

## Shelley Caldwell

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**From:** Robert Companion  
**Sent:** Monday, November 29, 2021 11:51 AM  
**To:** Chuck Griffith  
**Cc:** Susan Gilbert  
**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

We will attempt to get the Taylor / Miner Road property on the BOCC agenda for December 13, but it may not get on until the first meeting in January for approval. I plan to propose the latest counter offer on the US-17 Cor Leonis property tomorrow. I will follow up then.

Susan Gilbert in the County Attorney's office is coordinating the closing efforts. She is diligently working through the material for all of the properties. I have copied Susan in case she wants to provide an update on the D.A.D. Partnership property.

**Robert T. Companion, PE**  
County Engineer  
Nassau County Engineering Services  
96161 Nassau Place  
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(904) 530-6225

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**From:** Chuck Griffith <cgriffith@eminentdomain-fl.com>  
**Sent:** Monday, November 29, 2021 11:21 AM  
**To:** Robert Companion <rcompanion@nassaucountyfl.com>  
**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

Robert – a couple follow up questions here regarding Mr. Taylor's properties, as well as the DAD Partnership property we worked on a few months ago.

For Mr. Taylor, please let me know when you think the next available board meeting will be for the Miner Road property. I'd also like to get Mr. Taylor an update on the US-17 property, so please let me know where you are on that one in terms of discussions with your management group.

For DAD Partnership, last we spoke you mentioned I should be hearing from the County's attorney with closing materials, but I haven't heard anything. Is there a contact you can give me so I can reach out directly and get that one rolling?

Thanks

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**From:** Robert Companion <[rcompanion@nassaucountyfl.com](mailto:rcompanion@nassaucountyfl.com)>  
**Sent:** Monday, November 22, 2021 10:34 AM  
**To:** Chuck Griffith <[cgriffith@eminentdomain-fl.com](mailto:cgriffith@eminentdomain-fl.com)>  
**Cc:** Manny Papalas <[mpapalas@eminentdomain-fl.com](mailto:mpapalas@eminentdomain-fl.com)>  
**Subject:** Re: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

It will be on the agenda at the next available meeting. That usually takes 30 days for an item to make it to the Board. If we can bring it as an expansion item, I will try that route.

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**From:** Chuck Griffith <[cgriffith@eminentdomain-fl.com](mailto:cgriffith@eminentdomain-fl.com)>  
**Sent:** Monday, November 22, 2021 10:17:28 AM  
**To:** Robert Companion <[rcompanion@nassaucountyfl.com](mailto:rcompanion@nassaucountyfl.com)>  
**Cc:** Manny Papalas <[mpapalas@eminentdomain-fl.com](mailto:mpapalas@eminentdomain-fl.com)>  
**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

Thanks, Robert. We agree this is a reasonable resolution. Can I tell Mr. Taylor this will be presented at tonight's county commissioners meeting, or will it more likely be done at the next one?

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**From:** Robert Companion <[rcompanion@nassaucountyfl.com](mailto:rcompanion@nassaucountyfl.com)>  
**Sent:** Monday, November 22, 2021 9:24 AM  
**To:** Chuck Griffith <[cgriffith@eminentdomain-fl.com](mailto:cgriffith@eminentdomain-fl.com)>  
**Cc:** Manny Papalas <[mpapalas@eminentdomain-fl.com](mailto:mpapalas@eminentdomain-fl.com)>  
**Subject:** Re: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

Yes.

9,557 plus two driveways to Mr. Taylor  
\$5,144.04 for Attorneys fees  
\$11,548.75 for Mr. Rays fee

\$26,249.79 total

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**From:** Chuck Griffith <[cgriffith@eminentdomain-fl.com](mailto:cgriffith@eminentdomain-fl.com)>  
**Sent:** Monday, November 22, 2021 9:20:00 AM  
**To:** Robert Companion <[rcompanion@nassaucountyfl.com](mailto:rcompanion@nassaucountyfl.com)>  
**Cc:** Manny Papalas <[mpapalas@eminentdomain-fl.com](mailto:mpapalas@eminentdomain-fl.com)>  
**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

So 33% of \$10,000 (\$3,300), plus the \$1,844.04 benefit-based fee, for a total attorneys' fee of \$5,144.04?

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**Cc:** Manny Papalas <[mpapalas@eminentdomain-fl.com](mailto:mpapalas@eminentdomain-fl.com)>  
**Subject:** Re: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

The two driveway will cost \$5,000 each to construct. We do not agree with the amount Mr. Rays claims in damages of \$152,089. Especially since access from the east was never actually an issue. I think we can move forward with the benefit based on the two driveways actual installation cost and monetary benefits.

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**From:** Chuck Griffith <[cgriffith@eminentdomain-fl.com](mailto:cgriffith@eminentdomain-fl.com)>  
**Sent:** Monday, November 22, 2021 9:03:38 AM  
**To:** Robert Companion <[rcompanion@nassaucountyfl.com](mailto:rcompanion@nassaucountyfl.com)>  
**Cc:** Manny Papalas <[mpapalas@eminentdomain-fl.com](mailto:mpapalas@eminentdomain-fl.com)>  
**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

Robert, yes, the attorneys fees and Matt Ray's invoice would be on top of the payment to Mr. Taylor, as contemplated by Fla. Stat. 73.092. I just tried calling you to discuss, but got a message that you're out this week. If you have a minute to talk, give me a call and we can discuss details on this one, but if not, have a Happy Thanksgiving and we'll circle back on these next week.

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**From:** Robert Companion <[rcompanion@nassaucountyfl.com](mailto:rcompanion@nassaucountyfl.com)>  
**Sent:** Friday, November 19, 2021 3:26 PM  
**To:** Chuck Griffith <[cgriffith@eminentdomain-fl.com](mailto:cgriffith@eminentdomain-fl.com)>  
**Cc:** Manny Papalas <[mpapalas@eminentdomain-fl.com](mailto:mpapalas@eminentdomain-fl.com)>  
**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

To make sure I understand \$20,000 on top of the \$9,557 payment to Mr. Taylor?

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**To:** Robert Companion <[rcompanion@nassaucountyfl.com](mailto:rcompanion@nassaucountyfl.com)>  
**Cc:** Manny Papalas <[mpapalas@eminentdomain-fl.com](mailto:mpapalas@eminentdomain-fl.com)>  
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- Technical Services

Robert, Matt Ray's invoice is attached for the Miner Road property. Regarding attorneys' fees, based on the revised offer of \$3,969 and settlement of \$9,557, the benefit-based fee comes to \$1,844.04. We believe that Fla. Stat. 73.092 also calls for additional fees based on nonmonetary benefits for this one, in that we were able to eliminate \$152,089 in severance damages based on Matt Ray's appraisal with the driveways added to the plans. We also realize that the County will probably not have an appetite to pay an additional \$50,189 in fees on this one, and we don't want to get in the way of the deal on this one over that, but would accept a total fee of \$20,000 for this, inclusive of the \$1,844.04 benefit-based fee.

**Chuck Griffith**

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**From:** Robert Companion <[rcompanion@nassaucountyfl.com](mailto:rcompanion@nassaucountyfl.com)>  
**Sent:** Tuesday, November 16, 2021 3:27 PM  
**To:** Chuck Griffith <[cgriffith@eminentdomain-fl.com](mailto:cgriffith@eminentdomain-fl.com)>  
**Cc:** Manny Papalas <[mpapalas@eminentdomain-fl.com](mailto:mpapalas@eminentdomain-fl.com)>  
**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

Mr. Griffith,

We can move the driveway 200' west of Miner Road, out of the roundabout if Mr. Taylor desires. The other driveway at the far west end can also be placed where Mr. Taylor desires, within reason. Do you have a ballpark on the statutory fees and expert costs?

On the Cor Leonis property we are still more comfortable at \$97,500 inclusive of the fees. However, I will present the most recent offer to the rest of the management group again and respond later this week.

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**Sent:** Tuesday, November 16, 2021 3:16 PM  
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Robert, James Taylor accepts the County's offer of \$9,557, with the two driveways, as discussed. He did just ask me if it's possible to do two driveways on the William Burgess extension, one at the east end of the property (about 200' from Miner Road) and another at the west end of the property (about 200' from the western property line), as opposed to one at the roundabout. But that isn't a hold-up if the engineering doesn't work.

I will follow up this week once I have Matt Ray's appraisal invoice with figures for attorneys' fees and expert costs.

Please let us know where the County is on the Cor Leonis property as it relates to our last counteroffer on Nov. 8.

**Chuck Griffith**

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**From:** Robert Companion <[rcompanion@nassaucountyfl.com](mailto:rcompanion@nassaucountyfl.com)>

**Sent:** Monday, November 15, 2021 3:04 PM

**To:** Chuck Griffith <[cgriffith@eminentdomain-fl.com](mailto:cgriffith@eminentdomain-fl.com)>

**Cc:** Manny Papalas <[mpapalas@eminentdomain-fl.com](mailto:mpapalas@eminentdomain-fl.com)>

**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

We will add the driveway 200' west of Miner Road. We can place the driveway anywhere along William Burgess Extension that works for Mr. Taylor. If the two driveways and the monetary some of 9,557 SF is acceptable I will get our engineers to add the driveways into the plan set.

**Robert T. Companion, PE**

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**Sent:** Monday, November 15, 2021 2:53 PM  
**To:** Robert Companion <rcompanion@nassaucountyfl.com>  
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**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

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- Technical Services

Robert, I think we might be talking about something different. Mr. Taylor wants to see a sketch of a proposed driveway off of the new William Burgess extension about 200' west of Miner Road. The sketch from Nov. 3 just has the one at the roundabout, which looks fine.

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**Sent:** Monday, November 15, 2021 7:50 AM  
**To:** Chuck Griffith <cgriffith@eminentdomain-fl.com>  
**Cc:** Manny Papalas <mpapalas@eminentdomain-fl.com>  
**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

Has Mr. Taylor tentatively agreed to the last offer from the County? I will incorporate the change into the plan when we have a tentative agreement. The sketch sent on November 3<sup>rd</sup> should be sufficient for now.

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**Sent:** Thursday, November 11, 2021 12:09 PM  
**To:** Robert Companion <[rcompanion@nassaucountyfl.com](mailto:rcompanion@nassaucountyfl.com)>  
**Cc:** Manny Papalas <[mpapalas@eminentdomain-fl.com](mailto:mpapalas@eminentdomain-fl.com)>  
**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

Robert, when do you think you'll have the updated plan sheet with the driveway proposal?

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**From:** Chuck Griffith  
**Sent:** Monday, November 8, 2021 11:21 AM  
**To:** Robert Companion <[rcompanion@nassaucountyfl.com](mailto:rcompanion@nassaucountyfl.com)>  
**Cc:** Manny Papalas <[mpapalas@eminentdomain-fl.com](mailto:mpapalas@eminentdomain-fl.com)>  
**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

Good morning, Robert. Based on my most recent conversation with Mr. Taylor, he is fine in theory with the proposed deal on the Miner Road property, but we are still waiting to see the proposed driveway plans for the requested access along the new William Burgess extension. Until we see that, I can't give you a final answer, but it looks good in theory.

On the US-17 parcel, we can counter at \$120,000, exclusive of attorneys' and expert fees and costs.

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**From:** Robert Companion <[rcompanion@nassaucountyfl.com](mailto:rcompanion@nassaucountyfl.com)>  
**Sent:** Friday, November 5, 2021 4:13 PM  
**To:** Chuck Griffith <[cgriffith@eminentdomain-fl.com](mailto:cgriffith@eminentdomain-fl.com)>  
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**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

Thank you, Mr. Griffith.

Let us know if Mr. Taylor is in agreement with the offer for the corner clip at Miner Road.

As for the acquisition of the Cor Leonis owned parcel, the County would like to counter the offer of \$129,000. Our counter is \$97,500 inclusive of all statutory fees and expert fees.

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**Cc:** Manny Papalas <[mpapalas@eminentdomain-fl.com](mailto:mpapalas@eminentdomain-fl.com)>  
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Mr. Companion, thanks again for the prompt response, and for the clarification.

I'll run the sketch and monetary counteroffer by Mr. Taylor and will get back to you on that one.

On the other, in terms of comparing it to the Pocket Reserve property, we've reviewed the County's appraisal report for that parcel as well, and Mr. Slotkin ultimately values that one as a vacant property with the same commercial highest and best use as Matt Ray, with the net contributory value of the income-producing improvements at a relatively de minimis \$3,100 value. His "improved value" of the property is only \$44,000, while he gives it a vacant commercial value as vacant is \$104,900 (\$0.80/sf) – essentially all of Mr. Slotkin's overall commercial before value of the property. Basically, while I understand your point that the Pocket Reserve property is currently improved and thus, different than Mr. Taylor's, we are not persuaded by

your assertion that the County paid \$2.80/sf on the basis of the improvements. Rather, Mr. Slotkin entirely disregarded the income producing aspect of those improvements, noting that the improvements should be removed in favor of a commercial highest and best use which, even at a \$0.80/sf valuation, results in a substantially more financially feasible and productive use.

Beyond that, the corner being acquired is only an isolated corner because Mr. Taylor graciously donated 2.13 acres to the County for this project. Obviously, he doesn't get to go back and ask you to pay for that land now (if he hadn't already donated, even at the \$2.80/sf value the county paid next door, the county would be looking at a price tag of about \$260,000). But, we do think it's completely reasonable that given his cooperation Mr. Taylor should get the benefit of the doubt towards the higher end of the commercial land value range for the smaller portion the County still needs. With that said, Mr. Taylor has authorized us to counter again at **\$129,000**, which comes out to about \$5/sf.

**Chuck Griffith**

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**From:** Robert Companion <[rcompanion@nassaucountyfl.com](mailto:rcompanion@nassaucountyfl.com)>  
**Sent:** Wednesday, November 3, 2021 2:52 PM  
**To:** Chuck Griffith <[cgriffith@eminentdomain-fl.com](mailto:cgriffith@eminentdomain-fl.com)>  
**Cc:** Manny Papalas <[mpapalas@eminentdomain-fl.com](mailto:mpapalas@eminentdomain-fl.com)>  
**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

My apologies, the graphic had a mistake. It should have read \$9,557 plus the driveways.

**Robert T. Companion, PE**  
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**From:** Robert Companion  
**Sent:** Wednesday, November 3, 2021 12:20 PM  
**To:** Chuck Griffith <cgriffith@eminentdomain-fl.com>  
**Cc:** Manny Papalas <mpapalas@eminentdomain-fl.com>  
**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

Mr. Griffith,

I will have our engineers work on the plan to show the driveway at the east and along William Burgess. I have attached a sketch of what I had in mind.

I can agree the main parcel (+/-12 Acres) south of the existing right-of-way at US 17 is probably very valuable for commercial development, especially after the William Burgess Extension provides frontage on two sides and becomes a major intersection. The likelihood of rezoning and land use changes for the main parcel are subject to Planning and Zoning Board, Board of County Commissioner, and State approval. With all of that said, the 25,742 SF to the north that is already isolated from the main parcel, that is the subject of acquisition, would be difficult to develop since it is not conforming. I think \$72,350, which includes paying off the mortgage for \$60,345 and an additional \$12,005 to the owner is reasonable. The County paid the \$2.80 / SF since the entire property was acquired for the project. The property was a rental property earning rental income. Again, this triangular parcel would be difficult to develop.

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**From:** Chuck Griffith <cgriffith@eminentdomain-fl.com>  
**Sent:** Wednesday, November 3, 2021 11:50 AM  
**To:** Robert Companion <rcompanion@nassaucountyfl.com>  
**Cc:** Manny Papalas <mpapalas@eminentdomain-fl.com>  
**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

Robert, thanks for the prompt response.

Regarding the Miner Road corridor parcel, obviously, if the County is willing to give Mr. Taylor the driveway at the Miner Road roundabout, that is significant to Mr. Ray's appraisal opinion. Before we can recommend anything on this to Mr. Taylor, is there any chance you could send us something on your construction plans showing the driveway cut so we can make sure we understand exactly what the after situation would be? Is there an opportunity to also have an driveway cut included in the plans directly off the new William Burgess extension now that it has been shifted north?

On the US-17 parcel, the County, through Mr. Slotkin's appraisal, has already acknowledged that rezoning and future land use amendments you refer to are likely to be approved, with Mr. Slotkin concluding just like Mr. Ray that the higher density commercial use is the highest and best use of the property. We also know that the county recently agreed to pay approximately \$2.80/sf for just over 3 acres immediately next door. That property has just 100 feet of frontage, and given its overall frontage to depth ratio, is oddly shaped and I think both appraisers would agree that it is not nearly as well suited for as intense of a commercial use as Mr. Taylor's property. If \$2.80/sf is the comparable baseline for what the County was willing to pay for a worse commercial property immediately next door, there is no justification for Mr. Taylor to consider what amounts to less than what the County agreed to pay next door on a unit value basis. At \$2.80/sf, the proposed taking from

Cor Leonis, LLC, would be worth about \$72,350. At \$60,345, the County is only offering \$2.33/sf. This is an increase of just \$1.08/sf over Mr. Slotkin's appraisal estimate. Likewise, for settlement purposes, we are authorized to counter at what amounts to \$6.40/sf (a similar move of \$1.10/sf below Mr. Ray's estimate), or **\$165,325** total to Cor Leonis, exclusive of attorneys' fees and appraisal costs.

**Chuck Griffith**

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**Sent:** Wednesday, November 3, 2021 8:02 AM  
**To:** Chuck Griffith <[cgriffith@eminentdomain-fl.com](mailto:cgriffith@eminentdomain-fl.com)>  
**Cc:** Manny Papalas <[mpapalas@eminentdomain-fl.com](mailto:mpapalas@eminentdomain-fl.com)>  
**Subject:** RE: James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

Mr. Griffith,

**Parcel 42-2N-27-0000-0001-0220 – James Taylor (Miner Rd. corridor parcel)**

We counter with \$9,557 for the corner clip at Miner Road and a driveway from Miner at the roundabout to maintain the access from Miner. The parcel is completely encumbered by an FPL easement.

**Parcel 42-2N-27-0000-0002-0110 – Cor Leonis, LLC (US-17 commercial parcel)**

To achieve the commercial value the owner would need to rezone the property (currently Open Rural) and seek a Future Land Use Amendment (currently Medium Density Residential). We stand by our original offer of paying off the mortgage to Ms. Barr at the amount of approximately \$60,345 for the triangular piece which is currently non-conforming.

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**From:** Chuck Griffith <cgriffith@eminentdomain-fl.com>

**Sent:** Tuesday, November 2, 2021 4:48 PM

**To:** Robert Companion <rcompanion@nassaucountyfl.com>

**Cc:** Manny Papalas <mpapalas@eminentdomain-fl.com>

**Subject:** James Taylor (SP-6) and Cor Leonis (SP-2/SP-7) (PRIVILEGED SETTLEMENT NEGOTIATIONS)

**CONTAINS EXTERNAL SENDER CONTENT: Do not open attachments unless you are expecting them and trust the sender.**

- Technical Services

Good afternoon, Robert. We have now received the attached appraisal reports from Matt Ray regarding Nassau County's proposed takings from Mr. Taylor's properties for the William Burgess Extension project, and likewise, we are able to make the following counteroffers.

**Parcel 42-2N-27-0000-0001-0220 – James Taylor (Miner Rd. corridor parcel)**

We are authorized to respond to the County's most recent offer of \$3,969 for the 3,175 sf corner clip with a counteroffer of **\$161,645**. We did not get an updated report from the County after the taking was changed from a whole take to a smaller corner clip, but Mr. Ray's before value of the property is derived using the same "corridor factor" calculation theory that Mr. Slotkin used in his report previously provided to Mr. Taylor for the proposed whole take. Mr. Ray's corridor factor estimate is a little higher than that of Mr. Slotkin, but their approaches are overall similar. The main difference here, now that the taking has been reduced to a clip for the roundabout at Miner Road, is that Mr. Ray damages the remainder 20% based on Mr. Taylor's land no longer having the ability to access the property from Miner Road. Likewise, the \$161,645 figure is comprised of two parts: (1) \$9,557 in land value (based on \$75,000/acre and a 1.75 corridor enhancement factor), and (2) \$152,089 in severance damages.

**Parcel 42-2N-27-0000-0002-0110 – Cor Leonis, LLC (US-17 commercial parcel)**

We are authorized to respond to the County's most recent offer of \$60,345 for this combined 25,832 sf proposed taking with a counteroffer of **\$193,733**. The most recent appraisal we have from the County and Mr. Slotkin is for a combined amount of \$25,900 for both SP-2 and SP-7, respectively. Candidly, upon review of Mr. Ray's comparable sales and other market data, we think Mr. Slotkin's estimated commercial unit value of \$1.25/sf for commercial property in this location is woefully short of reality. Mr. Slotkin's sales are, for the most part, indicated as either industrial or subdivision sales, and are otherwise substantially more outdated than the sales selected by Mr. Ray. We think Mr. Ray's estimate of \$7.50/sf is far closer to what the market data reflects in this area for commercial property with 435 feet of frontage on US-17.

We are happy to discuss these with you further once you've had a chance to review Mr. Ray's reports. Please let us know if you have any questions.

**Chuck Griffith**

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