

Contract Number CM1532

**MAINTENANCE AND USE AGREEMENT BETWEEN NASSAU COUNTY, FLORIDA
AND AMELIA ISLAND PLANTATION COMMUNITY ASSOCIATION, INC**

THIS MAINTENANCE AND USE AGREEMENT, made and entered into this
13th day of January 2010, by and between **BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY**, a political subdivision of the State of Florida (hereinafter the
"County"), and **AMELIA ISLAND PLANTATION COMMUNITY ASSOCIATION, INC.**,
(hereinafter "AIPCA").

WITNESSTH:

WHEREAS, the County owns land in Nassau County, Florida which land is located on
Beach Walker Road, south of Canvasback Road situated between lots 10 and 11, which land is
depicted on the printout from the Property Appraiser's website which is attached hereto as
Exhibit "A"; and

WHEREAS, AIPCA desires to have access to the portion of the above-referenced lands
located adjacent to the pond (hereinafter the "Garden") and permission to landscape the area,
construct pathways and sitting areas in the Garden for use of the community and visitors; and

WHEREAS, the County agrees to give AIPCA a revocable license to use the Garden for
the above-stated purpose, subject to the conditions stated herein.

NOW THEREFORE, in consideration of the foregoing, which shall be deemed an
integral part of this Agreement and of the mutual covenants and conditions hereinafter set forth,
the County and AIPCA, intending to be legally bound hereby agree as follows:

1. County grants AIPCA a revocable license to access and use the Garden and to
landscape and construct a sitting area, as depicted in the sketch which is attached
hereto as Exhibit "B".

2. AIPCA agrees that no additional area shall be affected nor shall any other construction occur than that which is depicted in Exhibit "B" without the prior written approval of the Director of Nassau Amelia Utilities.
3. AIPCA will not infringe upon or impair the use, rights and access of Nassau Amelia Utilities.
4. AIPCA will make no changes to the storm water drainage system now in place or any of the other utilities.
5. County may revoke the license at any time by providing AIPCA ninety (90) days advance written notice of its revocation of the license.
6. Upon notice by the County, AIPCA shall return the property to a condition acceptable by the County by removing any improvements deemed necessary by the County.
7. AIPCA, in accepting this license, will indemnify the County from any damage resulting from their use of the site.
8. AIPCA further agrees to assume sole responsibility to ensure the Garden is maintained in a reasonably safe condition.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

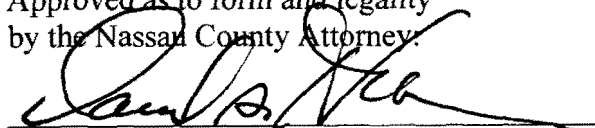

MICHAEL H. BOYLE, Chair

Attest as to authenticity of
Chair's Signature:


JOHN A. CRAWFORD, Ex-Officio Clerk

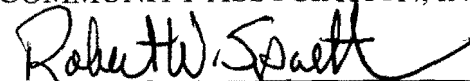
EBK 1/13/10

Approved as to form and legality
by the Nassau County Attorney:



DAVID A. HALLMAN

AMELIA ISLAND PLANTATION
COMMUNITY ASSOCIATION, INC.



By: ROBERT W. SPAETH
Title: BOARD MEMBER - APCA

ATTEST:


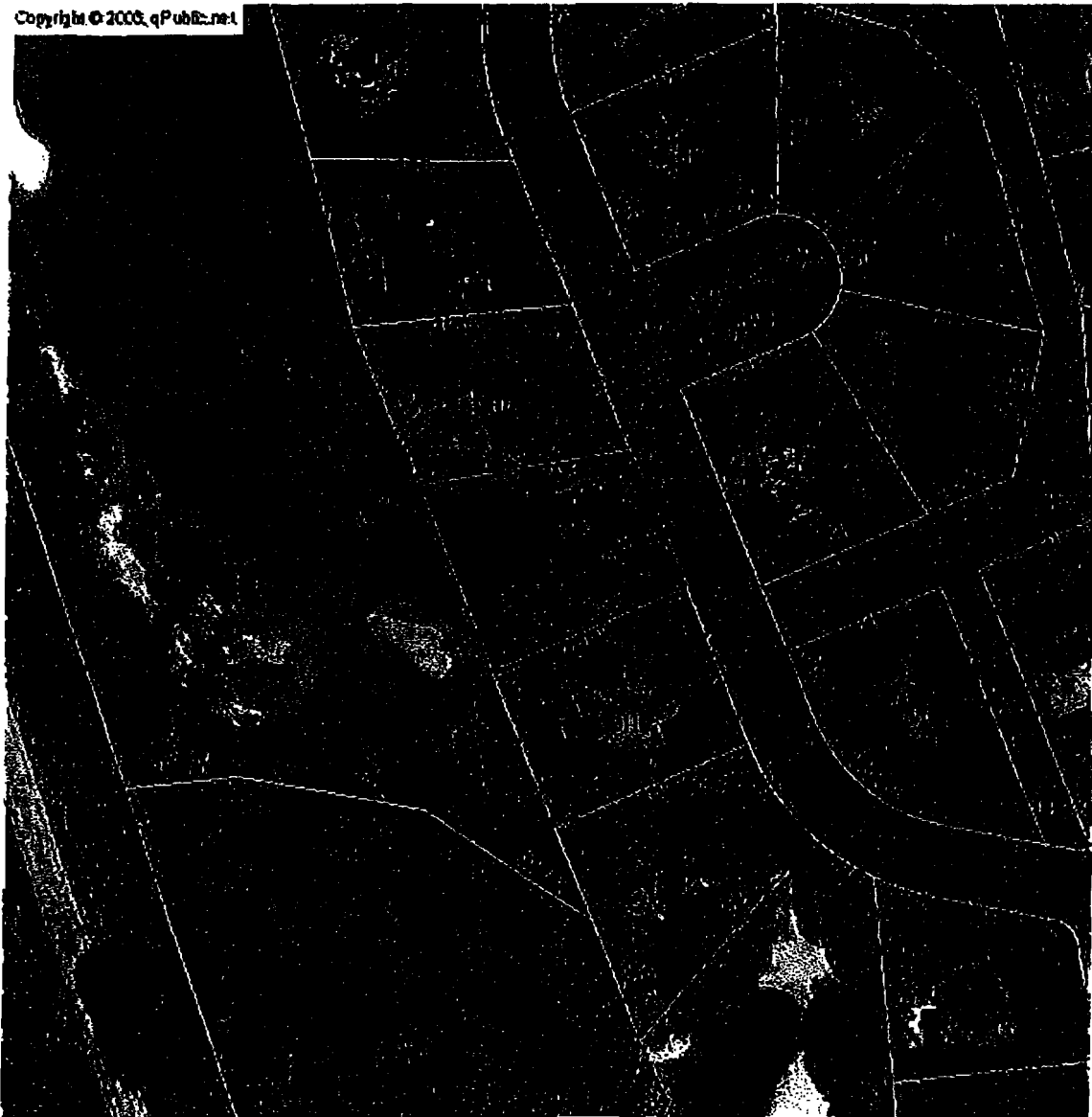


Exhibit "A"

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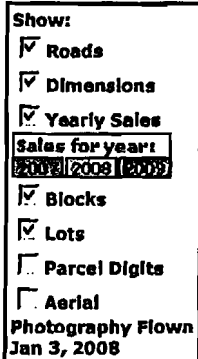
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PARCEL INFORMATION TABLE

Selected Parcel	01-6N-29-AICO-0012-0000
GIS CALCULATED ACREAGE	0.42
Property Use	COUNTY
Land Use	COUNTY

Nassau Home

Map Help Click Here



Map Size:

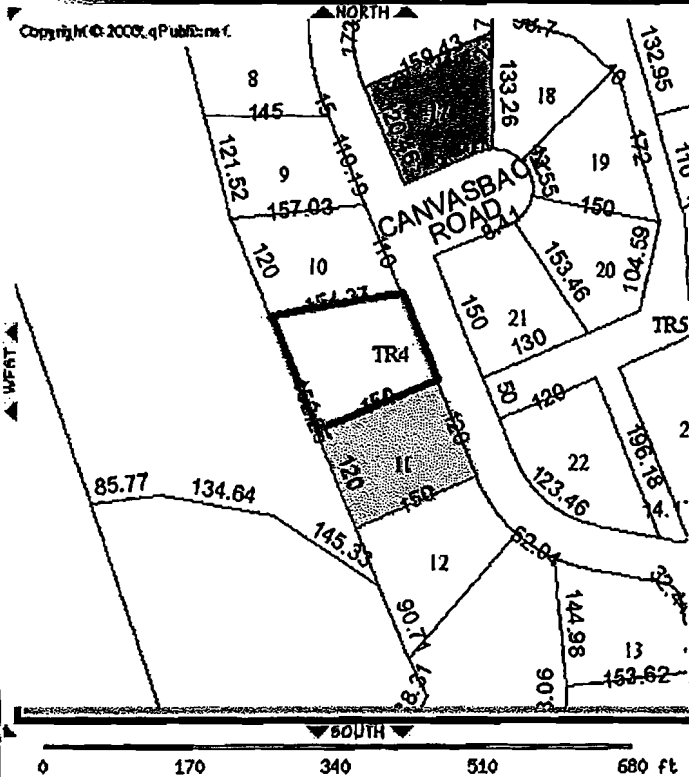
Small

Scale:



Nassau County Parcel Maps

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PARCEL INFORMATION TABLE

Selected Parcel	01-6N-29-AICO-0012-0000 (Click for Complete Card)
DOR Property Usage	OTHER COUNTY (86)
GIS CALCULATED ACREAGE	0.42
Property Use	COUNTY
Land Use	COUNTY

OWNERSHIP INFORMATION

Name	NASSAU COUNTY
Mailing Address	PO BOX 1010 FERNANDINA BEACH, FL 320351010
Situs/Physical Address	BEACH WALKER RD

VALUES

Land Value	10,500
Ag Land Value	0
Building Value	0
Misc Value	0
Just Value	10,500
Assessed Value	10,500
Exempt Value	10,500
Taxable Value	0
Homestead?	N

LAST 2 SALES

Date	Price	Vacant?	Qual
12-1986	392,600	Y	U
08-1980	100,000	Y	U

1689

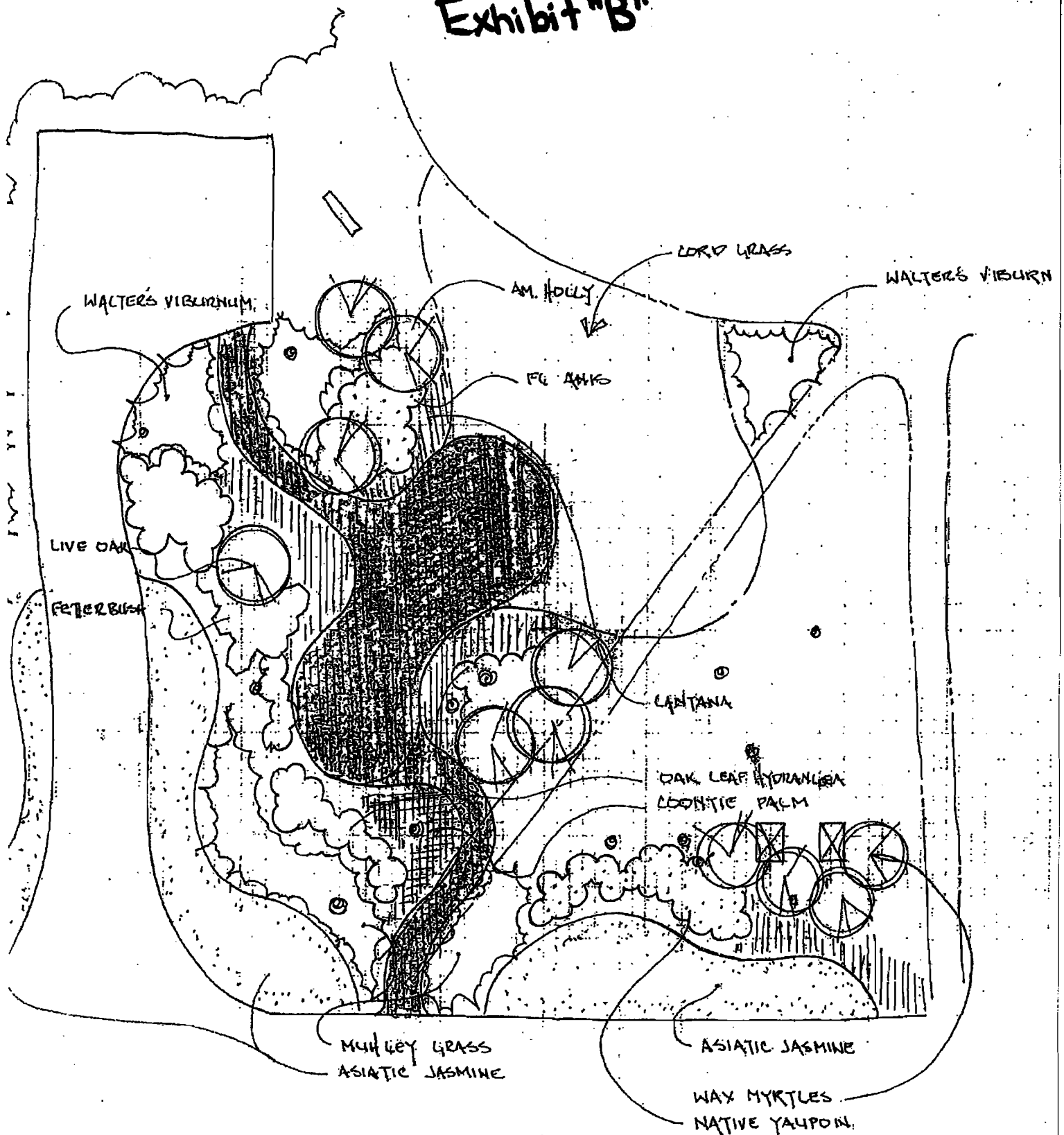
The Nassau County Property Assessment Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER NASSAU COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR

OMISSIONS —THIS IS NOT A SURVEY---

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Exhibit "B"



AMELIA ISLAND MEMORIAL GARDEN



Coastal Landscapes, Inc.
Florida Registered Landscape Architects