



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: October 13, 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
Phone: (407) 836-7090

**ACTION
REQUESTED:** APPROVAL OF PURCHASE AGREEMENT AND WARRANTY
DEED BETWEEN SWEETWATER GOLF & COUNTRY CLUB, INC.
AND ORANGE COUNTY AND AUTHORIZATION TO DISBURSE
FUNDS TO PAY PURCHASE PRICE AND RECORDING FEES AND
RECORD INSTRUMENT

PROJECT: Pump Station No. 3356 (Sweetwater 3)

District 2

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

ITEMS: Purchase Agreement (Parcel 101)

Warranty Deed (Instrument 101.1)
Cost: \$2,500
Size: 250 square feet

BUDGET: Account No.: 4420-038-1559-29-6110

FUNDS: \$2,500.00 Payable to Sweetwater Golf & Country Club, Inc.
(purchase price)

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

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor is to pay documentary stamp tax

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
OCT 31 2017

Instrument: 101.1

Project: Pump Station No. 3356 (Sweetwater 3)

WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 15 day of November, A.D. 2017, by Sweetwater Golf & Country Club, Inc., a Florida corporation, whose address is 2700 Sweetwater Country Club Drive, Apopka, Florida 32712, 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, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

36-20-28-0000-00-030

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

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

AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

AGENT 8 BCC
RETURN TO REAL ESTATE
MANAGEMENT DIVISION

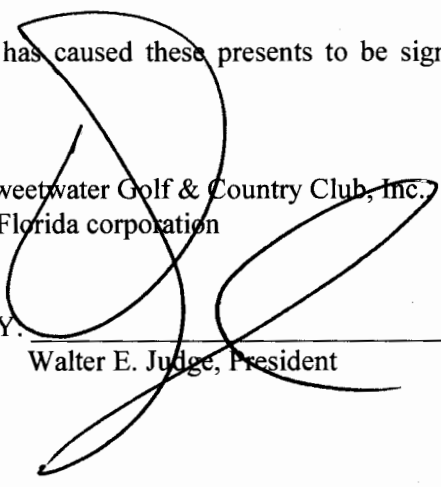
Instrument: 101.1

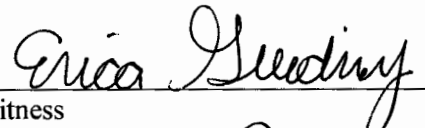
Project: Pump Station No. 3356 (Sweetwater 3)


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

Signed, sealed, and delivered
in the presence of:

Sweetwater Golf & Country Club, Inc.,
a Florida corporation

BY: 
Walter E. Judge, President

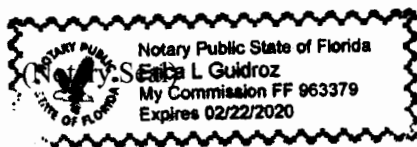

Witness
Erica Guidroz
Printed Name


Witness
Emma TAYLOR
Printed Name

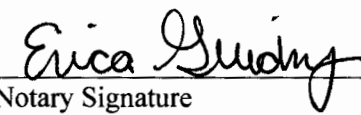
(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15 day of November
20 17, by Walter E. Judge, as President of Sweetwater Golf & Country Club, Inc., a Florida
corporation, on behalf of the corporation. He is personally known to me or has produced
Drivers License as identification.



This instrument prepared by:
Jeffrey L. Sponenburg, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida


Notary Signature
Erica Guidroz
Printed Notary Name

Notary Public in and for
the county and state aforesaid
Orange, Florida
My commission expires:
2/22/2020

SCHEDULE "A"

PARCEL: 101

ESTATE: FEE SIMPLE

PURPOSE: PUMP STATION SITE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6353, PAGE 3177 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF CURVATURE ON THE WESTERLY RIGHT OF WAY LINE OF MAJESTIC OAK DRIVE LOCATED SOUTH 56°37'11" EAST, A DISTANCE OF 103.77 FEET FROM THE PHASE LINE BETWEEN SWEETWATER COUNTRY CLUB UNIT II, PHASE II AS RECORDED IN PLAT BOOK 27, PAGE 43 AND THE PLAT OF DIAMOND HILL AT SWEETWATER COUNTRY CLUB AS RECORDED IN THE PLAT BOOK 34, PAGE 26, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT STAMPED "DOUDNEY PRM 3939"; THENCE 1.57 FEET IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, HAVING A DELTA ANGLE OF 00°26'02", A RADIUS LENGTH OF 207.88 FEET, A CHORD BEARING OF SOUTH 56°24'10" EAST AND A CHORD LENGTH OF 1.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE 37.38 FEET IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, CONCAVE TO THE SOUTHWEST, HAVING A DELTA ANGLE OF 10°18'12", A RADIUS LENGTH OF 207.88 FEET, A CHORD BEARING OF SOUTH 51°02'03" EAST AND A CHORD LENGTH OF 37.33 FEET TO A POINT; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 42°16'20" WEST, A DISTANCE OF 7.22 FEET TO A POINT; THENCE NORTH 47°43'40" WEST, A DISTANCE OF 37.32 FEET TO A POINT; THENCE NORTH 42°47'38" EAST, A DISTANCE OF 5.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 250 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 EAST LINE OF MAJESTIC OAK DRIVE AS SHOWN ON THE PLAT OF DIAMOND HILL AT SWEETWATER COUNTRY CLUB, AS RECORDED IN PLAT BOOK 34, PAGE 28 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA HAVING A BEARING OF NORTH 00°24'14" 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 FEBRUARY 10, 2016 - FUND FILE NUMBER 2037-3501740, PUMP STATION NO. 3356 (SWEETWATER 3).
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 08, 2016

Project No.: B18-18

Drawn: DPW Chkd.: JMS

**PUMP STATION 3356
PARCEL 101**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

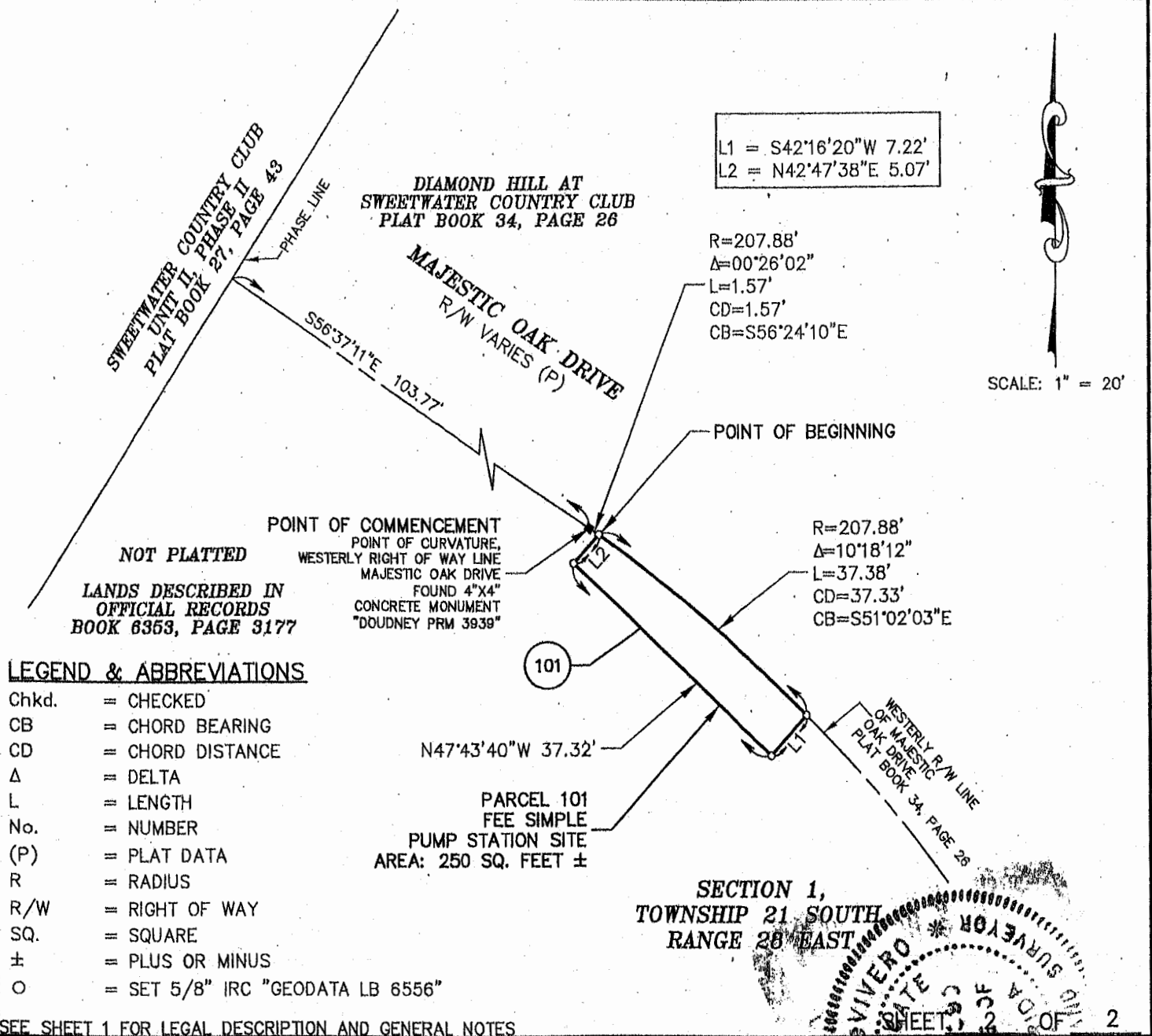
Land Surveyor Business License No. 8568

SKETCH OF DESCRIPTION

PARCEL: 101

ESTATE: FEE SIMPLE

PURPOSE: PUMP STATION SITE



LEGEND & ABBREVIATIONS

Chkd.	=	CHECKED
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
Δ	=	DELTA
L	=	LENGTH
No.	=	NUMBER
(P)	=	PLAT DATA
R	=	RADIUS
R/W	=	RIGHT OF WAY
SQ.	=	SQUARE
±	=	PLUS OR MINUS
○	=	SET 5/8" IRC "GEODATA LB 6556"

SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES

			I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.
REVISED PER ORANGE COUNTY COMMENTS	DPW	03/29/2016	
REVISION	BY	DATE	

Date: MARCH 08, 2016

Project No.: B18-18

Drawn: DPW Chkd.: JMS

PUMP STATION 3356 PARCEL 101



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 SOUTH INTERNATIONAL PARKWAY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6865 FAX: (407) 878-0841
Land Surveyor Business License No. 6556

REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: October 12, 2017 Project: Pump Station No. 3356 Sweetwater 3 Parcel: 101.1

Total Amount: \$2,535.50

Charge to Account # 4420-038-1559-29-6110 Amount \$ 2,535.50

_____ Amount \$ _____ Engineering Approval _____ Date _____

Fiscal Approval _____ Date _____

TYPE TRANSACTION (Check appropriate block{s})
☐ Pre-Condernation ☐ Post-Condernation N/A Not Applicable District # 2

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

Sweetwater Golf & Country Club, Inc.
 2700 Sweetwater Country Club Drive
 Apopka, FL Road 32712
 Purchase Price \$2,500.00

DOCUMENTATION ATTACHED (Check appropriate block{s})

☒ Contract/Agreement
☐ Copy of Executed Instrument
☒ Certificate of Value
☒ Settlement Analysis

Orange County Comptroller
 Recording Fee \$35.50

Total \$ 2,535.50

Payable to: Sweetwater Golf & Country Club, Inc. (\$2,500.00)

Payable to: Orange County Comptroller (\$35.50)

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

Recommended by Erica L Guidroz 10-12-17
 Erica L. Guidroz, Acquisition Agent Date

Payment Paul Sladek 12/12/17
 Approved by Paul Sladek, Manager, Real Estate Management Division Date

Certified Ratle brief OCT 31 2017
 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 there are any questions.

APPROVED
 BY ORANGE COUNTY BOARD
 OF COUNTY COMMISSIONERS
OCT 31 2017

REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: October 12, 2017 Project: Pump Station No. 3356 Sweetwater 3

Parcel: 101.1

Total Amount: \$2,535.50

Charge to Account # 4420-038-1559-29-6110 Amount \$ 2,535.50

_____ Amount \$ _____

[Signature]
Engineering Approval
[Signature]
Fiscal Approval

10/16/17
Date
10/31/17
Date

TYPE TRANSACTION (Check appropriate block(s))

☐ Pre-Condernnation ☐ Post-Condernnation N/A Not Applicable District # 2

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Orange County Comptroller
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Recommended by *Erica L Guidroz* 10-12-17
Erica L. Guidroz, Acquisition Agent Date

Payment *Paul Sladek* 12/16/17
Approved by Paul Sladek, Manager, Real Estate Management Division 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

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Please Contact Acquisition Agent @ 67036 if there are any questions.

Project: Pump Station No. 3356 (Sweetwater 3)
Parcel: 101

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

OCT 31 2017

PURCHASE AGREEMENT

**COUNTY OF ORANGE
STATE OF FLORIDA**

THIS AGREEMENT made between Sweetwater Golf & Country Club, Inc., a Florida corporation, hereinafter referred to as SELLER, and Orange County, a charter county and political subdivision of the state of Florida, hereinafter referred to as BUYER.

WITNESSETH:

WHEREAS, 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
36-20-28-0000-00-030**

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 sell and convey said land, known as Parcel 101 of the above referenced project, unto BUYER by Warranty Deed, free of all liens and encumbrances, for the total sum of \$ 2,500.00
2. SELLER agrees to pay the state documentary stamp tax, on land and improvements only, prior to receipt of proceeds, by separate check payable to the Orange County Comptroller in the amount of \$ 17.50.
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. Ad valorem property taxes shall be prorated as of the closing date. SELLER'S share of prorated taxes shall be deducted from the proceeds of sale.
5. SELLER shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.
6. 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: Pump Station No. 3356 (Sweetwater 3)

Parcel: 101

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

Sweetwater Golf & Country Club, Inc.,
a Florida corporation

BY: _____

Walter E. Judge, President

Post Office Address:

2700 Sweetwater Country Club Drive
Apopka, Florida 32712

DATE: _____

5-16-17

BUYER

Orange County, Florida

BY: _____

Erica Guidroz, Its Agent

DATE: _____

10-12-2017

JS/4.10.17

SCHEDULE "A"

PARCEL: 101

ESTATE: FEE SIMPLE

PURPOSE: PUMP STATION SITE

LEGAL DESCRIPTION

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SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: MARCH 08, 2016

Project No.: B18-18

Drawn: DPW Chkd.: JMS

**PUMP STATION 3356
PARCEL 101**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

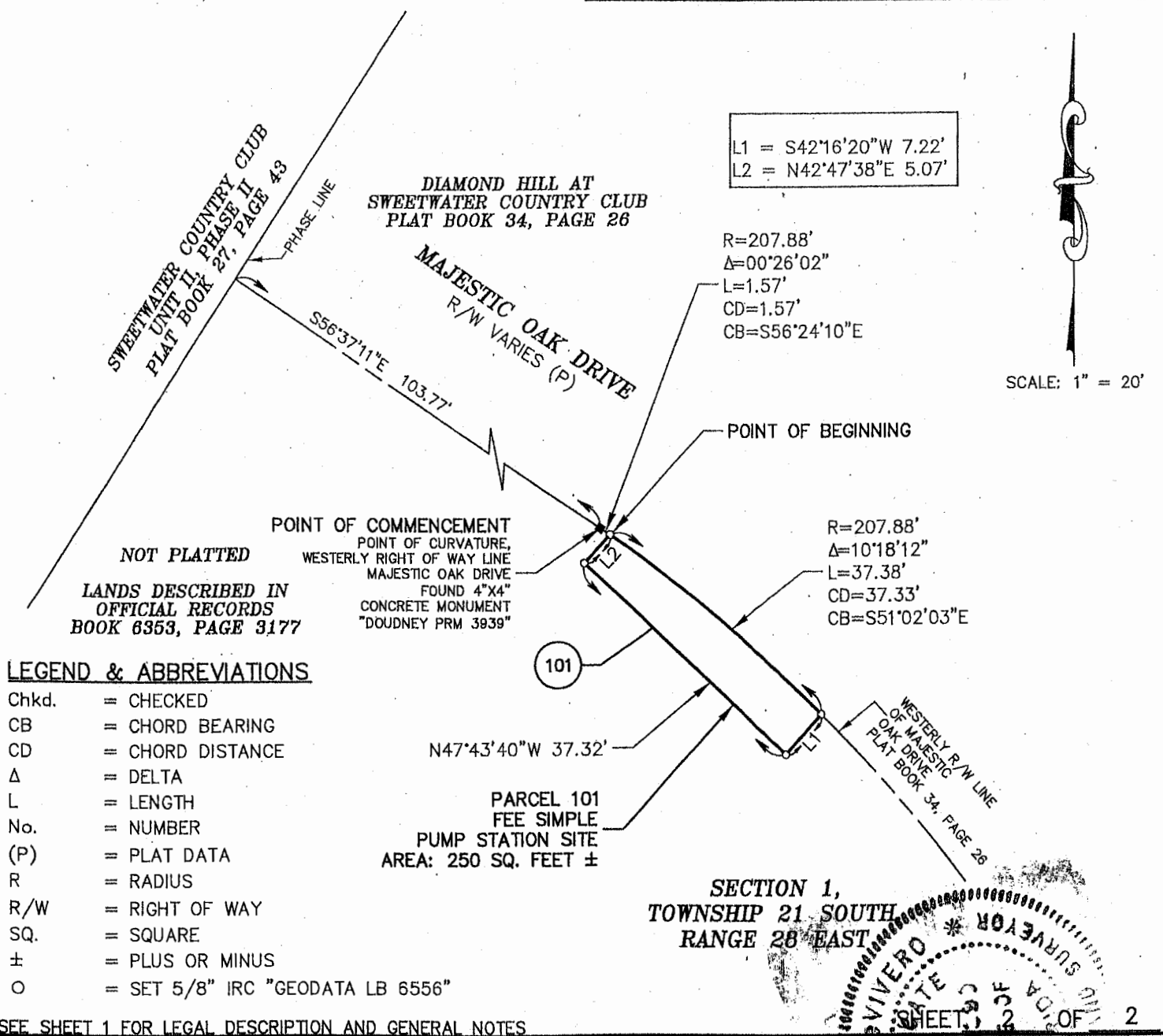
Land Surveyor Business License No. 6556

SKETCH OF DESCRIPTION

PARCEL: 101

ESTATE: FEE SIMPLE

PURPOSE: PUMP STATION SITE




LEGEND & ABBREVIATIONS

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±	=	PLUS OR MINUS
○	=	SET 5/8" IRC "GEODATA LB 6556"

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 MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.
REVISED PER ORANGE COUNTY COMMENTS	DPW	03/29/2016	
REVISION	BY	DATE	

Date: MARCH 08, 2016	PUMP STATION 3356 PARCEL 101	 GEODATA CONSULTANTS, INC. SURVEYING & MAPPING 1349 SOUTH INTERNATIONAL PARKWAY SUITE 2401 LAKE MARY, FLORIDA 32748 VOICE: (407) 782-6965 FAX: (407) 878-0841 Land Surveyor Business License No. 8556
Project No.: B18-18		
Drawn: DPW Chkd.: JMS		

ORANGE COUNTY REAL ESTATE MANAGEMENT DIVISION
REVIEW APPRAISER'S STATEMENT

NEGOTIATION APPRAISAL REPORT

AGENTS COPY

PARCEL	PROJECT	LIMITS	PROPERTY OWNER	CIP
101	Pump Station 3356	Sweetwater 3	Sweetwater Golf & Country Club	

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 Hall, ASA			
DATE OF REPORT	September 2, 2016			
PURPOSE*	A			
PROPERTY TYPE	Vacant Land			
ACQUISITION SIZE:	250 SF			
APPRAISAL DOV	8/22/2016			
APPRAISAL TOTAL:	\$2,000			
LAND	\$2,000			
IMPROVEMENTS	\$0			
COST TO CURE	\$0			
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=Other.

CONCLUSION OF VALUE: **\$ 2,000**

ALLOCATION: LAND **\$ 2,000**

IMPROVEMENTS **\$ 0**

DAMAGES &/or COST TO CURE **\$ 0**

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: Robert K. Babcock, MAI
State-Certified General Real Estate Appraiser RZ990
Review Report Date 10/5/2016
Ann Caswell, Manager

REVIEW APPRAISER'S STATEMENT

Parcel No.: 101 Pump Station 3356 (Sweetwater 3)

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.

Orange County is the client and the intended user of this review. 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 was prepared by David K. Hall, ASA, State-Certified General Real Estate Appraiser RZ1314, an employee of Bullard, Hall & Adams, Inc. Craig Adams, State-Certified General Real Estate Appraiser RZ665, was identified as providing significant professional assistance and is an employee of Bullard, Hall and Adams, Inc.

The report under review is a land and affected improvements appraisal to value the land and improvements affected by the acquisition and consider potential severance damages, costs to cure and special benefits resulting from the proposed acquisition. The real property interest appraised is the fee simple interest. The report type reviewed is an Appraisal Report, as defined by USPAP 2-2(a). The format is appropriate for the analyses and scope of work for this assignment. The effective date of the value opinion in the report being reviewed was August 22, 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 lift station improvement project has been completed in accordance with the plans, which is a hypothetical condition.

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

SUBJECT DESCRIPTION

The County is proposing to acquire 250 feet of land adjacent to an existing pump station facility located along Majestic Oak Drive, within the Sweetwater Golf and Country Club community. The property is part of a retention pond serving the golf course, which is owned by the Sweetwater Golf and Country Club, Inc. As such, no address has been assigned to the property. The property is located along the west side of Majestic Oak Drive, north of Dorm Lane and south of Golf Valley Drive, Apopka, Orange County, Florida. The property's legal description is lengthy and contained within the last deed of transfer as recorded in Official Records Book (ORB) 6353, on Page 3177 of the Public Records of Orange County, Florida. A copy of this deed is also contained within the Addendum of the appraisal report.

The Sweetwater Golf and Country Club, Inc. ownership contains 56.220± acres of land area, consisting primarily of golf course. Parcel 101 contains 250 square feet of land area and part of an open space area surrounding an existing stormwater retention pond. The pump station is located within Zone X, which is outside the floodplain area of the Flood Insurance Rate Map (FIRM) # 12095C0150F. Public water, sewer,

REVIEW APPRAISER'S STATEMENT

Parcel No.: 101 Pump Station 3356 (Sweetwater 3)

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electricity and telephone services are provided to the property. There are no building or site improvements affected by the proposed acquisition. The property is zoned P-D, Planned Development, with a Future Land Use designation of LDR, Low Density Residential. The zoning and land use are consistent.

The appraisal considered Parcel 101 to have a highest and best use of single family residential development. This was predicated upon a November 2015 sale of a portion of the Sweetwater Golf and Country Club ownership, which has since been re-platted into a 49-lot single family residential subdivision, with lot sizes ranging from 11,000± to 18,000± square feet in area.

VALUATION

The report correctly employed the Sales Comparison Approach to value the land. The property is appropriately valued before the acquisition and after the acquisition.

To value the subject, Mr. Hall used an abbreviated parent tract, which hypothetically contained 15,000 square feet of land area, to value the subject. Sales of single family residential lots were directly compared to the subject's hypothetical lot to derive an indication of value for Parcel 101. This is an appropriate valuation methodology even though Parcel 101 is currently considered a portion of vacant land surrounding a stormwater retention pond since Parcel 101 could be utilized for a single family residential home site.

Within the valuation analysis, three sales of single family residential lots were analyzed. These sales ranged from 12,573 to 24,744 square feet in size and occurred between February 2015 and May 2016. Before adjustments to equate these properties to the subject, the comparable residential lot sales had unit sale prices from \$5.49 to \$7.56 per square foot of land area. After adjustments were applied to these sales to reflect dissimilarities between the sales and the subject, the adjusted unit sale price range was \$6.31 to \$7.94 per square foot of land area. Mr. Hall reconciled to a value conclusion of \$7.90 per square foot of land area for the 15,000 square-foot abbreviated parent tract, or a total lot value of \$118,500.

PART ACQUIRED

Parcel 101 has 37.38 feet of frontage along Majestic Oak Drive and 37.32 feet of width along the southwest line. The depth of the acquisition is 7.22 feet along the south line and 5.07 feet along the north line. As noted, the acquisition contains 250 square feet of land area. The appraiser applied the unit value estimate of \$7.90/SF to the acquisition area to derive the indicated value of the property being acquired of \$2,000. (250 SF x \$7.90 = \$1,975, rounded to \$2,000.)

DAMAGES &/OR COST TO CURE

The remainder tract contains 14,750 square feet of land area and retains the same overall utility, highest and best use and value as before the acquisition. Thus, the appraiser concluded the acquisition did not result in damages to the remainder. Since there were no improvements having contributory value affected by the acquisition, there were also no cure activities necessary for the remainder.

CONCLUSIONS

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

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Recommended compensation is allocated as follows:

RECOMMENDED COMPENSATION	
ITEM	VALUE
Land	\$2,000
Improvements	\$0
Damages	\$0
Costs to Cure	\$0
TOTAL VALUE	\$2,000

100 CERTIFICATE OF VALUE

Project: Pump Station 3356 (Majestic Oak Drive)
County: Orange
Parcel No.: 101

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 22nd day of August, 20 16, is:

TWO THOUSAND DOLLARS

Market value should be allocated as follows:

LAND	\$ 2,000
IMPROVEMENTS	\$ 0
NET DAMAGES &/OR	
COST TO CURE	\$ 0
TOTAL	\$ 2,000

LAND AREA: (Ac/SF)	<u>250 SF</u>
Land Use (HABU as vacant):	<u>Residential</u>

September 2, 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.

- Geodata Consultants, Inc. furnished a Legal Description and Sketch of Description for Parcel 101.
- BFA Environmental Consultants provided the Boundary and Topographic Survey for the proposed acquisition area.

BULLARD, HALL & ADAMS, INC.
Appraisers – Consultants

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

CRAIG S. ADAMS
Vice-President, State-Certified
General Appraiser #RZ665

1144 Pelican Bay Drive
Daytona Beach, Florida 32119
386/788-3770
FAX: 386/788-7995
E-Mail: Info@BHAFL.com

September 2, 2016

Mr. Robert Babcock
Acquisition/Appraisal Supervisor
Real Estate Management Division
400 East South Street, 5th Floor
Orlando, Florida 32802-1393

RE: Appraisal of Parcel 101, Pump Station No. 3356 (Majestic Oak Drive); Property Name – Sweetwater Golf Course; Owner – Sweetwater Golf & Country Club, Inc.; Tax ID No. 36-20-28-0000-00-030; Orange County, Florida; Our Project No. 16-04.

Mr. Babcock:

In accordance with your request (Purchase Order No. M00000080285), I have appraised Parcel 101 for the purpose of rendering an opinion of the market value of the fee simple acquisition, plus damages to the remainder, if any. It is my understanding that the function and intended use of this appraisal will be for negotiations. Condemnation of the property is not anticipated at this time.

This is an Appraisal Report as requested by Orange County, and is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice and FDOT Supplemental Standards of Appraisal.

It is my opinion that the market value of the fee simple acquisition, plus damages to the remainder, as of August 22, 2016, was:

TWO THOUSAND DOLLARS
(\$2,000)

Mr. Robert Babcock
September 2, 2016
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The legal description and valuation discussions are included in the report. The report also includes the definition of market value, underlying assumptions and limiting conditions, and qualifications of the appraisers.

I trust that this report is sufficient for your purposes. If I can furnish additional information, please contact me.

Yours very truly,

A handwritten signature in black ink, appearing to read 'David K. Hall', is written over the typed name.

David K. Hall, ASA
State-Certified General
Appraiser No. RZ1314

DKH/jaj

Attachment: Appraisal Report

Project: Pump Station No. 3356 (Sweetwater 3)
Parcel: 101

SETTLEMENT ANALYSIS

County's Appraised Value

Land: 250 S.F. \$ 2,000.00

Improvements: \$ -0

Total Appraisal Value **\$ 2,000.00**

Total: Owner's Offer **\$ 3,000.00**

Recommended Settlement Amount **\$ 2,500.00**

EXPLANATION OF RECOMMENDED SETTLEMENT

The County is proposing to acquire 250 feet of land adjacent to an existing pump station facility located along Majestic Oak Drive, within Sweetwater Golf and Country Club Community. The existing pump station property was dedicated by plat to the Orange County and the additional 250 feet is needed to upgrade, expand, and maintain the existing pump station.

The original offer was made at appraised value. The President of Sweetwater Golf and Country Club Community Inc. countered that he would never sign a legal document without input from an attorney. He claims that expense was \$1,000.00, so he made a counter offer in the amount of \$3,000.00. After some discussion, the HOA President settled for a counter offer of \$2,500.00 I agreed and request approval of the purchase price in the amount of \$2,500.00.

Recommended by Erica L Guidroz Date 4-25-2017
Erica Guidroz, Acquisition Agent

Recommended by Mary Ann Keller Date 4/25/17
Mary Keller, Asst. Manager, Real Estate Management Division

Recommended by Ann Caswell Date 4-26-17
Ann Caswell, Manager, Real Estate Management 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.
SWEETWATER GOLF AND COUNTRY CLUB, INC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only one of the following seven boxes:
☐ 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) ▶
☐ C Corporation
☒ S Corporation
☐ Partnership
☐ Trust/estate

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.)
2700 SWEETWATER COUNTRY CLUB DRIVE

6 City, state, and ZIP code
APOPKA, FLORIDA 32712

7 List account number(s) here (optional)

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								
				-				

or

Employer identification number								
5	9	-	3	2	0	8	2	1
3								

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 ▶ **President** Date ▶ **5-16-17**

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:

- 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.