

CM 2297  
CS-15-158

**SITE ACCESS AGREEMENT**

1. **The Parties.** The undersigned real property owner, Nassau County Board of Commissioners, ("Owner"), hereby give(s) permission to the State of Florida, Department of Environmental Protection ("Department") and it's Agency Term Contractor, subcontractors, and vendors ("Contractor"), to enter the Owner's property ("the Property") located at 37356 Pea Farm Road, Hilliard, Florida 32046, & FDEP Facility ID# 458521128.

2. **The Property.** Owner owns the certain parcel(s) 09-3N-24-0000-0031-0000 of real property located at 37356 Pea Farm Road, Hilliard, Florida (the "Property"), depicted on the attached legal description as Exhibit "A."

3. **Permissible Activities.** This Site Access Agreement ("Agreement") is limited to activities which may be performed by the Department or its Contractors pursuant to Chapter 62-780, Florida Administrative Code (F.A.C.), without cost to the Owner (unless required in a separate agreement) to locate contamination, determine contamination levels and, when necessary, remove and remediate contamination which may be performed by the Department and its Contractor. This access is provided only for the contamination either eligible for a state-funded cleanup or is being investigated pursuant to a consent order with the Department. The following activities are included in this Agreement but are not limited to this list:

- conduct soil, surface, subsurface, and groundwater investigations, including but not limited to entry by a drill rig vehicle and/or support vehicles;
- install and remove groundwater monitoring wells;
- use geophysical equipment;
- use an auger for collecting soil and sediment samples;
- locate existing wells;
- collect waste, soil, and water samples;
- remove, treat and/or dispose of contaminated soils and water;
- remove contaminated soil by digging with backhoes, large diameter augers and similar equipment;
- install, operate, and remove remedial equipment;
- install and remove utility connections;
- trenching for connection of remediation wells to equipment; and
- conduct surveys, prepare site sketches, and take photographs.

4. **Duration and Termination of Access.** This Agreement is granted, without any fee or charge to the Department or Contractor, for so long as is necessary to assess, remove, monitor and remediate the contamination on the Property. Access shall be allowed for the Department (including its employees and contracted site managers with Teams 5 and 6 or local government, if applicable) immediately upon the execution of this Agreement. However, access for a Contractor can be contingent upon the Owner timely entering into a

separate site access agreement with the Contractor (if the Owner wants a separate agreement with the Contractor please check the appropriate box at the end of this document). Such agreement with a Contractor is not binding upon the Department. This Agreement shall continue until the Department's entry of a site rehabilitation completion order pursuant to Rule 62-780.680, Florida Administrative Code, or low-scored site initiative no further action order pursuant to Section 376.3071(12)(b), Florida Statutes ("Order"). At which time the Owner shall be provided a copy of the Order and this Agreement shall be automatically terminated.

5. Work Performed during Business Hours. The Department and Contractor may enter the Property during normal business hours and may also make arrangements to enter the Property at other times after agreement from the Owner.

6. Activities Comply with Applicable Laws. The Department and Contractor agree that any and all work performed on the Property and in association with this Agreement shall be done in a good, safe, workmanlike manner, and in accordance with applicable federal and state statutes, rules and regulations.

7. Proper Disposal of Contaminated Media. The Department and Contractor shall ensure that soil cuttings, any work materials, and water generated shall be disposed of in accordance with Environmental Laws. All soil cuttings, waste materials and development water generated shall be promptly removed from the Property.

8. Property Restoration. The Department shall pay the reasonable costs of restoring the Property as nearly as practicable to the conditions which existed before activities associated with contamination assessment or remedial action were taken.

9. Owner's Non-Interference. The Owner shall not interfere with the Department or Contractor when performing the Permissible Activities. Owner shall not damage any equipment including wells, piping, and remediation system that may be located on the Property. Owner shall notify the Department 90 days prior to commencement of any construction, demolition or other work on the Property that may damage or destroy any part of the equipment installed under this Agreement. If the Department anticipates that the remediation equipment will not be used for over one calendar year, the Owner can request removal of the remediation equipment if it is interfering with the operation of the business or with planned construction activities.

10. Non-revocable. If Property is the source of the discharge that is eligible for State funded remediation pursuant to Chapter 376, Florida Statutes, access to the Property is required and Owner may not revoke this Agreement with the Department until the appropriate site rehabilitation completion order is issued under Chapter 62-780.680 or a low-scored site initiative order issued pursuant to Section 376.3071(12)(b), Florida Statutes, is final.

11. **No Admission.** The granting of this Agreement by the Owner is not intended, nor should it be construed, as an admission of liability on the part of the Owner for any contamination discovered on the Property.
12. **Owner's Use of Property.** The Owner retains the right to use the Property, and the Department and its Contractors will work with the Owner regarding minimizing activities that may interfere with the Owner's management and use of the Property. However, neither the Department nor the Contractor are responsible for any inconvenience, economic injury, or business damage that Owner may suffer due to the performance of any Permissible Activity. This agreement does not modify any legal right the parties may have regarding negligent acts.
13. **Owner's Release of Claim.** If Owner selected a qualified contractor (not an agency term contractor), the Owner hereby releases the Department from any and all claims against the Department performed by the Owner's selected contractor arising from or by virtue of, the Permissible Activities.
14. **Injury to Department.** The Owner shall not be liable for any injury, damage or loss on the Property suffered by the Department, Department employees or Contractors not caused by the negligence or intentional acts of the Owner's agents or employees.
15. **Indemnification.** The Department does not indemnify the Owner, see paragraph 16. The Contractor has indemnified the Department. However, if the Owner chooses to enter into a separate access agreement with the Contractor, the Contractor is not prohibited from indemnifying Owner as long as such indemnification does not conflict with the Contractor's indemnification of the Department. Where no conflicts exist, any subsequent indemnification by the Contractor to any party associated with the Permissible Activities is subservient and subordinate to the Contractor's indemnification of the Department.
16. **Sovereign Immunity.** The Department acknowledges and accepts its responsibility under applicable law (Section 768.28, Florida Statutes) for damages caused by the acts of its employees while on the Property.
17. **Public Records.** All documents created or received associated with the Permissible activities are a public record pursuant to Chapter 119, Florida Statutes. The Owner may retrieve any documents or other information related to the Permissible Activities online using the facility number reference above.  
<http://depedms.dep.state.fl.us/Oculus/servlet/login?action=login>
18. **Entire Agreement.** This Agreement shall constitute the entire agreement between the Department and the Owner regarding this grant of access to the Department as stated herein. No modification, amendment or waiver of the terms and conditions of this Agreement shall be binding upon Department unless approved in writing by an authorized representative of Owner and Department.

19. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action or proceeding arising from or relating to this Agreement shall be in the appropriate Florida court having jurisdiction located in Leon County, Florida.

20. Severability. Any provision of this Agreement that is prohibited or unenforceable shall be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof.

21. No Third Party Beneficiaries. This Agreement is solely for the benefit of the parties hereto and their respective successors and assigns and shall not be deemed to confer upon third parties any remedy, claim, liability, or reimbursement, claim of action or other right.

A. Are additional requirements attached to this agreement? Note: Additional requirements must be on a separate page titled Exhibit B and include the facility ID#, owner signature and date on the page.

YES

NO

B. Do you wish to participate or provide input with respect to rehabilitation of this facility?

YES

NO

C. Do you wish to exercise the option to reject one Agency Term Contractor prior to assignment of work?

YES

NO

D. Do you want the Contractor to contact you to obtain a separate site access agreement? Note: Additional site access agreements must be completed between the owner and ATC within ninety (90) calendar days.

YES

NO

Walter J. Boatright      Brenda K Linville  
 Signature of each Property Owner      Signature of Witness

Walter Boatright      3/16/16      Brenda Linville      3-16-16  
 Print Name      Date      Print Name      Date

96135 Nassau Place, Ste. 1, Yulee, FL 32097

Property Owner Mailing Address

(904) 530-6010

Property Owner Telephone or Cell Phone Number

wboatright@nassaucountyfl.com

Property Owner E-mail Address

Accepted by the State of Florida Department of Environmental Protection:

Diane D. Pickett

Diane D. Pickett, P.G.  
Program Administrator  
Petroleum Restoration Program

4/15/16  
Date

*JRH*

Marie L Peterson

Signature of Witness

Marie L Peterson 4/15/16  
Print Name      Date

Attachments: Exhibit A- Legal description of the Property.

FDEP Coordinates (Degrees Minutes Seconds) for Facility Id. #: 458521128

Latitude

Longitude

**Attachment A**

**Short Legal Description: E1/2 OF SE1/4 EX PAR 31-1**

**FDEP Coordinates (Degrees Minutes Seconds) for Facility ID #458521128:**

**Latitude 30 ° 41' 16.7424 "**

**Longitude 81 ° 54' 32.8356 "**

# Exhibit B

(2 attachments)

JRH

# Exhibit B

## Site Access Agreement

Site Name: Nassau County Road Department

FDEP Facility ID#: 458521128

Site Address: 37356 Pea Farm Road, Hilliard, FL 32046

### SITE WORK RESTRICTIONS

The following is a list of acceptable work hours/days and non-working holidays:

1. Work hours/days:
  - a. Monday through Friday 7:30 am to 4:00 pm
2. The attached is the BOCC approved 2016 Holiday Schedule. No work will be allowed on those days

Owner Name: Walter J. Boatright

Owner Signature: 

Date: March 16, 2016



*7/24*

NASSAU COUNTY  
2016 HOLIDAY SCHEDULE

NEW YEAR'S DAY	FRIDAY, JANUARY 1, 2016
MARTIN LUTHER KING JR., BIRTHDAY	MONDAY, JANUARY 18, 2016
PRESIDENT'S DAY	MONDAY, FEBRUARY 15, 2016
GOOD FRIDAY	FRIDAY, MARCH 25, 2016
MEMORIAL DAY	MONDAY, MAY 30, 2016
INDEPENDENCE DAY	MONDAY, JULY 4, 2016
LABOR DAY	MONDAY, SEPTEMBER 5, 2016
VETERAN'S DAY	FRIDAY, NOVEMBER 11, 2016
THANKSGIVING DAY	THURSDAY, NOVEMBER 24, 2016
FRIDAY AFTER THANKSGIVING	FRIDAY, NOVEMBER 25, 2016
CHRISTMAS EVE OBSERVED	FRIDAY, DECEMBER 23, 2016
CHRISTMAS DAY OBSERVED	MONDAY, DECEMBER 26, 2016
NEW YEAR'S DAY OBSERVED	MONDAY, JANUARY 2, 2017

*David M. Hester*  
\_\_\_\_\_  
Administrative Judge

*John A. Crangle*  
\_\_\_\_\_  
Clerk of the Circuit Court

*John P. ...*  
\_\_\_\_\_  
Tax Collector

**APPROVED BOCC**

DATE 10/21/15 *BKS*