

LEGISTAR NO.

130362

CITY OF GAINESVILLE
CITY COMMISSION
13 SEP 30 AM 11:07

CITY OF GAINESVILLE
IN THE CIRCUIT COURT, EIGHTH
JUDICIAL CIRCUIT IN AND FOR
ALACHUA COUNTY, FLORIDA
13 SEP 30 2013

Case No. 13-CA-4072
Division: J

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION,
Petitioner,

vs.

Parcels 125/725

IVAN MITCHELL; ESTATE OF
DORINDA HENRY, Deceased; ALL
HEIRS BENEFICIARIES, DEVISEES,
LEGATEES, SPOUSES, AND
CREDITORS OF DORINDA HENRY,
Deceased; E. SALIMITARI, d/b/a SUN
CITY AUTO; EXECUTIVE TRADERS
WORLDWIDE; ALACHUA COUNTY,
FLORIDA; CITY OF GAINESVILLE,
FLORIDA; RODRIK RODRIGUEZ;
PAREKH FAMILY, LLC, a Florida
Limited Liability Company; and VON
FRASER, Alachua County Tax
Collector,

Defendants.

Date: 9/30/13 Time: 11:10 AM
Server: R. Newson
Gainesville Process Service

AMENDED SUMMONS TO SHOW CAUSE AND NOTICE OF HEARING DATE

THE STATE OF FLORIDA

TO ALL AND SINGULAR SHERIFFS OF FLORIDA:

You are hereby commanded to serve this Summons and a copy of the Petition in eminent domain, Declaration of Taking, Lis Pendens, Request for Admissions, Request for Production of Documents and Interrogatories in this action upon the following defendants:

IVAN MITCHELL
305 N.E. Boulevard
Gainesville, Florida 32601

E. SALIMITARI, d/b/a SUN CITY AUTO
Esfandiar Salimitari, Registered Agent
2306 N.E. Waldo Road
Gainesville, Florida 32609

ALACHUA COUNTY, FLORIDA
The Honorable Mike Byerly
Chairman, Board of County Commissioners
12 S.E. 1st Street
Gainesville, Florida 32601

CITY OF GAINESVILLE, FLORIDA
The Honorable Ed Braddy
200 East University Avenue
Gainesville, Florida 32601

RODRIK RODRIGUEZ
934 S.E. 7th Avenue
Gainesville, Florida 32601

PAREKH FAMILY, LLC, a Florida Limited Liability Company
Kerry A. Schultz, Esq., Registered Agent
2045 Fountain Professional Court, Suite A
Navarre, Florida 32566

VON FRASER
Alachua County Tax Collector
12 SE 1st Street
Gainesville, Florida 32601

This action has been filed to acquire certain property interests in Alachua County, Florida.

Each defendant is required to serve written defenses to the petition on petitioner's attorney, whose name and address are shown below, on or before **October 25, 2013**, and to file the original of the defenses with the clerk of this court either before service on petitioner's attorney or immediately thereafter, showing what right, title, interest or lien defendant has in or to the property described in the petition and to show cause why that property should not be taken for the uses and purposes set forth in the petition. If any defendant fails to do so, a default will be entered against that defendant for the relief

demanded in the petition.

PLEASE TAKE NOTICE that a declaration of taking has been filed in this cause and that petitioner will apply for an order of taking and any other order the court deems proper before the **Honorable Toby S. Monaco**, one of the Judges of this Court, on **Tuesday, December 10, 2013, at 9:30 p.m.**, (1 hour reserved) in Chambers at the Alachua County Family & Civil Justice Center; 201 E. University Avenue, Gainesville, Florida. All defendants to this suit may request a hearing at the time and place designated and be heard. Any defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

WITNESS MY HAND AND SEAL of this Court on the 23rd day of September, 2013.



J. K. IRBY
CLERK OF THE CIRCUIT COURT
ALACHUA COUNTY, FLORIDA

By *Trika Powell*
Deputy Clerk

Susan M. Henderson, Esq.
Florida Department of Transportation
1109 S. Marion Avenue, MS 2009
Lake City, Florida 32025-5874
Telephone: 386/758-3731
Susan.Henderson@dot.state.fl.us

J. K. IRBY,
CLERK OF THE CIRCUIT COURT
CIVIL DIVISION
201 E UNIVERSITY AVE
GAINESVILLE, FL 32601

IN THE CIRCUIT COURT, EIGHTH
JUDICIAL CIRCUIT IN AND FOR
ALACHUA COUNTY, FLORIDA

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION,

Petitioner,

vs.

CASE NO. 13-CA-4072
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Parcels: 125/725

IVAN MITCHELL; ESTATE OF
DORINDA HENRY, Deceased; ALL
HEIRS BENEFICIARIES, DEVISEES,
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CREDITORS OF DORINDA HENRY,
Deceased; E. SALIMITARI, d/b/a SUN
CITY AUTO; EXECUTIVE TRADERS
WORLDWIDE; ALACHUA COUNTY,
FLORIDA; CITY OF GAINESVILLE,
FLORIDA; RODRIK RODRIGUEZ;
PAREKH FAMILY, LLC, a Florida
Limited Liability Company; and VON
FRASER, Alachua County Tax
Collector,

Defendants.

AMENDED PETITION

Petitioner, State of Florida Department of Transportation, an agency of the State of Florida, sues each of the Defendants named herein and alleges:

1. This is an action in eminent domain to condemn certain property in the State of Florida, County of Alachua.
2. The Petitioner is exercising the right of eminent domain by virtue of the authority granted to it by Chapters 334 through 341 and Section 479.15, Florida Statutes, known as the Florida Transportation Code, and Chapters 73 and 74, Florida Statutes, and by resolutions duly and regularly adopted by the Chief Administrative Officer of the District, true copies of which are attached as Exhibits "A" and "B", to acquire by the exercise of the power of eminent domain as provided by law, all property or property rights, whether public

or private, which are necessary to the performance of its duties and the execution of its powers.

3. The property hereinafter described is being sought for public use as a state transportation facility to be used by the public in general. The property and property rights described in the legal descriptions attached hereto as Exhibit "C" and incorporated herein are necessary for the public use and purpose described in the resolutions attached hereto as Exhibits "A" and "B" and are incorporated herein.

4. A description identifying each property sought to be acquired is attached as Exhibit "C".

5. The estate or interest sought to be acquired is set forth in the foregoing legal descriptions attached as Exhibit "C".

6. The Petitioner has made a diligent search and inquiry to discover the names, residences, legal disabilities, and interests in the property of all known and unknown owners, lessees, executors, administrators, trustees, mortgages, judgment creditors, lien holders or persons in possession, and all persons, estates, heirs, successors or assigns having or claiming any right, title or interest in the property. Attached hereto as Exhibit "D" and incorporated herein is a statement of ownerships and encumbrances as to the property. Petitioner has no knowledge of any other persons having any interest in the property.

7. There exists or may exist outstanding real property taxes or other liens due and owing to any governmental entity.

8. The Petitioner has surveyed and located its line or area of construction and intends in good faith to construct the transportation project on or over the property described in this Petition.

9. The Petitioner has complied with all conditions precedent to Petitioner's right to proceed with condemnation of the described property.

10. There are no mobile homes located on the property sought to be acquired which need to be removed.

11. Petitioner reserves its rights under federal and state laws to make any and all claims for environmental damages and/or waste associated with any contaminants,

including but not limited to, petroleum products, hazardous waste and medical waste determined to be present on or released onto the subject property.

12. In the event that sign relocation can be accomplished but is inconsistent with ordinances of the municipality or county within whose jurisdiction the sign is located pursuant to Section 479.15, Florida Statutes, the local government shall assume the responsibility to provide the owner of the sign just compensation.

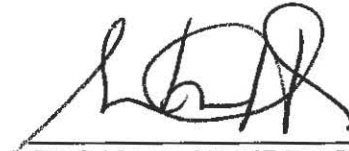
WHEREFORE, Petitioner demands:

(A) That the property described in this Petition be condemned and taken by the Petitioner for the uses and purposes set forth in this Petition, and that the interest sought by this Petitioner in each property, as set forth in the Petition, be vested in the Petitioner.

(B) That there be a jury trial, by a jury of 12 persons, of all issues so triable.

(C) That the jury be required to view the property.

(D) That Petitioner be granted possession and title in advance of final judgment.



SUSAN M. HENDERSON
Florida Bar No. 782122
Florida Department of Transportation
1109 South Marion Avenue, M.S. 2008
Lake City, Florida 32025-5874
Telephone: 386/758-3727
Facsimile: 386/758-3771
Susan.Henderson@dot.state.fl.us
Nancy.Harr@dot.state.fl.us
Attorney for Petitioner

**STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
EMINENT DOMAIN PARCEL RESOLUTION**

WHEREAS, pursuant to Chapters 334 through 339 and Chapters 73 and 74, Florida Statutes, as amended, the State of Florida, Department of Transportation ("Department") has authority to locate and designate certain transportation facilities as a part of the State Highway System and construct and maintain the same with funds which are now or which may hereafter become available to the Department; and

WHEREAS, pursuant to Section 337.27, Florida Statutes, the Secretary of Transportation has delegated the authority to execute eminent domain resolutions to the chief administrative officer of the district in which the property is located; and

WHEREAS, the property to be acquired hereunder is located in District Two of the Department; and

WHEREAS, Greg Evans, P.E. is the chief administrative officer of said district; and

WHEREAS, the District Secretary of Transportation by Resolution dated July 23, 2012, did locate and designate Item/Segment Number 4205374, and

WHEREAS, it is the finding of the District Secretary of Transportation that the acquisition of the properties and property rights as described in the parcel descriptions under the Department Parcel Numbers:

125/725

copies of which descriptions are attached hereto and by reference made a part hereof, is necessary, to the extent of the estate or interest set forth in the respective parcel descriptions, for the performance of the duties of the Department and for the construction, reconstruction and maintenance of said state facility.

NOW, THEREFORE, BE IT RESOLVED, by the Department, that said property descriptions are ratified and confirmed; and

BE IT FURTHER RESOLVED, by the Department, that the acquisition of the properties and property rights described in said parcel descriptions is necessary for the performance of its duties and for the construction, reconstruction and maintenance of said state facility for the use of the general public; and that the Department is hereby authorized to acquire the same by gift, purchase or condemnation.

**STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION**

By: *Greg Wynn*
District Secretary

DATE: June 27, 2013

ATTEST: *Lisa Lambert*
Executive Secretary



CERTIFICATE

I HEREBY CERTIFY that the foregoing is a true and correct copy of a certain Eminent Domain Parcel Resolution signed by the District Secretary, District Two, in his official capacity on the 27 day of June, 2013, the original of which has the authentic seal of the Department of Transportation affixed thereto and which is of record in the office of the State of Florida Department of Transportation.

DATED this 27 day of June, 2013, at Lake City, Florida.



Chisa Lambert
Executive Secretary
State of Florida
Department of Transportation

Section No. 26000
F.P. No. 4205374

Road No. SE 7th Ave

Alachua County

Parcel No. 125

Fee Simple

A Part Of Lot 13, Block 5, Range 1 Of Ropers Addition, As Recorded In Plat Book J, Page 550, Of The Public Records Of Alachua County, Florida, In Section 4, Township 10 South, Range 20 East, More Particularly Described As Follows:

COMMENCE At The Northwest Corner Of Lot 15, W.H. Waites Subdivision, As Recorded In Plat Book A, Page 153, Of The Public Records Of Alachua County, Florida, In Section 4, Township 10 South, Range 20 East, Said Alachua County, Florida; Thence South 00° 59' 27" East, Along The Easterly Existing Right Of Way Line Of Southeast 9th Street, A Distance Of 184.71 feet, To The Southwesterly Corner Of Lot 16, Said W.H. Waites Subdivision, And The Northerly Existing Right Of Way Line Of Southeast 7th Avenue (A Variable Width Right Of Way As Per Florida Department Of Transportation Right Of Way Maps, Section No. 26000, FP No. 4205374); Thence Continue South 00° 59' 27" East, Departing Said Northerly Existing Right Of Way Line, A Distance Of 20.21 Feet To The Baseline Of Survey Of Southeast 7th Avenue; Thence North 89° 06' 06" East, Along Said Baseline Of Survey, A Distance Of 400.00 Feet; Thence South 00° 51' 13" East, Departing Said Baseline Of Survey, A Distance Of 20.05 Feet To The Southerly Existing Right Of Way Line Of Southeast 7th Avenue And To The Northeast Corner Of Lot 13, Block 5, Range 1 Of Ropers Addition, As Recorded In Plat Book J, Page 550, Of The Public Records Of Alachua County, Florida, And The **POINT OF BEGINNING**; Thence Continue South 00° 51' 13" East, Along The Westerly Existing Right Of Way Line Of Southeast 10th Street, A Distance Of 100.00 Feet; Thence Departing Said Westerly Existing Right Of Way Line, South 89° 07' 01" West, A Distance Of 14.90 Feet; Thence North 00° 53' 54" West, A Distance Of 81.02 Feet; Thence North 45° 32' 24" West, A Distance Of 26.69 Feet To The Southerly Existing Right Of Way Line Of Southeast 7th Avenue; Thence North 89° 07' 01" East, Along Said Southerly Existing Right Of Way Line, A Distance Of 33.73 Feet To The Northeast Corner Of Lot 13 And The **POINT OF BEGINNING**.

Containing 1,672 Square Feet, More Or Less.

Being A Part Of Tax Parcel No. 12104-000-000

Section No. 26000
F.P. No. 4205374

Road No. SE 7th Ave

Alachua County

Parcel No. 725

Temporary Construction Easement

A temporary construction easement for the purpose of tying in and harmonizing said property and the driveways, walkways, etc., thereon with the construction to be undertaken by the Department, on SE 7th Avenue adjacent thereto, in, upon, over and through the following described land in Alachua County, Florida, described as follows, viz:

A Part Of Lot 13, Block 5, Range 1 of Ropers Addition, As Recorded In Plat Book J, Page 550, Of The Public Records Of Alachua County, Florida, In Section 4, Township 10 South, Range 20 East, More Particularly Described As Follows:

COMMENCE At The Southeast Corner Of Lot 15, Block 5, Range 1 of Ropers Addition, As Recorded In Plat Book J, Page 550, Of The Public Records Of Alachua County, Florida, In Section 4, Township 10 South, Range 20 East, Said Alachua County, Florida; Thence North 00° 51' 13" West, Along The Westerly Existing Right Of Way Line Of Southeast 10th Street, A Distance Of 399.73 Feet, To The Northeasterly Corner of Lot 13, Said Ropers Addition, And The Southerly Existing Right Of Way Line Of Southeast 7th Avenue (A Variable Width Right Of Way As Per Florida Department Of Transportation Right Of Way Maps, Section No. 26000, FP No. 4205374); Thence Continue North 00° 51' 13" West, Departing Said Southerly Existing Right Of Way Line, A Distance Of 20.05 Feet To The Baseline Of Survey Of Southeast 7th Avenue; Thence South 89° 06' 06" West, Along Said Baseline Of Survey, A Distance Of 49.98 Feet; Thence South 00° 51' 13" East, Departing Said Baseline Of Survey, A Distance Of 20.03 Feet To The Southerly Existing Right of Way Line of Southeast 7th Avenue And The **POINT OF BEGINNING**; Thence North 89° 07' 01" East, Along Said Southerly Existing Right Of Way Line, A Distance Of 16.27 Feet; Thence Departing Said Southerly Existing Right Of Way Line, South 45° 32' 24" East, A Distance of 7.03 Feet; Thence South 89° 07' 01" West, A Distance of 21.21 Feet; Thence North 00° 51' 13" West, A Distance of 5.00 Feet, To A Point On The Southerly Existing Right Of Way Line Of Southeast 7th Avenue, And The **POINT OF BEGINNING**.

Containing 94 Square Feet, More Or Less.

This Temporary Construction Easement Shall Be For A Period Of Forty-Eight (48) Months Commencing On The Date Of The Good Faith Deposit.

Being Part Of Tax Parcel No. 12104-000-000

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2733391 1 PG(S)
August 14, 2012 11:23:05 AM
Book 4127 Page 1799
IRBY, Clerk Of Circuit Court
ALACHUA COUNTY, Florida

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PROJECT RESOLUTION
FOR STATE HIGHWAY SYSTEM PROJECTS



WHEREAS, pursuant to Chapters 334 through 339 and Chapters 73 and 74, Florida Statutes, as amended, the State of Florida, Department of Transportation ("Department") has authority to locate and designate certain transportation facilities as a part of the State Highway System and construct and maintain the same with funds which are now or which may hereafter become available to the Department; and

WHEREAS, pursuant to Section 337.27, Florida Statutes, the Secretary of Transportation has delegated the authority to execute eminent domain resolutions to the chief administrative officer of the district in which the property is located; and

WHEREAS, the property to be acquired hereunder is located in District Two of the Department; and

WHEREAS, Greg Evans P.E., District Secretary is the chief administrative officer of said district; and

WHEREAS, Right of Way maps have been prepared showing the location of Item/Segment Number 4205374;

NOW, THEREFORE, BE IT RESOLVED, by the District Secretary that the part of Southeast 7th Avenue from Southeast 7th Street Easterly to State Road No. 331 (Southeast 11th Street) in Alachua County, Florida is hereby designated as Item/Segment Number 4205374, and the line and location of said part of said facility are hereby designated part of the State Highway System; and the Right of Way maps prepared by the Department, as aforesaid, are hereby adopted as the official Right of Way maps for said Item/Segment Number; and

BE IT FURTHER RESOLVED, that it is the judgment of the Department that the construction of said portion of said Item/Segment Number is necessary, practical and in the best interest of the State; and that the acquisition of such property and property rights as are needed for said construction is necessary for the performance of its duties and for the construction, reconstruction, and maintenance of said state facility for the use of the general public; and that the Department is authorized to make such acquisition by gift, purchase or condemnation.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: Greg Evans
District Secretary

DATE: July 23, 2012

ATTEST: Lisa Lambert
Executive Secretary

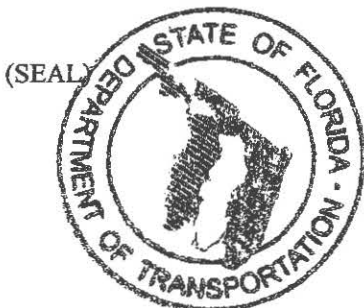


EXHIBIT 'B'

CERTIFICATE

I HEREBY CERTIFY that the foregoing is a true and correct copy of a certain Project Resolution signed by the District Secretary, District Two, in his official capacity on the 23rd day July 2012, the original of which has the authentic seal of the Department of Transportation affixed thereto and which is of record in the office of the State of Florida Department of Transportation.

DATED this 27 day of June, 2013, at Lake City, Florida.

(SEAL)



Shira Lambert
Executive Secretary
State of Florida
Department of Transportation

Section No. 26000
F.P. No. 4205374

Road No. SE 7th Ave

Alachua County

Parcel No. 125

Fee Simple

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Containing 1,672 Square Feet, More Or Less.

Being A Part Of Tax Parcel No. 12104-000-000

EXHIBIT

'C'

Section No. 26000
F.P. No. 4205374

Road No. SE 7th Ave

Alachua County

Parcel No. 725

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Containing 94 Square Feet, More Or Less.

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Being Part Of Tax Parcel No. 12104-000-000

SERVICE LIST

ITEM NUMBER : 4205374
SECTION NUMBER : 26000
FAP NUMBER : N/A
STATE ROAD NUMBER : S.E. 7th Avenue
COUNTY : Alachua
PARCEL NUMBER(S) : 125/725

DEFENDANT: Ivan Mitchell
SERVE: Ivan Mitchell
305 N.E. Boulevard
Gainesville, Florida 32601
Parcel No(s). 125/725

DEFENDANT: Dorinda Henry, Deceased
SERVE: All heirs, beneficiaries, devisees, legatees, spouses, and
creditors, of Dorinda Henry, Deceased
Parcel No(s). 125/725

DEFENDANT: E. Salimitari d/b/a Sun City Auto
SERVE: Esfandiar Salimitari, as Registered Agent
2306 N.E. Waldo Road
Gainesville, Florida 32609
Parcel No(s). 125/725

DEFENDANT: Executive Traders Worldwide
SERVE: Executive Traders Worldwide
P.O. Box 177
Saddle River, New Jersey 07458-0177
Parcel No(s). 125/725

DEFENDANT: Alachua County, Florida
SERVE: The Honorable Mike Byerly
Chairman, Board of County Commissioners
12 SE 1st Street
Gainesville, Florida 32601
Parcel No(s). 125/725

EXHIBIT

'D'

DEFENDANT:
SERVE:

City of Gainesville, Florida
The Honorable Ed Braddy
200 East University Avenue
Gainesville, Florida 32601
Parcel No(s). 125/725

DEFENDANT:
SERVE:

Rodrik Rodriguez
Rodrik Rodriguez
934 SE 7th Avenue
Gainesville, Florida 32601
Parcel No(s). 125/725

DEFENDANT:
SERVE:

Parekh Family LLC, a Florida limited liability company
Kerry A. Schultz, Esq., as Registered Agent
2045 Fountain Professional Court, Ste. A
Navarre, Florida 32566
Parcel No(s). 125/725

IN THE CIRCUIT COURT, EIGHTH
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STATE OF FLORIDA DEPARTMENT
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Petitioner,

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CITY AUTO; EXECUTIVE TRADERS
WORLDWIDE; ALACHUA COUNTY,
FLORIDA; CITY OF GAINESVILLE,
FLORIDA; RODRIK RODRIGUEZ;
PAREKH FAMILY, LLC, a Florida
Limited Liability Company; and VON
FRASER, Alachua County Tax
Collector,

Defendants.

AMENDED DECLARATION OF TAKING

The Petitioner, availing itself of the provisions of Chapter 74, Florida Statutes, to take possession and title in advance of the entry of Final Judgment and having filed a lawsuit in eminent domain for the purpose of condemning lands and other property necessary for the purpose of securing rights of way, borrow pits, drainage ditches, drainage easements, construction easements, and service roads for a transportation facility as set forth in the Petition filed in these proceedings, hereby declares:

1. That the property sought to be appropriated in these proceedings is to be taken for the uses set forth in the Petition.

2. That an estimate of value, made in good faith and based upon a valid appraisal of each parcel sought to be appropriated in these proceedings is as follows:

Parcel 125 \$ 15,550.00
Parcel 725 \$ 200.00



SUSAN M. HENDERSON
Florida Bar No. 782122
Florida Department of Transportation
1109 South Marion Avenue, M.S. 2008
Lake City, Florida 32025-5874
Telephone: 386/758-3727
Facsimile: 386/758-3771
Susan.Henderson@dot.state.fl.us
Nancy.Harr@dot.state.fl.us
Attorney for Petitioner

IN THE CIRCUIT COURT, EIGHTH
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CITY AUTO; EXECUTIVE TRADERS
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FLORIDA; RODRIK RODRIGUEZ;
PAREKH FAMILY, LLC, a Florida
Limited Liability Company; and VON
FRASER, Alachua County Tax
Collector,

Defendants.

AMENDED LIS PENDENS

TO ALL DEFENDANTS NAMED AND LISTED IN AN ATTACHMENT HERETO AND TO
ALL OTHERS WHOM IT MAY CONCERN:

You are hereby notified of the filing of a lawsuit by the Petitioner against you seeking
to condemn and acquire by eminent domain proceedings in accordance with Chapters 73
and 74, Florida Statutes, as amended, the property described herein by attachment. This
property is located in the State of Florida, County of Alachua.

PLEASE BE GOVERNED ACCORDINGLY.



SUSAN M. HENDERSON
Florida Bar No. 782122
Florida Department of Transportation
1109 South Marion Avenue, M.S. 2008
Lake City, Florida 32025-5874
Telephone: 386/758-3727
Facsimile: 386/758-3771
Susan.Henderson@dot.state.fl.us
Nancy.Harr@dot.state.fl.us
Attorney for Petitioner

IVAN MITCHELL, et al.
Project #4205374
S.E. 7TH Avenue – Alachua County
Parcels 125/725

AMENDED SERVICE LIST

PARCELS 125/725

IVAN MITCHELL
305 N.E. Boulevard
Gainesville, Florida 32601

ESTATE OF DORINDA HENRY, DECEASED
ALL HEIRS, BENEFICIARIES, DEVISEES, LEGATEES,
SPOUSES AND CREDITORS OF DORINDA HENRY, DECEASED

E. SALIMITARI, d/b/a SUN CITY AUTO
Esfandiar Salimitari, Registered Agent
2306 N.E. Waldo Road
Gainesville, Florida 32609

EXECUTIVE TRADERS WORLDWIDE
Post Office Box 177
Saddle River, New Jersey 07458-0177

ALACHUA COUNTY, FLORIDA
The Honorable Mike Byerly
Chairman, Board of County Commissioners
12 S.E. 1st Street
Gainesville, Florida 32601

CITY OF GAINESVILLE, FLORIDA
The Honorable Ed Braddy
200 East University Avenue
Gainesville, Florida 32601

RODRIK RODRIGUEZ
934 S.E. 7th Avenue
Gainesville, Florida 32601

PAREKH FAMILY, LLC, a Florida Limited Liability Company
Kerry A. Schultz, Esq., Registered Agent
2045 Fountain Professional Court, Suite A
Navarre, Florida 32566

VON FRASER
Alachua County Tax Collector
12 S.E. 1st Street
Gainesville, Florida

Section No. 26000
F.P. No. 4205374

Road No. SE 7th Ave

Alachua County

Parcel No. 125

Fee Simple

A Part Of Lot 13, Block 5, Range 1 Of Ropers Addition, As Recorded In Plat Book J, Page 550, Of The Public Records Of Alachua County, Florida, In Section 4, Township 10 South, Range 20 East, More Particularly Described As Follows:

COMMENCE At The Northwest Corner Of Lot 15, W.H. Waites Subdivision, As Recorded In Plat Book A, Page 153, Of The Public Records Of Alachua County, Florida, In Section 4, Township 10 South, Range 20 East, Said Alachua County, Florida; Thence South 00° 59' 27" East, Along The Easterly Existing Right Of Way Line Of Southeast 9th Street, A Distance Of 184.71 feet, To The Southwesterly Corner Of Lot 16, Said W.H. Waites Subdivision, And The Northerly Existing Right Of Way Line Of Southeast 7th Avenue (A Variable Width Right Of Way As Per Florida Department Of Transportation Right Of Way Maps, Section No. 26000, FP No. 4205374); Thence Continue South 00° 59' 27" East, Departing Said Northerly Existing Right Of Way Line, A Distance Of 20.21 Feet To The Baseline Of Survey Of Southeast 7th Avenue; Thence North 89° 06' 06" East, Along Said Baseline Of Survey, A Distance Of 400.00 Feet; Thence South 00° 51' 13" East, Departing Said Baseline Of Survey, A Distance Of 20.05 Feet To The Southerly Existing Right Of Way Line Of Southeast 7th Avenue And To The Northeast Corner Of Lot 13, Block 5, Range 1 Of Ropers Addition, As Recorded In Plat Book J, Page 550, Of The Public Records Of Alachua County, Florida, And The **POINT OF BEGINNING**; Thence Continue South 00° 51' 13" East, Along The Westerly Existing Right Of Way Line Of Southeast 10th Street, A Distance Of 100.00 Feet; Thence Departing Said Westerly Existing Right Of Way Line, South 89° 07' 01" West, A Distance Of 14.90 Feet; Thence North 00° 53' 54" West, A Distance Of 81.02 Feet; Thence North 45° 32' 24" West, A Distance Of 26.69 Feet To The Southerly Existing Right Of Way Line Of Southeast 7th Avenue; Thence North 89° 07' 01" East, Along Said Southerly Existing Right Of Way Line, A Distance Of 33.73 Feet To The Northeast Corner Of Lot 13 And The **POINT OF BEGINNING**.

Containing 1,672 Square Feet, More Or Less.

Being A Part Of Tax Parcel No. 12104-000-000

Section No. 26000
F.P. No. 4205374

Road No. SE 7th Ave

Alachua County

Parcel No. 725

Temporary Construction Easement

A temporary construction easement for the purpose of tying in and harmonizing said property and the driveways, walkways, etc., thereon with the construction to be undertaken by the Department, on SE 7TH Avenue adjacent thereto, in, upon, over and through the following described land in Alachua County, Florida, described as follows, viz:

A Part Of Lot 13, Block 5, Range 1 of Ropers Addition, As Recorded In Plat Book J, Page 550, Of The Public Records Of Alachua County, Florida, In Section 4, Township 10 South, Range 20 East, More Particularly Described As Follows:

COMMENCE At The Southeast Corner Of Lot 15, Block 5, Range 1 of Ropers Addition, As Recorded In Plat Book J, Page 550, Of The Public Records Of Alachua County, Florida, In Section 4, Township 10 South, Range 20 East, Said Alachua County, Florida; Thence North 00° 51' 13" West, Along The Westerly Existing Right Of Way Line Of Southeast 10th Street, A Distance Of 399.73 Feet, To The Northeasterly Corner of Lot 13, Said Ropers Addition, And The Southerly Existing Right Of Way Line Of Southeast 7th Avenue (A Variable Width Right Of Way As Per Florida Department Of Transportation Right Of Way Maps, Section No. 26000, FP No. 4205374); Thence Continue North 00° 51' 13" West, Departing Said Southerly Existing Right Of Way Line, A Distance Of 20.05 Feet To The Baseline Of Survey Of Southeast 7th Avenue; Thence South 89° 06' 06" West, Along Said Baseline Of Survey, A Distance Of 49.98 Feet; Thence South 00° 51' 13" East, Departing Said Baseline Of Survey, A Distance Of 20.03 Feet To The Southerly Existing Right of Way Line of Southeast 7th Avenue And The **POINT OF BEGINNING**; Thence North 89° 07' 01" East, Along Said Southerly Existing Right Of Way Line, A Distance Of 16.27 Feet; Thence Departing Said Southerly Existing Right Of Way Line, South 45° 32' 24" East, A Distance of 7.03 Feet; Thence South 89° 07' 01" West, A Distance of 21.21 Feet; Thence North 00° 51' 13" West, A Distance of 5.00 Feet, To A Point On The Southerly Existing Right Of Way Line Of Southeast 7th Avenue, And The **POINT OF BEGINNING**.

Containing 94 Square Feet, More Or Less.

This Temporary Construction Easement Shall Be For A Period Of Forty-Eight (48) Months Commencing On The Date Of The Good Faith Deposit.

Being Part Of Tax Parcel No. 12104-000-000