

Prepared by and return to:

Clayton M. Ratliff, Esq.
Riverland Community Association, Inc.
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, Florida 33323

TERMINATION OF MULTI-MODAL EASEMENTS

This Termination of Multi-Modal Easements ("Termination") is effective as of this ____ day of _____, 2025, and has been duly executed by RIVERLAND COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation (the "Association"), having its principal office at 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323, and the CITY OF PORT ST. LUCIE, a Florida municipal corporation (the "City"), having an address of 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099. Association and City are sometimes referred to herein individually as a "Party" and collectively as the "Parties".

RECITALS

A. WHEREAS, the following Easement Agreements (as hereinafter defined) were made to and in favor of the City:

i. That certain Multi-Modal Easement dated August 11, 2016, and recorded August 16, 2016, in Official Records Book 3902, at Page 511, of the Public Records of Saint Lucie County, Florida (the "Public Records"), made by Riverland/Kennedy, LLP, a Florida limited liability partnership, Riverland/Kennedy II, LLC, a Florida limited liability company, and Riverland Associates I, LLLP, a Florida limited liability limited partnership (collectively, the "East Grantor") to and in favor of the City, as "Grantee" (the "East Easement Agreement").

ii. That certain Multi-Modal Easement dated August 11, 2016, and recorded August 16, 2016, in Official Records Book 3902, at Page 524, of the Public Records, made by Riverland/Kennedy, LLP, a Florida limited liability partnership, Riverland/Kennedy II, LLC, a Florida limited liability company, and Riverland/Kennedy III, LLC, a Florida limited liability company (collectively, the "West Grantor") to and in favor of the City, as "Grantee" (the "West Easement Agreement"). The East Easement Agreement and the West Easement Agreement are collectively referred to herein as, the "Easement Agreements".

B. WHEREAS, the Association acquired title to the real property burdened by the Easement Agreements and is the successor-in-interest to the East Grantor and West Grantor. Therefore, the Association is now the "Grantor" under the Easement Agreements.

C. WHEREAS, the Association has or will be granting to and in favor of the City a multi-modal easement to replace the multi-modal easements contained in the Easement Agreements, and therefore, the Parties agree that the easements contained in the Easement Agreements are no longer needed and desire to execute this Termination to acknowledge and agree that the Easement Agreements, and the easements granted in the Easement Agreements, are terminated and of no further force or effect.

D. WHEREAS, paragraph 5 of each of the Easement Agreements provides that the Easements Agreements may be terminated at any time by and instrument in writing, executed and

Reference City Resolution # _____ duly approved and adopted by _____.

acknowledged by the Association and the City, as the "Grantor" and the "Grantee", respectively, under the Easement Agreements.

NOW THEREFORE, the Parties agree as follows:

1. The foregoing Recitals are true and correct and incorporated herein by reference as if set forth at length.

2. The Easement Agreements, and all easements granted in the Easement Agreements, are terminated and of no further force or effect, and that the Easement Agreements are hereby released, relinquished, surrendered, terminated and extinguished of record.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties have executed this Termination as of the date and year set forth above.

Signed, sealed and delivered in the presence of:

ASSOCIATION:

RIVERLAND COMMUNITY ASSOCIATION, INC.,
a Florida not for profit corporation

Adriana Donoso
Name: Adriana Donoso
Address: 12320 SW Calum Pointe Ct.
Port Saint Lucie, FL 34987
Abigail Faraheen
Name: Abigail Faraheen
Address: 12320 SW Calum Pointe Ct
Port St Lucie, FL 34987

By: Troy DiNicola
Troy DiNicola, President

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)



ANN MARIE MOTT
Commission # HH 453122
Expires October 26, 2027

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 25 day of November, 2025 by Troy DiNicola, as a President of RIVERLAND COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

Ann Marie Mott
Notary Public
Name: Ann Marie Mott
My Commission Expires: 10/26/27

My Commission Expires: 10/26/27

GRANTEE:

CITY OF PORT ST. LUCIE, a Florida municipal corporation

Name: _____
Address: _____

By: _____
Print Name: _____
Title: _____

Name: _____
Address: _____

STATE OF FLORIDA)

COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me by means of [] physical presence or []
online notarization this _____ day of _____, 2025 by
_____, as _____ of CITY OF PORT ST. LUCIE, a Florida
municipal corporation, on behalf of the corporation. He/She is personally known to me or has produced
_____ as identification.

Notary Public
Name: _____
My Commission Expires: _____

My Commission Expires: _____