



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

DATE: October 26, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

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

**CONTACT
PERSON:** Paul Sladek, Manager

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

**ACTION
REQUESTED:** APPROVAL OF PURCHASE AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT BETWEEN EMBARQ FLORIDA, INC.
AND ORANGE COUNTY AND AUTHORIZATION TO DISBURSE
FUNDS TO PAY PURCHASE PRICE AND ALL 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 7004)

Temporary Construction Easement (Instrument 7004.1)
Cost: \$4,100.00
Size: 247 square feet
Term: 7 years

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

FUNDS: \$4,071.30 Payable to Embarras Florida, Inc.
(purchase price)

\$72.70 Payable to Orange County Comptroller
(all recording fees)

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: County to remit documentary stamp tax for Grantor from Grantor's
proceeds.

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 10-19-2017

Amount: \$4,144.00

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

Parcel: 7004

Charge to Account # 1032-072-2752-6110

Engineering Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block{s})
Pre-Condernnation Post-Condernnation

X N/A

District # 5

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

Embarq Florida, Inc.
 100 CenturyLink Drive
 Monroe, Louisiana 71203
 Purchase Price \$4,071.30

DOCUMENTATION ATTACHED (Check appropriate block{s})

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

Orange County Comptroller
 Recording Fees \$72.70

Total \$4,144.00

Payable to: Embarq Florida, Inc. (\$4,071.30)

Payable to: Orange County Comptroller (\$72.70)

 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

10-20-2017
 Date

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

10/23/17
 Date

Certified Craig A. Stopyn
 Approved by BCC Deputy Clerk to the Board

NOV 14 2017
 Date

Examined/Approved for
 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.

APPROVED
 BY ORANGE COUNTY BOARD
 OF COUNTY COMMISSIONERS
NOV 14 2017

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 10-19-2017

Amount: \$4,144.00

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

Parcel: 7004

Charge to Account # 1032-072-2752-6110

OK 10/25/17 DEC 10/25/17

Engineering Approval

Fiscal Approval

Date

Date

TYPE TRANSACTION (Check appropriate block(s))

Pre-Condemnation Post-Condemnation

X N/A

District # 5

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

Embarq Florida, Inc.
100 CenturyLink Drive
Monroe, Louisiana 71203
Purchase Price \$4,071.30

DOCUMENTATION ATTACHED (Check appropriate block(s))

- X Contract
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Orange County Comptroller
Recording Fees \$72.70

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Erica Guidroz, Acquisition Agent, Real Estate Mgmt. Division

10-20-2017
Date

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Paul Sladek, Manager, Real Estate Management Division

10/23/17
Date

Certified _____
Approved by BCC Deputy Clerk to the Board

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Examined/Approved _____
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Check No. / Date

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

Parcel: 7004

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

NOV 14 2017

PURCHASE AGREEMENT

COUNTY OF ORANGE
STATE OF FLORIDA

THIS AGREEMENT made between Embark Florida, Inc., a Florida corporation, f/k/a Sprint-Florida Incorporated, a Florida corporation f/k/a United Telephone Company of Florida, a Florida corporation dba Century Link, hereinafter referred to as SELLER, and Orange County, a charter county and political subdivision of the state of Florida, hereinafter referred to as BUYER.

WITNESSETH:

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

Property Appraiser's Parcel Identification Number:
a portion of
15-22-30-0000-00-075

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 7004, as more particularly described on the attached Schedule "B" for the sum of \$ 4,100.00.
2. SELLER agrees to pay the state documentary stamp tax, which will be deducted from proceeds upon closing in the amount of \$ 28.70, and remitted by BUYER on behalf of SELLER in connection with the recording of the fees.
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: 7004

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

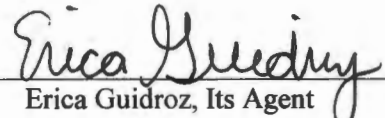
Embarq Florida, Inc., a Florida corporation dba
CenturyLink

BY: 
Ken K. Barker
Director – Real Estate
Transactions and Analysis

DATE: 9/27/17

BUYER

Orange County, Florida

BY: 
Erica Guidroz, Its Agent

DATE: 10-25-17

EG 9.25.2017.2017

SCHEDULE "A"**EAST WEST ROAD****PARCEL 7004****ESTATE: Temporary Easement****PURPOSE: Temporary Construction****DESCRIPTION:**


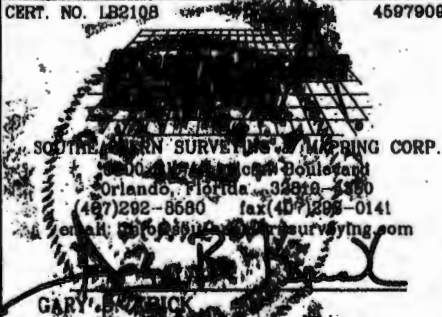
A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Official Records Book 4009, Page 648, Public Records of Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 corner of said Section 15; thence along the East line of the Northwest 1/4 of said Section 15, South 00°24'09" East, a distance of 1,393.12 feet to the South right of way line of Hanging Moss Road as Recorded in Official Records Book 2126, Page 601, Public Records of Orange County, Florida; thence along said South right of way line, South 89°46'56" West, a distance of 151.08 feet to the POINT OF BEGINNING; thence South 00°15'47" East, 5.70 feet; thence South 89°47'13" West, 43.36 feet; thence North 00°15'22" West, 5.70 feet to said South right of way line; thence along said South right of way line, North 89°46'56" East, 43.36 feet to the POINT OF BEGINNING.

Containing 247 square feet, more or less.

SURVEYORS NOTES:

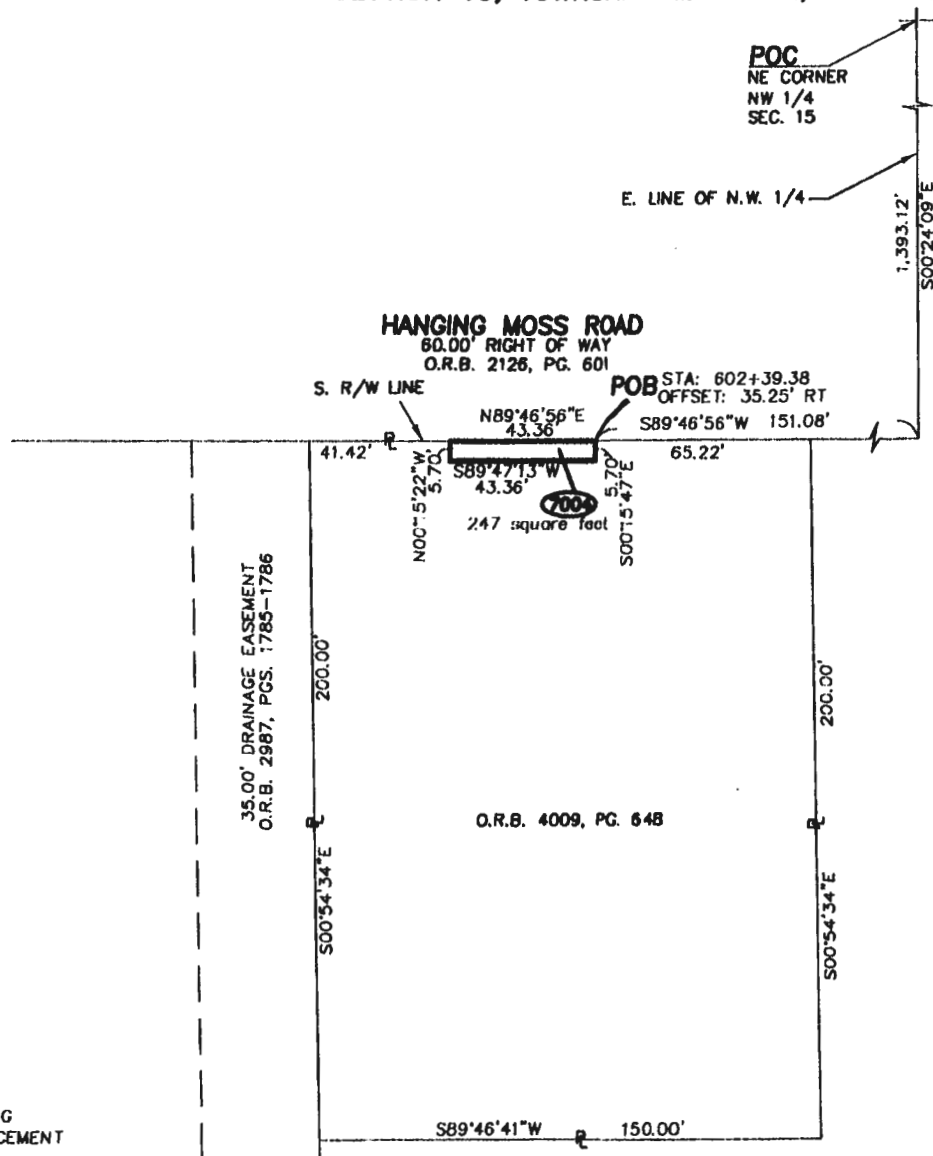
1. The bearings and coordinates shown hereon are based on the Orange County Geodetic Information System traverse between G.I.S. Point #160 to G.I.S. Point #174 as being North 89°55'40" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the 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.

DESCRIPTION FOR 	Date: February 2005 DCS		CERT. NO. LB2108 45979097  SOUTHERN SURVEYING & MAPPING CORP. 3500 West Colonial Boulevard Orlando, Florida 32810-3490 (407) 292-8680 fax (407) 292-0141 email: info@southsurveying.com
	Job No.: 45979	Scale: 1"=50'	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
Revised: October, 2009 AIR		SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	

SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 7004

1"=50'

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST

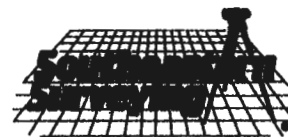


LEGEND

P= PROPERTY LINE
POB=POINT OF BEGINNING
POC=POINT OF COMMENCEMENT
PG.=PAGE
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R/W=RIGHT OF WAY
SEC.=SECTION
RT=RIGHT
O.R.B.=OFFICIAL RECORDS BOOK
STA=STATION

Drawing No. 45979097
Job No. 45979
Date: February, 2005 DCS
Revised: November, 2005 DCS
Revised: February, 2006 DRR
Revised: September, 2006 REJ
Revised: May, 2007 SB
Revised: February, 2008 MV
Revised: October, 2009 AIR
SHEET 2 OF 2
See Sheet 1 for Description

NOTE: NOT VALID WITHOUT SHEET 1
NOTE: SEE SHEET 12 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 32810-4360
(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 7004

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7004 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

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

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

Instrument: 7004.1
Project: East-West Road
(S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway

TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE, is made and entered into as of the date it is both signed by GRANTOR and stamped approved by GRANTEE ("Effective Date") by Embarq Florida, Inc., a Florida corporation, f/k/a Sprint-Florida Incorporated, a Florida corporation f/k/a United Telephone Company of Florida, a Florida corporation, whose address is 100 CenturyLink Dr, Monroe, LA 71203, Attn: Real Estate Transactions and Analysis, 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 \$4,100.00 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
15-22-30-0000-00-075

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 Temporary Construction Easement and shall take no action to interfere with the GRANTEE'S lawful use of said Temporary Construction Easement; that the GRANTOR hereby fully warrants the Temporary Construction Easement being granted and will defend the same against the lawful claims of all persons whomsoever.

Instrument: 7004.1
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:

Embarq Florida, Inc., a Florida corporation,
f/k/a Sprint-Florida Incorporated, a Florida
corporation f/k/a United Telephone Company of
Florida, a Florida corporation

Dena Keaster
Witness

BY: Ken K. Barker
Ken K. Barker, Director – Real Estate
Transactions and Analysis

Debbie Keaster
Printed Name

Amber Plummer
Witness

Amber Plummer
Printed Name

**STATE OF LOUISIANA
PARISH OF OUACHITA**

On this 27 day of September, 2017, before me appeared Ken K. Barker, to me personally known, who, being by me duly sworn (or affirmed) did say that he is the Director-Real Estate Transactions and Analysis, of Embarq Florida, Inc., a Florida corporation, and that the instrument was signed on behalf of the corporation and that s/he acknowledged the instrument to be the free act and deed of the corporation.



CARRIE BLACKMAN
Notary Public
Notary ID No. 52055
Ouachita Parish, Louisiana

Carrie Blackman
Notary Public
Lifetime Commission

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

SCHEDULE "A"

EAST WEST ROAD

PARCEL 7004

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 4009, Page 648, Public Records of Orange County, Florida, being more particularly described as follows:

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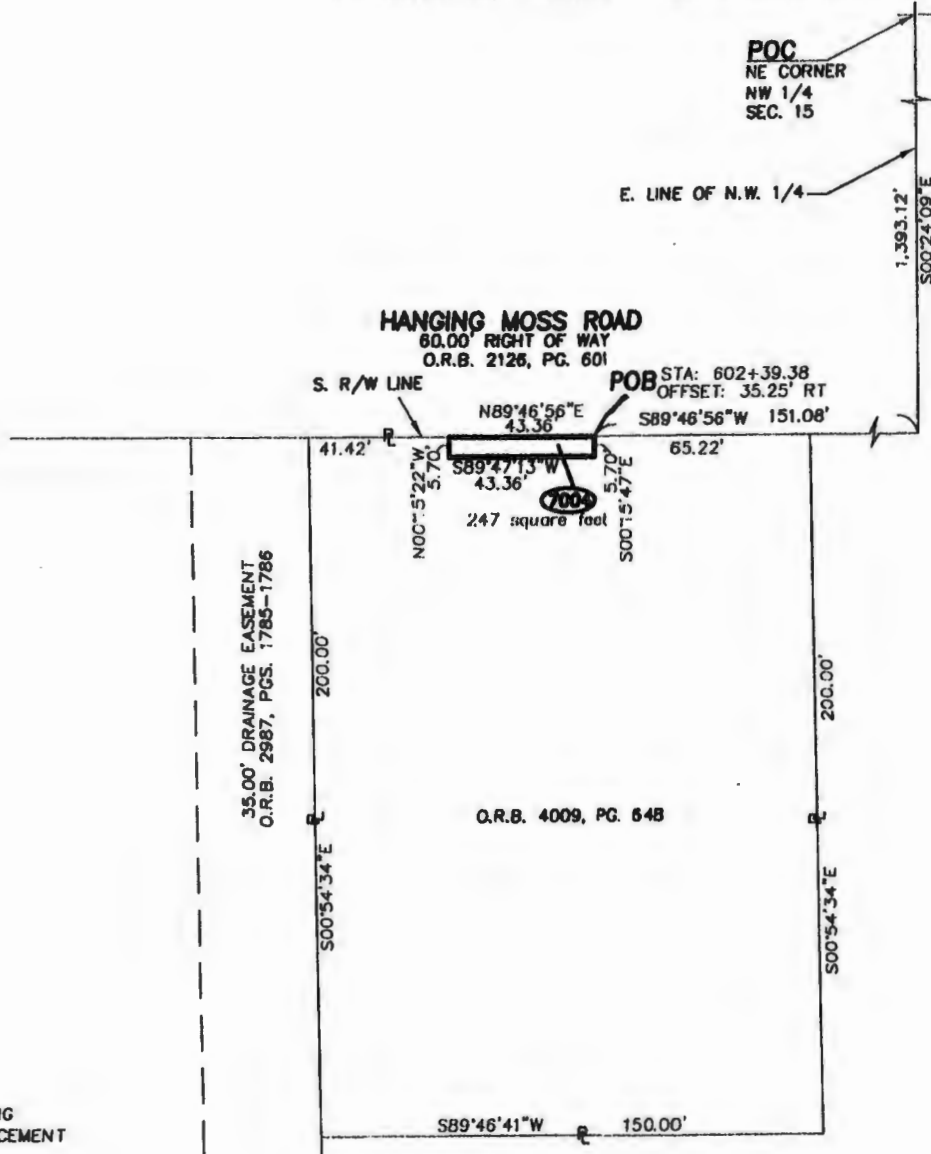
DESCRIPTION FOR ORANGE COUNTY GOVERNMENT FLORIDA	Date: February 2005 DCS		CERT. NO. LB2108 45979097
	Job No.: 45979	Scale: 1"=50'	 SOUTHERN SURVEYING & MAPPING CORP. 3000 West Colonial Boulevard Orlando, Florida 32819-4190 (407) 292-8680 fax (407) 295-0141 email: gary@ssm-surveying.com
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		GARY L. ERICKSON REGISTERED LAND SURVEYOR NO. 4245	

Revised: October, 2009 AIR

SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 7004



SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST



LEGEND

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Drawing No. 45979097
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SHEET 2 OF 2
See Sheet 1 for Description

NOTE: NOT VALID WITHOUT SHEET 1
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6500 All American Boulevard
Orlando, Florida 32810-4360
(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 7004

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7004 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

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

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

ORANGE COUNTY REAL ESTATE MANAGEMENT DIVISION
REVIEW APPRAISER'S STATEMENT

NEGOTIATION APPRAISAL REPORT

PARCEL	PROJECT	LIMITS	PROPERTY OWNER	CIP
7004	East-West Road (Invest) n/k/a R Crotty Pkwy	(SR 436-Dean Rd)	Embarq Corporation	2752

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 continuing education requirements of the Appraisal Institute.

	1	2	3	4
APPRAISER	David K. Hall, ASA			
DATE OF REPORT	June 20, 2016			
PURPOSE*	A			
PROPERTY TYPE	Warehouse / Utilities Bldg.			
ACQUISITION SIZE:	247 SF			
APPRAISAL DOV	5/31/2016			
APPRAISAL TOTAL:	\$4,100			
LAND	\$1,100			
IMPROVEMENTS	\$700			
COST TO CURE	\$2,300			
DAMAGES	\$0			
REVIEWER	R.K. Babcock, MAI			

*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: \$ 4,100

ALLOCATION: LAND \$ 1,100

IMPROVEMENTS \$ 700

DAMAGES &/or COST TO CURE \$ 2,300

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:	

<i>R K Babcock</i>
Reviewer: Robert K. Babcock, MAI
State-Certified General Real Estate Appraiser RZ990
Review Report Date 8/10/2016
Ann Caswell, Manager

REVIEW APPRAISER'S STATEMENT

Parcel No.: 7004 E-W Road, n/k/a R. Crotty Pkwy

Page No.: 2

B. Reviewer's Statement of Reasoning in Conformance with the Current R/W Procedures.

ASSIGNMENT PARAMETERS

This review was conducted by Robert K. Babcock, MAI, State-Certified General Real Estate Appraiser RZ990, Supervisor of Acquisition and Appraisal, 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 analyses, 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 the proposed acquisition.

The appraisal being reviewed was prepared by David K. Hall, ASA, State-Certified General Real Estate Appraiser RZ1314, an employee of Bullard, Hall & Adams, Inc. Craig S. Adams, State-Certified General Real Estate Appraiser RZ665, was identified as providing significant professional assistance, and is also an employee of Bullard, Hall & Adams, Inc. The appraisers relied upon land planning and engineering analyses prepared by Hal Collins of Kelly, Collins & Gentry, Inc. (KCG) and cost estimates prepared by William D. Richardi, a certified general contractor, in formulating their opinions.

The report under review is an appraisal to estimate the market value of the land and affected improvements, as well as any remedial cost to cure activities and damages, as appropriate. The fee simple real property interest was appraised. The report type reviewed was an Appraisal Report, as defined by USPAP 2-2(a). The format was appropriate for the analysis and scope of work. The effective date of the opinion in the report being reviewed is May 31, 2016, which is also the effective date of this review. Neither the appraisal nor review was based upon any Extraordinary Assumptions. The report considers the remainder as if the proposed roadway improvements have been completed in accordance with the plans and that the facility is open for public use, which is a hypothetical condition.

The nature and extent of this review included a desk review of the report and field reviews of the subject 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, the scope of this review does require a determination of whether the appraisal report under review is reasonable and supportable, in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and Orange County R/W procedures.

SUBJECT DESCRIPTION

The subject (Parcel 7004) has an address of 6398 Hanging Moss Road, Orlando, Florida 32810. This location is along the south side of Hanging Moss Road, across the street from Passamonte Drive, within unincorporated Orange County, Florida. The property's legal description has been recorded on the last deed of record, within Official Records Book (ORB) 4009, on Page 0648 of the Public Records of Orange County, Florida. The 0.69± acre (29,998 SF) property is improved with a precast concrete masonry single story utility building, which was constructed in 1988 and contains 1,074 SF of usable building area. The tract has 150 feet of frontage along the south side of Hanging Moss Road and an average depth of 200 feet. The property is generally level, near road grade and situated within Zone X of the Flood Insurance Rate Map (FIRM). All typical utilities serve the property.

The subject is zoned IND-2/IND-3, Industrial District and has a future land use designation of Industrial. The

REVIEW APPRAISER'S STATEMENT

Parcel No.: 7004 E-W Road, n/k/a R. Crotty Pkwy

Page No.: 3

subject's zoning and future land use are consistent. The appraiser indicated there were no apparent adverse drainage or environmental conditions affecting the property. There are no other known easements adversely affecting the property.

Mr. Hall's highest and best use analysis considers the four appropriate characteristics of such an analysis. Mr. Hall concluded that the subject's highest and best use, as if vacant and available for development, was for industrial use. The appraiser's analyses and development of the highest and best use are appropriate and reasonable. The methodology is consistent with and in conformance with accepted appraisal practice.

VALUATION

The report employs the Sales Comparison Approach to value the land. The Income and Cost Approaches were appropriately omitted because they are not applicable for this assignment, which considered only the value of the land and the contributory value of any improvements affected by the proposed acquisition.

Mr. Hall has valued the property using four comparable sale properties and has correlated to a value conclusion within the value range indicated by the sales. The comparable sales indicated an unadjusted range of \$5.21 to \$6.56 per square foot (psf) of land area. Mr. Hall provided a quantitative analysis of the sale data, adjusting the comparable sales for numerous factors, as appropriate. After adjustments, the indicated value range was \$5.90 to \$6.25 per square foot (psf) of land area. Based upon the analysis, Mr. Hall concluded to a unit value of **\$6.25 psf**. This equated to a market value for the subject's land of **\$356,500** ($\$6.25/\text{sf} \times 29,998 \text{ sf} = \$187,488$, rounded to \$187,500).

PART ACQUIRED

Parcel 7004 is a proposed acquisition of a temporary construction easement across 43.35 feet of road frontage along the south side of the property's Hanging Moss Road frontage and has a depth of 5.7 feet. The easement is to permit construction of the proposed roadway improvements and harmonize the new roadway improvements with the remainder driveway. The acquisition parcel is generally rectangular and contains 247 square feet of land area. Site improvements within the area of the acquisition include grass / mulch, asphalt pavement, and chain link fencing. It was noted that the sod and asphalt pavement will be replaced by the contractor upon completion of the construction project. Improvements within the TCE were itemized, with cost new estimates provided by Mr. Richardi. The total estimated contributory value of the improvements within the TCE equated to **\$700**.

The proposed Temporary Construction Easement (TCE) will encumber the property for a period of up to seven years (84 months), or upon completion of the construction activities, whichever is shorter. Mr. Hall used a land rental rate of 11% of the fee simple value to derive an annual income attributable to the easement area. This amount was converted to a monthly income stream. A built-up discount rate was then applied to the monthly rental income stream to derive the value of the land area during the term of the TCE.

REVIEW APPRAISER'S STATEMENT

Parcel No.: 7004 E-W Road, n/k/a R. Crotty Pkwy

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DAMAGES &/OR COST TO CURE

During the land planning/engineering analyses, Mr. Collins of KCG, developed a cure plan to reestablish the remainder in a similar condition to the before condition. Mr. Richardi provided a cost estimate for the cure. The net cost to cure was properly calculated by recognizing the contributor values of the items paid for within the acquisition. The net cost to cure equated to **\$2,300**.

There were no severance damages attributable to the acquisition.

Mr. Hall's TCE value calculations have been summarized in the following table:

TCE VALUE CALCULATION	
TCE Land Area (SF)	247
Land Value \$/SF	\$6.25
Total Fee Value	\$1,544
Rental Rate per Annum	11%
Annual Income	\$169.81
Monthly Income	\$14.15
PV Factor 3.775%, 84 Months,	
Payable in advance	73.95
Present Value of TCE	\$1,046
Rounded Value--Land	\$1,100
Improvements	\$700
Severance Damages	\$0
Cost to Cure	\$2,300
TOTAL TCE VALUE	\$4,100

CONCLUSIONS

The data, appraisal methods and techniques, analyses, opinions, adjustments and conclusions within the Hall 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 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.

REVIEW APPRAISER'S STATEMENT

Parcel No.: 7004 E-W Road, n/k/a R. Crotty Pkwy

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Recommended Compensation is allocated as follows:

SUMMARY OF VALUE	
ITEM	VALUE \$
TCE/Land	\$1,100
Improvements	\$700
Damages	\$0
Costs to Cure	\$2,300
TOTAL VALUE	\$4,100

Project: East-West Road (S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway
Parcel No(s).: 7004
Name of Owner(s): Embarq Florida, Inc.
Page No.: 1

SETTLEMENT ANALYSIS

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

County's Appraised Value

Land: 247 SF	\$ 1,100.00
Improvements: Grass, mulch, asphalt pavement, and chain link fencing.	\$ 700.00
Cost-to-Cure: Sod and chain link fencing.	\$ 2,300.00
Other Damages:	<u>\$ 0</u>
Total Appraisal Value	<u>\$ 4,100.00</u>

Owner's Requested Amount—Initial

Owner's Counter Offer (Global):	\$ 4,100.00
Total Owner's Requested Amount—Initial:	<u>\$ 4,100.00</u>
Recommended Settlement Amount:	<u>\$ 4,100.00</u>

EXPLANATION OF RECOMMENDED SETTLEMENT

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

Parcel 7004 of the East-West Road n/k/a Richard Crotty Parkway is not under threat. The subject tract is on the south side of Hanging Moss Road. The temporary construction easement is to harmonize the driveway for Parcel 7004 to Richard Crotty Parkway. Any concrete paving or asphalt paving for the driveway area will be replaced during construction at no cost to the property owner. No depreciation is applicable since the cost and contributory values of the site improvements are basically the same. The landowner accepted the appraised offer of \$4,100.00. I agree and request approval of purchase price in the amount of \$4,100.00.

Project: East-West Road (S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway
Parcel No(s): 7004
Name of Owner(s): Embargo Florida, Inc.
Page No.: 2

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

Recommended by: Robert K. Babcock Date: 10/25/17
Robert K. Babcock, Acquisition Supervisor, Real Estate Mgmt. Division

Approved by: P. Sladek Date: 10/24/17
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.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. EMBARQ FLORIDA, INC	
2 Business name/disregarded entity name, if different from above dba: CENTURYLINK	
3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) 5 Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
5 Address (number, street, and apt. or suite no.) 100 CenturyLink Drive	Requester's name and address (optional)
6 City, state, and ZIP code Monroe, LA 71203	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

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

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

Social security number								
			-				-	
or								
Employer identification number								
5	9	-	0	2	4	8	3	6

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here Signature of U.S. person ▶ *James Wyatt*

Date ▶ 1/3/17

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.

Purpose of Form

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

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

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

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

By signing the filled-out form, you:

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