



NASSAU COUNTY
BOARD OF COUNTY COMMISSIONERS
 96135 Nassau Place, Suite 1
 Yulee, Florida 32097

Daniel B. Leeper
 Stephen W. Kelley
 Stacy T. Johnson
 Barry V. Holloway
 Walter J. Boatright

Dist. No. 1 Fernandina Beach
 Dist. No. 2 Amelia Island
 Dist. No. 3 Yulee
 Dist. No. 4 Bryceville/Hilliard
 Dist. No. 5 Callahan

JOHN A. CRAWFORD
 Ex-Officio Clerk

DAVID A. HALLMAN
 County Attorney

TED SELBY
 County Manager

April 20, 2011

Clyde W. Davis, Esq.
 960185 Gateway Blvd, Suite 104
 Amelia Island, FL 32034-7843

RE: INTENT TO PURCHASE 39-ACRE PRESERVATION SITE

Dear Mr. Davis,

On February 16, 2011 the Board of County Commissioners authorized the Growth Management Dept. to expend existing budgeted funds for professional services in connection with the acquisition by Nassau County of a ±39.3-acre parcel on the St. Marys River on Kolars Ferry Rd. The tax parcel number of the subject Property is 48-4N-25-0000-0001-0190. Nassau County intends to acquire this Property for preservation purposes subject to:

1. The Morgan/Davis family (OWNERS) will sell the upland portion to Nassau County, a political subdivision of the State of Florida (COUNTY) in an amount not to exceed \$80,000. The OWNERS will donate to COUNTY all wetlands.
2. The COUNTY will obtain the services of a Florida Certified General Appraiser to determine the fair market value of the Property. To the extent that the fair market value exceeds \$80,000, the difference will also be considered a donation to COUNTY. A purchase order to Hollis Appraisal of Jacksonville is in progress.
3. The River Branch Foundation of Jacksonville Beach will provide the COUNTY with a gift of \$80,000 at the time of closing. If, for any reason, River Branch does not provide this funding this letter is void and the transaction will proceed no further.
4. Receipt of a Phase 1 environmental site assessment indicating no evidence of environmental contamination and finding that no further investigation is warranted. The COUNTY hired Ellis & Assoc. of Jacksonville to perform said

(904) 491-7380 or (866)-474-1446

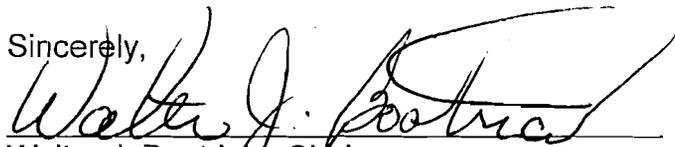
An Affirmative Action / Equal Opportunity Employer

site assessment. The Report was received on April 4, 2011 and indicated no evidence of environmental contamination on the site.

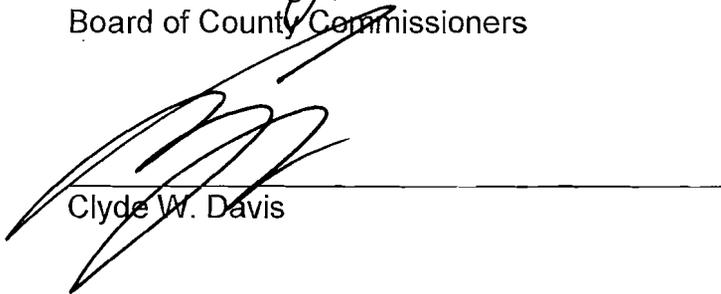
5. Deed and title from OWNERS to County in a form acceptable to the County Attorney and Board of County Commissioners.
6. The Property is being acquired by COUNTY for preservation purposes including habitat conservation, flood mitigation, protection of water quality and scenic view shed. The Property will be encumbered by a conservation easement or deed restriction in a form acceptable to the Board of County Commissioners specifying approved activities.
7. The Property will contain a sign bearing the identification of the "Mizell Family Preserve".

We look forward to working with the Morgan/Davis family to complete this preservation acquisition for the benefit of the people of Nassau County and the long term maintenance of the St. Marys River. In your capacity as representative of the OWNERS, please indicate your acceptance of this letter of intent by signing two of the three copies and returning to the undersigned.

Sincerely,



Walter J. Boatright, Chairman
Board of County Commissioners



Clyde W. Davis

cc: Ted Selby, County Manager
David A. Hallman, County Attorney
John A. Crawford, Clerk of Court
Hallie M. Stevens, River Branch Foundation

Handwritten notes:
4/20/11
4/20/11
4/20/11