

**FORMER BERRYHILL ADMINISTRATIVE COMPLEX
IMPROVEMENTS AND REAL PROPERTY**

6751 Berryhill Street, Milton, Florida

Property is being offered AS-IS WHERE-IS

**PUBLIC OFFERING INFORMATIONAL PACKAGE &
REQUEST FOR BEST OFFER**

BEING OFFERED BY:



***SCOGGINS COMMERCIAL REAL
ESTATE COMPANY***

DANNY A. ZIMMERN
124 East Wright Street, Suite B
Pensacola, FL 32502

850-434-7777 Office
850-434-7780 Fax
850-232-1944 Cell

Dannyzuf@aol.com
Scogginsiire@gmail.com

OFFERED ON BEHALF OF:



***SANTA ROSA COUNTY
SCHOOL BOARD***

and

***SANTA ROSA COUNTY
SCHOOL DISTRICT***

DISCLAIMER

All information in these materials including: square footage; dimensions; acreage amounts; and other descriptive information contained in this Public Offering Package are based upon information provided by others including: Seller; Seller's Consultants; Outside Consultants; public domain and/or Seller's Agents and is believed to be correct; however, Purchaser and/or Purchaser's Agent(s)/Broker(s) shall carry total and complete responsibility to confirm any and all information contained herein and shall only rely on that independent investigation and verification. All information contained in these materials was derived from sources believed to be correct, but is not guaranteed.

The School Board and School District of Santa Rosa County, and Scoggins Commercial Real Estate Company its agents, contractors, staff or employees, shall not be responsible or liable for the reliability or accuracy of the information contained herein, nor in any way if the Seller fails to honor any bid or refuses to or cannot close title in accordance with the winning bid or contract entered in respect thereof.

This offer is not available to residents of any state in which this real estate or real estate offering is not in compliance with the real estate laws or other laws of that state.

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Property Tour Information

There will be an “Open House” type viewing and tours of the property, which is the subject of this offering, on Tuesday, September 10th and Tuesday, September 17th from 9:00 a.m. until 3:00 pm. During the open house, the entire property will be open for viewing and inspection. Agents for the Seller and School Board staff familiar with the site will be on hand to answer questions about the property to the best of their knowledge.

Individual viewing appointments outside of these open house dates must be made in advance of touring the property. There is no guarantee of anyone being available for an individual viewing other than the Santa Rosa County School Board Broker/Agent. Bidders are encouraged to have their experts on site to perform inspections during the open house days and times.

Contact Scoggins Commercial Real Estate Company at 850-434-7777 for an individual appointment to view the property. These appointments may include outside consultants of the prospective Buyer.

Broker Participation Guidelines

In the event a Buyer is represented by a properly licensed Florida Real Estate Broker, that representation shall be made on the Cooperating Broker Registration Form which is contained in this Public Offering package (page 23). Brokers must register their prospect(s) with Scoggins Commercial Real Estate Company by fully completing the cooperating Broker Registration Form and returning it to Scoggins Commercial Real Estate Company no later than Two (2) business days **PRIOR** to the Bid Deadline. That Broker, representing the Buyer, will be compensated at closing with a cash commission equal to Two and One Half Percent (2.5%) of the Gross Purchase Price. This commission will be paid by the Seller only in the event of a successful closing. No commission shall be payable if the sale is not fully completed.

Invitation to Bid

The School Board of Santa Rosa County, Florida, (“The Board”) invites you and/or your company to submit a bid in response to this public offering. All terms and conditions detailed below are a part of this offering and no bid will be accepted unless all terms and conditions have either been satisfied or otherwise waived by the School Board of Santa Rosa County.

Instruction to Bidders

All bids to be considered must be delivered and in the possession of Scoggins Commercial Real Estate Company prior to the deadline for receiving bids, at 3:00 p.m. CST on Thursday, September 26, 2019 as set forth in the Term Sheet to Agreement of Sale and Purchase.

Bids may be mailed or delivered to:

Bid – Former Berry Hill Administrative Complex
C/O Scoggins Commercial Real Estate Company
124 E Wright Street – Suite B
Pensacola, Florida 32502

All Bids must be in a sealed envelope, addressed to: Bid – Former Berryhill Administrative Complex. All Bids must be clearly marked with the time and date for receipt of bids indicated on the outside of the envelope.

Scoggins Commercial Real Estate will provide a receipt for delivery if requested by proposer.

Regardless of the method of delivery, each bidder shall be responsible for his or her bid being delivered on time. The School Board of Santa Rosa County and Scoggins Commercial Real Estate Company assume no responsibility for late bids and shall have no obligation to respond to or act upon such bids.

Bids may be withdrawn at any time up to the time for receipt of bids.

Bids offered or received after the deadline for bids may automatically be rejected and returned unopened to the bidder.

A Bidder may not withdraw his or her bid after the bid opening without forfeiting his or her bid deposit.

Each response to bid shall be accompanied by a bid deposit in the form of a cashier's check, certified check, or money order in the amount of Five Thousand Dollars (\$5,000.00). Bid deposit checks are to be made payable to Escrow Account of Clark Partington, Attorneys at Law.

The successful bidder's bid deposit shall be held in Escrow by the Law firm of Clark Partington until closing and is subject to forfeiture if the parties fail to execute an Agreement for Sale and Purchase of the property as set forth below.

The face amount of the bid deposit shall be applied toward monies due the School Board of Santa Rosa County at closing in accordance with the terms and conditions

contained in the Agreement for Sale and Purchase signed by the parties.

The bid deposit may, at Seller's sole option, be forfeited should the successful bidder fail or refuse to enter into an Agreement for Sale and Purchase with the School Board of Santa Rosa County within seven (7) calendar days after award of the bid. The Agreement for Sale and Purchase is enclosed in this package for review and understanding prior to the deadline for receiving bids.

Any and all unsuccessful bidder(s) shall have his or her bid deposit returned promptly after the School Board of Santa Rosa County award of the bid.

Within Three (3) business days of Effective Date of the Agreement for Sale and Purchase by the School Board of Santa Rosa County, the successful bidder shall be required to deposit an additional Escrow Deposit which shall bring the total amount on deposit with the escrow agent, (combined with the initial bid deposit) to a total amount equal to Ten Percent (10%) of the Gross Sales Price.

The Effective Date of the Agreement for Sale and Purchase will be the date the Santa Rosa County School Board votes to approve the offer.

All bids must be submitted on the Term Sheet form provided in this package (page 22) and must be signed by an authorized representative of the person or firm placing the bid. The Terms Sheet will ultimately be attached to the Agreement for Sale and Purchase.

The Agreement for Sale and Purchase (which is included in this package) includes the terms of the transaction. **A signature line on the Term Sheet to Agreement for Sale and Purchase signifies the Bidders agreement to Buying the property under the terms of the Agreement for Sale and Purchase.** Bidder may attach any other necessary information to his or her bid; however **a complete bid must include two (2) items; 1. The signed Term Sheet to Agreement for Sale and Purchase; and 2. The Bid Deposit check.** Seller shall have the right to reject any incomplete Agreement for Sale and Purchase.

Conveyance of the Property shall be made pursuant to full execution of the Agreement for Sale and Purchase by and between School Board of Santa Rosa County and the Buyer. After successful final negotiations the School Board of Santa Rosa County shall prepare the final agreement for Bidder's review and for consideration by the School Board of Santa Rosa County, within Five (5) business days after it is established that the bid is considered most desirable.

The Buyer shall have seven (7) calendar days after being notified that the bidders offer has been considered most desirable, to execute the Agreement for Sale and Purchase under substantially the same terms as detailed in the Buyer's Term Sheet to the

Agreement for Sale and Purchase, and the terms which exist in the Agreement for Sale and Purchase which is included in this public offering.

Other than issues which relate to the survey and title (as described in the Agreement for Sale and Purchase Sections 4 & 5) the winning bidder / Buyer shall perform any inspections required by the Buyer prior to the completion of the thirty day (30) Inspection Period, as detailed in the Agreement. By executing the Agreement for Sale and Purchase, within thirty (30) calendar days after award, the Buyer will be accepting the property in its “As Is” / “Where Is” condition with no representations or warranties made concerning title, zoning, tax consequences, physical or environmental conditions, availability of access, ingress or egress, property value, operating history, governmental approval, governmental regulations.

Agreement for Sale and Purchase may NOT be assigned without the consent of the School Board of Santa Rosa County. Any assignment approved shall be subject to the terms and conditions of this invitation for bids.

Fee simple title to the Property will be conveyed by General Warranty Deed free and clear of all defects, liens, and encumbrances except any easements, restrictive covenants and other non-monetary encumbrances set forth in the attached title commitment which otherwise shall have been approved in writing by Buyer. A title insurance commitment has been provided in this package for review. An updated commitment will be provided during Buyer’s inspection period.

Any commitment of the Seller herein, if any, is contingent upon final School Board of Santa Rosa County approval. Provided, however, if the School Board of Santa Rosa County does not give final approval prior to the expiration of any time limitations that are set forth in the Agreement for Sale and Purchase. Time shall be of the essence.

Questions regarding the process may be directed to Danny A. Zimmern, Agent for Seller, Phone (850) 434-7777, Fax (850) 434-7780. Technical questions concerning this bid request and visual inspection of the property should be directed to: Scoggins Commercial Real Estate Company, Danny A. Zimmern, Agent for Seller, Phone (850)434-7777, and Fax (850) 434-7780.

Property Use:

The bid shall clearly state the proposed use of the property as indicated on the Term Sheet to Agreement for Sale and Purchase.

Purchase Price:

There is no minimum bid for the property. The School Board of Santa Rosa County shall determine which bid best suits the needs of the School Board of Santa Rosa County. The School Board of Santa Rosa County reserves the right to reject any and all bids. The School Board of Santa Rosa County (i) reserves the right to accept a bid that it deems to be in the best interest of the School Board of Santa Rosa County and the community, (ii) is not obligated to accept the highest monetary bid, (iii) reserves the right to factor into its decision the proposed use of the property and other factors it deems appropriate in its sole and absolute discretion, and (iv) reserves the right to negotiate with the selected bidder for other terms it deems appropriate in its sole and absolute discretion.

The property appears in the CMLS system with a List Price of \$925,847 which represents the value of the improvements as currently assessed by the Santa Rosa County Property Appraiser.

The Listed Price of \$925,847 is no guarantee that the SRCSB will accept such price, as all purchases and sales of real property must be approved by the School Board of Santa Rosa County, Florida after proper notice, presentation and consideration. The SRCSB desires to sell to the bidder that it deems to be in the best interest of the SRCSB, and reserves the right for staff and consultants to negotiate with prospective bidders it so deems appropriate.

Bid Rankings:

The School Board of Santa Rosa County shall offer a list of bidders thru its Broker, Scoggins Commercial Real Estate Company. The list need not detail the terms of the individual bids.

Other Terms and Conditions:

Bidder / Buyer agrees to enter into an Agreement for Sale and Purchase of the property following award of the bid substantially under the terms detailed in the attached Agreement for Sale and Purchase. The Agreement for Sale and Purchase shall include in addition to usual covenants, terms and conditions acceptable to a Buyer and Seller, the following items:

A. The property will be conveyed “**AS IS – WHERE IS**” and no representations or warranties made concerning title, zoning, tax consequences, physical or environmental conditions, availability of access, ingress or egress, property value, operating history, governmental approval, governmental regulations.

B. The School Board of Santa Rosa County is not obligated to remove any existing impediments or encumbrances to title, which may be discovered unless otherwise agreed prior to closing, including but not limited to:

1. Reservation of mineral rights Pursuant to Section 270.11, Florida Statutes.

2. All matters shown on Schedule B of the Title Insurance Commitment provided in the Acknowledgement and Acceptance of Document Review.

Property Appraiser Information

6/14/2019

Santa Rosa County Property Appraiser's Web Site



Santa Rosa County Property Appraiser Gregory S. Brown, CFA



[Sales In Area](#)
[Sales In Section](#)
[Sales In Subdivision](#)

[Previous Parcel](#)

[Next Parcel](#)

[Field Definitions](#)

[Return to Main Search](#)

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Owner and Parcel Information

Owner Name	SANTA ROSA COUNTY SCHOOL BOARD SUPT OF SCHOOLS 0161	Today's Date	June 14, 2019
Mailing Address	5086 CANAL ST MILTON, FL 32570	Parcel Number	03-1N-28-2530-07300-0010
Situs/Physical Address	6751 BERRYHILL ST MILTON	Tax District	Milton (District 3)
Property Usage	PUBLIC SCH (008300)	2018 Millage Rates	15.9509
Section Township Range	03-1N-28	Acreage	3.094
		Homestead	N

[TRIM Notice](#) |
 [Tax Collector Bill](#) |
 [Permits](#) |
 [Display Building Information](#) |
 [Show Parcel Maps](#) |
 [Generate Owner List By Radius](#) |
 [Show Zoning](#)

Value Information

	2016 Certified Values	2017 Certified Values	2018 Certified Values
Building Value	\$1,265,324	\$1,226,747	\$925,847
Extra Feature Value	\$172,750	\$172,750	\$172,750
Land Value	\$122,156	\$122,156	\$122,156
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value*	\$1,560,230	\$1,521,653	\$1,220,753
Assessed Value	\$1,560,230	\$1,521,653	\$1,220,753
Exempt Value	\$1,560,230	\$1,521,653	\$1,220,753
Taxable Value	\$0	\$0	\$0

Just (Market) Value description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Legal Description

TOWN OF MILTON ALL LESS E 36 FT OF LOTS 5 & 6 BLK 73 & LESS COMM AT TH SE CORNER OF LOT 5 THIN N0°E ALNG CORA ST 200 FT THN S89°41'24"W ALNG N LOT LN OF LOT 6 36 FT TO TH POB THN CON ALNG N LOT LN 6 FT THN S1°08'44"W 200.06 FT TO N R/W OF MARGARET ST THN N89°41'24"E 10FT THN N0°E 200 FT TO POB AS DES IN OR 2043 PG 289

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

Extra Features Data

Description	Number of Items	Units	Year	Extra Feature Value
SHED	1	1 UT	1976	\$35,000
SHED	1	1 UT	1997	\$250
SHED	1	1 UT	2001	\$2,000
SIGN	1	1 UT	2001	\$3,000
ASPHALT	1	6,000 SF	1980	\$7,500
SHED	1	5 UT	1990	\$125,000

Land Information

Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Land Value
1	008300	SCHOOL	R1	300	280	300	FF	\$67,800
2	008300	SCHOOL	R1	254	200	254	FF	\$54,356

Sale Information

Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
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No Sales Information available for this parcel

[Sales In Area](#)
[Sales In Section](#)
[Sales In Subdivision](#)

[Previous Parcel](#)

[Next Parcel](#)

[Field Definitions](#)

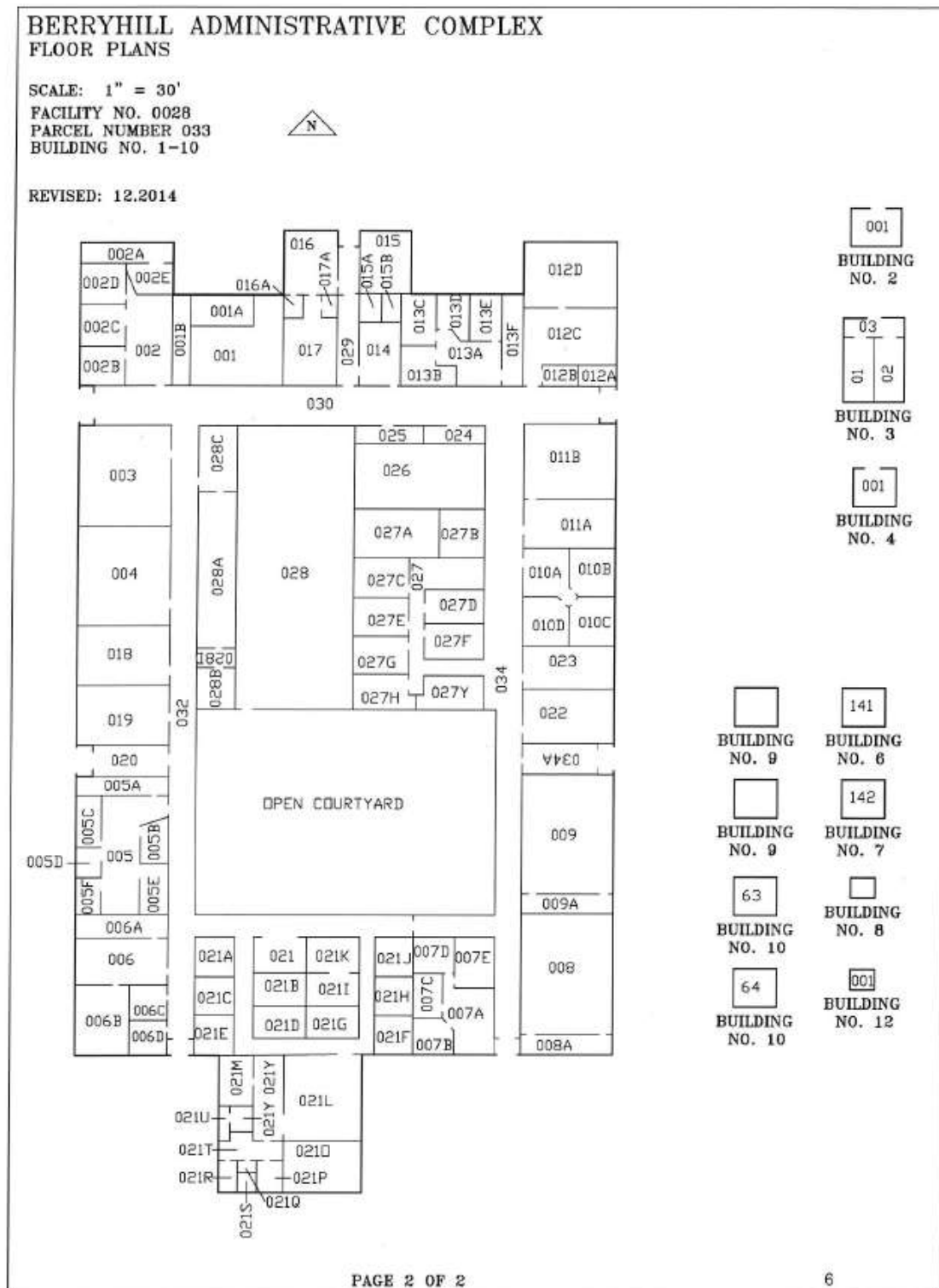
[Return to Main Search](#)

[Santa Rosa Home](#)

The Santa Rosa County Property Appraiser's 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 Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: June 12, 2019

© 2011 by the County of Santa Rosa, FL | Website design by [jpublicart](#)

Floor Plan of Record



**SUBJECT TO VERIFICATION BY PURCHASER
DIMENSIONS ARE UNVERIFIED**

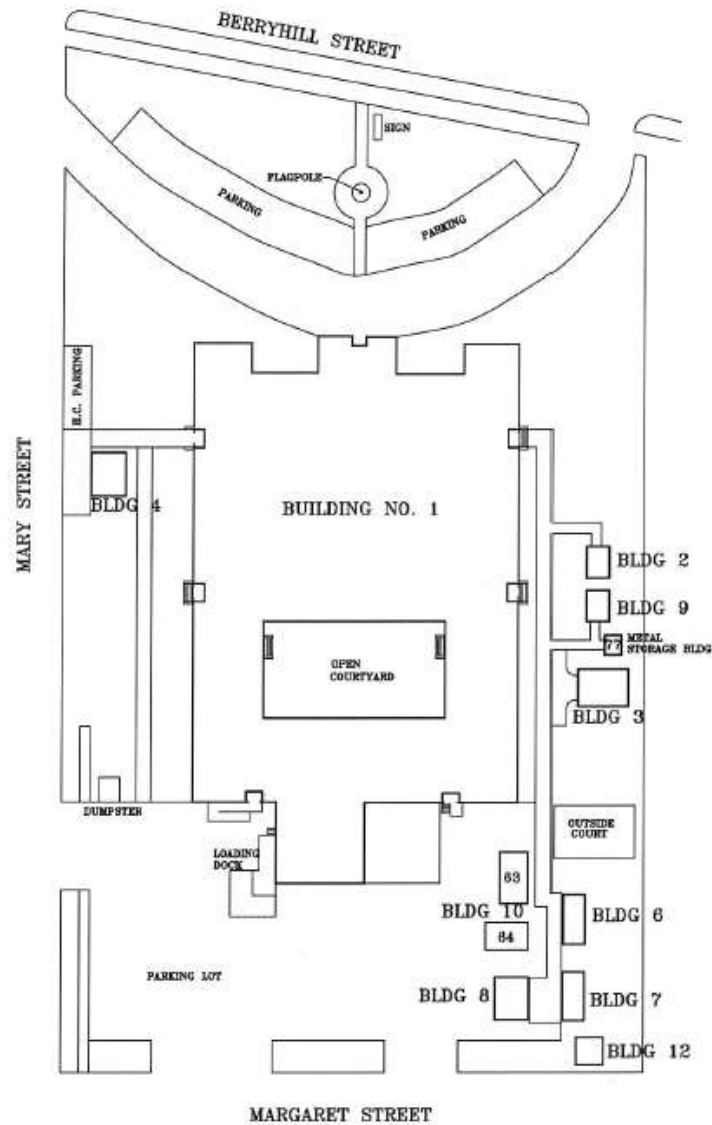
Basic Site Information

BERRYHILL ADMINISTRATIVE COMPLEX SITE PLAN

SCALE: 1" = 60'
FACILITY NO. 0028
PARCEL NUMBER 033
BUILDING NO. 1-10



REVISED: 12.2014



PAGE 1 OF 2

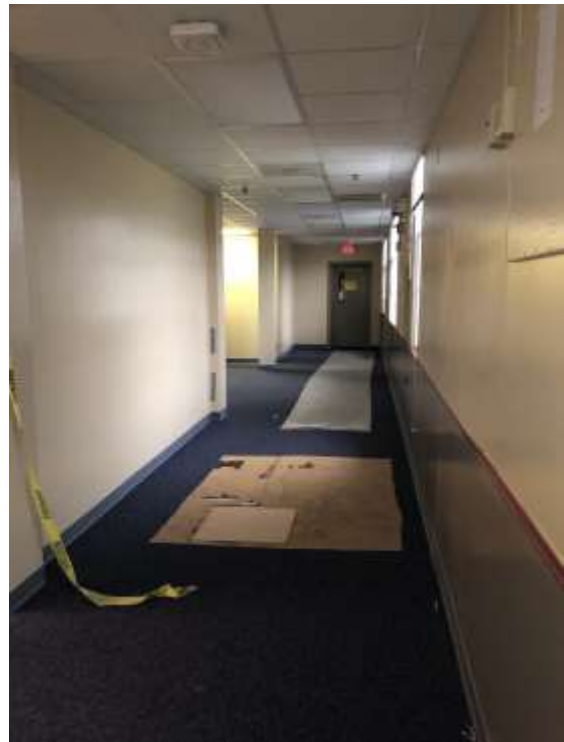
5

**DIMENSIONS ARE UNVERIFIED
OUT-BUILDINGS DO NOT CONVEY AND ARE NOT INCLUDED**

Property Photos



Property Photos



Property Photos



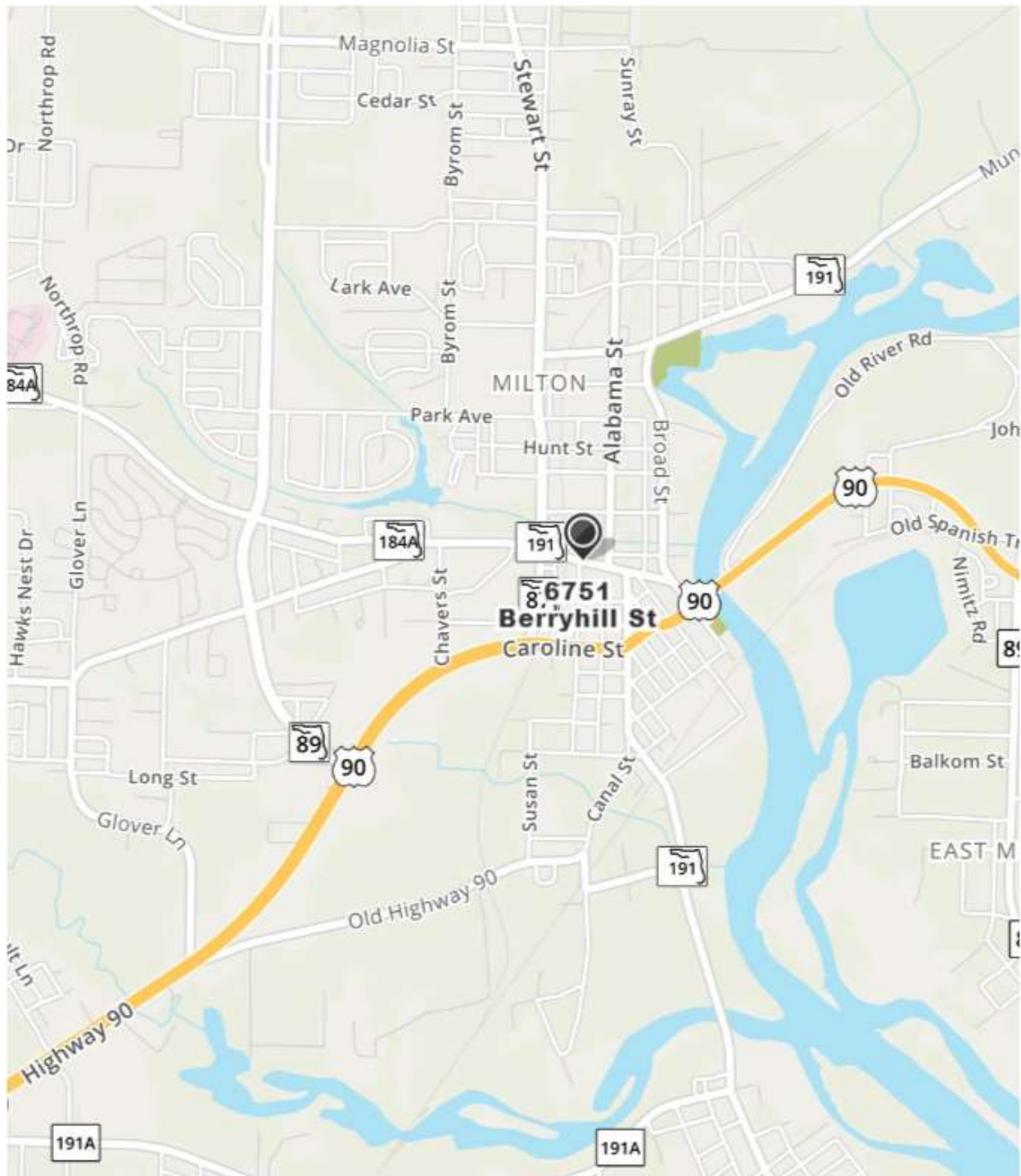
Ariel



Sewer and Water Map



Location Map



The map shows a large parcel outlined in red, situated between Berryhill St (north) and Margaret St (south). To the west of the parcel is Mary St. The parcel is divided into several sections with the following dimensions:

- North Boundary (Berryhill St):** 305.21 feet.
- West Boundary (Mary St):** 115.61 feet.
- South Boundary (Margaret St):** 150 feet.
- East Boundary:** 52.81 feet.
- Internal Divisions:**
 - A vertical line on the left side of the parcel is 200 feet from the west boundary.
 - A horizontal line near the top is 75 feet from the north boundary.
 - A horizontal line near the bottom is 100 feet from the south boundary.
 - A vertical line on the right side is 75 feet from the east boundary.

Other features include a yellow shaded area along Mary St and a yellow shaded area along Margaret St. The word "ALABAMA" is visible in the top right corner.

Zoning Verification



City of Milton

August 16, 2019

Danny A. Zimmern
Scoggins III, Inc.
124 E. Wright Street, Suite B
Pensacola, Florida 32501

Re: Berryhill Administrative Complex – 6751 Berryhill St. – Milton, FL
Property Reference: 03-1N-28-2530-07300-0010

Dear Mr. Zimmern

In response to your request for zoning information regarding the Berryhill Administrative Complex at 6751 Berryhill Street here in Milton, I can confirm that this building lies within a R-1 (Single Family Residential) zoning district. While this building is currently vacant, its historical usage of a governmental office building is currently a permitted use by right within this zoning district. I am sending with this letter a copy of the City of Milton's zoning use matrix that identifies allowable uses within the R-1 zoning district, as well as all other districts within the city limits of Milton.

Upon a search of our records, the building and property do not have any active code violations on file with the City of Milton. Of note, however, the building itself is a contributing historic structure within the Milton Historic District, and is subject to city regulations regarding any proposed alterations to the exterior of the building. At this time, the city has no record of any variances, exceptions, rezonings, permits or site plans for this property.

Please do not hesitate to contact me at (850) 983-5440 if you have any further questions or concerns for me.

Sincerely,



Tim Milstead
Current Planner/Zoning Officer
Planning and Development Department, City of Milton, FL
Tmilstead@miltonfl.org
(850) 983-5440

EXHIBIT "A"

LEGAL DESCRIPTION

All Block 73, Town of Milton, according to the map of plat thereof made by W. J. Stevens, and on file in the office of the Clerk of the Circuit Court of Santa Rosa County, Florida. Less and except the East 36 feet of Lots 5 and 6 thereof.

Also less and except the following described property:

Commencing at the Southeast corner of Lot 5, Block 73, Town of Milton, as recorded in the public records of Santa Rosa County, Florida; Thence go North 00°00'00" East along the West right of way line of Clara Street (54' R/W), a distance of 200.00 feet to the Northeast corner of Lot 6, Block 73; Thence go South 89°41'24" West along the North line of North Lot 6, a distance of 36.00 feet to the point of beginning; Thence continue South 89°41'24" West along said North line of Lot 6, a distance of 6.00 feet; Thence go South 01°08'44" West a distance of 200.06 feet to the North right of way line of Margaret Street (60' R/W); Thence go North 89°41'24" East a distance of 10.00 feet; Thence North 00°00'00" East a distance of 200.00 feet to the point of beginning. The above described parcel of land is situated in Section 3, Township 1 North, Range 28 West, Santa Rosa County, Florida.

[LEGAL DESCRIPTION TO BE CONFIRMED BY FINAL TITLE POLICY]

TERM SHEET TO AGREEMENT FOR SALE AND PURCHASE

This Term Sheet (consisting of one (1) page) and the terms and provision hereof (the “**Term Sheet**”) is attached to and made a part of the Agreement for Sale and Purchase (which, collectively with this Terms Sheet, is called the “**Contract**”) between the following parties:

**DEADLINE FOR ACCEPTANCE OF
BIDS:**

3:00 p.m. CST ON Thursday, September 26, 2019

SELLER CONTACT INFORMATION: SCHOOL BOARD OF SANTA ROSA COUNTY
c/o SCOGGINS COMMERCIAL REAL ESTATE COMPANY
ATTN: DANNY A. ZIMMERN
124 E. WRIGHT STREET, SUITE B
PENSACOLA, FLORIDA 32502
850-434-7777 (OFFICE)
850-434-7780 (FAX)
dannyzuf@aol.com (EMAIL)

PRIMARY BIDDER / BUYER NAME _____

COMPANY NAME _____

ADDRESS _____

CITY / STATE / ZIP _____

CELL PHONE _____ **WORK PHONE** _____ **HOME PHONE** _____

FAX _____ **EMAIL ADDRESS** _____

The following are the principal terms of the transaction which are incorporated into and constitute a part of the contract:

PROPERTY: The Real Property described in Exhibit “A” of the Agreement for Sale and Purchase.

PROPERTY USE: _____

BID PRICE: _____

BID DEPOSIT IN THE AMOUNT OF Five Thousand and No/100 Dollars (\$5,000.00) _____

Funds must be remitted using a Certified Check or Cashier’s Check. Make checks payable to: **ESCROW ACCOUNT OF CLARK PARTINGTON, ATTORNEYS AT LAW.**

COOPORATING BROKER: ☐ No Cooperating Broker Representation
☐ Cooperating Broker form was submitted prior to September 24, 2019

Valid bid package shall include: ☐ Escrow check for \$5,000.00
☐ Signature of Bid Sheet
☐ Cooperating Broker Registration Form (if any)
☐ Acknowledgement and Acceptance of Documentation for review

IN WITNESS WHEREOF, the Buyer / Proposer agrees with the basic terms of the Agreement for Sale and Purchase as presented in the Request for Offers package, subject to final negotiations. In the event FINAL terms are not agreed upon for presentation to the Santa Rosa County School Board for approval within 7 days of this offer, negotiations will be terminated, as detailed in the Request for Offer package.

Signature Bidder / Buyer

Witness:

Print Name

Witness:

COOPERATING BROKER REGISTRATION FORM

Broker Information:

Broker Name: _____
Company: _____
Broker License No: _____
Sales Associate Name: _____
Address: _____
City, State, Zip: _____
Work Phone: _____
Fax Number: _____
Email: _____

Client Information:

Name: _____
Company: _____
Address: _____
City, State, Zip: _____
Work Phone: _____
Home Phone: _____
Cell Phone: _____
Email: _____
Business Partner: _____

Cooperating Broker Terms

Brokers who properly register their prospective Binsreuyer ("Buyer") and whose prospective Buyer pays for and closes its purchase of a property will be paid a Two and One Half Percent (2.5%) fee at successful closing. No commission will be paid to any Broker whose client has previously contacted Scoggins Commercial Real Estate Company and / or has ordered sales information directly from Scoggins Commercial Real Estate Company. Commissions will be paid only at the closing of the sale. Brokers must register their prospect(s) with Scoggins Commercial Real Estate Company by fully completing this Cooperating Broker Registration Form and returning it to Scoggins Commercial Real Estate Company **no later than two (2) business days prior to the Bid Deadline**. The completed registration should be faxed to Scoggins Commercial Real Estate Company at (850) 434-7780. This registration form must be acknowledged by the client, said acknowledgement to be the client's name and signature. **NO ORAL OR OTHER FORM OF REGISTRATION IS PERMITTED.** Scoggins Commercial Real Estate Company will provide a dated acknowledgement of receipt of the Cooperating Broker Registration Form by facsimile prior to the Bid Deadline. No commission will be paid to any Broker who has not been properly acknowledged by Scoggins Commercial Real Estate Company in accordance herewith. In the event of conflicts where more than one Broker has registered the same prospect, the first validly completed registration received will be honored.

Broker's Signature: _____
Name: _____
Title: _____

Date: _____

Client's Signature: _____
Name: _____

Date: _____

Acknowledgement and Verification of Document Review

This Acknowledgement and Acceptance of Document Review Sheet (consisting of one (1) page) is attached to and made a part of the Agreement for Sale and Purchase (which, collectively with this Terms Sheet, is called the "Contract"). The purpose of this sheet is to verify that the potential "Bidder / Buyer" has reviewed the following documents and have accepted them in their entirety.

Initials

_____ Ahera Three Year Re-inspection Report dated 10.19.2017
_____ Asbestos Management Plan Part 1
_____ Asbestos Management Plan Part 2
_____ Asbestos Management Plan Part 3
_____ Asbestos Management Plan Part 4
_____ Asbestos Management Plan Part 6
_____ Structural Engineering Report (Assessment 2A)
_____ Structural Engineering Report (Assessment 2B)
_____ Berryhill Structural Report 9-18-15
_____ Five Year Recommendation
_____ Recommendation
_____ BAC Facility Inventory
_____ Appraisal Hoffman and Associates dated 4.23.2018
_____ Appraisal Hoffman and Associates dated 7.2.2019
_____ CASTALDI Berryhill Admin
_____ Cost Analysis BAC Jharrell
_____ Berryhill Administrative Complex Utility Bills
_____ Agreement for Sale and Purchase
_____ Title Commitment
_____ Zoning Verification from Santa Rosa County
_____ City of Milton - Historic District Guidelines

Signature Bidder / Buyer

Date

Proof of Advertisement



Classified Ad Receipt (For Info Only - NOT A BILL)

Customer: SANTA ROSA SCHOOL DISTRICT

Address: 6544 FIREHOUSE RD
MILTON FL 32570
USA

Ad No.: 0003747928

Pymt Method: Invoice

Net Amt: \$322.48

Run Times: 1

No. of Affidavits: 0

Run Dates: 08/22/19

Text of Ad:

NOTICE OF SALE OF REAL PROPERTY

The School Board of Santa Rosa County, Florida proposes to sell the following surplus parcel of real property to the bidder that the School Board of Santa Rosa County deems best: Santa Rosa County School Board Berryhill Administrative Complex - Improvements and Real Property, with a street address of 6751 Berryhill Street, Milton, Florida 32570

The land referred to herein below is situated in the County of Santa Rosa, State of Florida, and described as follows:

All Block 73, Town of Milton, according to the map of plat thereof made by W. J. Stevens, and on file in the office of the Clerk of the Circuit Court of Santa Rosa County, Florida. Less and except the East 36 feet of Lots 5 and 6 thereof.

Also less and except the following described property:

Commencing at the Southeast corner of Lot 5, Block 73, Town of Milton, as recorded in the public records of Santa Rosa County, Florida; Thence go North 00°00'00" East along the West right of way line of Clara Street (54' R/W), a distance of 200.00 feet to the Northeast corner of Lot 6, Block 73; Thence go South 89°41'24" West along the North line of North Lot 6, a distance of 36.00 feet to the point of beginning; Thence continue South 89°41'24" West along said North line of Lot 6, a distance of 6.00 feet; Thence go South 01°08'44" West a distance of 200.06 feet to the North right of way line of Margaret Street (60' R/W); Thence go North 89°41'24" East a distance of 10.00 feet; Thence North 00°00'00" East a distance of 200.00 feet to the point of beginning. The above described parcel of land is situated in Section 3, Township 1 North, Range 28 West, Santa Rosa County, Florida.

[LEGAL DESCRIPTION TO BE CONFIRMED BY FINAL TITLE POLICY]

A public offering package is available through the offices of Scoggins Commercial Real Estate Company, as Agent for the School Board of Santa Rosa, Florida. This comprehensive offering details property information, instruction to interested bidders, broker information, the proposed Purchase and Sale Agreement form, and prop-

erty information. This package is available in print and electronically. Please contact Scoggins Commercial Real Estate Company at 850-434-7777 or email Danny Zimmern at DannyZUF@aol.com to request the Offer Package.

Sealed bids for the purchase of the above referenced parcel are to be delivered to the office of Scoggins Commercial Real Estate - Attn: Danny A. Zimmern, 124 E Wright Street, Suite B, Pensacola, Florida, 32502, and will be opened by representatives of both Scoggins Commercial Real Estate and The School Board of Santa Rosa County, Florida immediately after the bid deadline at 3:00p.m. local time, on September 26, 2019.

Any bid received after the above mentioned time and date may not be considered. Each bid shall be submitted on the Term Sheet to Agreement for Sale and Purchase, provided for this sale (available in the bid package and upon request from the office of Danny A. Zimmern) and accompanied by a Certified or Cashier's check payable to: Clark Partington Escrow Account, in the amount of Five Thousand Dollars (\$5,000.00) as a bid binder, confirming that the Selected Offeror, if successful, will enter into a written Purchase and Sale Agreement with the School Board of Santa Rosa County, Florida within forty-five (45) calendar days after proper notice, presentation and consideration by the School Board of Santa Rosa County, Florida. After full execution of the Purchase and Sale Agreement between the Buyer and the Seller, the bid binder shall only be returned to the successful bidder in the event the School Board is unable to render insurable title to the real property. The binder of all unsuccessful bidders shall be returned pursuant to the Public Offering.

No bidder may withdraw his bid for a period of one hundred twenty (120) consecutive calendar days without the written consent of the School Board of Santa Rosa County, Florida.

The terms of the sale and purchase are detailed in the Purchase and Sale Agreement which is a part of the Public Offering. The parcel of real property is to be sold as it exists the date of closing "AS-IS WHERE-IS". The School Board will provide a General Warranty Deed at CLOSING.

All purchases and sales of real property must be approved by the School Board of Santa Rosa County, Florida after proper notice, presentation and consideration.
Legal No. 3747928 August 22, 2019