

AGREEMENT

THIS AGREEMENT is entered into as of the 22d day of May, 2006, by and between GERALD L. RICHARDSON and GERALDINE H. RICHARDSON ("Richardson"), husband and wife; KIRK G. LAVINE and TAMMY J. LAVINE ("Lavine"), husband and wife; T.K. ENTERPRISES OF N. FLORIDA, INC. ("Enterprises"), a Florida corporation; DONALD A. ROSS and VALERIE E. ROSS ("Ross"), husband and wife; PHILIP A. ALLEYNE and MARGARET C. ALLEYNE ("Alleyne"), husband and wife; and LAFAYETTE ESTATES HOMEOWNERS' ASSOCIATION, INC. ("Association"), a Florida not-for-profit corporation. Richardson, Lavine, Enterprises, Ross and Alleyne are hereinafter collectively referred to as the "Consenting Parties".

BACKGROUND

- A. Richardson is the owner of the real property described in Exhibit "A" attached hereto.
- B. Lavine is the owner of the real property described in Exhibit "B" attached hereto.
- C. Enterprises is the owner of the real property described in Exhibit "C" attached hereto.
- D. Ross is the owner of the real property described in Exhibit "D" attached hereto.
- E. Alleyne is the owner of the real property described in Exhibit "E" attached hereto.

F. The real property described in Exhibit "F" (the "Property") attached hereto is presently dedicated as a portion of a public road known as "Vineland Drive" according to the plat of Vineland Park as recorded in Plat Book 9, Page 93, of the Public Records of Leon County, Florida.

G. The parties to this Agreement desire to establish the Property as a privately maintained route for access and utilities benefiting all of the parties to this Agreement and the members of the Association free and clear of any interest in the public. To that end, the Association wishes to petition the Board of County Commissioners of Leon County, Florida ("County") to vacate and abandon the interest of the public in the Property. The Consenting Parties wish to consent to and cooperate in the effort of the Association to gain the vacation and abandonment as described herein.

H. Subsequent to the approval of the petition to vacate and abandon the interest of the public in the Property, the owners intend to convey their respective interests in the Property to the Association, upon the happening of which event the Association will convey an easement for access and the placement of utilities over and across the Property.

I. The parties desire to document their agreements and understandings with respect to the matters recited above.

NOW THEREFORE, the parties to this Agreement, in consideration of the mutual covenants contained herein and for other good and valuable considerations received, hereby agree as follows:

1. The background stated above is true and correct and is incorporated herein by reference.

2. Except to the extent provided herein, the Association shall undertake all efforts necessary and bear all expense of applying for the vacation and abandonment of the public's interest in the Property.

3. By this Agreement, the Consenting Parties hereby offer their joinder to the request for abandonment to be made to County by the Association and by this Agreement further consent to the granting of the approval of the request for abandonment.

4. The parties acknowledge that it is foreseeable that County and certain public and private utilities will seek to establish or retain, as appropriate, utility easements and other rights within the Property and that the favorable action of County on the request of the Association might be conditioned upon the establishment and reservation of such utility easements. The parties agree to be bound by such conditions and will undertake such reasonable actions as are necessary to establish and confirm the existence of such utility easements including, but not limited to, water, sewer, electricity, cable television and telephone.

5. Within ten (10) days of acceptance and approval of the request for abandonment by County, Richardson and Lavine agree to sign a document substantially similar to that depicted in Exhibit "G" attached hereto, by which document Richardson and Lavine will subject their respective parcels to the Declaration of Covenants and Restrictions for Lafayette Estates, Units I, II and III, as per documents recorded in Official Record Book 1296, Page 1892, Official Record Book 1327, Page 0646, Official Record Book 1367, Page 1545, Official Record Book 1427, Page 0540 and Official Record Book 1394, Page 1374 of the Public Records of Leon County, Florida, including

the obligation of Richardson and Lavine to be a member of the Association and pay dues and assessments to the Association.

6. Nothing herein shall be deemed to obligate Enterprises to subject the real property described in Exhibit "C" to any restrictive covenants of any nature.

7. Within ten (10) days following the approval of the request for abandonment by County, the Consenting Parties shall execute and deliver to the Association a Quitclaim Deed to the Property in a format depicted in Exhibit "H" attached hereto.

8. Upon the delivery of a Quitclaim Deed from each of the Consenting Parties to the Association as described in paragraph seven (7) above, the Association will execute and deliver to each of the Consenting Parties a grant of easement in a form substantially similar to that attached to this Agreement as Exhibit "I", providing for pedestrian and vehicular ingress and egress and the placement of overhead and underground utilities, including, but not limited to, electricity, CATV, telephone and other utility service, over, under and across the Property benefiting each of the Consenting Parties.

9. By this Agreement the Consenting Parties further offer their consent to the erection of a gate by the Association at the roadway on the north end of the Property. If the Association constructs a gate by which access to the Property is limited and controlled, the Association will at all times provide to each of the Consenting Parties a remote control device, keypad code or other implement or information so as to permit the Consenting Parties to operate such gate and have access to the Property consistently with

the easement rights to be granted to the Consenting Parties pursuant to paragraph eight (8) herein.

10. The parties to this Agreement stipulate and agree that they will cooperate reasonably with one another as is necessary to implement the matters called for in this Agreement and to perform such other undertakings as may be reasonably necessary to implement the intent of this Agreement.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the dates indicated below.

T.K. ENTERPRISES OF N. FLORIDA, INC.

Shirley McEwan Moore
Witness

Shirley McEwan Moore
Type or Print Name

Susan S. Miller
Witness

Susan S. MILLER
Type or Print Name

By: Tiffany M. Hasford

Tiffany M. Hasford
Type or Print name

Its: President

Date: April 14, 2006

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Tiffany M. Hasford, in his/her capacity as President of T.K. Enterprises of N. Florida, Inc., who is personally known to me, or who has provided n/a as identification, and who has/has not taken an oath, and who executed the foregoing instrument and he/she acknowledged before me that he/she executed the same.

WITNESS my hand and official seal in the State and County last aforesaid this 14th day of APRIL, 2006

[Signature]
NOTARY PUBLIC
My Commission Expires:



Charles R. Gardner
Commission # DD527020
Expires April 30, 2010
Bonded Trust Firm - Insurance, Inc. 888-366-7019

LAFAYETTE ESTATES
HOMEOWNERS' ASSOCIATION, INC.

Gerald L. Richardson
Raymond Moreau
Witness Gerald L. Richardson
Raymond Moreau

Type or Print Name
George V. Matlock
Witness
George V. Matlock
Type or Print Name

By: Raymond Moreau
Raymond Moreau
Type or Print name
Its: President
Date: May 22, 2006

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Raymond Moreau, in his/her capacity as President of Lafayette Estates Homeowners' Association, Inc., who is personally known to me, or who has provided _____ as identification, and who has/has not taken an oath, and who executed the foregoing instrument and he/she acknowledged before me that he/she executed the same.

WITNESS my hand and official seal in the State and County last aforesaid this 22nd day of May, 2006.

George V. Matlock
NOTARY PUBLIC
My Commission Expires:



George V. Matlock
MY COMMISSION # DD201430 EXPIRES
April 9, 2007
BONDED THRU TROY FAIN INSURANCE INC.

Raymond Moreau
Witness

Raymond Moreau
Type or Print Name

Geraldine H. Richardson
GERALDINE H. RICHARDSON

Date: 5/22/06

George V. Matlock
Witness

GEORGE V. MATLOCK
Type or Print Name

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared GERALDINE H. RICHARDSON, who is personally known to me, or who has provided _____ as identification, and who has/has not taken an oath, and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the State and County last aforesaid this 22nd day of May, 2006.

George V. Matlock
NOTARY PUBLIC

My Commission Expires:



George V. Matlock
MY COMMISSION # DD201436 EXPIRES
April 9, 2007
BONDED THRU TROY FAIR INSURANCE, INC

Raymond Moreau

Witness

Raymond Moreau

Type or Print Name

George V. Matlock

Witness

George V. Matlock

Type or Print Name

Gerald L. Richardson

GERALD L. RICHARDSON

Date: 5/22/06

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared GERALD L. RICHARDSON, who is personally known to me, or who has provided _____ as identification, and who has/has not taken an oath, and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the State and County last aforesaid this 22 day of May, 2006.

George V. Matlock

NOTARY PUBLIC

My Commission Expires:



George V. Matlock
MY COMMISSION # DD201436 EXPIRES
April 9, 2007
BONDED THRU TROY FARM INSURANCE, INC.

George V Matlock
Witness
GEORGE V. MATLOCK

Type or Print Name

Kirk G Lavine
KIRK G. LAVINE

Date: 5-16-06

Raymond Moreau
Witness
Raymond Moreau
Type or Print Name

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared KIRK G. LAVINE, who is personally known to me, or who has provided _____ as identification, and who has/has not taken an oath, and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the State and County last aforesaid this 16th day of May, 2006.

George V Matlock
NOTARY PUBLIC
My Commission Expires:



George V. Matlock
MY COMMISSION # DD201436 EXPIRES
April 9, 2007
BONDED THROUGH TROY FAIR INSURANCE, INC.

George V. Matlock
Witness
GEORGE V. MATLOCK
Type or Print Name

Tammy J. Lavine
TAMMY J. LAVINE
Date: 05/16/06

Raymond Moreau
Witness
RAYMOND MOREAU
Type or Print Name

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared TAMMY J. LAVINE, who is personally known to me, or who has provided _____ as identification, and who has/has not taken an oath, and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the State and County last aforesaid this 16th day of May, 2006.

George V. Matlock
NOTARY PUBLIC
My Commission Expires:



George V. Matlock
MY COMMISSION # DD201436 EXPIRES
April 9, 2007
BONDED THROUGH TROY FAIR INSURANCE, INC.

George V. Matlock
Witness
GEORGE V. MATLOCK
Type or Print Name

Donald A. Ross
DONALD A. ROSS
Date: 05/16/06

Raymond Moreau
Witness
RAYMOND MOREAU
Type or Print Name

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DONALD A. ROSS, who is personally known to me, or who has provided FLA. DRIVER'S LICENSE as identification, and who has/has not taken an oath, and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the State and County last aforesaid this 16th day of May, 2006.

George V. Matlock
NOTARY PUBLIC
My Commission Expires:



George V. Matlock
Witness
GEORGE V. MATLOCK
Type or Print Name

Valerie E. Ross
VALERIE E. ROSS
Date: 5-16-06

Raymond Morean
Witness
RAYMOND MOREAN
Type or Print Name

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared VALERIE E. ROSS, who is personally known to me, or who has provided Fla. Drivers License as identification, and who has/has not taken an oath, and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the State and County last aforesaid this 16th day of May, 2006.

George V. Matlock
NOTARY PUBLIC
My Commission Expires:



George V. Matlock
MY COMMISSION # DD201436 EXPIRES
April 9, 2007
BONDED THRU TROY FAIR INSURANCE, INC

George V. Matlock
Witness
GEORGE V. MATLOCK
Type or Print Name

Philip A. Alleyne
PHILIP A. ALLEYNE
Date: 05-16-06

Raymond Moreau
Witness
RAYMOND MOREAU
Type or Print Name

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PHILIP A. ALLEYNE, who is personally known to me, or who has provided RA. Driven's license as identification, and who has/has not taken an oath, and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the State and County last aforesaid this 16th day of May, 2006.

George V. Matlock
NOTARY PUBLIC
My Commission Expires:

 George V. Matlock
MY COMMISSION # DD201436 EXPIRES
April 9, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

George V. Matlock
Witness
GEORGE V. MATLOCK

Type or Print Name

Margaret C. Alleyne
MARGARET D. ALLEYNE

Date: 05/16/06

Raymond Moreau
Witness
RAYMOND MOREAU

Type or Print Name

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MARGARET D. ALLEYNE, who is personally known to me, or who has provided Fla. Drivers License as identification, and who has/has not taken an oath, and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the State and County last aforesaid this 16th day of May, 2006.

George V. Matlock
NOTARY PUBLIC
My Commission Expires:



George V. Matlock
MY COMMISSION # DD201436 EXPIRES
April 9, 2007
BONDED THRU TROY FARM INSURANCE, INC.

EXHIBITS

- "A" Richardson legal description
- "B" Lavine legal description
- "C" Enterprises legal description
- "D" Ross legal description
- "E" Alleyne legal description
- "F" Property legal description
- "G" Supplemental Declaration by Richardson and Lavine
- "H" Quitclaim Deed
- "I" Grant of Easement

EXHIBIT "A"

Richardson Legal Description:

A part of Lot 4, Vaneland Park, a subdivision as per map or plat thereof recorded in Plat Book 9, Page 93, of the Public Records of Leon County, Florida, and a part of Lots 1 and 2, Block "A", Lafayette Estates Unit No. 1, a subdivision as per map or plat thereof, recorded in Plat Book 9, Page 94, of the Public Records of Leon County, Florida, more particularly described as follows:

Begin at the Northwest corner of Lot 1, Block "A" of Lafayette Estates Unit No. 1, Plat Book 9, Page 94, of the Public Records of Leon County, Florida, and run North 68 degrees 14 minutes 58 seconds East 230.76 feet to a point of curve on the Westerly right of way of Vaneland Drive, thence Southeasterly along said curve with a radius of 1214.19 feet, thru a central angle of 00 degrees 50 minutes 09 seconds for a distance of 17.71 feet (said curve having a chord of 17.71 feet bearing South 26 degrees 09 minutes 47 seconds East), thence South 26 degrees 34 minutes 51 seconds East 82.29 feet, thence leaving said Westerly right of way, run South 30 degrees 13 minutes 55 seconds West 319.21 feet, thence North 15 degrees 17 minutes 40 seconds West 261.00 feet to the POINT OF BEGINNING.

Subject to a drainage easement to the 56 foot contour elevation. Reserving a utility easement across and under the South 20.00 feet thereof and a drainage easement over the West 15.00 feet thereof.

Subject to that certain Declaration of Covenants and Restrictions for Lafayette Estates recorded in Official Records Book 1296, Page 1892, of the Public Records of Leon County, Florida; as amended in Official Records Book 1327, Page 646; Official Records Book 1367, Page 1545; and Official Records Book 1427, Page 540; all of the Public Records of Leon County, Florida, which are hereby imposed with the exception that Article VI - Homeowner's Association shall not apply.

EXHIBIT "B"

Lavine Legal Description:

Begin at the Northwest corner of Lot 1, Block "A", of Lafayette Estates Unit No. 1, Plat Book 9, Page 94, of the Public Records of Leon County, Florida and run North 15 degrees 17 minutes 40 seconds West 286.49 feet, thence South 89 degrees 47 minutes 09 seconds East 225.49 feet to the Westerly right of way of Vineland Drive and a point of curve to the left, thence run Southeasterly along said curve with a radius of 1214.19 feet through a central angle of 09 degrees 27 minutes 54 seconds for a distance of 200.58 feet (said curve having a chord of 200.35 feet bearing South 21 degrees 00 minutes 46 seconds East), thence leaving said right of way curve, run South 68 degrees 14 minutes 58 seconds West 238.76 feet to the Point of Beginning.

Subject to a drainage easement to the 56 foot contour elevation. Reserving a drainage easement over the West 15.00 feet thereof.

Subject to that certain Declaration of Covenants and Restrictions for Lafayette Estates recorded in Official Records Book 1296, Page 1892 of the Public Records of Leon County, Florida, as amended in Official Records Book 1327, Page 646, Official Records Book 1367, Page 1545 and Official Records Book 1427, Page 540, all of the Public Records of Leon County, Florida, with the exception of that Article VI-HOMEOWNER'S ASSOCIATION shall not apply.

EXHIBIT "C"

Enterprises Legal Description:

Lots 3A and 3B, Vineland Park, as per map or plat thereof recorded in Plat Book 9, Pages 93 and 93-A, of the Public Records of Leon County, Florida.

EXHIBIT "D"

Ross Legal Description:

Lot 1, Block "B", Lafayette Estates, Unit I, according to the plat thereof, recorded in Plat Book 9, Page 94, of the Public Records of Leon County, Florida.

EXHIBIT "E"

Alleyne Legal Description:

Lots 1 and 2, Block "A", Lafayette Estates, Unit No. 1, a subdivision as per map or plat thereof, recorded in Plat Book 9, Page 94 of the Public Records of Leon County, Florida.

Less and except:

Begin at the Northwest corner of said Lot 1, Block "A" and run thence South 89 degrees 46 minutes 53 seconds East along the North boundary of said Lot 1, a distance of 266.39 feet to the Westerly right-of-way boundary of Vineland Drive (60.00 foot right-of-way); thence South 38 degrees 13 minutes 56 seconds West 319.21 feet to a point on the Westerly boundary of said Lot 2; thence North 15 degrees 17 minutes 40 seconds West along the Westerly boundary of said Lot 2 and Lot 1, a distance of 261.00 feet to the Point of Beginning.

EXHIBIT "F"

Property Legal Description:

BEGIN at the Northwest corner of Lot 1, Block "B", of LAFAYETTE ESTATES UNIT No. 1, a subdivision as per map or plat thereof recorded in Plat Book 9, page 94, of the Public Records of Leon County, Florida, said point being in the center of Vineland Drive, thence run North 89 degrees 46 minutes 53 seconds West 33.61 feet, thence run North 26 degrees 34 minutes 51 seconds West 82.29 feet to the point of a curve to the right, thence along said curve having a radius of 1214.19 feet through a central angle of 10 degrees 17 minutes 43 seconds for an arc distance of 218.17 feet (the chord of said arc bears North 21 degrees 26 minutes 00 seconds West 217.88 feet), thence run South 89 degrees 47 minute 04 seconds East 62.72 feet to a point on a curve concave Northeasterly, thence run Southeasterly along said curve having a radius of 1154.19 feet, through a central angle of 09 degrees 24 minutes 39 seconds for an arc distance of 189.57 feet (the chord of said arc bears South 21 degrees 52 minutes 32 seconds East 189.36 feet), thence run South 26 degrees 34 minutes 51 seconds East 112.60 feet, thence run North 89 degrees 46 minutes 53 seconds West 33.61 feet to the POINT OF BEGINNING, containing 0.415 acres, more or less.