

**SUMMARY OF PROPOSED PURCHASE BY THE SCHOOL BOARD OF SANTA  
ROSA COUNTY—VACANT 10 ACRE PROPERTY OFF COUNTY ROAD 182  
AND ADJACENT TO CHUMUCKLA ELEMENTARY SCHOOL**

**SELLER:** Martin Dewayne Griswold

**LOCATION:** Off County Road 182 and adjacent to Chumuckla Elementary School

**ACREAGE:** 10 (+/-), vacant (¶¶ 2 & 10, Exhibit A)

**PURCHASE PRICE:** \$150,000.00 (¶ 2)

**TERMS:** \$10,000 deposit; balance in cash at Closing (¶¶ 2 & 3)

Seller to pay recording corrective instruments and Seller's attorney's fees; Purchaser to pay cost of title insurance and closing fees, Survey expense, documentary stamps on deed to Real Property, cost of recording deed, and Purchaser's attorney's fees (¶¶ 10 & 14)

**PURCHASER'S  
INSEPECTION PERIOD:** 120 days (¶ 8(b))

**PURCHASER'S  
CONDITIONS:**

Approval by the Board following a public meeting held after 30 days public notice (¶ 7)

No violation prohibiting use of the Real Property for public educational facilities, auxiliary facilities, and related institutional uses and purposes ("Purchaser's Proposed Uses") (¶ 9(a))

No action challenging the proposed purchase (¶ 9(b))

No environmental contamination (¶ 9(c))

One appraisal averaging not less than the Purchase Price, or waiver (¶ 9(d))

Verification of consistency with County Comprehensive Plan for Purchaser's Proposed Uses (¶ 9(e))

Verification that the Land can be developed for Purchaser's Proposed Uses with fire and emergency vehicular access in full compliance with the Florida Fire Prevention Code (¶ 9(f))

Board has received a conditional use permit from the County authorizing Purchaser's Proposed Uses (§ 9(g))

[Either party may terminate the Agreement if Purchaser's Conditions in (d), (e), (f), and (g) are not satisfied or waived within 30 days after expiration of Due Diligence Period (§ 9, last sentence)]

APPRAISED VALUE: \$115,000 (Cureton Johnson & Associates, LLC, as of March 18, 2020)

CLOSING DATE: Within 30 days after (a) expiration of Inspection Period, (b) approval of Agreement by School Board, or (c) satisfaction of Purchaser's Conditions of Closing, whichever last occurs (§ 4)

RECOMMENDATION: Approve and ratify execution of Agreement for Sale and Purchase, and authorize closing of transaction, subject to satisfaction of Purchaser's Conditions of Closing (Proposed Resolution)