

This instrument Prepared By:

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Assistant City Attorney
City of Orlando, FL
400 S. Orange Ave.
Orlando, FL 32801

TERMINATION OF DECLARATION FOR WELLS LANDING

This Termination of Declaration for Wells Landing (“Termination”) is made this ___ day of _____, 2016, by the Community Redevelopment Agency of the City of Orlando, Florida, an agency organized pursuant to Chapter 163, Part III, Florida Statutes, whose address is 400 South Orange Avenue, Orlando, Florida 32801 (“CRA”).

RECITALS

- A. On or about June 27, 2008, NU Beginnings Parramore Village Development, LLC, a dissolved Florida limited liability company (“NU Beginnings”) recorded a Declaration for Wells Landing in Official Records Book 9720 beginning at Page 5876 of the Public Records of Orange County, Florida (“Declaration”).
- B. The Declaration was intended to establish a residential community on land previously owned by the City of Orlando, Florida (“City”) and conveyed to Nu Beginnings in an effort to assist in the revitalization of the Parramore neighborhood in the City.
- C. Due in part to an economic downturn soon thereafter, it became impossible to proceed with the development and so Nu Beginnings conveyed to the CRA all of its rights, title and interest in and to the property encumbered by the Declaration and described in **Exhibit “A”** attached hereto and made a part hereof (“Property”). The deed of conveyance is recorded in Official Records Book 10738 beginning at Page 9058 of the Public Records of Orange County, Florida.
- D. The CRA has determined that it would be best to terminate all plans for redevelopment of the Property in the manner set forth in the Declaration.
- E. Article XII of the Declaration provides that legal status of the Community may be terminated by an affirmative vote of ninety percent (90%) of the Homeowners and holders of First Mortgages.
- F. The CRA is the sole owner of all of the Property and there are no liens or other encumbrances against the Property.
- G. The Declaration also requires that the City consent to any modification or termination thereof.

NOW THEREFORE by virtue of the provisions of Article XII of the Declaration and the fact that the CRA is the sole owner of all of the Property with no third party having any legal or equitable interest in the Property, the CRA hereby terminates the Declaration effective as of _____, 2016, as of which date the Declaration shall be null, void and of no further effect to the same extent and effect as if the Declaration never existed.

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF ORLANDO, FLORIDA, AN AGENCY ORGANIZED PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES

Attest:

By: _____
Buddy Dyer, Chairman

By: _____
Thomas C. Chatmon, Jr.,
Executive Director

Executed on _____, 2016

Witnesses:

APPROVED AS TO FORM AND LEGALITY for the use and reliance of the City of Orlando, Florida, only.

(1) Sign: _____
Print Name: _____

(2) Sign: _____
Print Name: _____

_____, 2016.

Assistant City Attorney

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Buddy Dyer and Thomas C. Chatmon, Jr., the Chairman and Executive Director respectively, of the Community Redevelopment Agency of the City of Orlando, Florida, on behalf of the Agency. They are () personally known to me or () have produced _____ as identification. (Check one)

Notary Public: _____
My Commission Expires: _____

(Notary Seal)

CONSENT TO TERMINATION OF DECLARATION FOR WELLS LANDING

The City of Orlando, Florida joins in the foregoing Termination and hereby consents to the termination of the Declaration for Wells Landing.

CITY OF ORLANDO

By: _____
Mayor/Pro Tem

Print Name: _____

Executed on _____, 2016

Attest:

By: _____
Amy Iennaco, City Clerk

APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the City of Orlando,
Florida, only.

_____, 2016.

Witnesses:

(1) Sign: _____

Print Name: _____

Assistant City Attorney

(2) Sign: _____

Print Name: _____

State of Florida
County of Orange

The foregoing instrument was duly acknowledged before me on _____, 2016, by _____ and Amy Iennaco, the _____ and City Clerk respectively of the City of Orlando, Florida, a Florida municipal corporation, on behalf of the City. They are personally known to me (___) or produced _____ as identification (___). (Check one)

Notary Public, State of Florida at Large
My commission expires: _____

(Notary Seal)

