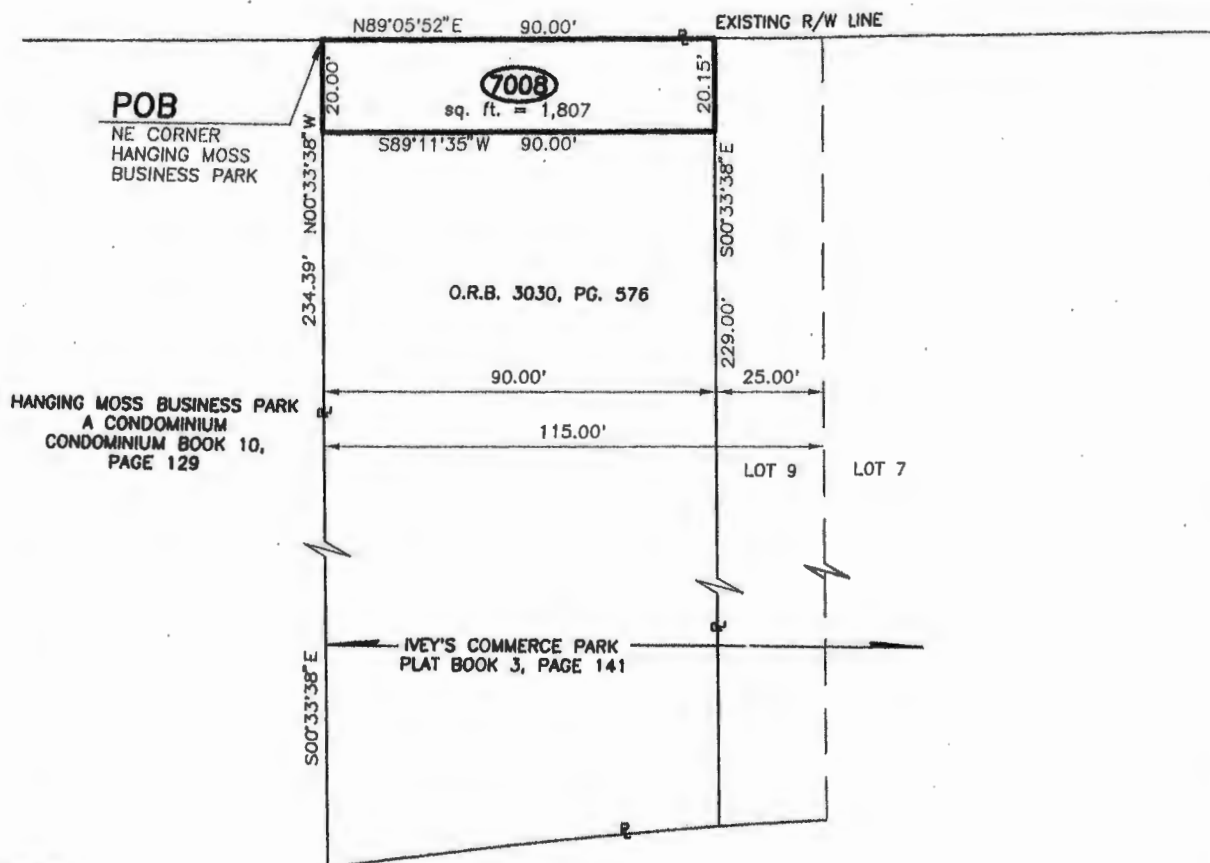
Revised: October, 2009 AIR

SKETCH OF DESCRIPTION  
EAST WEST ROAD  
PARCEL 7008



SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST

HANGING MOSS ROAD  
120.00' RIGHT OF WAY



LEGEND

PG.=PAGE  
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SHEET 2 OF 2  
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SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email:info@southeasternsurveying.com  
**THIS IS NOT A SURVEY.**

## **SCHEDULE "B"**

### **2752 EAST WEST ROAD PARCEL 7008**

#### **TEMPORARY CONSTRUCTION EASEMENT**

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

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

# 00 CERTIFICATE OF VALUE

Project: Richard Crotty Parkway, Segment 1  
County: Orange  
Parcel No.: 7008

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

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

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part taken, including net severance damages after special benefits, if any, of the property appraised as of the 31<sup>st</sup> day of May, 2016, is:


FOURTEEN THOUSAND NINE HUNDRED DOLLARS

Market value should be allocated as follows:

LAND	\$ 7.700
IMPROVEMENTS	\$ 1.200
NET DAMAGES &/OR	
COST TO CURE	\$ 6.000
TOTAL	\$ 14.900

LAND AREA: (Ac/SF)	<u>1.807 SF</u>
Land Use (HABU as vacant):	<u>Industrial</u>

June 14, 2016  
DATE

  
DAVID K. HALL, ASA  
State-Certified General Appraiser #RZ1314

ADDENDUM TO CERTIFICATE

- I hereby certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct. This report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation, and the Principles of Appraisal Practice and Code of Ethics of the American Society of Appraisers.
- The American Society of Appraisers has a mandatory re-certification program for all of its Senior Members. Mr. Hall is in compliance with that program.
- The following individual provided significant professional assistance to the undersigned real estate appraiser.
- Craig S. Adams, State-Certified General Appraiser No. RZ665. Mr. Adams assisted the appraiser in field inspections of the subject and comparable properties, collection and analysis of comparable sales and rentals, data verification, valuation analysis and report writing.
- Southeastern Surveying & Mapping Corp. furnished a Legal Description and Sketch of Description for the subject property.
- Hal Collins, of Kelly, Collins & Gentry, Inc., furnished a planning/engineering analysis for the subject property.
- W. D. Richardi, Inc. has estimated the cost new of the improvements in the easement and the cost to cure.



Project: East-West Road (S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway  
Parcel No(s): 7008  
Name of Owner(s): Ornna Properties, LLC  
Page No.: 1

### **SETTLEMENT ANALYSIS**

	Pre-Condensation
X	Not Under Threat

#### **County's Appraised Value**

Land: 1,807	\$ 7,700.00
Improvements: 6" tree	\$ 1,200.00
Cost-to-Cure: Restore one tree; include asphalt pavement to enhance the driveway with minor grading.	\$ 6,000.00
Other Damages:	\$ 0
<b>Total Appraisal Value</b>	<b><u>\$ 14,900.00</u></b>

#### **Owner's Requested Amount—Initial**

Owner's Counter Offer (Global):	\$ 14,900.00
<b>Total Owner's Requested Amount—Initial:</b>	<b><u>\$14,900.00</u></b>

#### **Owner's Requested Amount—After Negotiations**

Owner's Counter Offer (Global):	\$ 14,900.00
<b>Total Owner's Requested Amount—After Negotiations:</b>	<b><u>\$ 14,900.00</u></b>

<b>Recommended Settlement Amount</b>	<b><u>\$ 14,900.00</u></b>
--------------------------------------	----------------------------

### **EXPLANATION OF RECOMMENDED SETTLEMENT**

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

Parcel 7008 of the East-West Road n/k/a Richard Crotty Parkway is not under threat. The subject tract is along the south side of Hanging Moss Road. The temporary construction easement is needed to harmonize the driveway for Parcel 7008 to Richard Crotty Parkway. Any concrete paving or asphalt paving for the driveway area will be replaced during construction at no cost to the property owner. However, the County's engineer identified some additional pavement would be required to better harmonize the remainder drive. No depreciation is applicable since the cost and contributory values of the site improvements are basically the same. The landowner has accepted the appraised property value offer of \$14,900.00. I agree and request approval of purchase price in the amount of \$14,900.00.

Project: East-West Road (S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway  
Parcel No(s): 7008  
Name of Owner(s): Ornna Properties, LLC  
Page No.: 2

Recommended by: Erica Guidroz Date: 10-23-17  
Erica Guidroz, Acquisition Agent, Real Estate Mgmt. Division

Recommended by: Robert K Babcock Date: 10/23/17  
Robert K. Babcock, Acquisition Supervisor, Real Estate Mgmt. Division

Approved by: Paul Sladek Date: 10/23/17  
Paul Sladek, Manager, Real Estate Mgmt. Division

## Request for Taxpayer Identification Number and Certification

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

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

2 Business name/disregarded entity name, if different from above  
**ORNA Properties LLC**

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

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

5 Address (number, street, and apt. or suite no.)  
**13413 Pointe Ct**

6 City, state, and ZIP code  
**Orlando, FL 32828**

7 List account number(s) here (optional)

8 Requester's name and address (optional)

### Part I Taxpayer Identification Number (TIN)

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

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

Social security number

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or

Employer identification number

8	1	-	4	2	6	4	2	9	6
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### 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 ▶

**9-15-17**

### 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](http://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.