



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: January 18, 2018

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 UTILITY EASEMENT BETWEEN WILLIAM R. HIXSON AND ANNA M. HIXSON AND ORANGE COUNTY AND SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY FROM JUSTIN GILBERT AND JULIA M. FISHER AND AUTHORIZATION TO DISBURSE FUNDS TO PAY PURCHASE PRICE AND RECORDING FEES AND RECORD INSTRUMENT

PROJECT: Pump Station No. 3191 (Puritan Road)

District 3

PURPOSE: To acquire a utility easement for relocation and reconstruction of an existing pump station.

ITEMS: Purchase Agreement (Parcel 801)

Utility Easement (Instrument 801.1)
Cost: \$35,000
Size: 1,095 square feet

Subordination of Encumbrance to Property Rights to Orange County (Instrument 801.2)

BUDGET: Account No.: 4420-038-1503-74-6110

FUNDS: \$35,000.00 William R. Hixson and Anna M. Hixson
(purchase price)

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

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay documentary stamp tax.

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 11-28-2017

Amount: \$35,035.50

Project: Pump Station No. 3191 (Puritan Road)

Parcel: 801

Charge to Account # 4420-038-1503-74-6110

Controlling Agency Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block{s})

 Pre-Condernnation Post-Condernnation

X N/A

District # 3

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

William R. Hixson and Anna M. Hixson
 592 Scenic Hills Drive
 McMinnville, TN 37110
 Purchase Price \$35,000.00

DOCUMENTATION ATTACHED (Check appropriate block{s})

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

Orange County Comptroller
 Recording Fee \$35.50

Total \$35,035.50

Payable to: William R. Hixson and Anna M. Hixson (\$35,000.00)

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 Guidroz
 Erica Guidroz, Acquisition Agent

11-28-17
 Date

Payment Approved

Paul Sladek
 Paul Sladek, Manager, Real Estate Management Division

11/28/17
 Date

Certified

Katie Smith

FEB 06 2018

Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved

Comptroller/Government Grants

Check No. / Date

REMARKS:

Schedule 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
FEB 06 2018

REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: 11-28-2017

Amount: \$35,035.50

Project: Pump Station No. 3191 (Puritan Road)

Parcel: 801

Charge to Account # 4420-038-1503-74-6110

Linda Wolfe
Controlling Agency Approval
Date 12/5/17
[Signature]
Fiscal Approval
Date 11/28/17

TYPE TRANSACTION (Check appropriate block(s))
☐ Pre-Condemnation ☐ Post-Condemnation

☒ N/A District # 3

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

William R. Hixson and Anna M. Hixson
592 Scenic Hills Drive
McMinnville, TN 37110
Purchase Price \$35,000.00

DOCUMENTATION ATTACHED (Check appropriate block(s))

☒ Contract
☒ Copy of Executed Instruments
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Orange County Comptroller
Recording Fee \$35.50

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Recommended by *Erica Guidroz*
Erica Guidroz, Acquisition Agent
Date 11-28-17

Payment Approved *[Signature]*
Paul Sladek, Manager, Real Estate Management Division
Date 11/28/17

Certified _____
Approved by BCC Deputy Clerk to the Board
Date _____

Examined/Approved _____
Comptroller/Government Grants
Check No. / Date _____

REMARKS:

Schedule Closing Date: As soon as check is available

Anticipated Closing Date: TBD

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

Project: Pump Station No. 3191 (Puritan Road)
Parcel: 801.1

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 06 2018

PURCHASE AGREEMENT

**COUNTY OF ORANGE
STATE OF FLORIDA**

THIS AGREEMENT made between William R. Hixson and Anna M. Hixson, his wife, hereinafter referred to as SELLER, and Orange County, a charter county and political subdivision of the state of Florida, hereinafter referred to as BUYER.

WITNESSETH:

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

Property Appraiser's Parcel Identification Number
[a portion of]
14-22-30-0226-08-240

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

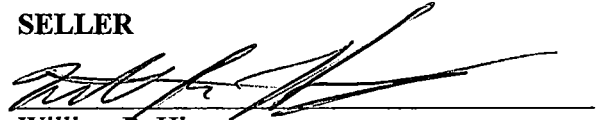
1. SELLER agrees to execute a permanent Utility Easement on Parcel 801, conveying said Easement unto BUYER free of all liens and encumbrances for the sum of \$ 35,000.00.
2. SELLER agrees to pay documentary stamp tax prior to receipt of proceeds, by separate check Payable to the Orange County Comptroller.
3. This transaction shall be closed and the Utility 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.

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

Project: Pump Station No. 3191 (Puritan Road)
Parcel: 801.1

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

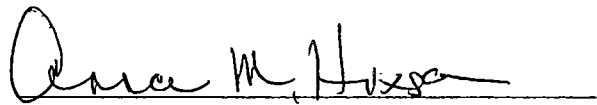
SELLER


William R. Hixson

Post Office Address

592 Scenic Hills Dr.
McMinnville, TN 37110

DATE: 11/30/2017


Anna M. Hixson

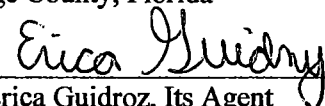
Post Office Address

592 Scenic Hills Drive
McMinnville, TN 37110

DATE: 11-30-17

BUYER

Orange County, Florida

BY: 
Erica Guidroz, Its Agent

DATE: 1-1-18

TA/112917ta

SCHEDULE "A"
SKETCH AND DESCRIPTION
PARCEL: 801
ESTATE: PERMANENT UTILITY EASEMENT
PURPOSE: PUMP STATION SITE

Legal Description:

A PORTION OF LOT 24, BLOCK H, ARCADIA ACRES SECTION ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK X, AT PAGE 96, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 24 THENCE RUN SOUTH 25° 24' 22" WEST, ALONG THE EAST LINE OF SAID LOT 24, A DISTANCE OF 47.56 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 64° 35' 38" WEST, A DISTANCE OF 25.00 FEET; THENCE RUN NORTH 25° 24' 22" EAST, A DISTANCE OF 40.00 FEET TO THE NORTH LINE OF SAID LOT 24; THENCE RUN SOUTH 81° 25' 35" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 26.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1095 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.

Surveyor's Notes:

1. This Sketch of Description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
2. Bearings shown hereon are relative to an assumed datum based on the East line of Lot 24 as being South 25° 24' 22" West.
3. This Sketch of Description does not address the identification or location of jurisdictional wetlands or sovereign lands, if any, that may or may not lie within or adjacent to the project area.
5. Lands making up the project area were not abstracted by this firm for matters of title, such as easements, rights-of-way, ownership or other matters of record.
6. The location and configuration of the Sketch of Description shown hereon was provided by the client.
7. Certified to and for the exclusive use of Orange County, a charter county and a political subdivision of the State of Florida.
8. Source for aerial photography: The Florida Department of Environmental Protection, Division of State Lands, Bureau of Survey and Mapping, Land Boundary Information System website, (labins.org) - Digital Orthographic Imagery, date: 2012.


Robert M. Jones
Florida Professional Surveyor and Mapper No. 4201

THIS IS NOT A SURVEY

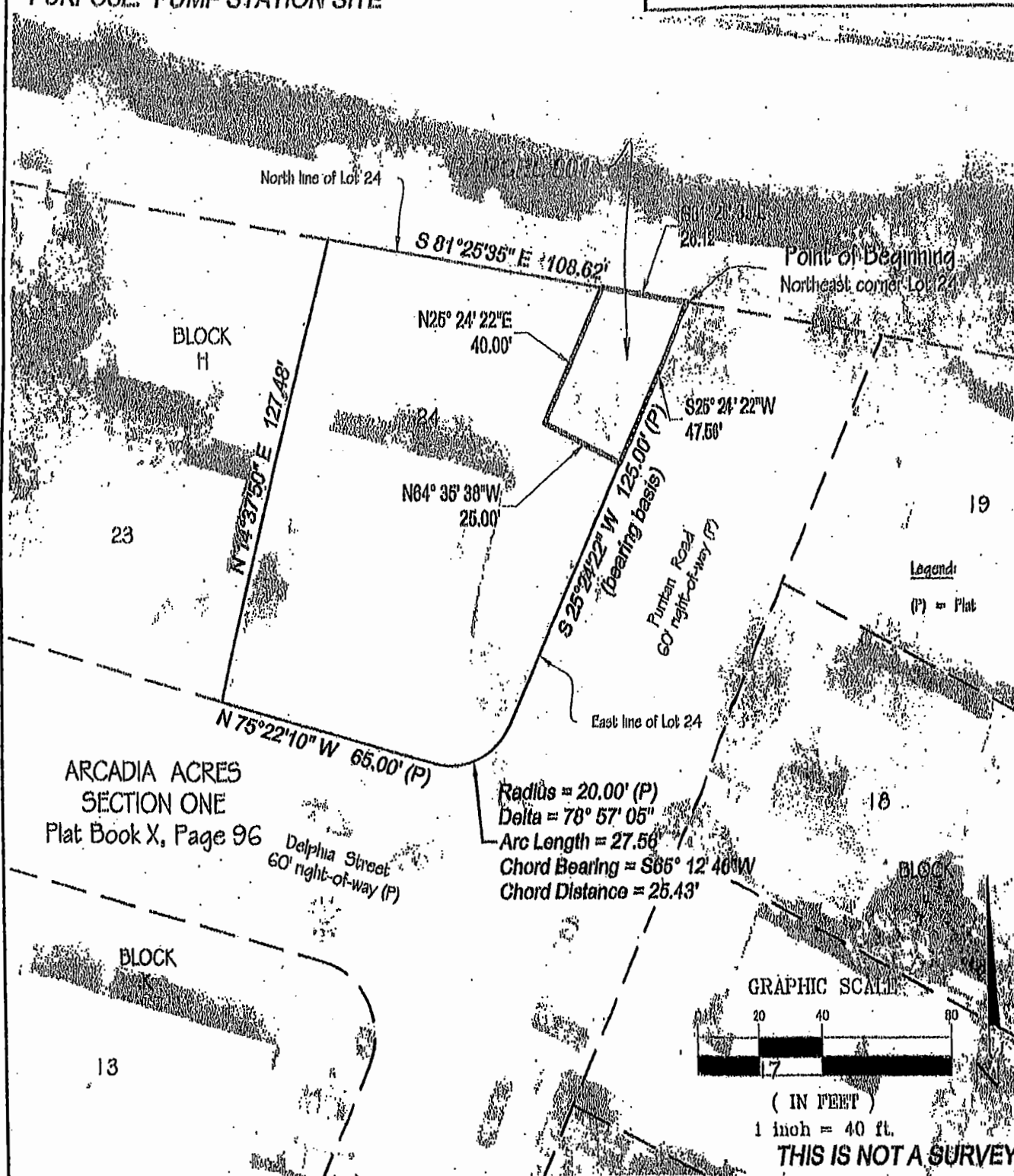
PROJECT TITLE: Orange County Utilities Department
Pump Station #3191 Sketch and Description
Puritan Road



Amec Foster Wheeler
Environment & Infrastructure, Inc.
78 East Amelia Street, Suite 200
Orlando, FL 32801 USA
Phone: (407) 622-7670 Fax: (407) 622-7670
Certificate of Authorization Number LB-0007932

| | | |
|---|------------------|-------------|
| DATE | BY | DESCRIPTION |
| REVISION | | |
| DRAWN BY: PEW | CHKD. BY: RMJ | |
| DATE: 02/09/2017 | DATE: 02/09/2017 | |
| JOB No. 037A.1A.1000 | SCALE: N/A | SHT. 1 OF 2 |
| DRAWING NAME: 1000 OCU P8 3101 Puritan Rd S&D.dwg | | |

SCHEDULE "A"
SKETCH AND DESCRIPTION
PARCEL: 801
ESTATE: PERMANENT UTILITY EASEMENT
PURPOSE: PUMP STATION SITE



PROJECT TITLE:

Orange County Utilities Department
Pump Station #3191 Sketch and Description
Puritan Road



Amec Foster Wheeler
Environment & Infrastructure, Inc.
 78 East Amelia Street, Suite 200
 Orlando, FL 32801 USA
 Phone: (407) 522-7570 Fax: (407) 522-7570
 Certificate of Authorization Number LB-0007932

| DATE | BY | DESCRIPTION |
|----------|----|-------------|
| REVISION | | |

| | |
|-------------------------|-------------------------|
| DRAWN BY: <u>PEW</u> | CHECKED BY: <u>RMJ</u> |
| DATE: <u>02/09/2017</u> | DATE: <u>02/09/2017</u> |

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|--------------------------------|----------------------|---------------------|
| JOB No. <u>0374.14.1000</u> | SCALE: <u>N/A</u> | SHT. OF <u>2</u> |
|--------------------------------|----------------------|---------------------|

DRAWING NAME: 1008 OCUPB 3101 Puritan Rd 88D.dwg

Instrument: 801.1
Project: Pump Station No. 3191 (Puritan Road)

UTILITY EASEMENT

THIS INDENTURE, made the 29th day of November, 2017 between William R. Hixson and Anna M. Hixson, his wife, of the county of Marion and state of Tennessee, GRANTORS, 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 \$35,000.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, an easement for utility purposes, with full authority to enter upon, construct and maintain, as the GRANTEE and its assigns may deem necessary, electrical poles, telephone poles, wires, guy wires and appurtenances, water pipes, sewer pipes, gas pipes and mains, and any other utility facilities over, under and upon the following described lands situate in Orange County, aforesaid to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:
a portion of
14-22-30-0226-08-240

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the utility easement, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S successors or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

Instrument: 801.1

Project: Pump Station No. 3191 (Puritan Road)

IN WITNESS WHEREOF, the said GRANTORS have hereto set their hands the day and year first above written.

Signed, sealed and delivered in
the presence of:

Matt Richey

Witness

Matt Richey
Printed Name

William R. Hixson

William R. Hixson

592 Scenic Hills Drive
Post Office Address

McMinnville, TN 37110

Anna M. Hixson

592 Scenic Hills Drive
Post Office Address

McMinnville, TN 37110

(Signature of TWO witnesses required by Florida law)

STATE OF TN

COUNTY OF Warren

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared William R. Hixson and Anna M. Hixson, his wife. He and She ☒ each are personally known to me or ☒ each have produced [redacted] and [redacted] as identification.

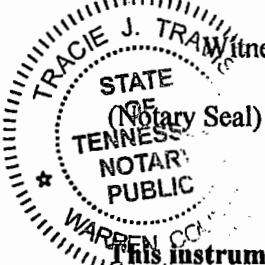
Witness my hand and official seal this 29th day of November, 2017.

Tracie J. Travis
Notary Signature

Tracie J. Travis
Printed Notary Name

Notary Public in and for
the county and state aforesaid
Warren Co TN

My commission expires: 2/8/2021



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

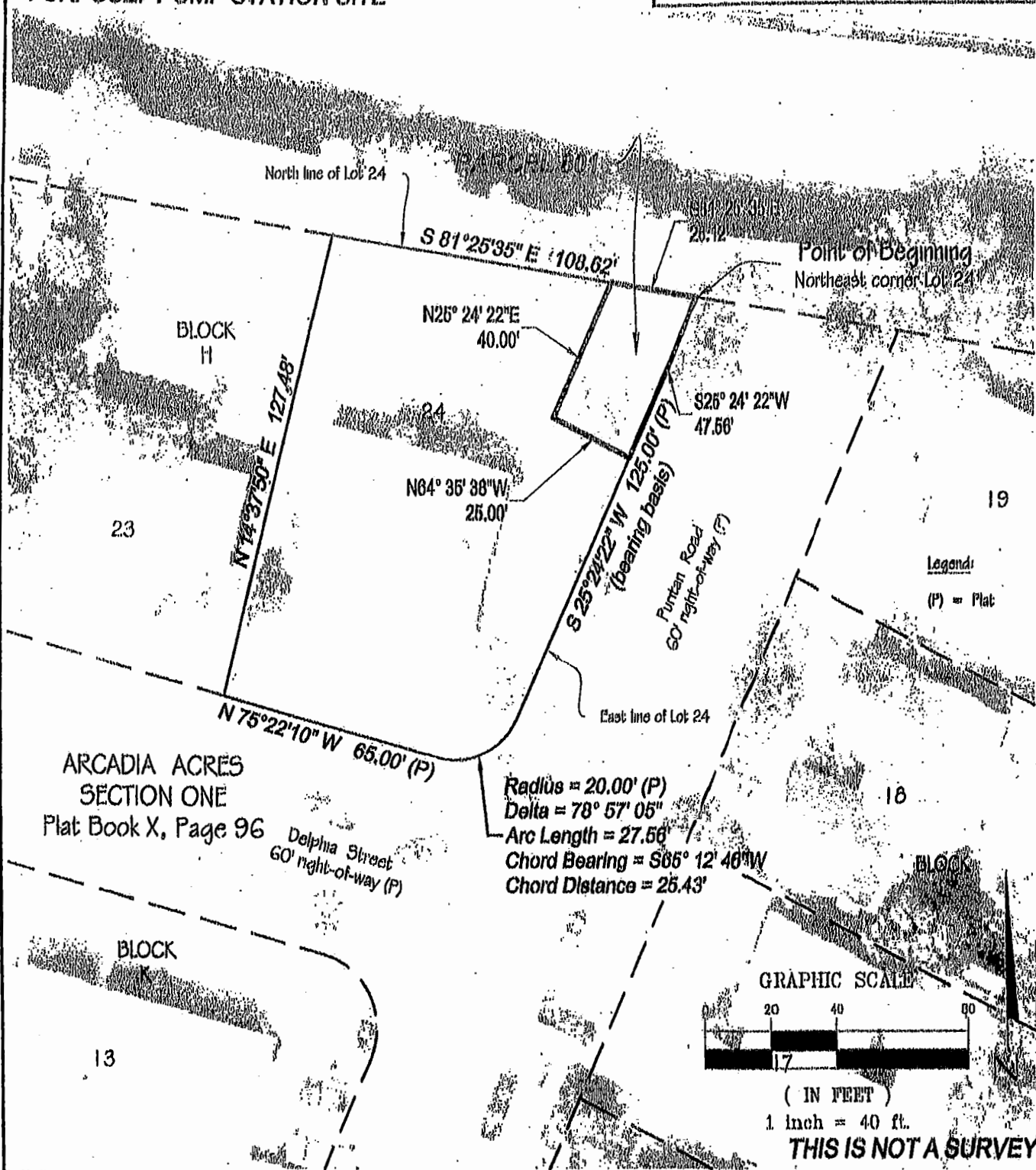
SCHEDULE "A"

SKETCH AND DESCRIPTION

PARCEL: 801

ESTATE: PERMANENT UTILITY EASEMENT

PURPOSE: PUMP STATION SITE



PROJECT TITLE:

Orange County Utilities Department
Pump Station #3191 Sketch and Description
Puritan Road



Amec Foster Wheeler
Environment & Infrastructure, Inc.
76 East Anolia Street, Suite 200
Orlando, FL 32801 USA
Phone: (407) 522-7670 Fax: (407) 522-7676
Certificate of Authorization Number LB-0007932

| | | |
|---|-------------------------|------------------------------|
| DATE | BY | DESCRIPTION |
| REVISION | | |
| DRAWN BY: <u>PEW</u> | CHKD BY: <u>RMJ</u> | |
| DATE: <u>02/09/2017</u> | DATE: <u>02/09/2017</u> | |
| JOB No. <u>6324.1A.1000</u> | SCALE: <u>N/A</u> | SHT. <u>2</u> OF <u>2</u> |
| DRAWING NAME: 1000 OCU P8 3191 Puritan Rd S&D.dwg | | |

SCHEDULE "A"**SKETCH AND DESCRIPTION**

PARCEL: 801

ESTATE: PERMANENT UTILITY EASEMENT

PURPOSE: PUMP STATION SITE

Legal Description:

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CONTAINING 1095 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.

Surveyor's Notes:

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2. Bearings shown hereon are relative to an assumed datum based on the East line of Lot 24 as being South 25° 24' 22" West.
3. This Sketch of Description does not address the identification or location of jurisdictional wetlands or sovereign lands, if any, that may or may not lie within or adjacent to the project area.
5. Lands making up the project area were not abstracted by this firm for matters of title, such as easements, rights-of-way, ownership or other matters of record.
6. The location and configuration of the Sketch of Description shown hereon was provided by the client.
7. Certified to and for the exclusive use of Orange County, a charter county and a political subdivision of the State of Florida.
8. Source for aerial photography: The Florida Department of Environmental Protection, Division of State Lands, Bureau of Survey and Mapping, Land Boundary Information System website, (labins.org) - Digital Orthographic Imagery, date: 2012.

Robert M. Jones
Florida Professional Surveyor and Mapper No. 4201

THIS IS NOT A SURVEY

PROJECT TITLE: Orange County Utilities Department
Pump Station #3191 Sketch and Description
Puritan Road



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Environment & Infrastructure, Inc.
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Orlando, FL 32801 USA
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| DATE | BY | DESCRIPTION |
| DRAWN BY: PEW | CHKD. BY: RMJ | |
| DATE: 02/09/2017 | DATE: 02/09/2017 | |
| JOB No. 6374.1A.1000 | SCALE: N/A | SHT. 1 OF 2 |
| DRAWING NAME: 1008 OCU P8 3101 Puritan Rd S&D.dwg | | |

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 06 2018

Instrument: 801.2

Project: Pump Station No. 3191 (Puritan Road)

SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a utility project in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to the below encumbrance held by the undersigned; and,

WHEREAS, On behalf of ORANGE COUNTY, a request has been made for the undersigned to subordinate said encumbrance to the property rights of ORANGE COUNTY in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations, paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrance as it has been or as may be modified and amended from time to time to the property rights of ORANGE COUNTY to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED SCHEDULE "A"

Encumbrance:

Unrecorded Lease

FROM: William R. Hixson and Anna M. Hixson

TO: Justin Gilbert and Julia M. Fischer

PROPERTY: 7909 Delphia Street, Orlando, Florida 32807

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrance insofar as same affects the rights and privileges of ORANGE COUNTY, in its use of the land specifically above described for utility purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrance or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by ORANGE COUNTY and cease to be used for utility purposes that in such event the subordination of said encumbrance shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

Instrument: 801.2

Project: Pump Station No. 3191 (Puritan Road)

IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument this 11 day of JANUARY, A.D. 20 18.

Signed, sealed, and delivered
in the presence of:

Witness

Printed Name

Witness

Printed Name

Justin Gilbert, a single man

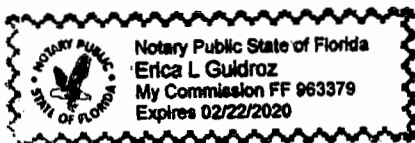
Julia M. Fischer, a single woman

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 11 of January, 2018, by Justin Gilbert, a single man, and Julia M. Fischer, a single woman. They ☐ are personally known to me or ☒ have each produced Drivers License and Drivers License as identification.

Witness my hand and official seal this 11 day of January, 2018.

(Notary Seal)



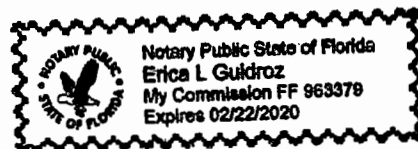
Notary Signature

Printed Notary Name

Notary Public in and for
the County and State aforesaid

Orange & FL
My Commission Expires: 2/22/2020

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



SCHEDULE "A"
SKETCH AND DESCRIPTION
PARCEL: 801
ESTATE: PERMANENT UTILITY EASEMENT
PURPOSE: PUMP STATION SITE

Legal Description:

A PORTION OF LOT 24, BLOCK H, ARCADIA ACRES SECTION ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK X, AT PAGE 96, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 1095 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.

Surveyor's Notes:

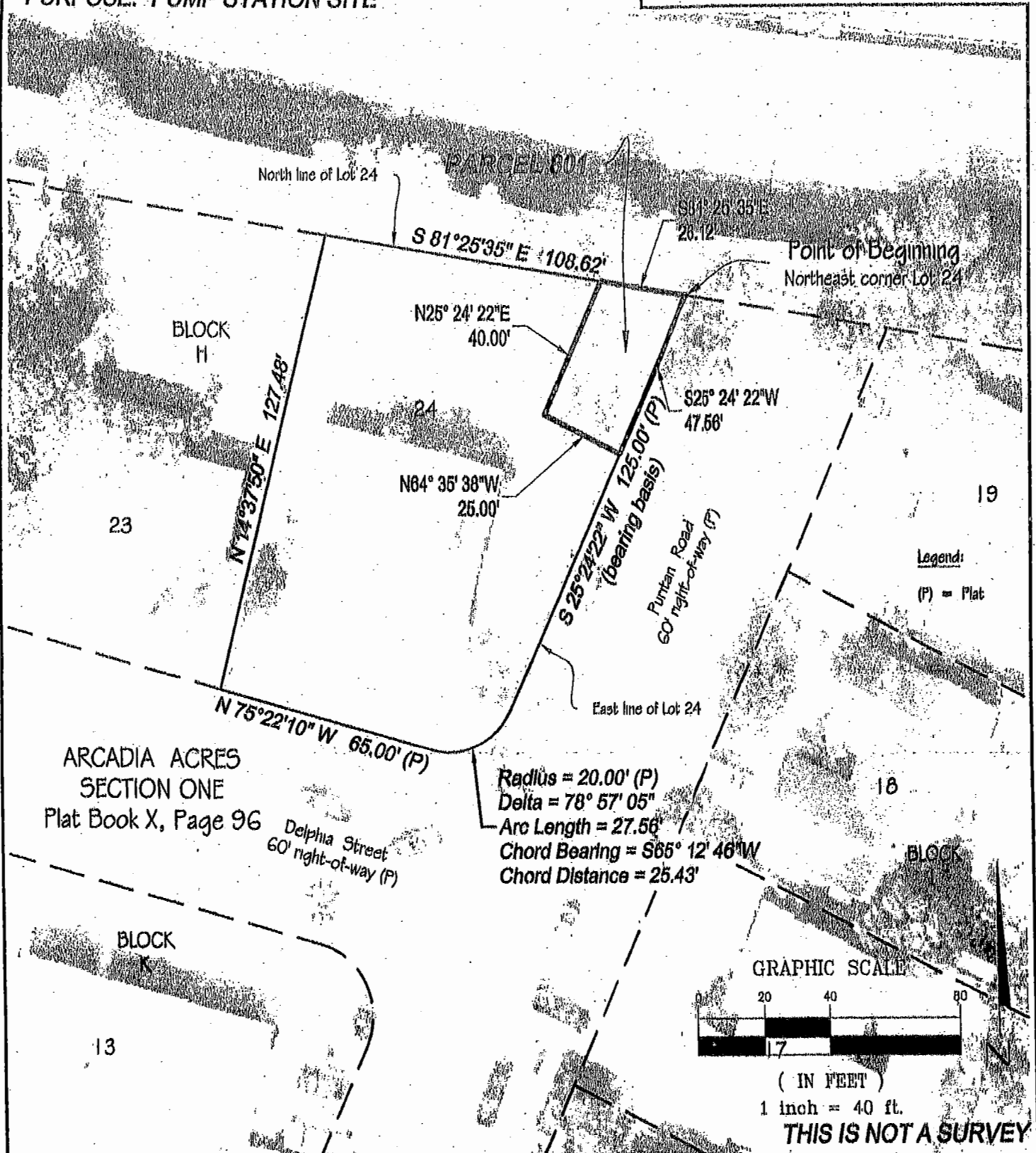
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Robert M. Jones
Florida Professional Surveyor and Mapper No. 4201

THIS IS NOT A SURVEY

| PROJECT TITLE: Orange County Utilities Department Pump Station #3191 Sketch and Description Puritan Road | | <table border="1"><thead><tr><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td colspan="3">REVISION</td></tr></tbody></table> | | DATE | BY | DESCRIPTION | REVISION | | | | |
|--|-------------------------|--|--|----------------------|----------------------|-------------------------|-------------------------|--------------------------------|-------------------|------------------------------|--|
| DATE | BY | DESCRIPTION | | | | | | | | | |
| REVISION | | | | | | | | | | | |
|  Amec Foster Wheeler Environment & Infrastructure, Inc. 75 East Amelia Street, Suite 200 Orlando, FL 32801 USA Phone: (407) 622-7670 Fax: (407) 622-7676 Certificate of Authorization Number LB-0007932 | | <table border="1"><tr><td>DRAWN BY: <u>PEW</u></td><td>CHKD. BY: <u>RMJ</u></td></tr><tr><td>DATE: <u>02/08/2017</u></td><td>DATE: <u>02/08/2017</u></td></tr><tr><td>JOB No. <u>6374.1A.1008</u></td><td>SCALE: <u>N/A</u></td></tr><tr><td colspan="2">SHT. <u>1</u> OF <u>2</u></td></tr></table> | | DRAWN BY: <u>PEW</u> | CHKD. BY: <u>RMJ</u> | DATE: <u>02/08/2017</u> | DATE: <u>02/08/2017</u> | JOB No. <u>6374.1A.1008</u> | SCALE: <u>N/A</u> | SHT. <u>1</u> OF <u>2</u> | |
| DRAWN BY: <u>PEW</u> | CHKD. BY: <u>RMJ</u> | | | | | | | | | | |
| DATE: <u>02/08/2017</u> | DATE: <u>02/08/2017</u> | | | | | | | | | | |
| JOB No. <u>6374.1A.1008</u> | SCALE: <u>N/A</u> | | | | | | | | | | |
| SHT. <u>1</u> OF <u>2</u> | | | | | | | | | | | |
| DRAWING NAME: 1008 OCU PS 3191 Puritan Rd S&D.dwg | | | | | | | | | | | |

SCHEDULE "A"
SKETCH AND DESCRIPTION
PARCEL: 801
ESTATE: PERMANENT UTILITY EASEMENT
PURPOSE: PUMP STATION SITE



PROJECT TITLE:
Orange County Utilities Department
Pump Station #3191 Sketch and Description
Puritan Road



Amec Foster Wheeler
Environment & Infrastructure, Inc.
76 East Amelia Street, Suite 200
Orlando, FL 32801 USA
Phone: (407) 522-7570 Fax: (407) 522-7576
Certificate of Authorization Number LB-0007932

| | | |
|---|------------------|-------------|
| DATE | BY | DESCRIPTION |
| REVISION | | |
| DRAWN BY: PEW | CHKD. BY: RMJ | |
| DATE: 02/08/2017 | DATE: 02/08/2017 | |
| JOB No. 6374.14.1000 | SCALE: N/A | SHT. 2 OF 2 |
| DRAWING NAME: 1008 OCU P8 3191 Puritan Rd S&D.dwg | | |

CERTIFICATE OF VALUE

Attachment 1

FLORIDA DEPARTMENT OF TRANSPORTATION CERTIFICATE OF VALUE

| | |
|-------------------|---------------|
| Contract # | Y16-164C-MG |
| Local Road | Puritan Road |
| County | Orange |
| Managing District | Orange County |
| PO# | M00000083967 |
| Parcel No. | 801 |

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

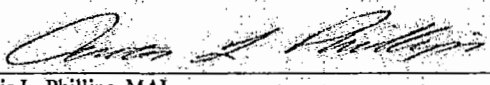
1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective 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 not performed any 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. (The name of each individual providing significant assistance must be stated on an addendum to this certificate, together with a statement of whether such individual is a state registered, licensed or certified appraiser and, if so, his or her registration, license or certification number.)
9. I understand that this appraisal is to be used in connection with the acquisition of an easement area for a pump station to be constructed by the Orange County Utilities Department with the possible assistance of local, state, or federal funds.
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 so authorized, or until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
12. Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal report and all maps, data, summaries, charts and other exhibits collected or prepared under this agreement shall become the property of the Department 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 acquired, including net severance damages after special benefits, if any, of the property appraised as of the 26th day of April 2017 is \$22,200.

Market Value should be allocated as follows:

| | |
|------------------------------|-----------------|
| Land | <u>\$ 3,200</u> |
| Improvements | <u>\$ 200</u> |
| Net Damage &/Or Cost to Cure | <u>\$18,800</u> |
| Total | <u>\$22,200</u> |

| | |
|---------------------------|--------------------------|
| Land Area | <u>1,095 Square Feet</u> |
| Land Use (HABU as vacant) | <u>Residential</u> |

| | |
|-----------|--|
| 5/30/2017 |  |
| Date | Curtis L. Phillips, MAI Cert Gen RZ 2085 |

Project: Pump Station No. 3191 (Puritan Road)
Parcel: 801

SETTLEMENT ANALYSIS

County's Appraised Value

| | |
|---|---------------------------|
| <u>Land:</u> 1,095 S.F. | \$ 3,200.00 |
| <u>Improvements:</u> 2 Cranium Lily and metal pole | \$ 200.00 |
| <u>Cost-to-Cure:</u> Wood Fence (274 L.F.) and Gate (24 S.F.) | \$ 8,700.00 |
| <u>Damages:</u> Easement reduces the value of the property | \$10,100.00 |
| Total Appraisal Value | <u>\$22,200.00</u> |

Owner's Offer

Parcel 801 \$35,000.00

Total: Owner's Offer **\$35,000.00**

Recommended Settlement Amount **\$35,000.00**

EXPLANATION OF RECOMMENDED SETTLEMENT

The subject property is located along the northwest corner of Delphia Street and Puritan Road, within unincorporated Orange County, Orlando, FL 32807.

The subject's parent tract contains a total of 0.30 acres (12,942 S.F.) and is a generally a trapezoidal-shaped parcel that is improved with a single-family residence.

The Parcel is being acquired is an easement for utility purposes, with full authority to enter upon, construct and maintain when deemed necessary, electric poles, telephone poles, wires, guy wires and appurtenances, water pipes, sewer pipes, gas pipes and mains, and any other utility facilities over, under and upon the said described property.

After negotiating back and forth with the owner, the owner's final counteroffer is \$35,000.00. The owner said considering the impact and the intrusiveness to his property due to the close proximity of the proposed pump station to the house and the fact that he will lose the enjoyment of 1,095 square feet of his back yard, he feels this is a very fair counter offer. The \$35,000 counteroffer is over appraised value; however, in light of the fact that this easement is needed for an important utility project but is not under threat, County has little leverage to negotiate owner lower. Based on the owner's comments and concerns, I support the owner's counteroffer of \$35,000.00.

Project: Pump Station No. 3191 (Puritan Road)
Parcel: 801

Recommended by Erica Guidroz Date 11-2-17
Erica Guidroz, Acquisition Agent

Recommended by Robert K Babcock Date 11/3/17
Bob Babcock, Acquisition Supervisor, Real Estate Management Division

Recommended by Paul Sladek Date 11/6/17
Paul Sladek, Manager, Real Estate Management 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. William R. Hixson | | |
| 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: <input checked="" 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) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.) | |
| 5 Address (number, street, and apt. or suite no.) 592 Scenic Hills Dr | Requester's name and address (optional) | |
| 6 City, state, and ZIP code McMinnville, TN 37110 | | |
| 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.

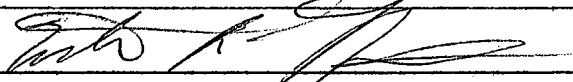
| | | | | | | | | |
|--------------------------------|--|--|--|--|--|--|--|--|
| Social security number | | | | | | | | |
| | | | | | | | | |
| or | | | | | | | | |
| Employer identification number | | | | | | | | |
| | | | | | | | | |

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 ▶  | Date ▶ 11/29/2017 |
|-----------|--|--------------------------|

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.

Form **W-9** (Rev. 12-2014)