



Interoffice Memorandum

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 05 2015 *NP/KH*

REAL ESTATE MANAGEMENT ITEM 10

DATE: April 8, 2015

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager *AC*
Real Estate Management Division

FROM: Dana Chapman, Acquisition Agent *DC*
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL OF PURCHASE AGREEMENT AND DRAINAGE EASEMENT BETWEEN MILLERS BROS, LLC AND ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY PURCHASE PRICE, RECORDING FEES AND RECORD INSTRUMENT

PROJECT: Sky Lake - Oak Ridge

District 3

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

ITEMS: Purchase Agreement (Parcel 801)

Drainage Easement (Instrument: 801.1)
Cost: \$6,800
Size: 6,515 square feet

BUDGET: Account No.: 1004-072-3010-6110

Project: Sky Lake-Oak Ridge
Parcel: 801

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 05 2015 NP/KH

PURCHASE AGREEMENT

**COUNTY OF ORANGE
STATE OF FLORIDA**

THIS AGREEMENT made between Miller Bros, LLC, a South Carolina limited liability company, hereinafter referred to as SELLER, and ORANGE COUNTY, a charter county and a political subdivision of the state of Florida, hereinafter referred to as BUYER.

WITNESSETH:

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

**Property Appraiser's Parcel Identification Number:
a portion of
23-23-29-0000-00-150**

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

1. SELLER agrees to execute a Drainage Easement on Parcel No. 801, conveying said Easement unto BUYER free of all liens and encumbrances for the sum of \$ 6,800.00.
2. This transaction shall be closed and the Drainage 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.
3. SELLER shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.
4. 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 of the Orange County Real Estate Management Division as may be appropriate.
5. SELLER agrees to pay the state documentary stamp tax, on land and improvements only. SELLER'S share of the state documentary stamp tax paid to the Orange County Comptroller in the amount of \$47.60 will be paid by the SELLER and shall be paid outside of closing.

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: Sky Lake-Oak Ridge
Parcel: 801

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.

Miller Bros, LLC, a South Carolina
limited liability company, SELLER

PO Box 2902
Post Office Address

IRMO, SC 29063

BY: [Signature]
Yost M. Miller, Jr.

MANAGER
Title

BY: [Signature]
Richard L. Miller

MEMBER
Title

DATE: 3-5-15

(Corporate Seal)

ORANGE COUNTY, FLORIDA, BUYER

BY: [Signature]
Dana Chapman, Its Agent

DATE: 4/8/15

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

SCHEDULE "A"

PERMANENT DRAINAGE EASEMENT

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE SOUTHWEST 1/4 OF SAID SECTION 23 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 264, SKY LAKE – OAK RIDGE SECTION UNIT FOUR, AS RECORDED IN PLAT BOOK Z, PAGE 150 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT, NO IDENTIFICATION; THENCE SOUTH 89°42'33" WEST ALONG THE SOUTH LINE OF SAID LOT 264, A DISTANCE OF 139.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 264, SAID POINT BEING ON THE EAST LINE OF THE WEST 340 FEET OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 29 EAST AND THE POINT OF BEGINNING; THENCE SOUTH 00°12'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 172.29 FEET TO THE NORTHEAST CORNER OF A DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6177, PAGE 1040 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°29'45" WEST ALONG THE NORTH LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 5.58 FEET TO THE NORTHWEST CORNER OF SAID DRAINAGE EASEMENT; THENCE SOUTH 00°12'10" EAST ALONG THE WEST LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 22.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LANCASTER ROAD PER OFFICIAL RECORDS BOOK 6177, PAGE 1036 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°29'45" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF LANCASTER ROAD, A DISTANCE OF 24.42 FEET TO A POINT; THENCE NORTH 00°12'10" WEST ALONG A LINE 30 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE WEST 340 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 221.50 FEET TO A POINT; THENCE NORTH 89°47'50" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON SAID EAST LINE AND THE WEST LINE OF SAID PLAT OF SKY LAKE – OAK RIDGE SECTION UNIT FOUR; THENCE SOUTH 00°12'10" EAST ALONG SAID EAST LINE AND SAID WEST LINE, A DISTANCE OF 26.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,515 SQUARE FEET, MORE OR LESS.

GENERAL NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT (NAD83/90), ZONE 901, FLORIDA EAST WITH THE WEST RIGHT OF WAY LINE OF LUZON DRIVE HAVING A BEARING OF NORTH 00°17'27" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT OF WAY RECORDS. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. EASEMENTS SHOWN HEREON ARE BASED ON SURROUNDING PLATS AND A SEARCH OF ORANGE COUNTY'S GIS WEBSITE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: APRIL 24, 2014

Project No.: S23-23

Drawn: DPW Chkd.: JMS

**SKY LAKE – OAK RIDGE
PERMANENT DRAINAGE
EASEMENT**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

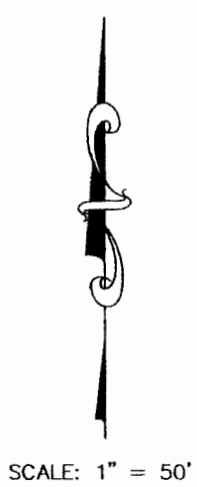
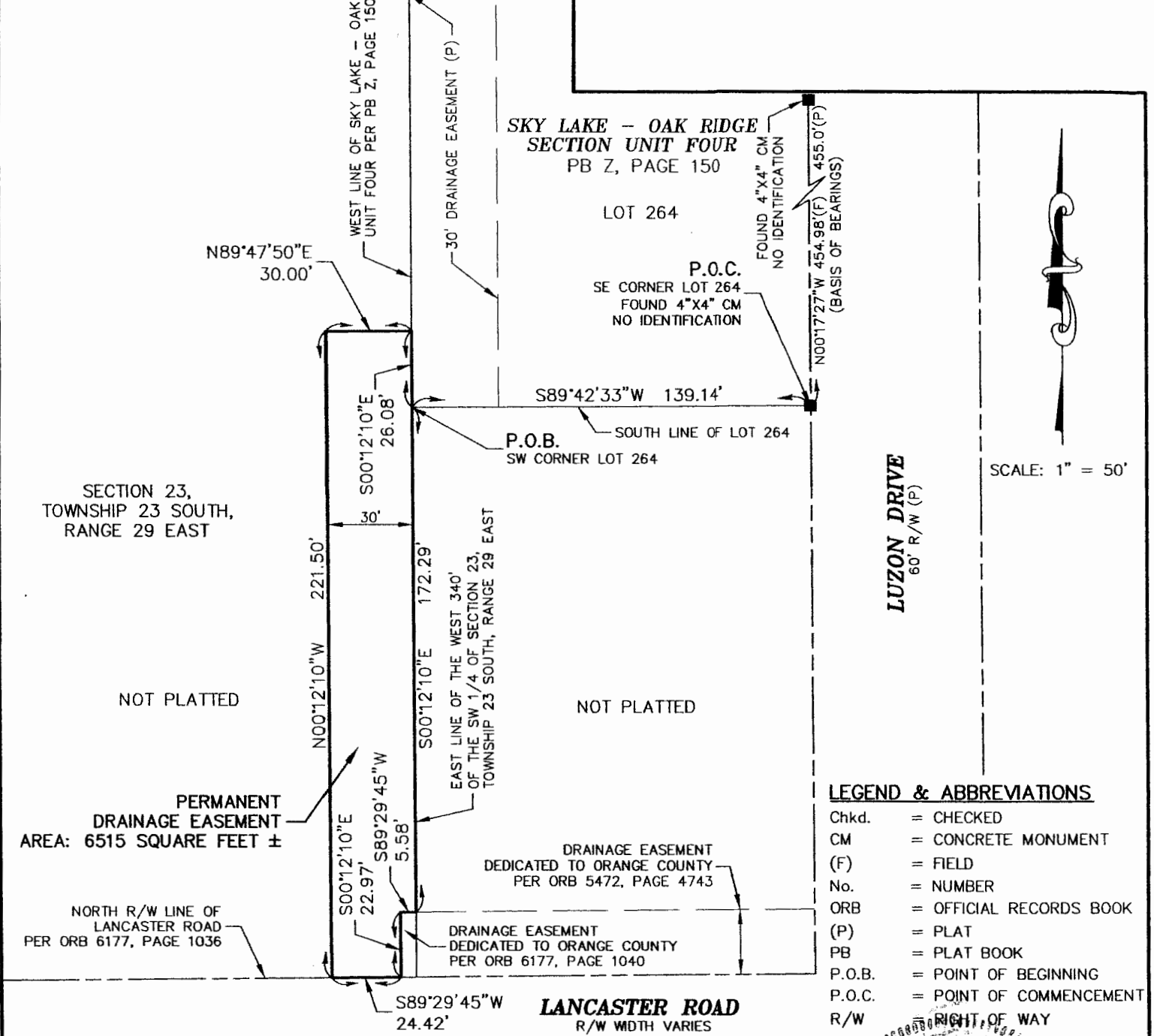
1349 SOUTH INTERNATIONAL PARKWAY
SUITE 2401

LAKE MARY, FLORIDA 32746

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

Land Surveyor Business License No. 6556

SKETCH OF DESCRIPTION
PERMANENT DRAINAGE EASEMENT



LEGEND & ABBREVIATIONS

Chkd.	=	CHECKED
CM	=	CONCRETE MONUMENT
(F)	=	FIELD
No.	=	NUMBER
ORB	=	OFFICIAL RECORDS BOOK
(P)	=	PLAT
PB	=	PLAT BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
R/W	=	RIGHT OF WAY

SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES

REVISION	BY	DATE

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero
H. Paul deVivero, Professional Land Surveyor No. 4690

Stamp: **APR 24 2014**
Stamp: **SHEET 2 OF 2**
Stamp: **5-9-2014**

Date: APRIL 24, 2014
Project No.: S23-23
Drawn: DPW Chkd.: JMS

**SKY LAKE - OAK RIDGE
PERMANENT DRAINAGE
EASEMENT**

GEO DATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 SOUTH INTERNATIONAL PARKWAY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: (407) 878-0841
Land Surveyor Business License No. 6556

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 05 2015 NP/KH

Instrument: 801.1
Project: Sky Lake – Oak Ridge

DRAINAGE EASEMENT

THIS INDENTURE, Made this 5TH day of MARCH, A.D. 2015, between Miller Bros, LLC, a South Carolina limited liability company, whose address is F.O. Box 2902, IRMO, S.C. 29063, 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 \$6,800.00 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 drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility 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

23-23-29-0000-00150

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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, successors, and assigns agree 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 drainage ditch, pipe, or facility.

Instrument: 801.1
Project: Sky Lake – Oak Ridge

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

Signed, sealed and delivered
in the presence of:

Miller Bros, LLC,
a South Carolina limited liability company

Erica V. Watts
Witness

BY: Yost M. Miller, Jr.
Yost M. Miller, Jr.

Erica V. Watts
Printed Name

MANAGER
Title

Brenda Heelen
Witness

BY: Richard L. Miller
Richard L. Miller

Brenda mulen
Printed Name

MEMBER
Title

(Signature of **TWO** witnesses required by Florida law)

STATE OF South Carolina
COUNTY OF Lexington

The foregoing instrument was acknowledged before me this 5 day of MARCH, 2015, by Yost M. Miller, Jr., as Manager of Miller Bros, LLC, a South Carolina limited liability company. He is personally known to me or has produced _____ as identification.

Witness my hand and official seal this 5 day of March, 2015.

(Notary Seal)

[Signature]
Notary Signature
Jesse Ruge
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires:

My Commission Expires September 13, 2020

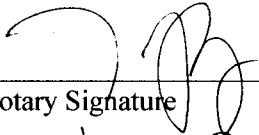
Instrument: 801.1
Project: Sky Lake – Oak Ridge

STATE OF South Carolina
COUNTY OF Lexington

The foregoing instrument was acknowledged before me this 5 day of March, 2015,
by Richard L. Miller, as MEMBER owner of Miller Bros, LLC, a South Carolina limited liability
company. He is personally known to me or has produced _____ as
identification.

Witness my hand and official seal this 5 day of March, 2015.

(Notary Seal)



Notary Signature
Jason Rogers

Printed Notary Name

This instrument prepared by:

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

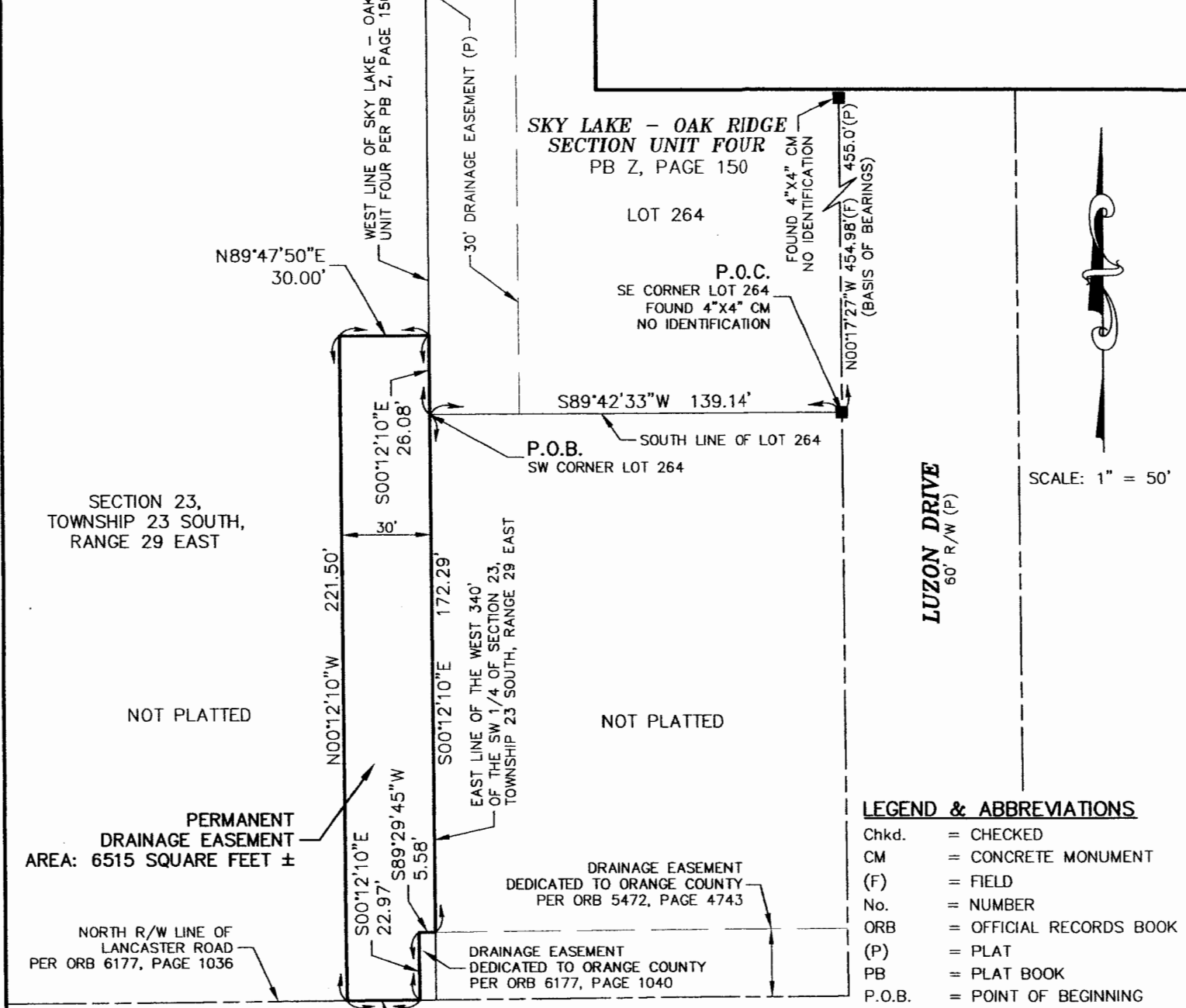
Notary Public in and for
the County and State aforesaid

My commission expires:

My Commission Expires September 13, 2020

SKETCH OF DESCRIPTION

PERMANENT DRAINAGE EASEMENT



SKY LAKE - OAK RIDGE
SECTION UNIT FOUR
PB Z, PAGE 150

LOT 264

P.O.C.
SE CORNER LOT 264
FOUND 4"X4" CM
NO IDENTIFICATION

P.O.B.
SW CORNER LOT 264

LUZON DRIVE
60' R/W (P)

SCALE: 1" = 50'

NOT PLATTED

NOT PLATTED

PERMANENT DRAINAGE EASEMENT
AREA: 6515 SQUARE FEET ±

NORTH R/W LINE OF LANCASTER ROAD
PER ORB 6177, PAGE 1036

DRAINAGE EASEMENT DEDICATED TO ORANGE COUNTY
PER ORB 5472, PAGE 4743

DRAINAGE EASEMENT DEDICATED TO ORANGE COUNTY
PER ORB 6177, PAGE 1040

LANCASTER ROAD
R/W WIDTH VARIES

LEGEND & ABBREVIATIONS

- Chkd. = CHECKED
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SHEET 2 OF 2

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H. Paul deVivero, Professional Land Surveyor No. 4890
5-7-2014

REVISION	BY	DATE
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Date: APRIL 24, 2014
Project No.: S23-23
Drawn: DPW Chkd.: JMS

**SKY LAKE - OAK RIDGE
PERMANENT DRAINAGE
EASEMENT**

GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 SOUTH INTERNATIONAL PARKWAY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: (407) 878-0841
Land Surveyor Business License No. 6556

SCHEDULE "A"
PERMANENT DRAINAGE EASEMENT

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SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: APRIL 24, 2014

Project No.: S23-23

Drawn: DPW Chkd.: JMS

**SKY LAKE - OAK RIDGE
PERMANENT DRAINAGE
EASEMENT**



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ORANGE COUNTY REAL ESTATE MANAGEMENT DIVISION
REVIEW APPRAISER'S STATEMENT

PARCEL	PROJECT	LIMITS	PROPERTY OWNER	CIP
801	Sky Lake – Oak Ridge	Lancaster Road and Luzon Drive	Miller Bros, LLC	

- A. I certify that, to the best of my knowledge and belief:
- The facts and data reported by the review appraiser and used in the review process are true and correct.
 - The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
 - I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
 - My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this review report, my analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
 - I did personally inspect the subject property and appropriate comparable sales as used in the report under review on September 2, 2014.
 - Value estimates of items compensable under state law, have been clearly identified below, as appropriate.
 - Each appraiser's value estimate and my recommended compensation are as stated below.
 - Unless stated, no one provided significant professional assistance to the person signing this review report. (must be identified in Part B, Review Appraiser's Statement (attached)).

	1	2	3	4
APPRAISER	Dan DeRango			
DATE OF REPORT	8/11/2014			
PURPOSE*	A			
PROPERTY TYPE	Industrial			
ACQUISITION SIZE:	6,515 s.f.			
APPRAISAL DOV	8/11/2014			
APPRAISAL TOTAL:	\$28,275			
LAND	\$24,900			
IMPROVEMENTS	\$3,375			
COST TO CURE	\$0			
DAMAGES	\$0			
REVIEWER	D. Henderson			

*Purpose: A=Neg., B=Rev. Neg., C=2nd Rev. Neg., D=OT, E=Rev. OT, F=DOD, G=Rev. DOD, H=2nd Rev/DOD, O=Owner Report, R=Rev. Owner Report, X=Other.

RECOMMENDED COMPENSATION: \$ 28,275.00

ALLOCATION: LAND \$ 24,900.00

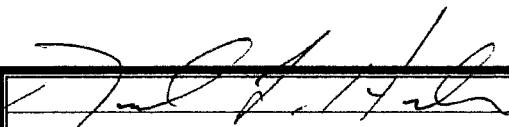
IMPROVEMENTS \$ 3,375.00

COST TO CURE \$ 0.00

DAMAGES \$ 0.00

UNECONOMIC REMNANT (UNECO):

Value to Acquisition Including Uneconomic Remainder	
Land Area:	Partial/Whole (P/W)
Land:	\$
Improvements	\$
Damages and/or Cost to Cure	\$
Total:	\$


Reviewer: Desmond J. Henderson
St. Reg. Trainee Appraiser #RI18325
Date: 9/2/2014
Ann Caswell, Acting Manager

REVIEW APPRAISER'S STATEMENT

Parcel No.: 801

Page No.: 2

B. Reviewer's Statement of reasoning in conformance with the current R/W Procedures.

This review was conducted by Desmond J. Henderson, State Registered Trainee Appraiser #RI18325, Real Estate Review Appraiser, employed by the Orange County Real Estate Management Division.

The client and the intended user of this review is Orange County. The intended use is to determine whether the analysis, opinions, and conclusions in the appraisal report under review are appropriate and reasonable. The purpose of the opinions and conclusions contained herein are to be used as a basis for establishing recommended compensation for a proposed acquisition for the Sky Lake - Oak Ridge project.

This appraisal was prepared by Daniel R. DeRango, MAI, CCIM, State Certified General Appraiser #RZ1054, an employee of DeRango, Best & Associates. According to the appraisal report, significant appraisal assistance was provided by Heather Lynn Haas, State-Certified General Appraiser, #RZ3203, also an employee of DeRango, Best & Associates.

The subject property is a 2.86 acre (124,413 s.f.) parcel that is improved with two structures for operation of Miller Brothers Giant Tire Service. It is owned by Miller Bros, LLC. It is located along the north side of Landcaster Road, west of Luzon Drive in Orange County, Florida. Parcel 801 is a proposed permanent easement that encompasses 6,515 s.f. of land area. This easement is a rectangular strip of land located in the southeastern corner of the parent tract. The only site improvement located within the easement area is a portion of a chain link fence.

The report under review is an appraisal to estimate the market value of the easement. The real estate and real property interest that was appraised is the unencumbered fee simple interest in the property to be acquired. The effective date of the opinion in the report being reviewed is August 11, 2014. The date of review is September 2, 2014.

The nature and extent of this review included a desk and field review of the subject property and the comparable sales. The scope of this review assignment does not include the development of an independent opinion of value by the reviewer. However, it does necessitate the reviewer to determine whether the appraisal report under review is both reasonable and supportable. In addition, the scope does entail a determination as to the appraisal report's compliance with the Uniform Standards of Professional Appraisal Practice.

The report as reviewed is a summary appraisal report. The format is appropriate for the analysis. The purpose of the appraisal was to estimate the market value of the easement to be taken for acquisition purposes, together with the resulting damages, if any, to the remainder property.

It should be noted that market value estimates typically exclude business damages, goodwill damages, relocation costs, and incidental costs, even though they may be considered elements of full compensation under Florida law.

REVIEW APPRAISER'S STATEMENT

Parcel No.: 801

Page No.: 3

The highest and best use analysis considers the four components thereof. Mr. DeRango concludes that the highest and best use "as if vacant", is for commercial or light industrial development. The appraiser's analysis and development of the highest and best use are appropriate and reasonable. The methodology is consistent with and in conformance with standard appraisal practice. The report employs the Direct Sales Comparison Approach to value the land "as though vacant". The Income and Cost Approaches were appropriately determined to be not applicable.

Mr. DeRango has included four comparable sales to value the land and has correlated to a value indication within the value range of the sales. His value indication is reasonable and supported for the subject property. The comparable sales indicate an adjusted range from \$3.16 per s.f. to \$4.76 per s.f. Mr. DeRango concludes to a value of \$4.25 per s.f. for the land. Due to the fact that this is an easement acquisition, Orange County will only be acquiring a portion of the fee simple interest and the owner will retain the remaining interest. Mr. DeRango estimated that the portion Orange County will be acquiring is 90% of the fee simple interest (90% of the value). This brings the concluded value to \$3.82 per square foot.

In valuing the part acquired, after applying Mr. DeRango concluded per unit value for the land to the 6,515 s.f. of parcel 801, the concluded value for the land within the easement area is \$24,900 (R). The portion of the fence that is located within the easement area was valued at \$3,375.

It is my opinion that the data, appraisal methods and techniques, analysis, opinions, conclusions and adjustments within the DeRango report are appropriate and reasonable. The report is complete and adequately supported within the scope of a summary report and in the context of market conditions as of the effective date of valuation. I believe that the value conclusion estimated in the DeRango appraisal of Parcel 801 is both reasonable and supportable. This report is approved as meeting the current Uniform Standards of Professional Appraisal Practice.

Compensation is allocated as follows:

Land	\$ 24,900
Improvements	\$ 3,375
Damages	\$ -0-
Cost to Cure	\$ -0-
TOTAL	\$ 28,275

DJH

DERANGO, BEST & ASSOCIATES

PROFESSIONAL REAL ESTATE APPRAISERS, ADVISORS & CONSULTANTS
1601 EAST AMELIA STREET, ORLANDO, FLORIDA 32803

August 11, 2014

Ms. Ann Caswell, as acting manager
Orange County Real Estate
Management Department
400 East South Street, 5th Floor
Orlando, Florida 32802-1393

P.O. No.: M00000068928

RE: Appraisal of Parcel No. 801 (Miller Bros LLC), Sky Lake - Oak Ridge Permanent Drainage Easement, Orange County, Florida.

Dear Ms. Caswell:

We have personally inspected and appraised the above referenced property and proposed acquisition by Orange County for the Sky Lake - Oak Ridge Project. The purpose of our appraisal is to estimate the market value of the property to be acquired along with any associated cost to cure or damages which may accrue to the remainder property. The intended use of our appraisal is to assist Orange County in negotiations with the property owner for the potential acquisition. There are no other intended users or uses for our appraisal.

Our value estimates, which are documented in the attached report, are summarized as follows:

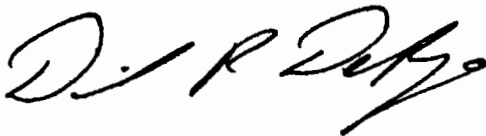
Value of Taking - Easement	801
Land	\$24,900
Improvements	\$3,375
Damages to Remainder	\$0
Cost to Cure	\$0
Total Value of Taking and Damages	\$28,275

Effective date of valuation **August 11, 2014.**

The values cited above are subject to the assumptions, limiting conditions, certification statements and definitions presented within the attached summary report.

Sincerely,

DERANGO, BEST & ASSOCIATES



Daniel R. DeRango, MAI, CCIM
Cert Gen RZ1054

14-226

Project: Sky Lake - Oak Ridge
Limits: n/a
Parcel: 801

n/a_ Pre-Condensation
n/a_ Post-Condensation

SETTLEMENT ANALYSIS

Drainage Easement 801: (6,515 square feet)	\$ 24,900
Improvements: (chain link fencing)	\$ 3,375
Damages:	\$ -0-
Cost to Cure:	\$ -0-
Total Appraised Value	\$ 28,275

EXPLANATION OF RECOMMENDED SETTLEMENT

The subject is located on West Lancaster Road, in the southern part Orange County and is 2.86 acres. The property is improved with two structures for operation of Miller Brothers Giant Tire Service. Parcel 801 as requested by Orange County's Public Works Department, is a 6,515 square feet Drainage Easement. This Drainage Easement is necessary for piping drainage around an existing ditch. The donation of the Drainage Easement which would result in better drainage wasn't successful. Additional negotiations resulted with the owners agreeing to accept \$6800.00 inclusive of all fees and costs. This settlement is \$21,475.00 below the appraised value of \$28,275. I recommend and request approval of this purchase.

Recommended by: *Dana Chapman* Date 4/8/15
Dana Chapman, Acquisition Agent, Real Estate Management Division

Approved by: *[Signature]* Date 4/8/15
Daniel Jones, Supervisor, Acquisition Section, Real Estate Management Division

Approved by: *Ann Caswell* Date 4-8-15
Ann Caswell, Manager, Real Estate Management Division

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 3/10/15

Total Amount: 6,835.50

Project: Sky Lake - Oak Ridge

Parcel: 801

Charge to Account # 1004-072-3010-6110 Amount \$ 6,835.50

_____ Amount \$ _____

Engineering Approval _____ Date _____

Fiscal Approval _____ Date _____

TYPE TRANSACTION (Check appropriate block{s})
_____ Pre-Condemnation _____ Post-Condemnation X Not Applicable District # 3

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

Miller Bros, LLC
P.O. Box 2902
Irmo, South Carolina 29063
TIN: 570824810

Orange County Comptroller
Recording Fees

DOCUMENTATION ATTACHED (Check appropriate block{s})

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

Payable to Miller Bros, LLC \$6,800.00
Payable to Orange County Comptroller: \$35.50 Recording Fees

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

Recommended by Dana Chapman
Dana Chapman, Acquisition Agent

4-8-15
Date

Payment Approved Ann Caswell
Ann Caswell, Manager, Real Estate Management Division

4-14-15
Date

Certified Kate Miller
Approved by BCC Deputy Clerk to the Board

MAY 05 2015
Date

Examined/Approved _____
Comptroller/Government Grants

CHECK No. / Date

REMARKS:
Scheduled Closing Date: _____ (within 30 days of Request for Check)

Anticipated Closing Date: 5/15/15 (beyond 30 days of Request for Check)

Please Contact Acquisition Agent @ 407-836-7007 if there are any questions.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 05 2015
NP/KH

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 3/10/15

Total Amount: 6,835.50

Project: Sky Lake - Oak Ridge

Parcel: 801

Charge to Account # 1004-072-3010-6110 Amount \$ 6,835.50

_____ Amount \$ _____

[Signature] 4/10/15
Engineering Approval Date
[Signature] 4-13-15
Fiscal Approval Date

TYPE TRANSACTION (Check appropriate block(s))
_____ Pre-Condemnation _____ Post-Condemnation X Not Applicable District # 3

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

Miller Bros, LLC
P.O. Box 2902
Irmo, South Carolina 29063
TIN: 570824810

Orange County Comptroller
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Payable to Orange County Comptroller: \$35.50 Recording Fees

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

Recommended by Dana Chapman 4-8-15
Dana Chapman, Acquisition Agent Date

Payment Approved _____
Ann Caswell, Manager, Real Estate Management Division Date

Certified _____
Approved by BCC Deputy Clerk to the Board Date

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

REMARKS:

Scheduled Closing Date: _____ (within 30 days of Request for Check)

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