



Interoffice Memorandum

REAL ESTATE MANAGEMENT 10

DATE: November 13, 2018

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

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

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

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF PURCHASE AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT BETWEEN PROFESSIONAL
MATERIALS HANDLING CO., INC. AND ORANGE COUNTY AND
AUTHORIZATION TO DISBURSE FUNDS TO PAY PURCHASE
PRICE AND RECORDING FEES AND RECORD INSTRUMENT

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

District 5

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

ITEMS: Purchase Agreement (Parcel 7010A/7010B)

Temporary Construction Easement (Instrument 7010A.1/7010B.1)
Cost: \$17,400
Total size: 1,252 square feet
Term: 7 years

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

Real Estate Management Division
Agenda Item 10
November 13, 2018
Page 2

FUNDS: \$17,278.20 Payable to Professional Materials Handling Co., Inc.
(purchase price)

\$191.30 Payable to Orange County Comptroller
(all 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: 10-31-2018

Amount: \$17,469.50

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

Parcel: 7010A-7010B

Charge to Account # 1032-072-2752-6110

Engineering Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block{s})

 Pre-Condernation Post-Condernation

 X N/A

District # 5

 X Acquisition at Approved Appraisal

 Acquisition at Below Approved Appraisal

 Acquisition at Above Approved Appraisal

 Advance Payment Requested

DOCUMENTATION ATTACHED (Check appropriate block{s})

 X Contract

 X Copy of Executed Instruments

 X Certificate of Value

 X Settlement Analysis

Professional Materials Handling Co., Inc.
6868 Hanging, Moss Rd.
Orlando, Florida 32807
Purchase Price \$17,278.20

Orange County Comptroller
All Recording Fees \$191.30

Total \$17,469.50

Payable to: Professional Materials Handling Co., Inc. (\$17,278.20)

Payable to: Orange County Comptroller (\$191.30)

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

11-12-2018
Date

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

11/12/18
Date

or
Payment Approved Russell Corriveau
Russell Corriveau, Asst. Mgr. Real Estate Management Div.

Date

Certified Jennifer Jan-Lin
Approved by BCC for Deputy Clerk to the Board

DEC 05 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
DEC 04 2018

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 10-31-2018

Amount: \$17,469.50

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

Parcel: 7010A-7010B

Charge to Account # 1032-072-2752-6110

DEC 11/13/18

Engineering Approval

11/14/2018
Date

Fiscal Approval

11/14/18
Date

TYPE TRANSACTION (Check appropriate block(s))
Pre-Condernation Post-Condernation

X N/A

District # 5

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

DOCUMENTATION ATTACHED (Check appropriate block(s))

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

Professional Materials Handling Co., Inc.
6868 Hanging Moss Rd.
Orlando, Florida 32807
Purchase Price \$17,278.20

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Payable to: Professional Materials Handling Co., Inc. (\$17,278.20)

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

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

11-12-2018
Date

Payment Approved Paul Sladek, Manager, Real Estate Management Division

11/12/18
Date

or Payment Approved Russell Corriveau, Asst. Mgr. Real Estate Management Div.

Date

Certified Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved

Comptroller/Government Grants

Check No. / Date

REMARKS:

Scheduled Closing Date: As soon as check is available

Anticipated Closing Date: TBD

Please Contact Acquisition Agent @ 67036 if you have any questions

PURCHASE AGREEMENT

**COUNTY OF ORANGE
STATE OF FLORIDA**

THIS AGREEMENT made between Professional Material Handling Co., 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, 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(s)
a portion of
15-22-30-3932-00-070**

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 execute a Temporary Construction Easement for a period of 7 years on Parcel 7010A, as more particularly described on the attached Schedule "B" for the sum of \$ 10,300.00
2. SELLER agrees execute a Temporary Construction Easement for a period of 7 years on Parcel 7010B, as more particularly described on the attached Schedule "B" for the sum of \$ 7,100.00

Total \$ 17,400.00

3. SELLER agrees to pay the state documentary stamp tax, which will be deducted from proceeds upon closing in the amount of \$ 121.80, and remitted by BUYER, on behalf of the SELLER in connection with the recording of the documents.
4. This transaction shall be closed and the easements 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.
5. SELLER shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.
6. BUYER hereby agrees to notify SELLER 90 days prior to the commencement of construction of the East-West Road (SR 436 to Dean Rd) n/k/a Richard Crotty Parkway

Project East-West Road (S.R.436 to Dean Road) n/k/a Richard Crotty Parkway
Parcel: 7010A/7010B

project. SELLER at SELLER'S expense shall relocate the storefront sign located on Parcel No. 7010 A out of the easement area, within the 90-day window.

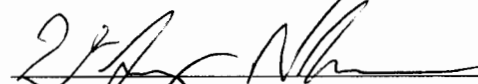
7. SELLER agrees that during the period of construction, BUYER is permitted to enter upon SELLER'S remainder property a distance of 20 feet beyond Temporary Construction Easement described herein as Parcel 7010 A&B for the purpose of grading this area in order to harmonize SELLER'S remaining property with the new construction. Grading is to be done on a best effort basis as the equipment will allow, avoiding all improvements except grass turf. BUYER to replace disturbed grass turf with equal or better sod.
8. 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

Professional Materials Handling Co., Inc.


Wolfgang H. Nordhorn, President

DATE: 11/2/18

Post Office Address:
6868 Hanging Moss Road
Orlando, FL 32807

BUYER

Orange County, Florida

BY: 
Erica Guidroz, Its Agent

DATE: 11-12-18

SCHEDULE "A"

EAST WEST ROAD

PARCELS 7010A

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 3182, Page 2278, and Official Records Book 3696, Page 1153, Public Records of Orange County, Florida, being more particularly described as follows:

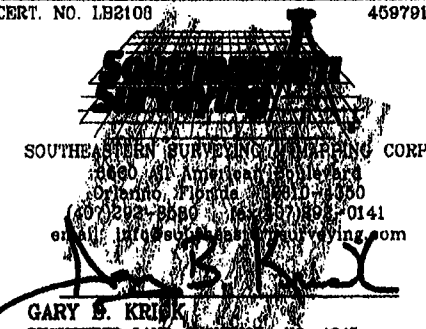
PARCEL 7010A: COMMENCE at the Northeast corner of Lot 7, Ivey's Commerce Park, Plat Book 3, Page 141, Public Records of Orange County, Florida, also being on the existing right of way line of Hanging Moss Road; thence along said existing right of way line, South 89°05'52" West, 140.56 feet to the POINT OF BEGINNING;

thence South 00°54'08" East, 6.50 feet; thence South 89°05'52" West, 44.10 feet; thence South 00°54'08" East, 1.50 feet; thence South 89°05'52" West, 23.39 feet; thence North 00°33'38" West, 8.00 feet to a point on said existing right of way line; thence along said existing right of way line, North 89°05'52" East, 67.45 feet to the POINT OF BEGINNING.

Containing 474 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 Surveyor and Mapper.
Not valid without sheet 2.

DESCRIPTION FOR ORANGE COUNTY GOVERNMENT FLORIDA	Date: February 2005 DCS		CERT. NO. LB2108	45979102
	Job No.: 45979	Scale: N.T.S.	 SOUTHEASTERN SURVEYING & MAPPING CORP. 3090 S. American Boulevard Orlando, Florida 32809-4300 (407) 222-8800 FAX (407) 222-0141 email: info@southfla.com	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.			
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		GARY S. KRISK REGISTERED LAND SURVEYOR NO. 4245		

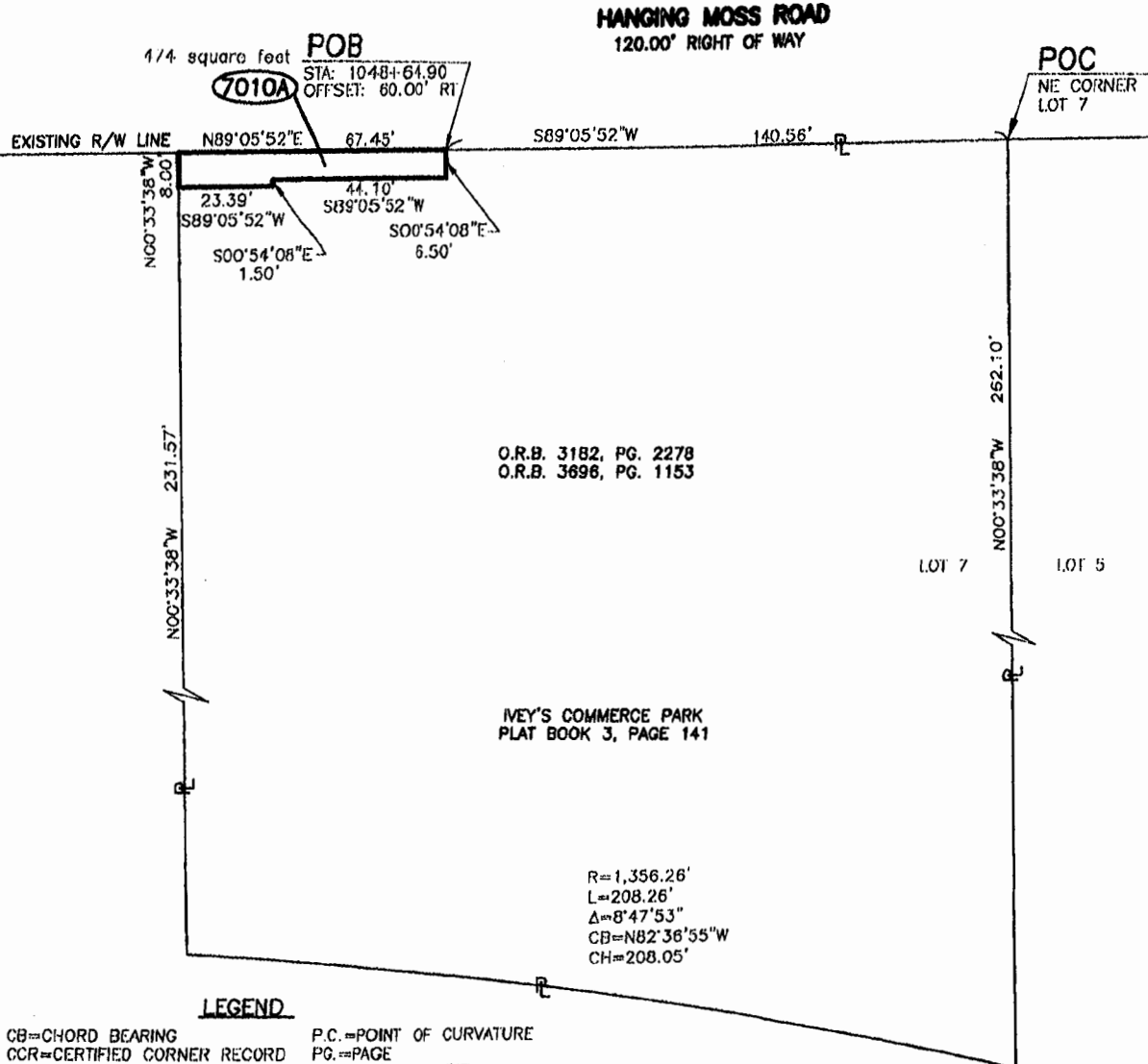
Revised: June, 2007 REJ

SKETCH OF DESCRIPTION
EAST WEST ROAD
PARCEL 7010A



N.T.S.

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST



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. 45979102
Job No. 45979
Date: February 2005 DCS
Revised: February 2006 DRR
Revised: September, 2008 REJ
Revised: June, 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 CONNECTOR ROAD.



SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4360
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108
email: info@southeasternsurveying.com
THIS IS NOT A SURVEY.

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 7010A

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7010A 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.

SCHEDULE "A"**EAST WEST ROAD****PARCELS 7010B****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 3182, Page 2278, and Official Records Book 3696, Page 1153, Public Records of Orange County, Florida, being more particularly described as follows:


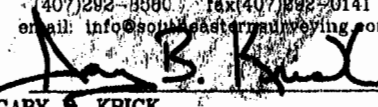

PARCEL 7010B: COMMENCE at the Northeast corner of Lot 7, Ivey's Commerce Park, Plat Book 3, Page 141, Public Records of Orange County, Florida, also being on the existing right of way line of Hanging Moss Road; thence along said existing right of way line, South 89°05'52" West, 66.57 feet to the POINT OF BEGINNING;

thence South 00°54'08" East, 17.80 feet; thence South 89°05'52" West, 43.71 feet; thence North 00°54'08" West, 17.80 feet to a point on said existing right of way line; thence along said existing right of way line, North 89°05'52" East, 43.71 feet to the POINT OF BEGINNING.

Containing 778 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 Surveyor and Mapper.
Not valid without sheet 2.

DESCRIPTION	Date: February 2005 DCS		CERT. NO. LB2108 45979138  SOUTHEASTERN SURVEYING & MAPPING CORP. 6600 All American Boulevard Orlando, Florida 32810-4380 (407) 292-8580 Fax (407) 292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245	
	FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Job No.: 45979		Scale: N.T.S.
	<p>CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.</p> <p>SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH</p>			

Revised: June, 2007 REJ

SKETCH OF DESCRIPTION

EAST WEST ROAD

PARCEL 7010B



N.T.S.

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST

HANGING MOSS ROAD

120.00' RIGHT OF WAY

POB

POC

NE CORNER
LOT 7

EXISTING R/W LINE

N89°05'52"E 97.71'

140.56'

N89°05'52"E
43.71'

STA: 1049+38.88
OFFSET: 60.00' RT
S89°05'52"W 66.57'

7010B

778 square feet

N00°54'08"W
17.80'

S89°05'52"W 43.71'

S00°54'08"E
17.80'

O.R.B. 3182, PG. 2278
O.R.B. 3696, PG. 1153

MEY'S COMMERCE PARK
PLAT BOOK 3, PAGE 141

R=1,356.26'
L=208.26'
Δ=8°47'53"
CB=N82°36'55"W
CH=208.05'

LEGEND

CB=CHORD BEARING
CCR=CERTIFIED CORNER RECORD
CH=CHORD
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(D)=DEED
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R/W=RIGHT OF WAY
SEC.=SECTION
RT=RIGHT

Drawing No. 45979138
Job No. 45979
Date: February 2005 DCS
Revised: February 2006 DRR
Revised: September, 2006 REJ
Revised: June, 2007 REJ
SHEET 2 OF 2
See Sheet 1 for Description

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NOT VALID WITHOUT SHEET 1

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



SOUTHEASTERN SURVEYING & MAPPING CORP.
8500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-0580 fax(407)292-0141
Cert. No. LB-2108
email:info@southeasternsurveying.com
THIS IS NOT A SURVEY.

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 7010B

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7010B is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

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

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

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 04 2018

Instrument: 7010A.1/7010B.1

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

TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE made and executed the 2 day of November, A.D. 20 18, by Professional Materials Handling Co., Inc., a Florida corporation, whose address is 6868 Hanging Moss Road, Orlando, Florida 32807, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is, P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$17,400.00 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 GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

15-22-30-3932-00-070

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

Instrument: 7010A.1/7010B.1

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

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

Signed, sealed and delivered
in the presence of:

Professional Materials Handling Co., Inc.,
a Florida corporation

Kenneth Woods
Witness

BY: Wolfgang H. Nordhorn
Wolfgang H. Nordhorn, President

Kenneth Woods
Printed Name

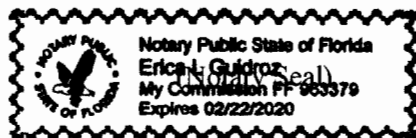
Erica Guidroz
Witness

Erica Guidroz
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 2 of November,
2018, by Wolfgang H. Nordhorn, as President of Professional Materials Handling Co., Inc., a Florida
corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced
DRIVERS LICENSE as identification.



Erica Guidroz
Notary Signature

Erica Guidroz
Printed Notary Name

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

Notary Public in and for
The County and State aforesaid
My commission expires:

SCHEDULE "A"

EAST WEST ROAD

PARCELS 7010A

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 3182, Page 2278, and Official Records Book 3696, Page 1153, Public Records of Orange County, Florida, being more particularly described as follows:




PARCEL 7010A: COMMENCE at the Northeast 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, South 89°05'52" West, 140.56 feet to the POINT OF BEGINNING;

thence South 00°54'08" East, 6.50 feet; thence South 89°05'52" West, 44.10 feet; thence South 00°54'08" East, 1.50 feet; thence South 89°05'52" West, 23.39 feet; thence North 00°33'38" West, 8.00 feet to a point on said existing right of way line; thence along said existing right of way line, North 89°05'52" East, 67.45 feet to the POINT OF BEGINNING.

Containing 474 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 Surveyor and Mapper.
Not valid without sheet 2.

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: February 2005 DCS		CERT. NO. LB2108 45979102  SOUTHEASTERN SURVEYING & MAPPING CORP. 8690 All American Boulevard Orlando, Florida 32810-1050 (407) 292-8680 Fax (407) 891-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
	Job No.: 45979	Scale: N.T.S.	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
Revised: June, 2007 REJ		SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	

SKETCH OF DESCRIPTION

EAST WEST ROAD

PARCEL 7010A



N.T.S.

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST

HANGING MOSS ROAD

120.00' RIGHT OF WAY

POC

NE CORNER
LOT 7

474 square feet

POB

STA: 1048+64.90
OFFSET: 60.00' RT

7010A

EXISTING R/W LINE

N89°05'52"E 67.45'

S89°05'52"W

140.56'

N00°33'38"W 8.00'

23.39'

S89°05'52"W

44.10'

S89°05'52"W

S00°54'08"E

6.50'

S00°54'08"E

1.50'

N00°33'38"W 231.57'

N00°33'38"W 262.10'

O.R.B. 3182, PG. 2278
O.R.B. 3696, PG. 1153

LOT 7

LOT 5

IVEY'S COMMERCE PARK
PLAT BOOK 3, PAGE 141

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SEC.=SECTION
RT=RIGHT

Drawing No. 45979102
Job No. 45979
Date: February 2005 DCS
Revised: February 2006 DRR
Revised: September, 2006 REJ
Revised: June, 2007 REJ
SHEET 2 OF 2
See Sheet 1 for Description

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

SCHEDULE "B"

2752 EAST WEST ROAD PARCEL 7010A

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7010A 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.

SCHEDULE "A"EAST WEST ROADPARCELS 7010B

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 3182, Page 2278, and Official Records Book 3696, Page 1153, Public Records of Orange County, Florida, being more particularly described as follows:


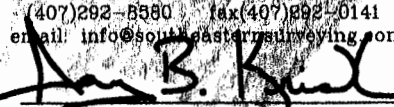

PARCEL 7010B: COMMENCE at the Northeast corner of Lot 7, Ivey's Commerce Park, Plat Book 3, Page 141, Public Records of Orange County, Florida, also being on the existing right of way line of Hanging Moss Road; thence along said existing right of way line, South 89°05'52" West, 66.57 feet to the POINT OF BEGINNING;

thence South 00°54'08" East, 17.80 feet; thence South 89°05'52" West, 43.71 feet; thence North 00°54'08" West, 17.80 feet to a point on said existing right of way line; thence along said existing right of way line, North 89°05'52" East, 43.71 feet to the POINT OF BEGINNING.

Containing 778 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 Surveyor and Mapper.
Not valid without sheet 2.

DESCRIPTION	Date: February 2005 DCS		CERT. NO. LB2108 45979138  SOUTHEASTERN SURVEYING & MAPPING CORP. 6600 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax (407)892-0141 email: info@southeasternsurveying.com  GARY S. KRICK REGISTERED LAND SURVEYOR NO. 4245	
	FOR	Job No.: 45979		Scale: N.T.S.
		CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
		SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

Revised: June, 2007 REJ

SKETCH OF DESCRIPTION

EAST WEST ROAD

PARCEL 7010B



N.T.S.

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST

HANGING MOSS ROAD

120.00' RIGHT OF WAY

POB

POC

NE CORNER
LOT 7

STA: 1049+38.88

OFFSET: 60.00' RT.

S89°05'52"W 66.57'

140.56'

N89°05'52"E
43.71'

EXISTING R/W LINE

N89°05'52"E 97.71'

N00°54'08"W
17.80'

7010B

778 square feet

S89°05'52"W 43.71'

S00°54'08"E
17.80'

O.R.B. 3182, PG. 2278
O.R.B. 3696, PG. 1153

LOT 7

LOT 5

IVEY'S COMMERCE PARK
PLAT BOOK 3, PAGE 141

R=1,356.26'
L=208.26'
Δ=8°47'53"
CB=N82°36'55"W
CH=208.05'

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. 45979138
Job No. 45979
Date: February 2005 DCS
Revised: February 2006 DRR
Revised: September, 2006 REJ
Revised: June, 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 CONNECTOR ROAD.



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 7010B

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7010B is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

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

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

CERTIFICATION OF VALUE

PROJECT: Richard Crotty Parkway - CIP 2752 INVEST

PARCEL: 7010A

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 17th day of March, 2018, is \$ 10,300, based upon my independent appraisal and the exercise of my professional judgment.

The market value may be allocated as follows:

Land Area: 474 Square Feet (Temporary Construction Easement)

Land	\$ <u>2,200</u>
Improvements	\$ <u>3,600</u>
Damages and/or	
Cost-To-Cure	\$ <u>4,500</u>
 TOTAL	 \$ <u>10,300</u>



April 9, 2018

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

CERTIFICATION OF VALUE

PROJECT: Richard Crotty Parkway - CIP 2752 INVEST

PARCEL: 7010B

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 17th day of March, 2018, is \$ 7,100, based upon my independent appraisal and the exercise of my professional judgment.

The market value may be allocated as follows:

Land Area: 778 Square Feet (Temporary Construction Easement)

Land	\$ <u>3,600</u>
Improvements	\$ <u>500</u>
Damages and/or	
Cost-To-Cure	\$ <u>3,000</u>
TOTAL	\$ <u>7,100</u>



April 9, 2018

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

Date

Project: East-West Road (SR 436 to Dean Rd) a/k/a Richard Crotty Parkway
Parcel No: 7010A / 7010B
Name of Owner: Professional Materials Handling Co., Inc.
Page No.: 1

SETTLEMENT ANALYSIS

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

County's Appraised Value

Parcel 7010A

Land: 474 S.F.	\$2,200
Improvements: Grass/Mulch, Irrigation, Protective Sealcoating, Business ID Sign	\$3,600
Cost-to-Cure: Sod Disturbed Area, Harmonize Drive Tie-In, Re-Establish Business Sign,	\$4,500
Cap/Maintain/Repair Irrigation	
Other Damages: N/A	\$ 0
Total Appraisal Value – Parcel 7010A	\$10,300

Parcel 7010B

Land: 778 S.F.	\$3,600
Improvements: Irrigation, Protective Sealcoating, Portion of Retention Swale	\$500
Cost-to-Cure: Sod Disturbed Area, Harmonize Swale, Cap/Maintain/Repair Irrigation	\$3,000
Other Damages: N/A	\$0
Total Appraisal Value – Parcel 7010B	\$7,100

Total Appraisal Values – Parcels 7010A and 7010B	<u>\$17,400</u>
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Owner's Requested Amount—Initial

Owner's Counter Offer (Global):	\$17,400
Total Owner's Requested Amount—Initial:	<u>\$17,400</u>

Owner's Requested Amount—After Negotiations

Project: East-West Road (SR 436 to Dean Rd) a/k/a Richard Crotty Parkway
Parcel No: 7010A / 7010B
Name of Owner: Professional Materials Handling Co., Inc.
Page No.: 2

Owner's Counter Offer (Global): N/A

Total Owner's Requested Amount—After Negotiations: N/A

Probable Range of Testimony

County: N/A
Owner: N/A

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
Total Potential Costs of Condemnation:	N/A
Total Potential Judgment if Condemned: (Owner Testimony Plus Costs)	N/A

Recommended Settlement Amount **\$17,400**

EXPLANATION OF RECOMMENDED SETTLEMENT

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

Parcels 7010A and 7010B of the East-West Road n/k/a Richard Crotty Parkway are not under threat. The parent tract is located on the south side of Hanging Moss Road. Both parcels are temporary construction easements and are desired for harmonizing of the driveways of Parcels 7010A and 7010B to Richard Crotty Parkway. Harmonization will allow a smooth transition between Richard Crotty Parkway and the parcels. 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 \$17,400. I agree and request approval of purchase price in the amount of \$17,400.

Project: East-West Road (SR 436 to Dean Rd) a/k/a Richard Crotty Parkway
Parcel No: 7010A / 7010B
Name of Owner: Professional Materials Handling Co., Inc.
Page No.: 3

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: 8/2/18
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.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
PROFESSIONAL MATERIALS HANDLING CO, 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) ▶
☐ C Corporation
☒ S Corporation
☐ Partnership
☐ Trust/estate
☐ Other (see instructions) ▶
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.

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.)
6868 HANNAH MOSS RD.

6 City, state, and ZIP code
ORLANDO, FL 32807

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								
1	1	-	2	2	7	7	2	7

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person ▶ 	Date ▶ 11/2/15
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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.