

This instrument prepared by,  
record and return to:

MAURA S. CURRAN, ESQ.  
McDonald Hopkins Co., PA  
505 South Flagler Drive, Ste. 300  
West Palm Beach, Florida 33401

Will Call No.: 170

## EASEMENT TERMINATION

THIS EASEMENT TERMINATION (the "Easement Termination") is given as of this \_\_ day of April 2007, by the School Board of Palm Beach County, Florida ("School Board"), a corporate body politic of the State of Florida, whose Post Office address is 3300 Forest Hill Boulevard, Suite B-246, West Palm Beach, Florida 33406-5813.

WHEREAS, School Board is the owner of certain real property more particularly described in Exhibit "A" attached hereto (the "Parcels").

WHEREAS, a non-exclusive appurtenant easement for egress and ingress was granted to the School Board by deed dated July 13, 2006, from S.K. Johnston, III, in ORB 20595, Page 1486, burdening the real property more particularly described in Exhibit B attached hereto (the "Polo Road Easement").

WHEREAS, the Parcels may be benefited by certain easements created in the following instruments (the "Ropico Easements"):

a. Easement Deed dated July 17, 1968, and recorded August 15, 1968, in Official Records Book 1669, at Page 1160, of the Public Records of Palm Beach County, Florida; and

b. Easement Deed dated July 12, 1968, and recorded August 15, 1968, in Official Records Book 1669 at Page 1162, of the Public Records of Palm Beach County, Florida.

WHEREAS, on May 3, 2006, Standard Pacific of South Florida, a Florida general partnership ("Standard Pacific"), Lake Worth Road Investors, LLC, a Florida limited liability company, TLHC-2, Inc., a Florida corporation, TLH-BOS Corp., a Florida corporation, and TLH-BER CORP., a Florida corporation, (collectively the "Developers"), and Summerfield K. Johnston, Jr. and S.K. Johnston, III, (the "Johnston Family"), entered into a Termination Agreement ("Termination Agreement") recorded at ORB 20294, PG 0771, in the Public Records of Palm Beach County, Florida, terminating, releasing and relinquishing certain easements and other access rights benefiting the Parcels.

WHEREAS, the Termination Agreement runs with the land and shall be binding upon and inure to the benefit of the fee simple title holder of the Parcels, and the Developers and their respective heirs, personal representatives, transferees, successors or assigns.

WHEREAS, the School Board has acquired ownership of the Parcels from the Johnston Family and is bound by the terms of the Termination Agreement.

WHEREAS, pursuant to Section 3 of the Termination Agreement, Standard Pacific has requested that the School Board execute this Easement Termination in order to evidence the termination of the Ropico Easements and the Polo Road Easement, which may benefit all or portions of the Parcels, in order to facilitate Standard Pacific's proposed development plan.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid at the time of the execution hereof, the receipt of which is hereby acknowledged, and intending to be legally bound, School Board hereby agrees as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.
2. Termination of Easement: The School Board hereby terminates, releases and relinquishes all easements and other rights created or reserved in the favor of the Parcels by virtue of the Ropico Easements or the Polo Road Easement.
3. Binding Effect. The covenants contained in this Easement Termination are not personal but shall run with the land and shall be binding upon and inure to the benefit of the fee simple title holder of the Property, and their respective heirs, personal representatives, transferees, successors or assigns. The Termination Agreement is hereby ratified and confirmed and shall remain in full force and effect.
4. Counterparts. This Easement Termination may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Easement Termination.

IN WITNESS WHEREOF, this Termination Agreement has been executed on this \_\_\_\_ day of April 2007.

The School Board of Palm Beach County,  
Florida, a corporate body politic of the State of  
Florida

\_\_\_\_\_  
By: William G. Graham, Chairman

Attest:

\_\_\_\_\_  
By: Arthur C. Johnson, Ph.D., Superintendent

Legal Form Approved:

*Blair R. Littlejohn* 3/21/07  
By: Blair R. Littlejohn, Attorney

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_ day of April 2007, by William G. Graham and Arthur C. Johnson, Ph.D., as Chairman and Superintendent, respectively, of the School Board of Palm Beach County, Florida, a corporate body politic of the State of Florida, on behalf of the School Board, who are personally known to me.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

(SEAL)

**EXHIBIT A**

Property Control No. 00 42 43 27 05 028 0570

Legal Description: Tract 57, less the West 70 feet of said Tract 57, Block 28, of PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida.

Property Control No. 00 42 43 27 05 028 0580

Legal Description: Tract 58, Block 28, of PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof recorded in Plat Book 2, Page 48, of the Public Records of Palm Beach County, Florida.

Property Control No. 00 42 43 27 05 028 0550

Legal Description: Tract 55 and Tract 56, less the West 70 feet of said Tract 56, Block 28, of PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida.

Property Control No. 00 42 43 27 05 028 0541

Legal Description: The West one-half (W ½) of Tract 54 and the West one-half (W ½) of Tract 59, Less the South 10 feet, in Block 28, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof as recorded in the Public Records of Palm Beach County, Florida, in Plat Book 2, Pages 45 through 54.