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FILE NO. 055510.130849

April 27, 2015

Mr. Kyle Shephard  
Chief Assistant City Attorney  
City of Orlando  
400 South Orange Avenue  
Orlando, FL 32801

Re: Termination of Developer's Agreement – 3211 S. Semoran Blvd. (the “Property”)

Dear Mr. Shephard:

Pursuant to our conversation, we respectfully request a termination of the Subdivision Check List & Developers Agreement dated December 7, 1971 and recorded December 30, 1971 in O.R. Book 2161, Page 70 as further modified by the Supplemental Developers Agreement dated June 23, 1972 and recorded June 30, 1972 in O.R. Book 2244, Page 821, of the Public Records for Orange County, Florida (the “Developers Agreement”).

The Property is currently owned by Lake Fredrica Apartments LLC, a Delaware limited liability company (the “Owner”). The Owner believes that the terms and conditions of the Developers Agreement have been satisfied and can therefore be terminated.

Should you have any further questions, please do not hesitate to contact me.

Sincerely,

William T. Conroy

Encl: Termination of Developers Agreement

“A 40 year commitment to our clients and to our community”



Mr. \_\_\_\_\_  
DATE \_\_\_\_\_  
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Acknowledged and agreed to this 29  
day of April, 2015:

LAKE FREDRICA APARTMENTS LLC,  
a Delaware limited liability company

By: Ram Realty Associates III LLC, a Delaware  
limited liability company, as Manager

By: Karen D. Geller  
Karen D. Geller, Vice-President

By: James W. Stine  
James W. Stine, Vice-President

This Document Was Prepared By:  
William T. Conroy, Esq.  
Johnson, Pope, Bokor, Ruppel & Burns  
333 3rd Avenue North, Suite 200  
St. Petersburg, FL 33701

And Should be Returned To:  
Kyle Shephard, Esq.  
City of Orlando  
400 S. Orange Avenue, 3rd Floor  
Orlando, FL 32802

#### TERMINATION OF DEVELOPER'S AGREEMENT

WHEREAS, THE CITY OF ORLANDO, a municipal corporation existing under the laws of the State of Florida (hereinafter "City") whose address is Post Office Box 4990, Orlando Florida 32802-4990, and George M. Barley, Jr. as Trustee, entered into that certain Subdivision Check List & Developer's Agreement on December 7, 1971 recorded on December 30, 1971, in Official Records Book 2161, Page 70 as further modified by the Supplemental Developers Agreement entered into by Lake Fredrica Club Apartments, a Florida general partnership on June 23, 1972 recorded on June 30, 1972, in Official Records Book 2244, Page 821 Public Records of Orange County, Florida ("Developer's Agreement"), encumbering that certain real property referred to therein ("Lake Fredrica Property"); and

WHEREAS, the Lake Fredrica Property is owned by Lake Fredrica Apartments LLC, a Delaware limited liability company ("Owner") pursuant to that certain Special Warranty Deed dated December 6, 2012 and recorded in Official Records Book 10488, Page 9190, Public Records of Orange County, Florida; and

WHEREAS, the City and Owner desire to terminate the Developer's Agreement; and

[Remainder of Page Left Intentionally Blank]

NOW, THEREFORE, the City and Owner hereby terminate the Developer's Agreement and direct the Clerk of Court to release the same of record and hereby further release the following described real property from the encumbrance, if any, of the Developer's Agreement:

Lot 1, Lake Fredrica Club, according to the plat thereof recorded in Plat Book 5, Page 138, public records of Orange County, Florida.

IN WITNESS WHEREOF, this Termination of Developer's Agreement has been executed to be effective as of this \_\_\_\_ day of \_\_\_\_\_ 2015.

**CITY:**

**CITY OF ORLANDO, FLORIDA**

**By:** \_\_\_\_\_  
Mayor

Signed, sealed and delivered in the presence of **OWNER:**

WITNESSES:

(as to both)

Amy Harris  
Print Name: AMY HARRIS

Gina Geller  
Print Name: Gina Geller

LAKE FREDRICA APARTMENTS LLC,  
a Delaware limited liability company

By: Ram Realty Associates III LLC, a Delaware  
limited liability company, as Manager

By: Karen D. Geller  
Karen D. Geller, Vice-President

By: James W. Stine  
James W. Stine, Vice-President

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

SS:

The foregoing instrument was acknowledged before me this 29 day of April, 2015 by **James W. Stine**, as a Vice-President of Ram Realty Associates III LLC, a Delaware limited liability company, in its capacity as the sole Manager of LAKE FREDRICA APARTMENTS LLC, a Delaware limited liability company, on behalf of such company. He personally appeared before me and is personally known to me.



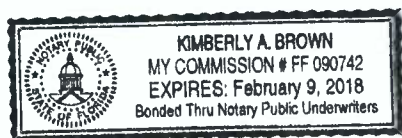
Notary: Kimberly A. Brown  
Print Name: Kimberly A. Brown  
Notary Public, State of: Florida  
My commission expires: 2-9-2018  
Commission # FF 090742

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

SS:

The foregoing instrument was acknowledged before me this 29 day of April, 2015 by **Karen D. Geller**, as a Vice-President of Ram Realty Associates III LLC, a Delaware limited liability company, in its capacity as the sole Manager of LAKE FREDRICA APARTMENTS LLC, a Delaware limited liability company, on behalf of such company. She personally appeared before me and is personally known to me.

[NOTARIAL SEAL]



Notary: Kimberly A. Brown  
Print Name: Kimberly A. Brown  
Notary Public, State of: Florida  
My commission expires: 2-9-2018