

FCT Contract Number 14-CT-9L-03-F3-A1-041
FLORIDA COMMUNITIES TRUST
03-041-FF3
GOFFINSVILLE - NASSAU RIVER PARK
CSFA# - 52002

GRANT CONTRACT

THIS AGREEMENT is entered into on DECEMBER 19, 2003, the date the last party executes this Agreement, by and between the FLORIDA COMMUNITIES TRUST (FCT), a nonregulatory agency within the State of Florida Department of Community Affairs, and NASSAU COUNTY, local government of the State of Florida (Recipient). The intent of this Agreement is to impose terms and conditions on the use of the proceeds of certain bonds, hereinafter described, and the lands acquired with such proceeds (Project Site), that are necessary to ensure compliance with applicable Florida law and federal income tax law and to otherwise implement provisions of Sections 259.105, 259.1051, and Chapter 380, Part III, Florida Statutes (F.S.).

* * * * *

WHEREAS, Chapter 380, Part III, F.S., the Florida Communities Trust Act, creates a nonregulatory agency within the Department of Community Affairs (Department) that will assist local governments in bringing local comprehensive plans into compliance and implementing the goals, objectives, and policies of the conservation, recreation and open space, and coastal management elements of local comprehensive plans, or in conserving natural resources and resolving land use conflicts by providing financial assistance to local governments and nonprofit environmental organizations to carry out projects and activities authorized by the Florida Communities Trust Act;

WHEREAS, Section 259.105(3)(c), F.S., of the Florida Forever Act provides for the distribution of twenty- two percent (22%) less certain reductions of the net Florida Forever Revenue Bond proceeds to the Department to provide land acquisition grants to local governments and nonprofit environmental organizations through the FCT for acquisition of community-based projects, urban open spaces, natural resource conservation areas, parks, greenways and outdoor recreation areas to implement local comprehensive plans;

WHEREAS, the Bonds are issued as tax-exempt bonds, meaning that the interest on the Bonds is excluded from the gross income of bondholders for federal income tax purposes;

03-041-FF3
11/10/2003
Preacquisition

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FLORIDA COMMUNITIES TRUST

WHEREAS, Rule Chapter 9K-7, Florida Administrative Code (F.A.C.), describes the procedures for evaluation and selection of lands proposed for acquisition using funds allocated to the FCT through the Department from the Florida Forever Trust Fund;

WHEREAS, the FCT Governing Board met on October 2 - 3, 2003, to score, rank, and select projects to receive approval for funding;

WHEREAS, the Recipient's project, described in an application submitted for evaluation, was selected for funding and in accordance with Rule Chapter 9K-7, F.A.C., and more particularly described within this Agreement;

WHEREAS, Rule 9K-7.009(1), F.A.C., authorizes FCT to impose conditions for funding on those FCT applicants whose projects have been selected for funding; and

WHEREAS, Rule 9K-7.003(5) F.A.C., recognizes real property owned by the Recipient and included in the application as part of the Project Site as an eligible source of local match, provided that real property owned by the Recipient was acquired by the Recipient within 24 months prior to the application deadline for which the application was made. The date of this application deadline was June 10, 2003;

WHEREAS, the Recipient acquired the fee simple title to the entire Project Site on October 31, 2001 *(Insert date[s])* from The Trust for Public Land *(Insert Seller name[s])*;

WHEREAS, the Recipient has requested disbursement of FCT Florida Forever Bond proceeds from FCT subsequent to the closing on the acquisition of the Project Site for the project costs expended for the acquisition of the Project Site by the Recipient; and

WHEREAS, the purpose of this Agreement is to set forth the conditions of approval that must be satisfied by Recipient prior to the disbursement of any FCT Florida Forever funds awarded, as well as the restrictions that are imposed on the Project Site subsequent to its cost reimbursement with the Bond proceeds.

NOW THEREFORE, FCT and Recipient mutually agree as follows:

I. GENERAL CONDITIONS

1. At least two original copies of this Agreement shall be executed by the Recipient and returned to the FCT office at 2555 Shumard Oak Boulevard, Tallahassee, FL 32399-2100, as soon as possible and before **December 11, 2003**. If Recipient requires more than one original document, the Recipient should photocopy the number of additional copies needed, and then execute each as an original document. Upon receipt of the signed Agreements, FCT will execute

03-041-FF3
11/10/2003
Preacquisition

the Agreements, retain one original copy and return all other copies that have been executed to the Recipient.

2. This Agreement between the parties sets forth the requirements and responsibilities for cost reimbursement and management of the Project Site, described in the application that was submitted and selected for funding by FCT (Application).

3. Approval for funding shall be until **April 3, 2004** (Expiration Date). In the event that the Project Plan described in Section V. below has not been approved by the Expiration Date, this Agreement shall be terminated. The FCT may extend this Agreement beyond the Expiration Date if the Recipient demonstrates that significant progress is being made toward Project Plan approval or that extenuating circumstances warrant an extension of time. A request for an extension must be made in writing to FCT, fully explaining the reason for the delay and why the extension is necessary. If the Recipient does not request an extension, or if an extension is not granted to the Recipient by the FCT, the Florida Forever award granted to the Recipient shall terminate and all obligations hereunder shall cease.

4. This Agreement may be terminated before its Expiration Date at the written request of the Recipient. Such a request shall fully describe the circumstances that compel the Recipient to terminate the project. A request for termination should be mailed to the FCT at the address given in paragraph 1 above.

5. This Agreement may be terminated before its Expiration Date by the FCT if it is determined by the FCT that no significant progress is being made toward Project Plan approval, non-performance by the Recipient of the requirements listed or that other circumstances are present that would, in all likelihood, preclude or prevent the successful reimbursement for the acquisition costs for the Project Site within the established time frame. Prior to termination, notice of the proposed termination shall be mailed to the Recipient at the address given in paragraph 13 below.

6. Recipient agrees to submit the documentation to FCT that is required in this Agreement as soon as possible so that the Project Site acquisition costs may be reimbursed in an expeditious manner. Deadlines stated in this Agreement, as well as deadlines associated with any FCT activity relating to the project, are strictly enforced. Failure to adhere to deadlines may result in delays in the project, may result in allocation of time or resources to other recipients that responded timely, and may result in this Agreement being terminated by FCT.

It is the responsibility of the Recipient and its representatives to know all project deadlines, to devise a method of monitoring the project, and to adhere to all deadlines. The Recipient shall provide a monthly status report to FCT of progress towards reimbursement of the acquisition project costs.

7. The FCT Florida Forever award granted to the Recipient will in no event exceed the lesser of Forty Percent (40.00%) of the final total eligible project costs, as defined in Rule 9K-7.002(29), F.A.C., or Four Hundred Eighty Six Thousand Five Hundred Sixty Dollars And No Cents (\$486,560.00), unless the FCT approves a different amount, after determination of the Maximum Approved Purchase Price as provided in Rule 9K-8.007, F.A.C., and which shall be reflected in an addendum to this Agreement. The amount of the grant shall not exceed the Limitation of Award provided in Rule 9K-7.003(3), F.A.C., and as advertised in the Notice of Application.

8. The grant amount stated in paragraph 7 above is based on the Recipient's estimate of total project costs in its Application, as well as limits on awards in the notice of application period announcing the application cycle. When disbursing funds for the project, the FCT will recognize the actual total project costs, defined in Rule 9K-7.002 (29), F.A.C., for acquisition of the Project Site. The total project costs will be reflected on a grant reconciliation statement prepared pursuant to paragraph 10 below. The FCT will participate in the land cost at either the actual purchase price, or the Maximum Approved Purchase Price based on appraisal reports that comply with requirements set forth in Rule 9K-8.007, F.A.C., whichever is less, and multiplied by the percent stated in paragraph 7 above.

9. The FCT Governing Board has selected the Recipient's Application for funding to acquire the entire Project Site identified in its Application. The FCT reserves the right to withdraw or adjust the FCT award if the acreage that comprises the Project Site is reduced or the project design is changed so that the objectives of the acquisition cannot be achieved. Any request for modification of the boundary of the Project Site identified in the Recipient's Application may be considered by the FCT following the procedures for submission and review of boundary modification requests set forth in Rule 9K-7.010, F.A.C.

10. The FCT funds shall be delivered either in the form of eligible project costs prepaid by FCT to vendors or in the form of a State of Florida warrant to the Recipient. FCT award funds shall only be delivered after FCT approval of the Project Plan and terms of the acquisition of the Project Site. FCT will prepare a grant reconciliation statement prior to the reimbursement that will evidence the amount of local match, if any is required, provided by the Recipient. Funds expended by the FCT for eligible project costs incurred by the FCT will be recognized as part of the FCT grant award amount on the grant reconciliation statement.

11. The Recipient's local match, if any is required, shall be delivered either in the form of eligible project costs prepaid to vendors by the Recipient; purchase price paid to Seller; or eligible documented donation by Seller of land value. The funds expended by the Recipient for eligible project costs incurred by the Recipient will be recognized as part of the local match, if any is required, on the grant reconciliation statement prepared pursuant to paragraph 10 above.

In the event that preacquired land or donated land value is the source of local match, if any is required, the value attributed to the local match shall be determined after an appraisal report(s) that complies with the procedures and requirements set forth in Rule 9K-8.007, F.A.C. is reviewed and approved by FCT prior to FCT funds being delivered for the project.

03-041-FF3
11/10/2003
Preacquisition

12. The Recipient shall provide the required appraisal(s) for review by a date not to exceed 90 days after execution of this Agreement. FCT will review the appraisals and, upon approval, will determine the Maximum Approved Purchase Price as provided in Rule 9K-8.007(5) and (6), F.A.C., for FCT reimbursement.

13. Recipient hereby notifies the FCT that the following administrator, officer, or employee is the authorized key contact, or project manager, on behalf of the Recipient for purposes of coordinating project activities for the duration of the project:

Name: Eron Thompson

Title: Grant Coordinator

Address: P. O. Box 1010, Fernandina Beach, FL 32035

Phone: (904)321-5785 Fax: (904)491-2027

Email: ethompson@nassaucountyfl.com

All contact and correspondence from FCT to the Recipient will be through the key contact. The Recipient must notify the FCT as to any change in the authorization of the key contact on behalf of the Recipient named above. This notification must be made in writing to the Executive Director and signed by the appropriate authorized administrator, officer, or employee or named in paragraph III.4. below.

14. This Agreement may be amended at any time and must be set forth in a written instrument and agreed to by both the FCT and the Recipient. Such amendments shall become a part of this Agreement.

II. AUDIT REQUIREMENTS

Section 215.97, Florida Statutes, the Florida Single Audit Act, provides uniform state audit requirements for state financial assistance provided by state agencies over the audit threshold as defined in that Section as follows:

1. The Recipient agrees to maintain financial procedures and support documents, in accordance with generally accepted accounting principles, to account for the receipt and expenditure of funds under this Agreement.

2. These records shall be available at all reasonable times for inspection, review, or audit by state personnel and other personnel duly authorized by FCT. "Reasonable" shall be construed according to circumstances, but ordinarily shall mean normal business hours of 8:00 a.m. to 5:00 p.m., local time, Monday through Friday.

03-041-FF3
11/10/2003
Preacquisition

3. The Recipient shall also provide FCT with the records, reports or financial statements upon request for the purposes of auditing and monitoring the funds awarded under this Agreement.

4. In the event that the Recipient expends a total amount of State financial assistance from all state sources equal to or in excess of \$300,000 in any fiscal year of such Recipient, the Recipient must have a State single or project-specific audit for such fiscal year in accordance with Section 215.97, Florida Statutes; applicable rules of the Executive Office of the Governor and the Comptroller, and Chapter 10.600, Rules of the Auditor General.

Section I.7. above indicates State financial assistance through FCT by this Agreement. In determining the State financial assistance expended in its fiscal year, the Recipient shall consider all sources of State financial assistance, including State funds received from FCT, except that State financial assistance received by a nonstate entity for Federal program matching requirements shall be excluded from consideration. The funding for this Agreement was received by FCT as a grant appropriation.

- a. The annual financial audit report shall include all management letters and the Recipient's response to all findings, including corrective actions to be taken.
- b. The annual financial audit report shall include a schedule of financial assistance specifically identifying all Agreement and other revenue by sponsoring agency and Agreement number.
- c. The complete financial audit report, including all items specified in (d) below, shall be sent directly to:

Department of Community Affairs
Office of Audit Services
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
and
State of Florida Auditor General
Room 401 574, Claude Pepper Building
111 West Madison Street
Tallahassee, Florida 32302-1450

- d. In connection with the audit requirements addressed above, the Recipient shall ensure that the audit complies with the requirements of Section 215.97(7), Florida Statutes. This includes submission of a reporting package as defined by Section 215.97(2)(d), Florida Statutes, and Chapter 10.550 and 10.650, Rules of the Auditor General.

- e. If the Recipient expends less than \$300,000 in State financial assistance in its fiscal year, an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, is not required. In the event that the Recipient expends less than \$300,000 in State financial assistance in its fiscal year and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from non-State funds (i.e., the cost of such an audit must be paid from recipient funds obtained from other than State entities).

5. In the event the audit shows that the entire funds disbursed hereunder, or any portion thereof, were not spent in accordance with the conditions of this Agreement, the Recipient shall be held liable for reimbursement to FCT of all funds not spent in accordance with these applicable regulations and Agreement provisions within thirty (30) days after FCT has notified the Recipient of such non-compliance.

6. The Recipient shall retain all financial records, supporting documents statistical records, and any other documents pertinent to this contract for a period of five years after the date of submission of the final expenditures report. However, if litigation or an audit has been initiated prior to the expiration of the five-year period, the records shall be retained until the litigation or audit findings have been resolved.

7. The Recipient shall have all audits completed in accordance with Section 215.97, Florida Statutes, by an independent certified public accountant (IPA) who shall either be a certified public accountant or a public accountant licensed under Chapter 473, Florida Statutes. The IPA shall state that the audit complied with the applicable provisions noted above.

III. AFFIRMATIONS, ANNUAL STEWARDSHIP REPORT, AUTHORIZED EXECUTOR AND FEDERAL EMPLOYEE IDENTIFICATION NUMBER.

By execution of this Agreement, the Recipient affirms that:

1. the Recipient is ready, willing and able to provide the local match, if any is required;
2. the Recipient reaffirms the representations made in its Application;
3. the Recipient shall, on January 30 of each year after FCT reimbursement for project costs for the acquisition of the Project Site, prepare and submit to FCT an annual stewardship report as required by Rule 9K-7.013 , F.A.C.;
4. **the Recipient authorizes the administrator, employee, officer or representative named in this paragraph to execute all documents in connection with this project on behalf of the Recipient, including but not limited to the Grant Contract or any addenda thereto, grant reconciliation statement, statements submitted as a part of the Project Plan, and Grant Award Agreement.**

03-041-FF3
11/10/2003
Preacquisition

Name: Vickie Samus

Title: Chairman, Nassau County Board of County Commissioners

Address: P. O. Box 1010, Fernandina Beach, FL 32035

Phone: (904) 321-5782 **Fax:** (904) 321-5784

Email: _____

The Recipient must notify the FCT as to any change in the authorization of the administrator, officer or employee named in this paragraph to execute all documents on behalf of the Recipient. This notification must be made in writing to the Executive Director and signed by the appropriate administrator, officer or employee.

5. the Recipient hereby notifies the FCT that the Recipient's Federal Employer Identification Number is 59 1863042.

IV. MANAGEMENT PLAN APPROVAL

1. Prior to approval of the Project Plan (described in Section V below), and final disbursement of award funds by FCT, the Recipient must prepare a Management Plan that complies with Rule Chapter 9K-7.011, F.A.C., and addresses the criteria and conditions set forth in Sections IV, VI, VII, VIII, and IX herein. Recipient is strongly urged to coordinate with the FCT staff in order to ensure that the FCT approval of the Management Plan occurs prior to the closing date of the real estate transaction(s) associated with the project and delivery of FCT funds.

2. The Management Plan, which is intended to explain how the Project Site will be managed to further the purposes of the project and meet the terms and conditions of this Agreement, shall include the following:

- a. An introduction containing the project name, location and other background information relevant to management.
- b. The stated purpose for acquiring the Project Site as proposed in the Application and a prioritized list of management objectives.
- c. The identification of known natural resources including natural communities, listed plant and animal species, soil types, surface and groundwater characteristics.
- d. A detailed description of all proposed uses including existing and proposed physical improvements and the impact on natural resources.

- e. A detailed description of proposed restoration or enhancement activities, if any, including the objective of the effort and the techniques to be used.
- f. A scaled site plan drawing showing the project site boundary, existing and proposed physical improvements and any natural resource restoration or enhancement areas.
- g. The identification and protection of known cultural or historical resources and a commitment to conduct surveys prior to any ground disturbing activity, if applicable.
- h. A description of how the management will be coordinated with other agencies and public lands, if applicable.
- i. A schedule for implementing the development and management activities of the Management Plan.
- k. Cost estimates and funding sources to implement the Management Plan.
- l. A schedule for implementing the development and management activities of the Management Plan.

3. If the Recipient is not the proposed managing entity, the Management Plan must include a signed agreement between the Recipient and the managing entity stating the managing entity's willingness to manage the site, the manner in which the site will be managed to further the purpose(s) of the project, and identification of the source of funding for management.

In the event that the Recipient is a partnership, the Recipient must also provide FCT with the interlocal agreement that sets forth the relationship among the partners and the fiscal and management responsibilities and obligations incurred by each partner for the Project Site as a part of its Project Plan.

4. To ensure that future management funds will be available for the management of the site in perpetuity pursuant to Section 259.105 and Chapter 380, Part III, F.S., the Recipient(s) shall be required to provide the FCT with Reasonable Assurance, pursuant to Rule 9K-7.002(32), F.A.C., that it has the financial resources, background, qualifications and competence to manage the Project Site in perpetuity in a reasonable and professional manner. Where the Recipient does not include at least one Local Government, the FCT may: require the Recipient to post a performance or other bond in an amount sufficient to ensure that the Project Site shall be reasonably and professionally managed in perpetuity; require the Recipient to establish an endowment or other fund in an amount sufficient to ensure performance; require a guaranty or pledge by the Local Government, in whose jurisdiction the Project Site is located, which shall require the Local Government to take over the responsibility for management of the Project Site in the event the Nonprofit Environmental Organization Recipient is unable to, and may require

03-041-FF3
11/10/2003
Preacquisition

the Local Government to be a named co-signer on the Grant Award Agreement; or require such other assurances as the Governing Board may deem necessary to adequately protect the public interest.

V. PROJECT PLAN APPROVAL

1. Prior to final disbursement of award funds by FCT, the Recipient must prepare a Project Plan that complies with Rule 9K-8.011, F.A.C. This Project Plan is a compilation of the following items listed below, which must be reviewed and approved by FCT.

The Project Plan shall include, and shall not be considered by FCT unless it includes all of the following documents, to be reviewed and approved by FCT to ensure that the interest of the State of Florida will be protected:

- a. The following closing documents associated with the parcel(s):
 - (1) A copy of the Purchase Agreement(s) for sale and purchase of the parcel(s) between Recipient and The Trust for Public Land (Insert name[s] of Seller[s]).
 - (2) A copy of closing statements from Buyer(s) and Seller(s) for the purchase of the parcels.
 - (3) A copy of the recorded deed(s) evidencing conveyance of title to the parcel(s) to the Recipient.
 - (4) Certified survey(s) of the parcel(s) that meets the requirements of Rule 9K-8.006, F.A.C., and dated within 90 days of the date of acquisition of the parcel(s) by Recipient.
 - (5) A copy of the title insurance policy(s) evidencing marketable title in Recipient to the parcel(s) and effective the date of acquisition of the parcel(s) by the Recipient, including a statement from the title insurer as to the minimum promulgated rate if premium was paid by Recipient, and all documents referenced in the title policy(s).
 - (6) Environmental site assessment(s) of the parcel(s) certified to the Recipient, which meets the standards and requirements of ASTM Practice E 1527, and with a date of certification within 45 days of the date of acquisition of the parcel(s) by Recipient, together with the statement required by Rule 9K-8.012(4), F.A.C.
- b. A letter from FCT indicating approval of the Management Plan written according to Rule Chapter 9K-7.011, F.A.C., and as described in Section IV above.

- c. A statement of the total Project Cost as defined in Rule Chapter 9K-7.002(29), F.A.C.
- d. A statement of the amount of the award being requested from the FCT.
- e. Supporting documentation that the conditions imposed as part of this Agreement have been satisfied.
- f. A signed statement by the Recipient that the Recipient is not aware of any pending criminal, civil or regulatory violations imposed on the Project Site by any governmental agency or body.
- g. Additional documentation as may be requested by FCT to provide Reasonable Assurance as set forth in Section IV.4. above.

2. The FCT strongly encourages the Recipient to request a courtesy review of its Project Plan prior to submission of the Project Plan for approval and release of funds. FCT will recommend approval of complete and accurate Project Plans or disapproval of incomplete or insufficient project plans.

3. Reimbursement for project costs may be made only after FCT approval of the Project Plan.

VI. REQUIREMENTS IMPOSED BY CHAPTER 259 AND CHAPTER 380, PART III, F.S.

RECIPIENT AGREES AS FOLLOWS:

1. FCT shall approve the terms under which the interest in land is acquired, pursuant to Section 380.510(3), F.S. Such approval is deemed given when the FCT approves the Project Plan containing a copy of the document(s) vesting title to the Project Site in the Recipient.

2. Title to the Project Site shall be titled in the Recipient.

3. Each parcel to which the Recipient acquires title in the Project Site shall be subject to such covenants and restrictions as are, at a minimum, sufficient to ensure that the use of the Project Site at all times complies with Section 375.051 and 380.510, F.S.; Section 11(e), Article VII of the State Constitution; the applicable bond indenture under which the Bonds were issued; and any provision of the Internal Revenue Code or the regulations promulgated thereunder that pertain to tax exempt bonds and shall contain clauses providing for the conveyance of title to the Project Site in the Board of Trustees of the Internal Improvement Trust Fund or another local government or non-profit organization upon failure to use the Project Site conveyed thereby for such purposes.

4. A Grant Award Agreement containing such covenants and restrictions as referenced in paragraph 3 above and describing the real property subject to the Agreement shall be executed by the FCT and Recipient at the time of the reimbursement for the Project Site and shall be recorded in the county in which the Project Site is located. The Grant Award Agreement shall restate the conditions that were placed on the Project Site at the time of project selection and initial grant approval. All statements contained in the Grant Award Agreement are contained in this Agreement, with the exception of statements that do not survive the reimbursement for costs for the acquisition of the Project Site.

5. If any essential term or condition of the Grant Award Agreement is violated, and the Recipient does not correct the violation within 30 days of written notice of violation, title to all interest in the Project Site shall be conveyed to the Board of Trustees of the Internal Improvement Trust Fund. The deed transferring title to the Project Site to the Recipient shall set forth the executory interest of the Board of Trustees of the Internal Improvement Trust Fund.

6. The interest acquired by the Recipient in the Project Site shall not serve as security for any debt of the Recipient.

7. If the existence of the Recipient terminates for any reason, title to the Project Site shall be conveyed to the Board of Trustees of the Internal Improvement Trust Fund, unless FCT negotiates an agreement with another local government or nonprofit organization which agrees to accept title and to manage the Project Site.

VII. OBLIGATIONS OF THE FCT RECIPIENT AS A CONDITION OF PROJECT FUNDING

1. Following the reimbursement for costs of the Project Site, the Recipient shall ensure that the future land use designation assigned to the Project Site is for a category dedicated to open space, conservation, or outdoor recreation uses as appropriate. If an amendment to the applicable comprehensive plan is required, the amendment shall be proposed at the next comprehensive plan amendment cycle available to the Recipient subsequent to the reimbursement for costs for the acquisition of the Project Site.

2. Recipient shall ensure, and provide evidence thereof to FCT, that all activities under this Agreement comply with all applicable local, state, regional and federal laws and regulations, including zoning ordinances and the applicable adopted and approved comprehensive plan.

3. The Recipient shall, through its agents and employees, prevent the unauthorized use of the Project Site or any use thereof not in conformity with the Management Plan approved by the FCT as a part of the Project Plan.

4. FCT staff or its duly authorized representatives shall have the right at any time to inspect the Project Site and the operations of the Recipient at the Project Site.

5. All buildings, structures, improvements, and signs shall require the prior written approval of FCT as to purpose. Further, tree removal, other than non-native species, and major land alterations shall require the written approval of FCT. The approvals required from FCT shall not be unreasonably withheld by FCT upon sufficient demonstration that the proposed structures, buildings, improvements, signs, vegetation removal or land alterations will not adversely impact the natural resources of the Project Site. The approval by FCT of the Recipient's Management Plan addressing the items mentioned herein shall be considered written approval from FCT.

VIII. OBLIGATIONS OF THE RECIPIENT RELATING TO THE USE OF BOND PROCEEDS

1. FCT is authorized by Section 380.510, F.S., to impose conditions for funding on Recipient in order to ensure that the project complies with the requirements for the use of Florida Forever Bond proceeds including without limitation the provisions of the Internal Revenue Code and the regulations promulgated thereunder as the same pertain to tax exempt bonds.

2. Recipient agrees and acknowledges that the below listed transactions, events, and circumstances, collectively referred to as the "disallowable activities", may be disallowed on the Project Site, as they may have negative legal and tax consequences under Florida law and federal income tax law. The Recipient further agrees and acknowledges that these disallowable activities may be allowed up to a certain extent based on guidelines or tests outlined in the Federal Private Activity regulations of the Internal Revenue Service:

- a. any sale or lease of any interest in the Project Site to any person or organization;
- b. the operation of any concession on the Project Site by any person or organization;
- c. any sales contract or option to buy things attached to the Project Site to be severed from the Project Site, with any person or organization;
- d. any use of the Project Site by any person other than in such person's capacity as a member of the general public;
- e. any change in the character or use of the Project Site from that use expected at the date of the issuance of any series of Bonds from which the disbursement is to be made;
- f. a management contract of the Project Site with any person or organization;
or
- g. such other activity or interest as may be specified from time to time in writing by FCT to the Recipient.

4. A survey of the natural communities and plant species on the Project Site shall be conducted prior to the development of the Project Site. The survey shall be used during development of the site to ensure the protection, restoration, and preservation of the natural communities on the Project Site.
5. Interpretive signage shall be provided to educate visitors about the natural resources on the Project Site.
6. The natural communities that occur on the Project Site shall be appropriately managed to ensure the long-term viability of these communities.
7. The Project Site shall be managed in a manner that protects and enhances habitat for native wildlife species that utilize or could potentially utilize the site, including the wood stork and great egret. The development of the management plan shall be coordinated with the Fish and Wildlife Conservation Commission's Office of Environmental Services to ensure the preservation and viability of native wildlife species and their habitat in a manner that furthers the Strategic Habitat Conservation Area designation. Periodic surveys shall be conducted to ensure that site management is compatible with the listed species using the Project Site.
8. The water quality and natural hydrology of the Nassau River shall be protected and enhanced through the implementation of appropriate watershed management techniques.
9. The location and design of the parking and other site improvements shall have minimal impact on natural resources. The parking area shall incorporate pervious material wherever feasible. Stormwater management facilities on the Project Site shall be designed to provide recreational open space or wildlife habitat.
10. An ongoing monitoring and control program for invasive vegetation including exotic (non-native) and nuisance native plant species shall be implemented at the Project Site. The objective of the control program shall be the elimination of invasive exotic plant species and the maintenance of a diverse association of native vegetation. The management plan shall reference the Exotic Pest Plant Council's List of Florida's Most Invasive Species to assist in identifying invasive exotics on the Project Site.
11. An archaeological survey shall be conducted to determine the integrity and extent of the Indian shell midden and the Civil War-era Oyster Factory that exist on the Project Site. The results of this survey shall be reviewed in conjunction with the Division of Historic Resources to develop an appropriate protection plan for the archaeological and on the Project Site.
12. Bike parking stands shall be installed at the Project Site to provide an alternative to automobile transportation to the Project Site.

3. If the Project Site, after its acquisition by the Recipient and/or the Trustees, is to remain subject to any of the "disallowable activities", the Recipient shall provide to FCT at least 60 calendar days advance written notice of any such transactions, events, and circumstances, and shall provide to FCT such information as FCT reasonably requests in order to evaluate the legal and tax consequences of such activity or interest for FCT approval.

4. In the event that FCT determines at any time that the Recipient is engaging or allowing others to engage in disallowable activities on the Project Site, the Recipient agrees to immediately cease or cause the cessation of the disallowable activity upon receipt of written notice from the FCT. In addition to all other rights and remedies at law or in equity, FCT shall have the right to seek temporary and permanent injunctions against Recipient for any disallowable activity on the Project Site.

DELEGATIONS AND CONTRACTUAL ARRANGEMENTS BETWEEN THE RECIPIENT AND OTHER GOVERNMENTAL BODIES, NONPROFIT ENTITIES, OR NON GOVERNMENTAL PERSONS FOR USE OR MANAGEMENT OF THE PROJECT SITE WILL IN NO WAY RELIEVE THE RECIPIENT OF THE RESPONSIBILITY TO ENSURE THAT THE CONDITIONS IMPOSED HEREIN ON THE PROJECT SITE AS A RESULT OF UTILIZING BOND PROCEEDS TO ACQUIRE THE PROJECT SITE ARE FULLY COMPLIED WITH BY THE CONTRACTING PARTY.

IX. CONDITIONS PARTICULAR TO THE PROJECT SITE THAT MUST BE ADDRESSED IN THE MANAGEMENT PLAN

The Management Plan for the Project Site is mentioned throughout this Agreement, and is particularly described in Section IV. above. In addition to the various conditions already described in this Agreement, which apply to all sites acquired with FCT funds, the Management Plan shall address the following conditions that are particular to the Project Site and result from either commitments made in the application that received scoring points or observations made by the FCT staff during the site visit described in Rule 9K-7.009(1), F.A.C.:

1. Two or more resource-based outdoor recreational facilities, including nature trails and a fishing pier, shall be provided. The facilities shall be designed and located with minimal impact to natural resources on the Project Site.
2. Two or more user-oriented outdoor recreational facilities, including a fitness trail and playground, shall be provided. The facilities shall be designed and located with minimal impact to natural resources on the Project Site.
3. A permanent recognition sign shall be maintained in the entrance area of the Project Site. The sign shall acknowledge that the Project Site was purchased with funds from the Florida Communities Trust and Nassau County.

03-041-FF3
11/10/2003
Preacquisition

13. The development and management of the Project Site shall be coordinated with agencies managing conservation lands in the area, including the Florida Department of Environmental Protection and the National Park Service to ensure the Project Site is protected and managed as part of a linked conservation lands and recreation opportunities.

14. Proposed site improvements shall be designed and located to minimize or eliminate the long term risk of storm damage or flooding in conjunction with appropriate hazard mitigation agencies or experts.


15. The requirements imposed by other grant program funds that may be sought for activities associated with the Project Site shall not conflict with the terms and conditions of this award.

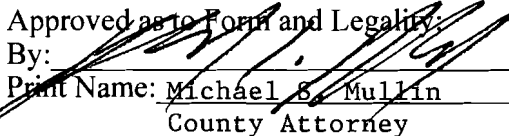
This Agreement including Exhibit "A", if required, embodies the entire agreement between the parties.

THE FLORIDA COMMUNITIES TRUST'S OBLIGATION TO PROVIDE FUNDS UNDER THIS AGREEMENT IS CONTINGENT UPON AN ANNUAL APPROPRIATION BY THE LEGISLATURE.


IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement.

NASSAU COUNTY

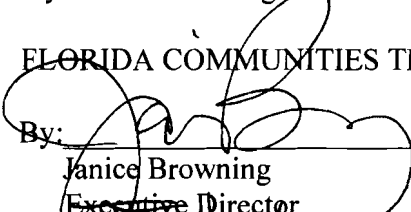
By: 
Print Name: Vickie Samus
Title: Chairman
Date: December 8, 2003

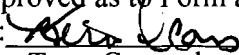
Approved as to Form and Legality:
By: 
Print Name: Michael S. Mullin
County Attorney

ATTEST:


J.M. "Chip" Oxley, Jr.
Ex-Officio Clerk

FLORIDA COMMUNITIES TRUST

By: 
Janice Browning
Executive Director
Date: 12/19/03

Approved as to Form and Legality:
By: 
Trust Counsel *KENNETH C. COONS*

This document prepared by:
Kristen L. Coons
Florida Communities Trust
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399

FLORIDA COMMUNITIES TRUST
FF3 AWARD #03-041-FF3
FCT Contract# 04-07-96-03-FF-311041

GRANT AWARD AGREEMENT

THIS AGREEMENT is entered into this 16th day of APRIL, 2004, by and between the **FLORIDA COMMUNITIES TRUST** ("FCT"), a nonregulatory agency within the State of Florida Department of Community Affairs, and **NASSAU COUNTY**, a political subdivision of the State of Florida ("Recipient"), in order to impose terms, conditions, and restrictions on the use of the proceeds of certain bonds, hereinafter described, and the lands acquired with such proceeds and as described in Exhibit "A" attached hereto and made a part hereof ("Project Site"), as shall be necessary to ensure compliance with applicable Florida Law and federal income tax law and to otherwise implement provisions of Chapters 259.105, 259.1051, and 380, Florida Statutes.

WHEREAS, Part III Chapter 380, Florida Statutes, the Florida Communities Trust Act, creates a nonregulatory agency within the Department of Community Affairs, which will assist local governments in bringing into compliance and implementing the conservation, recreation and open space, and coastal elements of their comprehensive plans or in conserving natural resources and resolving land use conflicts by providing financial assistance to local governments and nonprofit environmental organizations to carry out projects and activities authorized by the Florida Communities Trust Act;

WHEREAS, Section 259.105(3)(c), F.S., of the Florida Forever Act provides for the distribution of twenty-two percent (22%) less certain reductions of the net Florida Forever Revenue Bond proceeds to the Department to provide land acquisition grants to local governments and nonprofit environmental organizations through the FCT for acquisition of community-based projects, urban open spaces, natural resource conservation areas, parks, greenways and outdoor recreation areas to implement local comprehensive plans;

WHEREAS, the Bonds were issued as tax-exempt bonds, meaning that the interest on the Bonds is excluded from the gross income of Bondholders for federal income tax purposes;

WHEREAS, Rule Chapter 9K-7, Florida Administrative Code (F.A.C.), authorizes FCT to impose conditions for funding on those FCT applicants whose projects have been selected for funding in accordance with Rule Chapter 9K-7, F.A.C.;

WHEREAS, the FCT has approved the terms under which the Project Site is acquired and the deed whereby the Recipient acquires title to the Project Site shall contain such covenants and restrictions as are sufficient to ensure that the use of the Project Site at all times complies with Section 375.051, Florida Statutes and Section 9, Article XII of the State Constitution and shall contain clauses providing for the conveyance of title to the Project Site to the Board of Trustees of the Internal Improvement Trust Fund upon the failure of the Recipient to use the Project Site acquired thereby for such purposes; and

WHEREAS, such covenants and restrictions shall be imposed by an agreement which shall describe with particularity the real property which is subject to the agreement and shall be recorded in the county in which the real property is located; and

WHEREAS, the purpose of this Agreement is to set forth the covenants and restrictions that are imposed on the Project Site subsequent to its acquisition using funds from the Florida Forever Trust Fund award.

NOW THEREFORE, in consideration of the mutual covenants and undertakings set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FCT and Recipient do hereby contract and agree as follows:

I. GENERAL CONDITIONS.

1. Upon execution and delivery by the parties hereto, the Recipient shall cause this Agreement to be recorded and filed in the official public records of Nassau County, Florida, and in such manner and in such other places as FCT may reasonably request, and shall pay all fees and charges incurred in connection therewith.

2. The Recipient and FCT agree that the State of Florida Department of Environmental Protection will forward this Agreement to Department of Environmental Protection Bond Counsel for review. In the event Bond Counsel opines that an amendment is required to this Agreement so that the tax-exempt status of the Florida Forever Bonds is not jeopardized, FCT and Recipient shall amend the Agreement accordingly.

3. This Agreement may be amended at any time. Any amendment must be set forth in a written instrument and agreed to by both the Recipient and FCT.

4. This Agreement and the covenants and restrictions contained herein shall run with the Property herein described and shall bind, and the benefits shall inure to, respectively, the FCT and the Recipient and their respective successors and assigns.

5. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, with respect to both substantive rights and with respect to procedures and remedies.

6. Any notice required to be given hereunder shall be given by personal delivery, by registered mail or by registered expedited service at the addresses specified below or at such other addresses as may be specified in writing by the parties hereto, and any such notice shall be deemed received on the date of delivery if by personal delivery or expedited delivery service, or upon actual receipt if sent by registered mail.

FCT: Florida Communities Trust
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100
ATTN: Program Manager

Recipient: Nassau County Board of County Commissioners
P. O. Box 1010
Fernandina Beach, Florida 32035
ATTN: Chairman

7. If any provision of the Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

II. PROJECT SITE REQUIREMENTS IMPOSED BY CHAPTER 259, CHAPTER 375, AND CHAPTER 380, PART III, FLORIDA STATUTES.

1. If any essential term or condition of this grant agreement is violated by the Recipient or by some third party with the knowledge of the Recipient and the Recipient does not correct the violation within 30 days of notice of the violation, fee simple title to all interest in the Project Site shall be conveyed to the Board of Trustees of the Internal Improvement Trust Fund. The FCT shall treat such property in accordance with Section 380.508(4)(e), Florida Statutes.

2. Any transfer of the Project Site shall be subject to the approval of FCT and FCT shall enter into a new agreement with the transferee, containing such covenants, clauses, or other restrictions as are sufficient to protect the interest of the people of Florida.

3. The interest, if any, acquired by the Recipient in the Project Site will not serve as security for any debt of the Recipient unless FCT approves the transaction.

4. If the existence of the Recipient terminates for any reason, title to all interest in real property it has acquired with the FCT award shall be conveyed to the Board of Trustees of the Internal Improvement Trust Fund, unless FCT negotiates an agreement with another local government or nonprofit organization which agrees to accept title to all interest in and to manage the Project Site.

5. In the event that the Project Site is damaged or destroyed or title to the Project Site, or any part thereof, is taken by any governmental body through the exercise or the threat of the exercise of the power of eminent domain, the Recipient shall deposit with the FCT any insurance proceeds or any condemnation award, and shall promptly commence to rebuild, replace, repair or restore the Project Site in such manner as is consistent with the Agreement. The FCT shall make any such insurance proceeds or condemnation award moneys available to provide funds for such restoration work. In the event that the Recipient fails to commence or to complete the rebuilding, repair, replacement or restoration of the Project Site after notice from the FCT, the FCT shall have the right, in addition to any other remedies at law or in equity, to repair, restore, rebuild or replace the Project Site so as to prevent the occurrence of a default hereunder.

Notwithstanding any of the foregoing, FCT will have the right to seek specific performance of any of the covenants and restrictions of this Agreement concerning the construction and operation of the Project Site.

III. PROJECT SITE OBLIGATIONS IMPOSED BY FCT ON THE RECIPIENT.

1. The Project Site shall be managed only for the conservation, protection and enhancement of natural and historical resources and for passive, natural resource-based public outdoor recreation which is compatible with the conservation, protection and enhancement of the Project Site, along with other related uses necessary for the accomplishment of this purpose. The proposed uses for the Project Site are specifically designated in the Project Plan as approved by FCT.

2. The Recipient shall prepare and submit to FCT an annual stewardship report as required by Rule 9K-7.013, F.A.C.

3. The Recipient shall ensure that the future land use designation assigned to the Project Site is for a category dedicated to open space, conservation, or outdoor recreation uses as appropriate. If an amendment to the Recipient's comprehensive plan is required to comply with this

paragraph, the amendment shall be proposed at the next comprehensive plan amendment cycle available to the Recipient.

4. Recipient shall ensure, and provide evidence thereof to FCT, that all activities under this Agreement comply with all applicable local, state, regional and federal laws and regulations, including zoning ordinances and the adopted and approved comprehensive plan for the jurisdiction as applicable. Evidence shall be provided to FCT that all required licenses and permits have been obtained prior to the commencement of any construction.

5. The Recipient shall, through its agents and employees, prevent the unauthorized use of the Project Site or any use thereof not in conformity with the FCT approved project plan.

6. FCT staff or its duly authorized representatives shall have the right at any time to inspect the Project Site and the operations of the Recipient at the Project Site.

7. All buildings, structures, improvements, and signs shall require the prior written approval of FCT as to purpose. Further, tree removal, other than non-native species, and/or major land alterations shall require the written approval of FCT. The approvals required from FCT shall not be unreasonably withheld by FCT upon sufficient demonstration that the proposed structures, buildings, improvements, signs, vegetation removal or land alterations will not adversely impact the natural resources of the Project Site. The approval by FCT of the Recipient's management plan addressing the items mentioned herein shall be considered written approval from FCT.

8. If archaeological and historic sites are located on the Project Site, the Recipient shall comply with Chapter 267, Florida Statutes. The collection of artifacts from the Project Site or the disturbance of archaeological and historic sites on the Project Site will be prohibited unless prior written authorization has been obtained from the Department of State, Division of Historical Resources.

9. The Recipient shall ensure that the Project Site is identified as being publicly owned and operated as a passive, natural resource-based public outdoor recreational site in all signs, literature and advertising regarding the Project Site. The Recipient shall erect a sign(s) identifying the Project Site as being open to the public and as having been purchased with funds from FCT and Recipient.

IV. OBLIGATIONS INCURRED BY RECIPIENT AS A RESULT OF BOND PROCEEDS BEING UTILIZED TO PURCHASE THE PROJECT SITE.

1. If the Project Site is to remain subject, after its acquisition by the State and the Recipient, to any of the below listed activities or interests, the Recipient shall provide at least 60 days written notice of any such activity or interest to FCT prior to the activity taking place, and shall provide to FCT such information with respect thereto as FCT reasonably requests in order to evaluate the legal and tax consequences of such activity or interest:

- a. any lease of any interest in the Project Site to a non-governmental person or organization;
- b. the operation of any concession on the Project Site to a non-governmental person or organization;
- c. any sales contract or option to buy things attached to the Project Site to be severed from the Project Site, with a non-governmental person or organization;
- d. any use of the Project Site by non-governmental persons other than in such person's capacity as a member of the general public;
- e. a management contract of the Project Site with a non-governmental person or organization; and
- f. such other activity or interest as may be specified from time to time in writing by FCT to the Recipient.

2. Recipient agrees and acknowledges that the following transaction, events, and circumstances may not be permitted on the Project Site as they may have negative legal and tax consequences under Florida law and federal income tax law:

- a. a sale of the Project Site or a lease of the Project Site to a non-governmental person or organization;
- b. the operation of a concession on the Project Site by a non-governmental person or organization;
- c. a sale of things attached to the Project Site to be severed from the Project Site to a non-governmental person or organization;
- d. any change in the character or use of the Project Site from that use expected at the date of the issuance of any series of bonds from which the disbursement is to be made;
- e. any use of the Project Site by non-governmental persons other than in such person's capacity as a member of the general public;
- f. a management contract of the Project Site with a non-governmental person or organization; and
- g. such other activity or interest as may be specified from time to time in writing by FCT to the Recipient.

DELEGATIONS AND CONTRACTUAL ARRANGEMENTS BETWEEN THE RECIPIENT AND OTHER GOVERNMENTAL BODIES, NOT FOR PROFIT ENTITIES, OR NON GOVERNMENTAL PERSONS FOR USE OR MANAGEMENT OF THE PROJECT SITE WILL IN NO WAY RELIEVE THE Recipient OF THE RESPONSIBILITY TO ENSURE THAT THE CONDITIONS IMPOSED HEREIN ON THE PROJECT SITE AS A RESULT OF UTILIZING BOND PROCEEDS TO ACQUIRE THE PROJECT SITE ARE FULLY COMPLIED WITH BY THE CONTRACTING PARTY.

V. CONDITIONS THAT ARE PARTICULAR TO THE PROJECT SITE AS A RESULT OF THE FCT APPROVED MANAGEMENT PLAN.

1. Two or more resource-based outdoor recreational facilities, including nature trails and a fishing pier, shall be provided. The facilities shall be designed and located with minimal impact to natural resources on the Project Site.
2. Two or more user-oriented outdoor recreational facilities, including a fitness trail and playground, shall be provided. The facilities shall be designed and located with minimal impact to natural resources on the Project Site.
3. A permanent recognition sign shall be maintained in the entrance area of the Project Site. The sign shall acknowledge that the Project Site was purchased with funds from the Florida Communities Trust and Nassau County.
4. A survey of the natural communities and plant species on the Project Site shall be conducted prior to the development of the Project Site. The survey shall be used during development of the site to ensure the protection, restoration, and preservation of the natural communities on the Project Site.
5. Interpretive signage shall be provided to educate visitors about the natural resources on the Project Site.
6. The natural communities that occur on the Project Site shall be appropriately managed to ensure the long-term viability of these communities.
7. The Project Site shall be managed in a manner that protects and enhances habitat for native wildlife species that utilize or could potentially utilize the site, including the wood stork and great egret. The development of the management plan shall be coordinated with the Fish and Wildlife Conservation Commission's Office of Environmental Services to ensure the preservation and viability of native wildlife species and their habitat in a manner that furthers the Strategic Habitat Conservation Area designation. Periodic surveys shall be conducted to ensure that site management is compatible with the listed species using the Project Site.

8. The water quality and natural hydrology of the Nassau River shall be protected and enhanced through the implementation of appropriate watershed management techniques.
9. The location and design of the parking and other site improvements shall have minimal impact on natural resources. The parking area shall incorporate pervious material wherever feasible. Stormwater management facilities on the Project Site shall be designed to provide recreational open space or wildlife habitat.
10. An ongoing monitoring and control program for invasive vegetation including exotic (non-native) and nuisance native plant species shall be implemented at the Project Site. The objective of the control program shall be the elimination of invasive exotic plant species and the maintenance of a diverse association of native vegetation. The management plan shall reference the Exotic Pest Plant Council's List of Florida's Most Invasive Species to assist in identifying invasive exotics on the Project Site.
11. An archaeological survey shall be conducted to determine the integrity and extent of the Indian shell midden and the Civil War-era Oyster Factory that exist on the Project Site. The results of this survey shall be reviewed in conjunction with the Division of Historic Resources to develop an appropriate protection plan for the archaeological and on the Project Site.
12. Bike parking stands shall be installed at the Project Site to provide an alternative to automobile transportation to the Project Site.
13. The development and management of the Project Site shall be coordinated with agencies managing conservation lands in the area, including the Florida Department of Environmental Protection and the National Park Service to ensure the Project Site is protected and managed as part of a linked conservation lands and recreation opportunities.
14. Proposed site improvements shall be designed and located to minimize or eliminate the long term risk of storm damage or flooding in conjunction with appropriate hazard mitigation agencies or experts.
15. The requirements imposed by other grant program funds that may be sought for activities associated with the Project Site shall not conflict with the terms and conditions of this award.

This Agreement including Exhibit "A" embodies the entire agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement.

Witness:

Joyce T Bradley
Print Name: Joyce T Bradley

Connie Arthur
Print Name: CONNIE ARTHUR

**NASSAU COUNTY, a political subdivision
of the State of Florida**

By: Floyd L. Vanzant
Print Name: FLOYD L. VANZANT
Title: Chairman

Date: 4/12/04
Approved as to Form and Legality (County):
By: [Signature]
Print Name: Michael S. Mullin

STATE OF FLORIDA
COUNTY OF Nassau

ATTEST:
[Signature]
J. M. "Chip" Oxley, Jr., Ex-Officio Clerk

The foregoing instrument was acknowledged before me this 12th day of April, 2004, by FLOYD VANZANT as CHAIRMAN of the Board of County Commissioners of Nassau County, on behalf of the Local Government, and who is personally known to me.



CONNIE H. ARTHUR
Notary Public, State of Florida
My comm. expires Dec. 19, 2007
Comm. No. DD 262558

Connie H. Arthur
Notary Public
Print Name: _____
Commission No. _____
My Commission Expires: _____

Witness:

Daryl W. Seisen
Print Name: DARYL W. SEISEN
[Signature]
Print Name: _____

FLORIDA COMMUNITIES TRUST

By: Kathy B. McLeod
Kathy Baughman McLeod,
Community Program Manager

Date: 4-16-04

Approved as to Form and Legality:
By: [Signature]
Kristen L. Coons, Trust Counsel

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 16th day of April, 2004, by Kathy Baughman McLeod as Community Program Manager of Florida Communities Trust. She is personally known to me.

Gayle H. Brett
Notary Public

Print Name: _____

Commission No. _____

My Commission Expires: _____



EXHIBIT "A"

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 45, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COOK ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW BEING ESTABLISHED) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 107 (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND A POINT OF CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 107, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 8238.88 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°55'23" EAST, A DISTANCE OF 231.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 43°07'06" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 107, A DISTANCE OF 820.96 FEET TO AN INTERSECTION WITH A NORTHERLY PROLONGATION OF THE WEST LINE OF THE LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, NASSAU COUNTY, FLORIDA; THENCE SOUTH 29°34'18" EAST, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 107 AND ALONG SAID NORTHERLY PROLONGATION OF THE WEST LINE OF THE LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, A DISTANCE OF 240.57 FEET TO THE WESTERLY MOST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, BEING A 4"x4" CONCRETE MONUMENT AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 29°34'18" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, A DISTANCE OF 437.49 FEET; THENCE SOUTH 40°50'18" EAST, CONTINUING ALONG SAID WESTERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, A DISTANCE OF 15.61 FEET TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE NASSAU RIVER (A TIDAL, NAVIGABLE WATER BODY); THENCE SOUTHERLY ALONG SAID MEAN HIGH WATER LINE AND THE MEANDERINGS THEREOF, A DISTANCE OF 645 FEET MORE OR LESS; THENCE EASTERLY CONTINUING ALONG SAID MEAN HIGH WATER LINE AND THE MEANDERINGS THEREOF, A DISTANCE OF 815 FEET MORE OR LESS; THENCE NORTHERLY ALONG THE MEAN HIGH WATER LINE OF SANTA JUANNA CREEK (A TIDAL, NAVIGABLE WATER BODY) AND THE MEANDERINGS THEREOF, A DISTANCE OF 750 FEET MORE OR LESS TO AN INTERSECTION WITH THE EASTERLY LINE OF AFORESAID LANDS DESCRIBED IN DEED BOOK 76, PAGE 180; THENCE NORTH 20°10'53" WEST, DEPARTING SAID MEAN HIGH WATER LINE, A DISTANCE OF 27.05 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE NORTH 33°20'53" WEST CONTINUING ALONG SAID EASTERLY LINE OF THE LANDS DESCRIBED IN DEED

EXHIBIT "A" – continued

BOOK 76, PAGE 180, A DISTANCE OF 454.57 FEET TO A 4"x4" CONCRETE MONUMENT BEING THE NORTHERN MOST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 76, PAGE 180; THENCE SOUTH 56°33'19" WEST, A DISTANCE OF 900.06 FEET TO AN INTERSECTION WITH AFORESAID WESTERLY MOST CORNER OF THE LANDS DESCRIBED IN DEED BOOK 76, PAGE 180 AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE SUBMERGED LANDS OF THE STATE OF FLORIDA (NASSAU RIVER AND SANTA JUANNA CREEK).

THE ABOVE DESCRIBED LANDS BEING A PORTION OF THE LANDS PREVIOUSLY DESCRIBED IN AFOREMENTIONED DEED BOOK 76, PAGE 180, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

AND

A PARCEL OF LAND SITUATE IN SECTION 45, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING 60 FEET IN WIDTH FOR RIGHT-OF-WAY PURPOSES FOR GOFFINSVILLE ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 107 AT THE RIGHT-OF-WAY POINT OF TANGENCY OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1233.24 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 25°52'58" EAST, SAID POINT OF TANGENCY BEING LOCATED AT STATION 33+72.60 AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SAID COUNTY ROAD NO. 107 (SECTION NO. 74050-2501); THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'23" AN ARC DISTANCE OF 93.05 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 61°57'21" WEST A DISTANCE OF 93.03 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°50'20" AN ARC DISTANCE OF 61.11 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 58°22'29" WEST A DISTANCE OF 61.10 FEET; THENCE SOUTH 20°44'32" EAST A DISTANCE OF 366.20 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED BOOK 193, PAGE 293, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 33°36'38" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 29.41 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 56°33'19" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 54.80 FEET; THENCE NORTH 20°44'32" WEST A DISTANCE OF 394.33 FEET TO THE POINT OF BEGINNING.

FCT Contract Number 04-CT-9L-03-F3-A1-041
FLORIDA COMMUNITIES TRUST
FF3 Award Number 03-041-FF3
PROJECT NAME: GOFFINSVILLE – NASSAU RIVER PARK

ADDENDUM I TO GRANT CONTRACT

THIS ADDENDUM I is entered into by and between the FLORIDA COMMUNITIES TRUST (FCT), a nonregulatory agency within the State of Florida Department of Community Affairs, and NASSAU COUNTY, a local government of the State of Florida (RECIPIENT), this 16th day of APRIL, 2004.

NOW THEREFORE, FCT and Recipient mutually agree as follows:

WHEREAS, the parties hereto entered into a Grant Contract which sets forth the conditions of conceptual approval that must be satisfied by Recipient prior to the receipt of the FCT Florida Forever award and the restrictions that are imposed on the Project Site subsequent to its acquisition with the FCT Florida Forever award;

WHEREAS, the initial term of the Grant Contract expires April 3, 2004;

WHEREAS, the FCT Recipient in accordance with GENERAL CONDITIONS paragraph 2 of the Grant Contract and in compliance with Rule 9K-7.009(5), F.A.C., has timely submitted to FCT a written request for extension of the April 3, 2004, deadline;

WHEREAS, GENERAL CONDITIONS paragraph 14 of the Grant Contract states that the agreement may be amended at any time prior to FCT giving final project plan approval to the Recipient. Any agreement must be set forth in a written instrument and agreed to by both the Recipient and FCT;

WHEREAS, the parties hereto desire to extend the term of the Grant Contract as provided by Rule 9K-7.009(5), F.A.C.;

NOW THEREFORE, the FCT and RECIPIENT mutually agree as follows:

1. Notwithstanding the language of Section I. GENERAL CONDITIONS, paragraph 3., the parties hereby agree to revive it nunc pro tunc as though it had not lapsed in accordance with paragraph 2.
2. In every respect, this amendment is to be construed and applied as though the parties

00-000-FF0
DATE
GCAMD.1

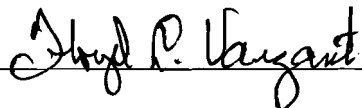
had both signed it before April 3, 2004.

3. The Grant Contract by and between FCT and Recipient is hereby extended for a time sufficient to close.

This Addendum I, and the Grant Contract embody the entire agreement between the parties. All other terms and conditions not specifically referenced in this agreement remain the same and unchanged.

IN WITNESS WHEREOF, the parties hereto have duly executed this Addendum I.

NASSAU COUNTY

By: 

Print Name: Floyd L. Vanzant

Title: Chairman

Date: 4/12/04

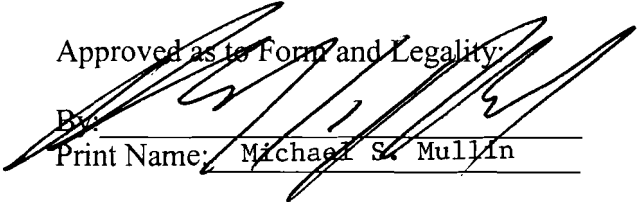
FLORIDA COMMUNITIES TRUST

By: 

Kathy Baughman McLeod
Community Program Manager

Date: 4/16/04

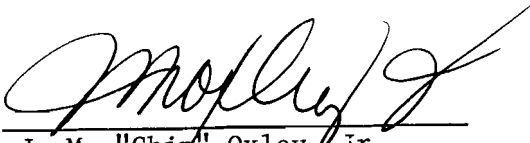
Approved as to Form and Legality:


By: Michael S. Mullin

Approved as to Form and Legality:


By: Kristen L. Coons, Trust Counsel

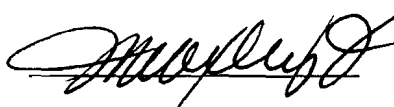
ATTEST:


J. M. "Chip" Oxley, Jr.
Ex-Officio Clerk

00-000-FF0
DATE
GCAMD.1

FLORIDA COMMUNITIES TRUST
DEPARTMENT OF COMMUNITY AFFAIRS
LAND ACQUISITION PURCHASE RECEIPT

DATE WARRANT DELIVERED TO PAYEE: April 26, 2004

SIGNATURE OF PAYEE: 

PAYMENT NUMBER: 0554027 - Electronically transmitted on 4/26/04

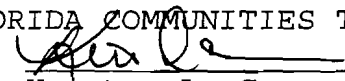
WARRANT DATE: April 26, 2004

AMOUNT: \$484,560.00

FCT PROJECT NAME: Goffinsville - Nassau River Park

FCT PROJECT NO: 03-041-FF3

FCT RECIPIENT: Nassau County

FLORIDA COMMUNITIES TRUST
By: 
Kristen L. Coons
Trust Counsel

Nassau County
Goffinsville - Nassau River Park
FCT Project #: 03-041-FF3
Date: March 22, 2004

GRANT AWARD CALCULATION

TOTAL PROJECT COSTS

Land Purchase Price		\$1,200,000.00 (1)
Acquisition Expenses		
Appraisals	\$6,600.00	
Appraisal Review	\$2,000.00	
Title Insurance Costs	\$3,930.00	
Survey	\$5,440.00	
Environmental Audit	\$2,850.00	
Total Acquisition Expenses		\$ 20,820.00 (2)
Total Project Costs		\$1,220,820.00

COMPUTATION OF GRANT AWARD AND LOCAL MATCH AMOUNT

FCT Award Computation

Share of Purchase Price	\$480,000.00	
Share of Acquisition Expenses	8,320.00	
Total Share of Project Costs		\$ 486,560.00 (3)

COUNTY

Share of Purchase Price	\$720,000.00	
Share of Acquisition Expenses	\$ 12,500.00	
Total Share of Project Costs		\$ 734,260.00

Total Project Costs \$1,220,820.00

COMPUTATION OF PREPAIDS, REIMBURSEMENTS AND ADDITIONAL COSTS

FLORIDA COMMUNITIES TRUST

FCT Prepaid Project Costs

Appraisal Review	\$2,000.00	
Total Prepaid Costs	\$2,000.00	

FCT Amount Due

Share of Total Project Costs	\$486,560.00	
Less Total Prepaid Costs	<u>2,000.00</u>	
Total Amount Due from FCT		\$484,560.00

Nassau County
Goffinsville - Nassau River Park
FCT Project #: 03-041-FF3
Date: March 8, 2004
Page 2

COUNTY

County Prepaid Project Costs

Land Purchase Price	\$1,200,000.00	
Appraisals	\$ 6,600.00	
Title Insurance Costs	\$ 3,930.00	
Survey	\$ 5,440.00	
Environmental Audit	\$ <u>2,850.00</u>	
Total Prepaid Costs		\$1,218,820.00

County Amount Due

County Share of Total Project Costs	\$ 734,260.00	
Less County Prepays	\$1,218,820.00	
Total Amount Due To County		\$484,560.00

County Additional Costs

Record Grant Award Agreement	\$51.00 (4)	
Total Additional Costs	\$51.00	

Notes:

- (1) Maximum approved purchase price is \$1,200,000.00 pursuant to memorandum dated March 11, 2004, from Caroline Sutton. The County acquired the property on October 31, 2001, at a price of \$1,200,000.00. The access parcel was acquired November 13, 2001 at no cost to the County.
- (2) Pursuant to the terms of the Contract for Sale and Purchase dated October 8, 2001, the seller (TPL) paid the costs and was reimbursed by the County at closing for the appraisal, title, survey and ESA.
- (3) Forty percent of the Total Project Cost exceeds the Grant Award Amount, therefore, the amount of this request is the Grant Award Amount. Pursuant to the terms of the Grant Contract, the amount of the grant shall be the lesser of \$486,560.00 or 40% of the total project costs.
- (4) Disbursed to Clerk of the Court, Nassau County, at time of reimbursement from FCT.

The foregoing calculation of grant award and total project costs is hereby approved by the undersigned.

NASSAU COUNTY, a political sub-division of the State of Florida

By: Floyd L. Vanzant
Floyd L. Vanzant
Its: Chairman

Date: 4/6/04

FLORIDA COMMUNITIES TRUST

Kathy Baughman McLeod
Kathy Baughman McLeod, Community
Program Manager

Date: 4/14/04

ATTEST:

J. M. "Chip" Oxley, Jr.
J. M. "Chip" Oxley, Jr.
Ex-Officio Clerk

12

*Joyce

1 12345 1234 5678 91011 12345 6789 10111 12345 6789 10111 12345 6789 10111 12345 6789 10111

INSTR # 200415895
OR BK 01228 PGS 0188-0199
RECORDED 05/06/2004 08:50:57 AM
J. M. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
RECORDING FEES 55.50

This document prepared by:
Kristen L. Coons
Florida Communities Trust
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399

FLORIDA COMMUNITIES TRUST
FF3 AWARD #03-041-FF3
FCT Contract# 04-07-5L-03-F3-31-041

GRANT AWARD AGREEMENT

THIS AGREEMENT is entered into this 16th day of APRIL, 2004, by and between the **FLORIDA COMMUNITIES TRUST** ("FCT"), a nonregulatory agency within the State of Florida Department of Community Affairs, and **NASSAU COUNTY**, a political subdivision of the State of Florida ("Recipient"), in order to impose terms, conditions, and restrictions on the use of the proceeds of certain bonds, hereinafter described, and the lands acquired with such proceeds and as described in Exhibit "A" attached hereto and made a part hereof ("Project Site"), as shall be necessary to ensure compliance with applicable Florida Law and federal income tax law and to otherwise implement provisions of Chapters 259.105, 259.1051, and 380, Florida Statutes.

WHEREAS, Part III Chapter 380, Florida Statutes, the Florida Communities Trust Act, creates a nonregulatory agency within the Department of Community Affairs, which will assist local governments in bringing into compliance and implementing the conservation, recreation and open space, and coastal elements of their comprehensive plans or in conserving natural resources and resolving land use conflicts by providing financial assistance to local governments and nonprofit environmental organizations to carry out projects and activities authorized by the Florida Communities Trust Act;

WHEREAS, Section 259.105(3)(c), F.S., of the Florida Forever Act provides for the distribution of twenty- two percent (22%) less certain reductions of the net Florida Forever Revenue Bond proceeds to the Department to provide land acquisition grants to local governments and nonprofit environmental organizations through the FCT for acquisition of community-based projects, urban open spaces, natural resource conservation areas, parks, greenways and outdoor recreation areas to implement local comprehensive plans;

WHEREAS, the Bonds were issued as tax-exempt bonds, meaning that the interest on the Bonds is excluded from the gross income of Bondholders for federal income tax purposes;

WHEREAS, Rule Chapter 9K-7, Florida Administrative Code (F.A.C.), authorizes FCT to impose conditions for funding on those FCT applicants whose projects have been selected for funding in accordance with Rule Chapter 9K-7, F.A.C.;

WHEREAS, the FCT has approved the terms under which the Project Site is acquired and the deed whereby the Recipient acquires title to the Project Site shall contain such covenants and restrictions as are sufficient to ensure that the use of the Project Site at all times complies with Section 375.051, Florida Statutes and Section 9, Article XII of the State Constitution and shall contain clauses providing for the conveyance of title to the Project Site to the Board of Trustees of the Internal Improvement Trust Fund upon the failure of the Recipient to use the Project Site acquired thereby for such purposes; and

WHEREAS, such covenants and restrictions shall be imposed by an agreement which shall describe with particularity the real property which is subject to the agreement and shall be recorded in the county in which the real property is located; and

WHEREAS, the purpose of this Agreement is to set forth the covenants and restrictions that are imposed on the Project Site subsequent to its acquisition using funds from the Florida Forever Trust Fund award.

NOW THEREFORE, in consideration of the mutual covenants and undertakings set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FCT and Recipient do hereby contract and agree as follows:

I. GENERAL CONDITIONS.

1. Upon execution and delivery by the parties hereto, the Recipient shall cause this Agreement to be recorded and filed in the official public records of Nassau County, Florida, and in such manner and in such other places as FCT may reasonably request, and shall pay all fees and charges incurred in connection therewith.

2. The Recipient and FCT agree that the State of Florida Department of Environmental Protection will forward this Agreement to Department of Environmental Protection Bond Counsel for review. In the event Bond Counsel opines that an amendment is required to this Agreement so that the tax-exempt status of the Florida Forever Bonds is not jeopardized, FCT and Recipient shall amend the Agreement accordingly.

3. This Agreement may be amended at any time. Any amendment must be set forth in a written instrument and agreed to by both the Recipient and FCT.

4. This Agreement and the covenants and restrictions contained herein shall run with the Property herein described and shall bind, and the benefits shall inure to, respectively, the FCT and the Recipient and their respective successors and assigns.

5. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, with respect to both substantive rights and with respect to procedures and remedies.

6. Any notice required to be given hereunder shall be given by personal delivery, by registered mail or by registered expedited service at the addresses specified below or at such other addresses as may be specified in writing by the parties hereto, and any such notice shall be deemed received on the date of delivery if by personal delivery or expedited delivery service, or upon actual receipt if sent by registered mail.

FCT: Florida Communities Trust
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100
ATTN: Program Manager

Recipient: Nassau County Board of County Commissioners
P. O. Box 1010
Fernandina Beach, Florida 32035
ATTN: Chairman

7. If any provision of the Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

II. PROJECT SITE REQUIREMENTS IMPOSED BY CHAPTER 259, CHAPTER 375, AND CHAPTER 380, PART III, FLORIDA STATUTES.

1. If any essential term or condition of this grant agreement is violated by the Recipient or by some third party with the knowledge of the Recipient and the Recipient does not correct the violation within 30 days of notice of the violation, fee simple title to all interest in the Project Site shall be conveyed to the Board of Trustees of the Internal Improvement Trust Fund. The FCT shall treat such property in accordance with Section 380.508(4)(e), Florida Statutes.

2. Any transfer of the Project Site shall be subject to the approval of FCT and FCT shall enter into a new agreement with the transferee, containing such covenants, clauses, or other restrictions as are sufficient to protect the interest of the people of Florida.

3. The interest, if any, acquired by the Recipient in the Project Site will not serve as security for any debt of the Recipient unless FCT approves the transaction.

4. If the existence of the Recipient terminates for any reason, title to all interest in real property it has acquired with the FCT award shall be conveyed to the Board of Trustees of the Internal Improvement Trust Fund, unless FCT negotiates an agreement with another local government or nonprofit organization which agrees to accept title to all interest in and to manage the Project Site.

5. In the event that the Project Site is damaged or destroyed or title to the Project Site, or any part thereof, is taken by any governmental body through the exercise or the threat of the exercise of the power of eminent domain, the Recipient shall deposit with the FCT any insurance proceeds or any condemnation award, and shall promptly commence to rebuild, replace, repair or restore the Project Site in such manner as is consistent with the Agreement. The FCT shall make any such insurance proceeds or condemnation award moneys available to provide funds for such restoration work. In the event that the Recipient fails to commence or to complete the rebuilding, repair, replacement or restoration of the Project Site after notice from the FCT, the FCT shall have the right, in addition to any other remedies at law or in equity, to repair, restore, rebuild or replace the Project Site so as to prevent the occurrence of a default hereunder.

Notwithstanding any of the foregoing, FCT will have the right to seek specific performance of any of the covenants and restrictions of this Agreement concerning the construction and operation of the Project Site.

III. PROJECT SITE OBLIGATIONS IMPOSED BY FCT ON THE RECIPIENT.

1. The Project Site shall be managed only for the conservation, protection and enhancement of natural and historical resources and for passive, natural resource-based public outdoor recreation which is compatible with the conservation, protection and enhancement of the Project Site, along with other related uses necessary for the accomplishment of this purpose. The proposed uses for the Project Site are specifically designated in the Project Plan as approved by FCT.

2. The Recipient shall prepare and submit to FCT an annual stewardship report as required by Rule 9K-7.013, F.A.C.

3. The Recipient shall ensure that the future land use designation assigned to the Project Site is for a category dedicated to open space, conservation, or outdoor recreation uses as appropriate. If an amendment to the Recipient's comprehensive plan is required to comply with this

paragraph, the amendment shall be proposed at the next comprehensive plan amendment cycle available to the Recipient.

4. Recipient shall ensure, and provide evidence thereof to FCT, that all activities under this Agreement comply with all applicable local, state, regional and federal laws and regulations, including zoning ordinances and the adopted and approved comprehensive plan for the jurisdiction as applicable. Evidence shall be provided to FCT that all required licenses and permits have been obtained prior to the commencement of any construction.

5. The Recipient shall, through its agents and employees, prevent the unauthorized use of the Project Site or any use thereof not in conformity with the FCT approved project plan.

6. FCT staff or its duly authorized representatives shall have the right at any time to inspect the Project Site and the operations of the Recipient at the Project Site.

7. All buildings, structures, improvements, and signs shall require the prior written approval of FCT as to purpose. Further, tree removal, other than non-native species, and/or major land alterations shall require the written approval of FCT. The approvals required from FCT shall not be unreasonably with-held by FCT upon sufficient demonstration that the proposed structures, buildings, improvements, signs, vegetation removal or land alterations will not adversely impact the natural resources of the Project Site. The approval by FCT of the Recipient's management plan addressing the items mentioned herein shall be considered written approval from FCT.

8. If archaeological and historic sites are located on the Project Site, the Recipient shall comply with Chapter 267, Florida Statutes. The collection of artifacts from the Project Site or the disturbance of archaeological and historic sites on the Project Site will be prohibited unless prior written authorization has been obtained from the Department of State, Division of Historical Resources.

9. The Recipient shall ensure that the Project Site is identified as being publicly owned and operated as a passive, natural resource-based public outdoor recreational site in all signs, literature and advertising regarding the Project Site. The Recipient shall erect a sign(s) identifying the Project Site as being open to the public and as having been purchased with funds from FCT and Recipient.

IV. OBLIGATIONS INCURRED BY RECIPIENT AS A RESULT OF BOND PROCEEDS BEING UTILIZED TO PURCHASE THE PROJECT SITE.

1. If the Project Site is to remain subject, after its acquisition by the State and the Recipient, to any of the below listed activities or interests, the Recipient shall provide at least 60 days written notice of any such activity or interest to FCT prior to the activity taking place, and shall provide to FCT such information with respect thereto as FCT reasonably requests in order to evaluate the legal and tax consequences of such activity or interest:

- a. any lease of any interest in the Project Site to a non-governmental person or organization;
- b. the operation of any concession on the Project Site to a non-governmental person or organization;
- c. any sales contract or option to buy things attached to the Project Site to be severed from the Project Site, with a non-governmental person or organization;
- d. any use of the Project Site by non-governmental persons other than in such person's capacity as a member of the general public;
- e. a management contract of the Project Site with a non-governmental person or organization; and
- f. such other activity or interest as may be specified from time to time in writing by FCT to the Recipient.

2. Recipient agrees and acknowledges that the following transaction, events, and circumstances may not be permitted on the Project Site as they may have negative legal and tax consequences under Florida law and federal income tax law:

- a. a sale of the Project Site or a lease of the Project Site to a non-governmental person or organization;
- b. the operation of a concession on the Project Site by a non-governmental person or organization;
- c. a sale of things attached to the Project Site to be severed from the Project Site to a non-governmental person or organization;
- d. any change in the character or use of the Project Site from that use expected at the date of the issuance of any series of bonds from which the disbursement is to be made;
- e. any use of the Project Site by non-governmental persons other than in such person's capacity as a member of the general public;
- f. a management contract of the Project Site with a non-governmental person or organization; and
- g. such other activity or interest as may be specified from time to time in writing by FCT to the Recipient.

DELEGATIONS AND CONTRACTUAL ARRANGEMENTS BETWEEN THE RECIPIENT AND OTHER GOVERNMENTAL BODIES, NOT FOR PROFIT ENTITIES, OR NON GOVERNMENTAL PERSONS FOR USE OR MANAGEMENT OF THE PROJECT SITE WILL IN NO WAY RELIEVE THE Recipient OF THE RESPONSIBILITY TO ENSURE THAT THE CONDITIONS IMPOSED HEREIN ON THE PROJECT SITE AS A RESULT OF UTILIZING BOND PROCEEDS TO ACQUIRE THE PROJECT SITE ARE FULLY COMPLIED WITH BY THE CONTRACTING PARTY.

V. CONDITIONS THAT ARE PARTICULAR TO THE PROJECT SITE AS A RESULT OF THE FCT APPROVED MANAGEMENT PLAN.

1. Two or more resource-based outdoor recreational facilities, including nature trails and a fishing pier, shall be provided. The facilities shall be designed and located with minimal impact to natural resources on the Project Site.
2. Two or more user-oriented outdoor recreational facilities, including a fitness trail and playground, shall be provided. The facilities shall be designed and located with minimal impact to natural resources on the Project Site.
3. A permanent recognition sign shall be maintained in the entrance area of the Project Site. The sign shall acknowledge that the Project Site was purchased with funds from the Florida Communities Trust and Nassau County.
4. A survey of the natural communities and plant species on the Project Site shall be conducted prior to the development of the Project Site. The survey shall be used during development of the site to ensure the protection, restoration, and preservation of the natural communities on the Project Site.
5. Interpretive signage shall be provided to educate visitors about the natural resources on the Project Site.
6. The natural communities that occur on the Project Site shall be appropriately managed to ensure the long-term viability of these communities.
7. The Project Site shall be managed in a manner that protects and enhances habitat for native wildlife species that utilize or could potentially utilize the site, including the wood stork and great egret. The development of the management plan shall be coordinated with the Fish and Wildlife Conservation Commission's Office of Environmental Services to ensure the preservation and viability of native wildlife species and their habitat in a manner that furthers the Strategic Habitat Conservation Area designation. Periodic surveys shall be conducted to ensure that site management is compatible with the listed species using the Project Site.

8. The water quality and natural hydrology of the Nassau River shall be protected and enhanced through the implementation of appropriate watershed management techniques.
9. The location and design of the parking and other site improvements shall have minimal impact on natural resources. The parking area shall incorporate pervious material wherever feasible. Stormwater management facilities on the Project Site shall be designed to provide recreational open space or wildlife habitat.
10. An ongoing monitoring and control program for invasive vegetation including exotic (non-native) and nuisance native plant species shall be implemented at the Project Site. The objective of the control program shall be the elimination of invasive exotic plant species and the maintenance of a diverse association of native vegetation. The management plan shall reference the Exotic Pest Plant Council's List of Florida's Most Invasive Species to assist in identifying invasive exotics on the Project Site.
11. An archaeological survey shall be conducted to determine the integrity and extent of the Indian shell midden and the Civil War-era Oyster Factory that exist on the Project Site. The results of this survey shall be reviewed in conjunction with the Division of Historic Resources to develop an appropriate protection plan for the archaeological and on the Project Site.
12. Bike parking stands shall be installed at the Project Site to provide an alternative to automobile transportation to the Project Site.
13. The development and management of the Project Site shall be coordinated with agencies managing conservation lands in the area, including the Florida Department of Environmental Protection and the National Park Service to ensure the Project Site is protected and managed as part of a linked conservation lands and recreation opportunities.
14. Proposed site improvements shall be designed and located to minimize or eliminate the long term risk of storm damage or flooding in conjunction with appropriate hazard mitigation agencies or experts.
15. The requirements imposed by other grant program funds that may be sought for activities associated with the Project Site shall not conflict with the terms and conditions of this award.

This Agreement including Exhibit "A" embodies the entire agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement.

Witness:

Joyce T. Bradley
Print Name: Joyce T. Bradley

Connie H. Arthur
Print Name: CONNIE H. ARTHUR

**NASSAU COUNTY, a political subdivision
of the State of Florida**

By: Floyd L. Vanzant
Print Name: Floyd L. Vanzant
Title: Chairman

Date: 4/16/04

Approved as to Form and Legality (County):

By: Michael S. Mullin
Print Name: Michael S. Mullin

ATTEST:

J. M. "Chip" Oxley, Jr.
J. M. "Chip" Oxley, Jr., Ex-Officio Clerk

STATE OF FLORIDA
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 16th day of April,
2004, by FLOYD L. VANZANT as CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS
of Nassau County, on behalf of the Local Government, and who is personally known to me.



CONNIE H. ARTHUR
Notary Public, State of Florida
My comm. expires Dec. 19, 2007
Comm. No. DD 282558

Connie H. Arthur
Notary Public
Print Name: _____
Commission No. _____
My Commission Expires: _____

Witness:

Bryan Wierce
Print Name: BRYAN WIERCE

Wayne H. Brun
Print Name: _____

FLORIDA COMMUNITIES TRUST

By: Kathy Baughman McLeod
Kathy Baughman McLeod,
Community Program Manager

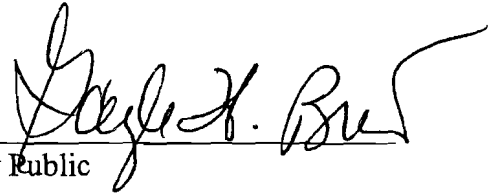
Date: 4/16/04

Approved as to Form and Legality:

By: Kristen L. Coons
Kristen L. Coons, Trust Counsel

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 16th day of April, 2004, by Kathy Baughman McLeod as Community Program Manager of Florida Communities Trust. She is personally known to me.



Notary Public

Print Name: _____

Commission No. _____

My Commission Expires: _____

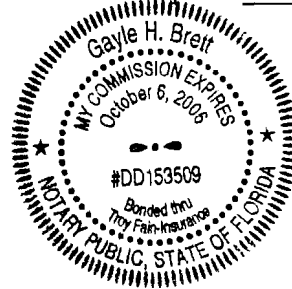


EXHIBIT "A"

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 45, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COOK ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW BEING ESTABLISHED) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 107 (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND A POINT OF CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 107, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 8238.88 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°55'23" EAST, A DISTANCE OF 231.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 43°07'06" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 107, A DISTANCE OF 820.96 FEET TO AN INTERSECTION WITH A NORTHERLY PROLONGATION OF THE WEST LINE OF THE LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, NASSAU COUNTY, FLORIDA; THENCE SOUTH 29°34'18" EAST, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 107 AND ALONG SAID NORTHERLY PROLONGATION OF THE WEST LINE OF THE LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, A DISTANCE OF 240.57 FEET TO THE WESTERLY MOST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, BEING A 4"x4" CONCRETE MONUMENT AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 29°34'18" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, A DISTANCE OF 437.49 FEET; THENCE SOUTH 40°50'18" EAST, CONTINUING ALONG SAID WESTERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, A DISTANCE OF 15.61 FEET TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE NASSAU RIVER (A TIDAL, NAVIGABLE WATER BODY); THENCE SOUTHERLY ALONG SAID MEAN HIGH WATER LINE AND THE MEANDERINGS THEREOF, A DISTANCE OF 645 FEET MORE OR LESS; THENCE EASTERLY CONTINUING ALONG SAID MEAN HIGH WATER LINE AND THE MEANDERINGS THEREOF, A DISTANCE OF 815 FEET MORE OR LESS; THENCE NORTHERLY ALONG THE MEAN HIGH WATER LINE OF SANTA JUANNA CREEK (A TIDAL, NAVIGABLE WATER BODY) AND THE MEANDERINGS THEREOF, A DISTANCE OF 750 FEET MORE OR LESS TO AN INTERSECTION WITH THE EASTERLY LINE OF AFORESAID LANDS DESCRIBED IN DEED BOOK 76, PAGE 180; THENCE NORTH 20°10'53" WEST, DEPARTING SAID MEAN HIGH WATER LINE, A DISTANCE OF 27.05 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE NORTH 33°20'53" WEST CONTINUING ALONG SAID EASTERLY LINE OF THE LANDS DESCRIBED IN DEED

EXHIBIT "A" – continued

BOOK 76, PAGE 180, A DISTANCE OF 454.57 FEET TO A 4"x4" CONCRETE MONUMENT BEING THE NORTHERN MOST CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 76, PAGE 180; THENCE SOUTH 56°33'19" WEST, A DISTANCE OF 900.06 FEET TO AN INTERSECTION WITH AFORESAID WESTERLY MOST CORNER OF THE LANDS DESCRIBED IN DEED BOOK 76, PAGE 180 AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE SUBMERGED LANDS OF THE STATE OF FLORIDA (NASSAU RIVER AND SANTA JUANNA CREEK).

THE ABOVE DESCRIBED LANDS BEING A PORTION OF THE LANDS PREVIOUSLY DESCRIBED IN AFOREMENTIONED DEED BOOK 76, PAGE 180, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

AND

A PARCEL OF LAND SITUATE IN SECTION 45, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING 60 FEET IN WIDTH FOR RIGHT-OF-WAY PURPOSES FOR GOFFINSVILLE ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 107 AT THE RIGHT-OF-WAY POINT OF TANGENCY OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1233.24 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 25°52'58" EAST, SAID POINT OF TANGENCY BEING LOCATED AT STATION 33+72.60 AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SAID COUNTY ROAD NO. 107 (SECTION NO. 74050-2501); THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'23" AN ARC DISTANCE OF 93.05 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 61°57'21" WEST A DISTANCE OF 93.03 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°50'20" AN ARC DISTANCE OF 61.11 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 58°22'29" WEST A DISTANCE OF 61.10 FEET; THENCE SOUTH 20°44'32" EAST A DISTANCE OF 366.20 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED BOOK 193, PAGE 293, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 33°36'38" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 29.41 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED BOOK 76, PAGE 180, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 56°33'19" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 54.80 FEET; THENCE NORTH 20°44'32" WEST A DISTANCE OF 394.33 FEET TO THE POINT OF BEGINNING.