



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 12

**DATE:** August 23, 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 *ELG for EC*  
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 HIEP NGUYEN AND PHUONG NGUYEN, AS TRUSTEES OF THE NGUYEN FAMILY REVOCABLE TRUST, DATED JULY 30, 2013, AND HIEP NGUYEN A/K/A HIEP TRI NGUYEN AND PHUONG NGUYEN A/K/A PHUONG TRI NGUYEN, HUSBAND AND WIFE, AS TO A LIFE ESTATE INTEREST AND ORANGE COUNTY AND AFFIDAVIT FROM HIEP NGUYEN AND PHUONG NGUYEN AND AUTHORIZATION TO DISBURSE FUNDS TO PAY PURCHASE PRICE AND RECORDING FEES AND RECORD INSTRUMENTS

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

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

**ITEMS:** Purchase Agreement (Parcel 7009)  
  
Temporary Construction Easement (Instrument 7009.1)  
Cost: \$9,000  
Size: 875 square feet  
Term: 7 years  
  
Affidavit (Instrument 7009.2)

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

**FUNDS:** \$9,000 Payable to Hiep and Phuong Nguyen  
(purchase price)  
  
\$88 Payable to Orange County Comptroller  
(recording fees)

**APPROVALS:** Real Estate Management Division  
Public Works Department

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

# REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 8-23-2018

Amount: \$9,088.00

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

Parcel: 7009

Charge to Account # 1032-072-2752-6110

Engineering Approval

Date

Fiscal Approval

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

Hiep Nguyen and Phuong Nguyen  
3885 Carnaby Dr.  
Oviedo, Florida 32765  
Purchase Price \$9,000.00

DOCUMENTATION ATTACHED (Check appropriate block{s})

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

Orange County Comptroller  
Recording Fees \$88.00

**Total \$9,088.00**

Payable to: Hiep Nguyen and Phuong Nguyen (\$9,000.00)

Payable to: Orange County Comptroller (\$88.00)

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

Recommended by

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

8-23-18  
Date

Payment Approved

Paul Sladek  
Paul Sladek, Manager, Real Estate Management Division

8/23/18  
Date

or

Payment Approved

Russell Corriveau  
Russell Corriveau, Asst. Mgr. Real Estate Management Div.

8/23/18  
Date

Certified

Lakela Lewis  
Approved by BCC Deputy Clerk to the Board

SEP 11 2018  
Date

Examined/Approved

Comptroller/Government Grants

Check No. / Date

## REMARKS:

Scheduled Closing Date: As soon as check is available

Anticipated Closing Date: TBD

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

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
SEP 11 2018

# REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 8-23-2018

Amount: \$9,088.00

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

Parcel: 7009

Charge to Account # 1032-072-2752-6110 *CD 8/24/18*

*DEC 08/23/18* *[Signature]* *8/23/18*  
Engineering Approval Date

*[Signature]* *8/24/18*  
Fiscal Approval Date

TYPE TRANSACTION (Check appropriate block(s))

Pre-Condemnation Post-Condemnation

X N/A

District # 5

- X Acquisition at Approved Appraisal
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Recording Fees \$88.00

Total \$9,088.00

Payable to: Hiep Nguyen and Phuong Nguyen (\$9,000.00)

Payable to: Orange County Comptroller (\$88.00)

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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

*8-23-18*  
Date

Payment Approved *[Signature]*  
Paul Sladek, Manager, Real Estate Management Division

*8/23/18*  
Date

or  
Payment Approved *[Signature]*  
Russell Corriveau, Asst. Mgr. Real Estate Management Div.

*8/25/18*  
Date

Certified  
Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved  
Comptroller/Government Grants

Check No. / Date

## REMARKS:

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Anticipated Closing Date: TBD

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

Project: East-West Road (S.R. 436 to Dean Rd) n/k/a Richard Crotty Parkway  
Parcel: 7009

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**SEP 11 2018**

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## **PURCHASE AGREEMENT**

### **COUNTY OF ORANGE STATE OF FLORIDA**

THIS AGREEMENT made between Hiep Nguyen and Phuong Nguyen, as Trustees of the Nguyen Family Revocable Trust, dated July 30, 2013, and Hiep Nguyen a/k/a Hiep Tri Nguyen and Phuong Nguyen a/k/a Phuong Thi Nguyen, husband and wife, as to a life estate interest, 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**  
**15-22-30-3932-00-071**

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

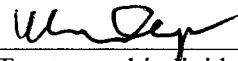
1. SELLER agrees to execute a Temporary Construction Easement for a period of 7 years on Parcel 7009, as more particularly described on the attached Schedule "B", for the sum of \$ 9,000.00.
2. SELLER agrees to pay the state documentary stamp tax prior to receipt of proceeds, by separate check payable to the Orange County Comptroller in the amount of \$ 63.00.
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.


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**

The Nguyen Family Revocable Trust,  
dated July 30, 2013

  
\_\_\_\_\_  
Hiep Nguyen, Trustee and individually

  
\_\_\_\_\_  
Phuong Nguyen, Trustee and individually

  
\_\_\_\_\_  
Hiep Nguyen a/k/a Hiep Tri Nguyen as to a  
life estate interest


  
\_\_\_\_\_  
Phuong Nguyen a/k/a Phuong Thi Nguyen as to a  
life estate interest

DATE: Aug - 07 - 2018

Post Office Address  
3885 Carnaby Drive  
Oviedo, Florida 32765

**BUYER**

Orange County, Florida

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

DATE: 8-23-18

**SCHEDULE "A"****EAST WEST ROAD****PARCEL 7009****ESTATE: Temporary Easement****PURPOSE: Temporary Construction**


A portion of the lands lying in Section 15, Township 22 South, Range 30 East, as described in Official Records Book 6594, Page 5456, Public Records of Orange County, Florida, being more particularly described as follows:


BEGIN at the Northwest corner of Lot 7, Ivey's Commerce Park, Plat Book 3, Page 141, Public Records of Orange County, Florida, also being on the existing right of way line of Hanging Moss Road; thence along said existing right of way line, North 89°05'52" East, 100.00 feet; thence South 00°33'38" East, 7.00 feet; thence South 89°05'52" West, 125.00 feet; thence North 00°33'38" West, 7.00 feet to a point on said existing right of way line; thence along said existing right of way line, North 89°05'52" East, 25.00 feet to the POINT OF BEGINNING.

Containing 875 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.  
Not valid without sheet 2.

<b>DESCRIPTION</b>	<b>Date:</b> February 2005 DCS	<b>CERT. NO.</b> LB2108 <b>45979101</b>
<b>FOR</b>  Revised: August, 2007 REJ	<b>Job No.:</b> 45979	<b>Scale:</b> N.T.S.
	<b>CH. 61G17--6, Florida Administrative Code requires that a legal description drawing bear the notation that</b> <b>THIS IS NOT A SURVEY.</b>	
	<b>SHEET 1 OF 2</b> <b>SEE SHEET 2 FOR SKETCH</b>	



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
8800 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8880 Fax (407) 292-0141  
Email: info@south-eastern-surveying.com

**GARY B. KRICK**  
**REGISTERED LAND SURVEYOR NO. 4245**

# SKETCH OF DESCRIPTION

EAST WEST ROAD

PARCEL 7009



N.T.S.

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST

## HANGING MOSS ROAD

120.00' RIGHT OF WAY

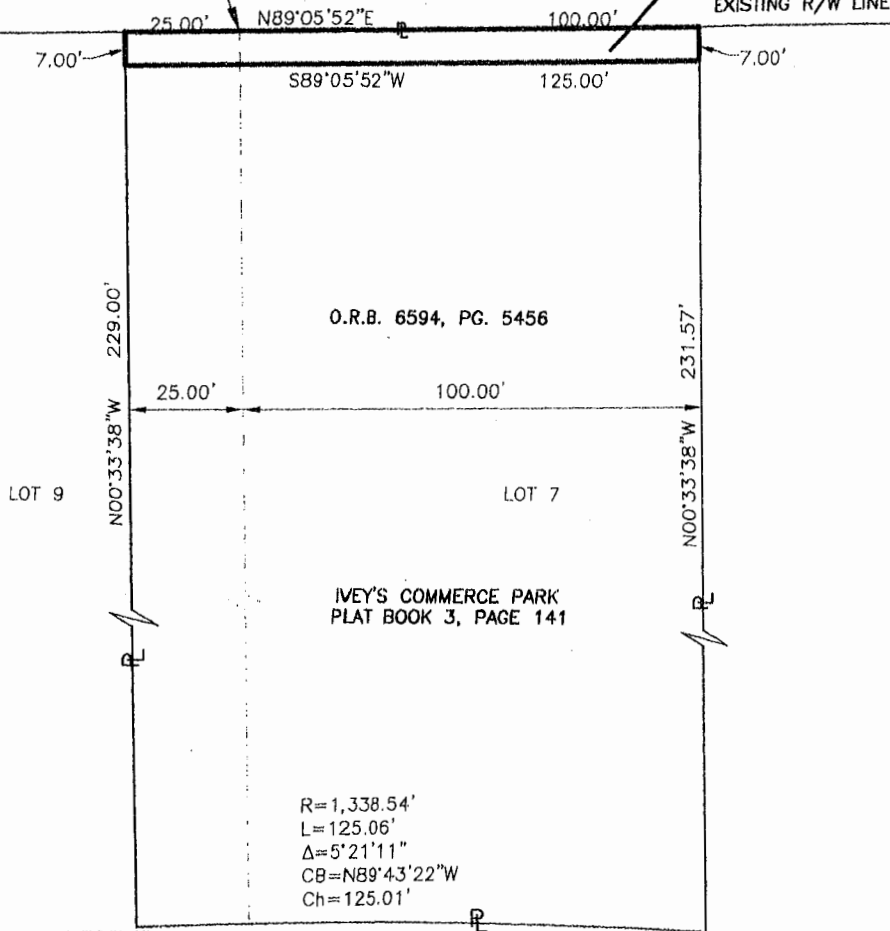
POB

NW CORNER  
LOT 7

875 square feet

7009

EXISTING R/W LINE



### LEGEND

CB=CHORD BEARING  
CCR=CERTIFIED CORNER RECORD  
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R=RADIUS  
R/W=RIGHT OF WAY  
SEC.=SECTION  
RT=RIGHT

Drawing No. 45979101

Job No. 45979

Date: February 2005 DCS

Revised: May, 2005 DCS

Revised: February, 2006 DRR

Revised: September, 2006 REJ

Revised: December, 2006 REJ

Revised: August, 2007 REJ

SHEET 2 OF 2

See Sheet 1 for Description

NOTE: NOT VALID WITHOUT RAISED SEAL AND SIGNATURE  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
NOT VALID WITHOUT SHEET 1

NOTE: SEE SHEET 14 OF 36 FOR PARCEL IDENTIFICATION ON  
RIGHT OF WAY MAPS FOR EAST WEST ROAD SEGMENT 1.



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



## **SCHEDULE "B"**

### **2752 EAST WEST ROAD PARCEL 7009**

#### **TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7009 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway, and tying in and harmonizing the existing grade with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

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

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

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
SEP 11 2018

Instrument: 7009.1

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

### **TEMPORARY CONSTRUCTION EASEMENT**

THIS INDENTURE, made and executed the 6th day of August, A.D. 2018, by Hiep Nguyen and Phuong Nguyen, as Trustees of the Nguyen Family Revocable Trust, dated July 30, 2013, and Hiep Nguyen a/k/a Hiep Tri Nguyen and Phuong Nguyen a/k/a Phuong Thi Nguyen, husband and wife, as to a life estate interest, 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 GRANTORS, in consideration of the sum of \$9,000.00 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" attached over and upon the following described lands of the GRANTORS situate in Orange County aforesaid, to-wit:

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

**Property Appraiser's Parcel Identification Number:**  
**a portion of**  
**15-22-30-3932-00-071**

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

Instrument: 7009.1

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

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands the date first above written.

Signed, sealed and delivered in the presence of:

Erica Guidroz  
Witness

Erica Guidroz  
Printed Name

[Signature]  
Witness

TIM ROSS  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7 day of August, 2018 by Hiep Nguyen and Phuong Nguyen, as Trustees of the Nguyen Family Revocable Trust, dated July 30, 2013, and individually. They are personally known to me or have produced Drivers License and Drivers License as identification.

Witness my hand and official seal this 7 day of August, 2018.

(Notary Seal)

Erica L Guidroz  
Notary Signature

Erica L Guidroz  
Printed Notary Name

:



Notary Public in and for  
the County and State aforesaid

My commission expires:

The Nguyen Family Revocable Trust, dated July 30, 2013

[Signature]  
Hiep Nguyen, Trustee and individually

[Signature]  
Phuong Nguyen, Trustee and individually

Post Office Address  
3885 Carnaby Drive  
Oviedo, Florida 32765

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<b>DESCRIPTION</b>	Date: February 2005 DCS		CERT. NO. LB2108 45979101
	Job No.: 45979	Scale: N.T.S.	 SOUTHEASTERN SURVEYING & MAPPING CORP. 8690 Al-Amin Road Orlando, FL 32810-4350 407-292-8880 407-292-0141 info@southseasurveying.com
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
FOR <b>ORANGE COUNTY GOVERNMENT</b> FLORIDA	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245

Revised: August, 2007 REJ

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EAST WEST ROAD

PARCEL 7009



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120.00' RIGHT OF WAY

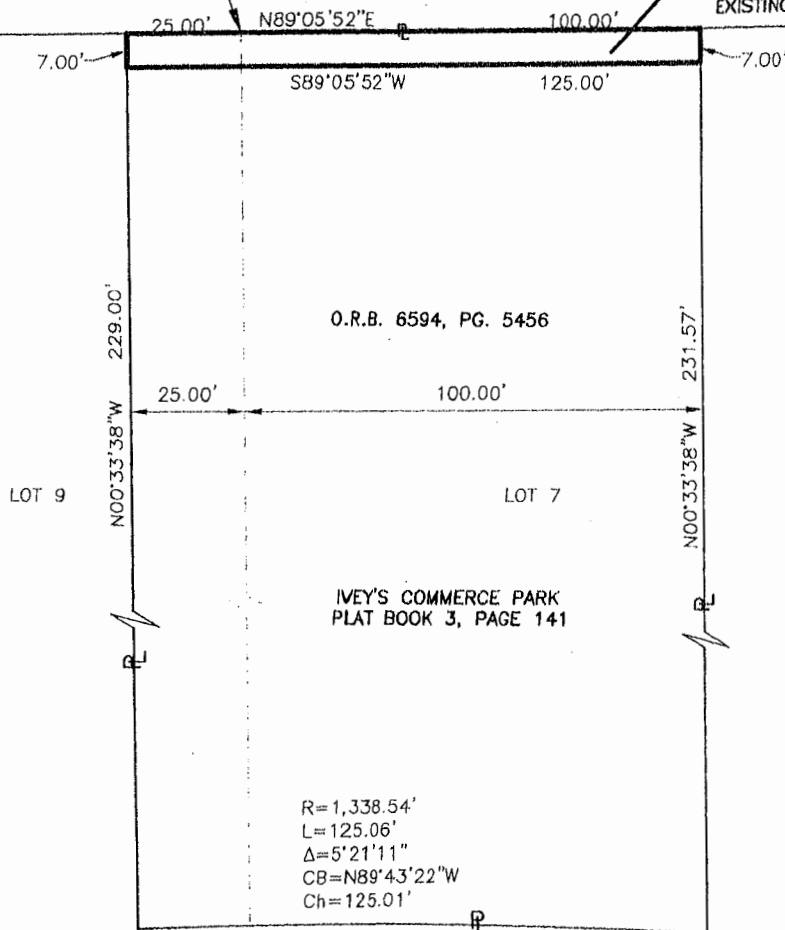
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NW CORNER  
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### **2752 EAST WEST ROAD PARCEL 7009**

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

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

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
SEP 11 2018

Project: East-West Road (S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway  
Instrument: 7009.2

### **AFFIDAVIT**

#### **STATE OF FLORIDA COUNTY OF ORANGE**

Before me, the undersigned authority, personally appeared Hiep Nguyen and Phuong Nguyen, who being by me first duly sworn, on oath did depose and say that:

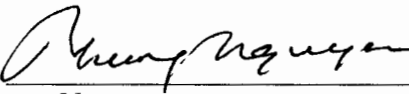
1. They are the grantees named in that certain Warranty Deed signed by BankFIRST, a Florida banking corporation, dated June 29, 2004, and recorded in Official Records Book 07506, Page 2114, in the Public Records of Orange County, Florida (the "2004 Deed").
2. They are the grantors (retaining a life estate) named in that certain Warranty Deed signed by Hiep and Phuong Nguyen, dated October 25, 2013 and recorded in Official Records Book 10655, Page 2480, in the Public Records of Orange County, Florida (the "2013 Deed").
3. They are the grantees, named as trustees, in the 2013 Deed.
4. For avoidance of doubt they are one in the same persons as Hiep Tri Nguyen and Phuong Thi Nguyen named in the 2004 Deed and Hiep and Phuong Nguyen named in the 2013 Deed.
5. They are the acting trustees of the Nguyen Family Trust.
6. Said trust is currently in existence and has not been terminated, dissolved or revoked.
7. As the Trustees, they are authorized by the trust agreement to execute deeds and easements on behalf of the trust, and all necessary consents, if any, have been obtained.
8. The trust is not currently a debtor in a bankruptcy proceeding, and this conveyance or grant of easement is in the ordinary course of business.
9. This affidavit is given for the purpose of confirming the identification of the affiants, identifying the trustees of the Nguyen Family Revocable Trust and to provide information to Orange County in connection with the acquisition of certain real estate, more particularly described on the attached Schedule "A".

Project: East-West Road (S.R. 436 to Dean Road) n/k/a Richard Crotty Parkway  
Instrument: 7009.2

10. They have personal knowledge of the facts and matters stated in this affidavit, and the statements made in this affidavit are made on such personal knowledge. All facts and matters stated in this affidavit are true and correct.

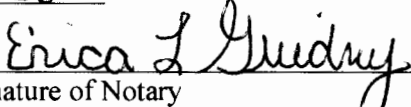
11. Affiants further state that they are familiar with the nature of an oath and with the penalties as provided by the laws of the state of Florida for falsely swearing to statements made in an instrument of this nature. Affiants further certify that they have fully read this affidavit and understand its contents.

By:   
Hiep Nguyen

By:   
Phuong Nguyen

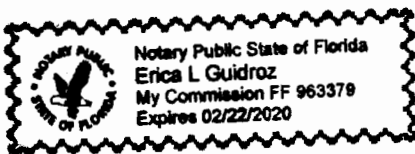
SWORN TO AND SUBSCRIBED before me, a Notary Public, this 7 day of August, 2018, by Hiep Nguyen and Phuong Nguyen who are personally known to me or who have produced Drivers License and Drivers License as identification.

(Notary Seal)

  
Signature of Notary

Erica L Guidroz  
Printed Name of Notary

My Commission Expires: \_\_\_\_\_



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



**SCHEDULE "A"****EAST WEST ROAD****PARCEL 7009****ESTATE: Temporary Easement****PURPOSE: Temporary Construction**

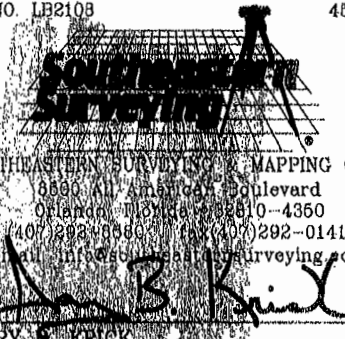

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Containing 875 square feet more or less.

**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.  
Not valid without sheet 2.

<b>DESCRIPTION</b>	<b>Date:</b> Feburary 2005 DCS		<b>CERT. NO. LB2108</b>  <b>45979101</b>   <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 8590 All American Boulevard Orlando, FL 32818-4360 (407) 292-8860 FAX (407) 292-0141 email info@southeasternsurveying.com
	<b>Job No.:</b> 45979	<b>Scale:</b> N.T.S.	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		
<b>FOR</b>  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	<b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4246		

Revised: August, 2007 REJ

# SKETCH OF DESCRIPTION

EAST WEST ROAD

PARCEL 7009



N.T.S.

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST

## HANGING MOSS ROAD

120.00' RIGHT OF WAY

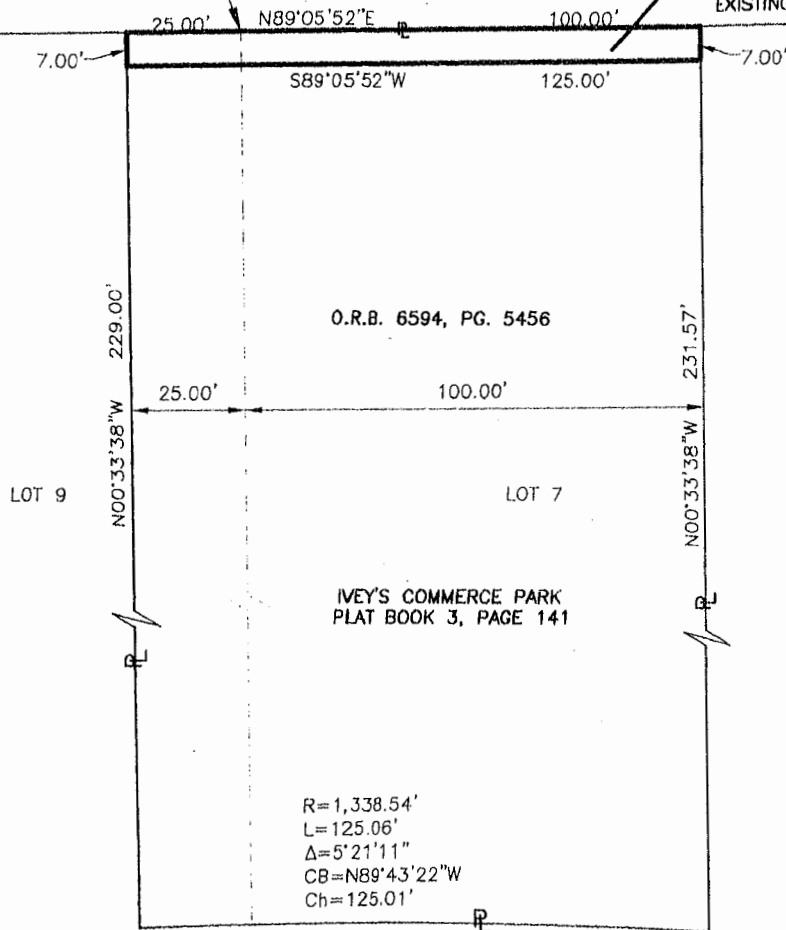
POB

NW CORNER  
LOT 7

875 square feet

7009

EXISTING R/W LINE



### LEGEND

CB=CHORD BEARING  
CCR=CERTIFIED CORNER RECORD  
CH=CHORD  
COR.=CORNER  
(D)=DEED  
Δ=CENTRAL ANGLE  
L=LENGTH  
N.T.S.=NOT TO SCALE  
O.R.B.=OFFICIAL RECORDS BOOK  
(P)=PLAT

P.C.=POINT OF CURVATURE  
PG.=PAGE  
P=PROPERTY LINE  
POB=POINT OF BEGINNING  
POC=POINT OF COMMENCEMENT  
P.T.=POINT OF TANGENCY  
R=RADIUS  
R/W=RIGHT OF WAY  
SEC.=SECTION  
RT=RIGHT

Drawing No. 45979101

Job No. 45979

Date: February 2005 DCS

Revised: May, 2005 DCS

Revised: February, 2006 DRR

Revised: September, 2006 REJ

Revised: December, 2006 REJ

Revised: August, 2007 REJ

SHEET 2 OF 2

See Sheet 1 for Description

NOTE: NOT VALID WITHOUT RAISED SEAL AND SIGNATURE  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
NOT VALID WITHOUT SHEET 1

NOTE: SEE SHEET 14 OF 36 FOR PARCEL IDENTIFICATION ON  
RIGHT OF WAY MAPS FOR EAST WEST ROAD SEGMENT 1.



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

## CERTIFICATION OF VALUE

**PROJECT:** Richard Crotty Parkway - CIP 2752 INVEST

**PARCEL:** 7009

I hereby certify:

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.
4. I have performed no services related this property, as an appraiser or acting in any other capacity, for the 3 year period preceding the date of this report.
5. I have no bias with respect to the property that is the subject of this report or to the parties that are involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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.
8. 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.
9. 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.
10. No persons other than those named herein provided significant real property appraisal assistance to the person signing this certification. Those assisting are named on the following Certificate of Valuation Addendum.
11. That I have not revealed the results of such appraisal to any others than the proper officials of Orange County and will not do so until authorized by same or until required by due process of law, or until released from this obligation by having publicly testified as to such results.

Statements supplemental to this certification as required by membership in the Appraisal Institute are described on an addendum to this certificate and, by reference, are made a part hereof. My opinion of the market value of the property appraised as of the 17<sup>th</sup> day of March, 2018, is \$ 9,000, based upon my independent appraisal and the exercise of my professional judgment.

The market value may be allocated as follows:

Land Area: 875 Square Feet (Temporary Construction Easement)

Land	\$ <u>4,100</u>
Improvements	\$ <u>1,900</u>
Damages and/or	
Cost-To-Cure	\$ <u>3,000</u>
<b>TOTAL</b>	<b>\$ <u>9,000</u></b>



April 9, 2018

C. Lee Lobban, MAI  
State-certified general real estate appraiser (RZ 1844)

## **CERTIFICATE OF VALUATION ADDENDUM**

(As Required by Membership in the Appraisal Institute)

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

- that the competency provision requirements of the Uniform Standards of Professional Appraisal Practice have been met. The appraiser has over 30 years of experience, appraising all types of properties in Central Florida and has appraised enough parcels of this type, to fulfill the competency provision of the Uniform Standards of Professional Appraisal Practice.
- that my analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics, the Standards of Professional Practice of the Appraisal Institute;
- that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
- that, as of the date of this report, I, C. Lee Lobban, MAI, have completed the requirements of the continuing education program of the Appraisal Institute;
- that I, C. Lee Lobban, am a State-Certified General Real Estate Appraiser RZ1844 by the State of Florida and have made a personal inspection of the property that is the subject of this report and that the following provided professional assistance to the person signing this report.

KCG, Inc.:

Engineering/Land Planning sub-consultant firm who assisted in research the zoning and future land use elements for the subject property, analyzing the development potential of the parent tract and the impacts of the acquisition on the remainder property. KCG also provided the sketches of the parent tract, acquisition area and remainder property with the after condition shown. Hal Collins and Scott Stuart are the representatives of the firm responsible for the information provided.

W.D. Richardi:

General contractor that provided replacement cost estimates for the items in the acquisition and the cost to cure the severed remainder property.

Project: East-West Road (SR 436 to Dean Rd) a/k/a Richard Crotty Parkway  
Parcel No: 7009  
Name of Owner: Hiep Nguyen and Phuong Nguyen, as Trustees of the Nguyen Family Revocable Trust, dated July 30, 2013, and Hiep Nguyen a/k/a Hiep Thi Nguyen and Phuong Nguyen a/k/a Phuong Thi Nguyen, husband and wife, as to a life estate interest  
Page No.: 1

**SETTLEMENT ANALYSIS**

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

**County's Appraised Value**

**Parcel 7009**

Land: 875 S.F.	\$ 4,100
Improvements: Irrigation, Canopy Tree	\$ 1,900
Cost-to-Cure: Cap/Maintain/Repair Irrigation, Canopy Tree	\$ 3,000
Other Damages: N/A	\$ 0
<b>Total Appraisal Value – Parcel 7009</b>	<b>\$ 9,000</b>

<b>Total Appraisal Value – Parcel 7009</b>	<b><u>\$ 9,000</u></b>
--	------------------------

**Owner's Requested Amount—Initial**

Owner's Counter Offer (Global):	\$ 9,000
<b>Total Owner's Requested Amount—Initial:</b>	<b><u>\$ 9,000</u></b>

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

Owner's Counter Offer (Global):	N/A
<b>Total Owner's Requested Amount—After Negotiations:</b>	<b><u>N/A</u></b>

**Probable Range of Testimony**

County:	N/A
Owner:	N/A

Project: East-West Road (SR 436 to Dean Rd) a/k/a Richard Crotty Parkway  
Parcel No: 7009  
Name of Owner: Hiep Nguyen and Phuong Nguyen, as Trustees of the Nguyen Family Revocable Trust, dated July 30, 2013, and Hiep Nguyen a/k/a Hiep Thi Nguyen and Phuong Nguyen a/k/a Phuong Thi Nguyen, husband and wife, as to a life estate interest  
Page No.: 2

**Potential Additional Costs if Condemned**

Appraisal Update Fees and OT Testimony (County):	N/A
Statutory Attorney Fees (Owner):	N/A
Business Damages (Owner):	N/A
Expert Witness Fees (Owner):	N/A
Expert Witness Fees & Trial Preparation (County) (Appraisal):	N/A
Expert Witness Fees & Trial Preparation (County) (Engineering & Other):	N/A
Other: N/A	N/A
<b>Total Potential Costs of Condemnation:</b>	N/A
<b>Total Potential Judgment if Condemned: (Owner Testimony Plus Costs)</b>	N/A

**Recommended Settlement Amount** **\$ 9,000**

**EXPLANATION OF RECOMMENDED SETTLEMENT**

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

Parcel 7009 of the East-West Road n/k/a Richard Crotty Parkway is not under threat. The parent tract is on south side of Hanging Moss Road. The temporary construction easement is desired to harmonize the driveway for Parcel 7009 to Richard Crotty Parkway. Harmonization will allow a smooth transition between Richard Crotty Parkway and the parcel. Any concrete paving or asphalt paving for the driveway area will be replaced during construction at no cost to the property owner. The landowner has accepted the appraisal property value offer of \$9,000. I agree and request approval of purchase price in the amount of \$9,000.

Recommended by: Erica Guidroz Date: 8-2-18  
Erica Guidroz, Acquisition Agent, Real Estate Mgmt. Division

Recommended by: Robert K. Babcock Date: 8-2-18  
Robert K. Babcock, Acquisition Supervisor, Real Estate Mgmt. Division

Approved by: Russell Corriveau Date: 8/6/18  
Russell Corriveau, Assistant 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.

HIEP NGUYEN

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 ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate  
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ \_\_\_\_\_  
**Note.** For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.  
☐ Other (see instructions) ▶ \_\_\_\_\_

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_  
Exemption from FATCA reporting code (if any) \_\_\_\_\_  
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)

3885 CARNABY DR.

Requester's name and address (optional)

6 City, state, and ZIP code

QUIEDO, FL 32765

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 ▶

*[Signature]*

Date ▶

August 7, 2018

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at [www.irs.gov/fw9](http://www.irs.gov/fw9).

### Purpose of Form

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

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

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

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

By signing the filled-out form, you:

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.

## 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. <b>PHUONG NGUYEN</b>	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification; check only <b>one</b> 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) ▶ <b>Note.</b> 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) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) <b>3885 CARNABY DR.</b>	Requester's name and address (optional)
6 City, state, and ZIP code <b>QUIEDO, FL 32765</b>	
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	
<b>PHU</b>	<b>NGUYEN</b>
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
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Sign Here	Signature of U.S. person ▶ <b>Phuong Nguyen</b>	Date ▶ <b>8-7-2018</b>
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### General Instructions

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- 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)
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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.