

Former Brownsville Middle

Site

1800 N. Kirk Street

Pensacola, FL



DANNY A. ZIMMERN



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SCOGGINSREALESTATE.COM

DISCLOSURE

This property is owned by: The Escambia County School District.

All square footage, dimensions, acreage amounts, and other descriptive information contained in this Property Information Package are based upon information provided by others including: the Sellers, Seller's Consultants, or Seller's Agents and is believed to be correct; however, Purchaser and/or Purchaser's Agent / Broker shall bear total and complete responsibility to confirm any and all information contained herein and shall only rely on that independent investigation and verification. Scoggins III, Inc. nor any of its agents, staff or employees, shall not be responsible or liable for the reliability 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. All information contained in these materials was derived from sources believed to be correct, but is not guaranteed. This offer is not available to residents of any State in which this Real Property is not in compliance with the Real Property laws or other laws of that State.

Notice is hereby given that all transactions involving real property must be approved by the School Board (the "Board") after proper notice, presentation and consideration. Any offer to Buy or Sell, shall be presented to the Board at a regularly scheduled meeting of the Board, after proper notice, presentation and consideration. Any Offer to Purchase Real Property owned by The Escambia County School District shall be irrevocable and may not be withdrawn by Seller prior to the scheduled Board Meeting. Once the Board accepts an offer, said offer and acceptance shall become a legally binding contract fully enforceable by either party hereto. If the Board fails to accept an offer said offer shall be automatically withdrawn and from thenceforth shall be null and void with no further action required.

Danny A. Zimmern, and Scoggins III, Inc., may offer guidance regarding the procedure for Real Property matters involving the Escambia County School District. Scoggins III, Inc. acts as a consultant to the Escambia County School District regarding Real Property matters, and all communications with any agent or representative of Scoggins III, Inc., are confidential between the parties.

All direct communications with any staff member, including general delivery mail, of the Escambia County School District are subject to Florida's broad Sunshine Laws.



Parcel: 16-2S-30-4200-000

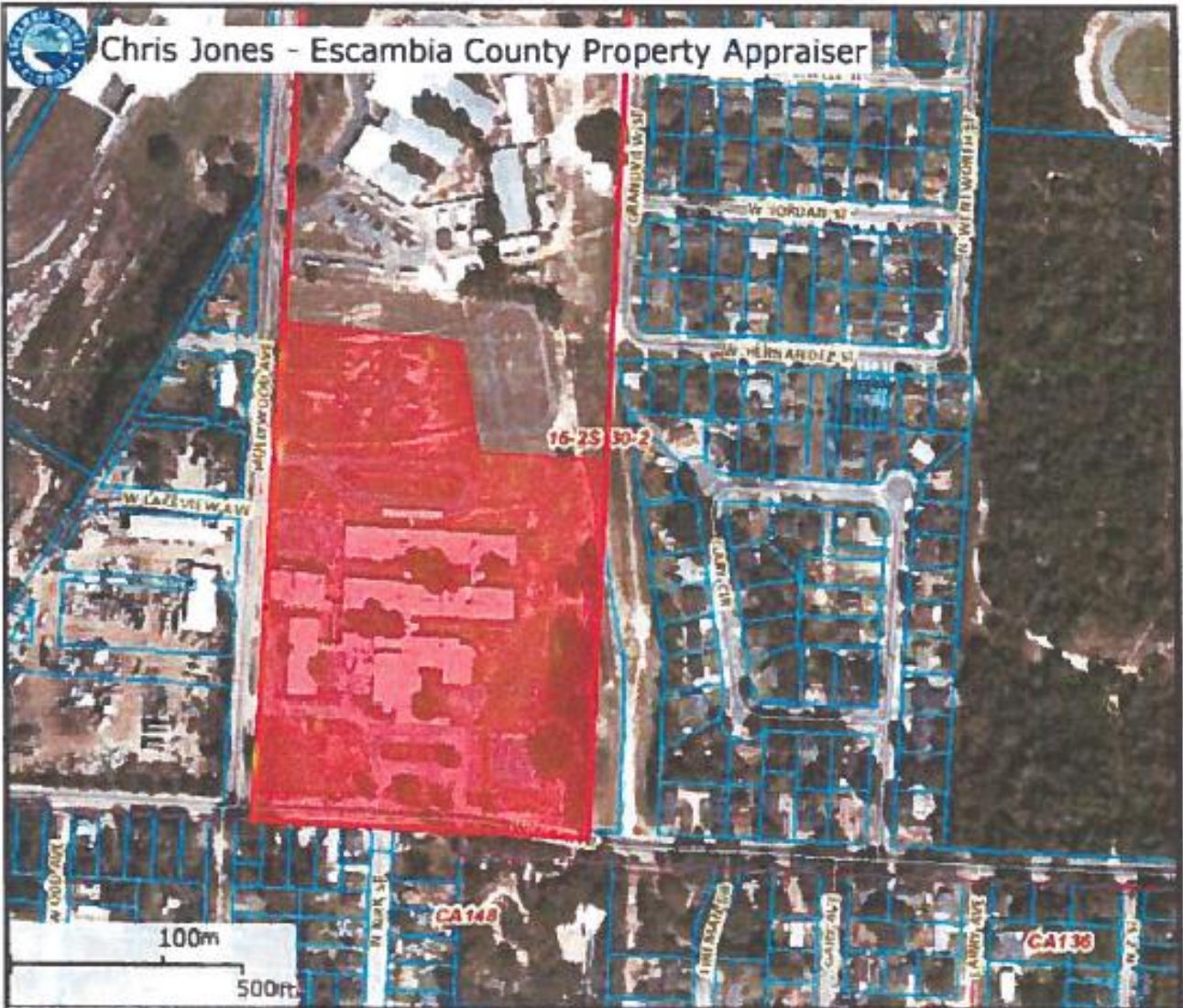
Zoning: R-4

Land Size: 18+/- Acres (Total)

Property Overview: Former Brownsville Middle School.
Property is to be sold as vacant land.

Showing: Please contact Danny Zimmern, Agent for
Escambia County School District by email at
dannyzuf@aol.com or at office 850-434-7777 or cell 850-232-
1944.

Aerial



Former Brownsville Middle School Site
1800 N. Kirk Street / 3700 West Avery Street

Parcel ID: A Portion of 16-2S-30-4200-000-000

Land Size: Approximately 18 +/- Acres

Fencing: 400 Linear Feet of 4-FT Chain Link Fencing

Zoning: R-4 (Future Land Use – MU-1: Industrial)

Easements: 6' Easement for Fiber optic cable
Easement for tower and enclosure at the base of the tower
6' Easement for fiber optic right of way

Utilities: Connected to municipal water, sanitary sewerage, electricity and telephone service.

Property Utility Easements

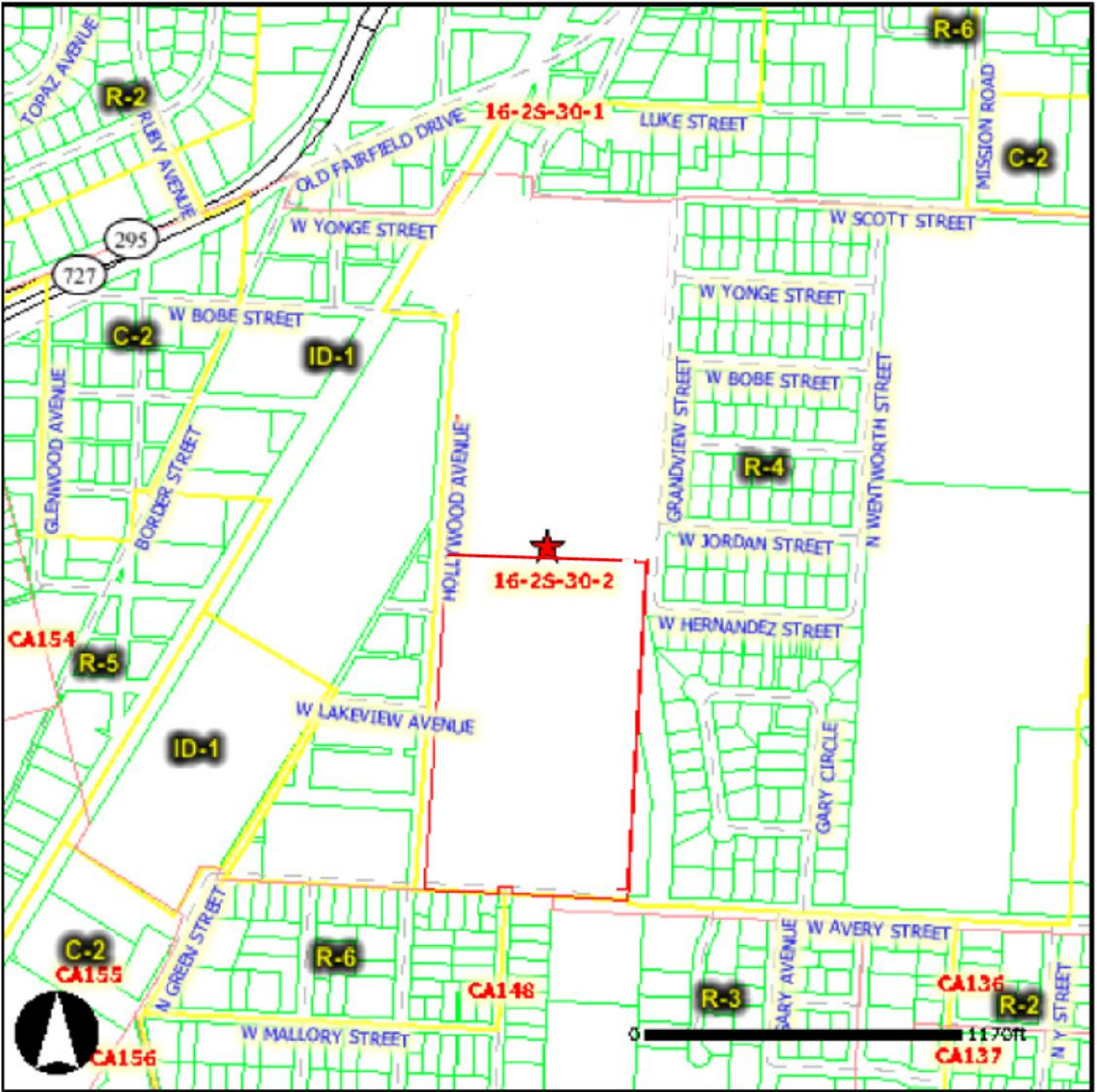


Min. 6 foot easement for fiber optic cable to Oakcrest Elem.

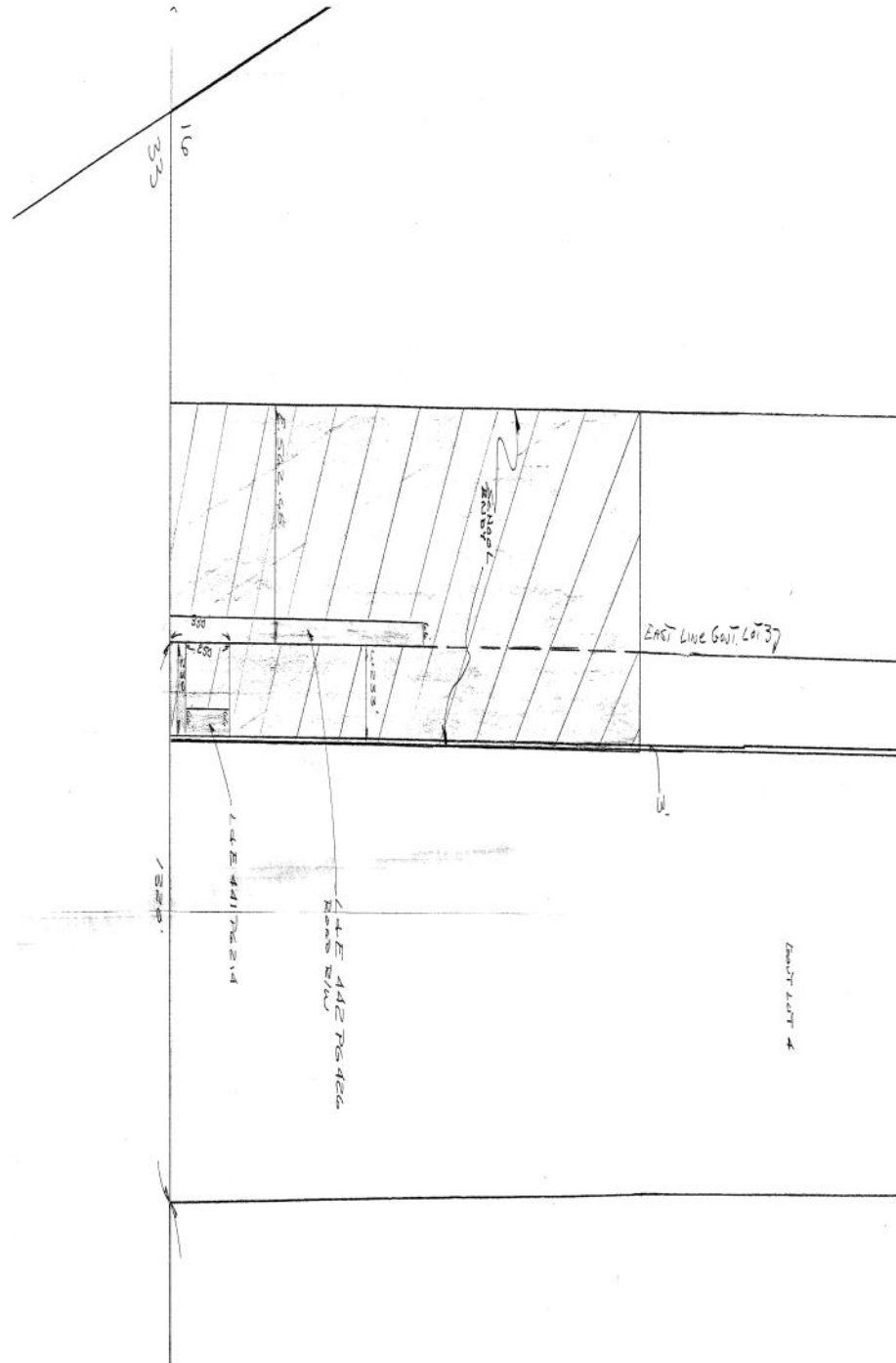
10x20 easement for tower and the enclosure at the base of the tower.

Min. 6 foot easement for fiber optic cable from the public ROW

Zoning Overview



Zoning Overview



Zoning Verification

JUL 31 07 03:18p

Planning & Zoning

850 595 3557

p.2

07-31-07;10:51AM:

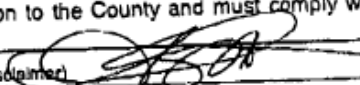
:8504347780

1/ 2

JUL 31 2007

Escambia County Planning and Zoning Department - Front Counter Planners
 3300 N. Pace Blvd, Suite 300 (Facing "L" Street), Pensacola, FL 32505
 Phone #: (850) 595-3461 Fax #: (850) 595-3557

ZONING VERIFICATION REQUEST FORM

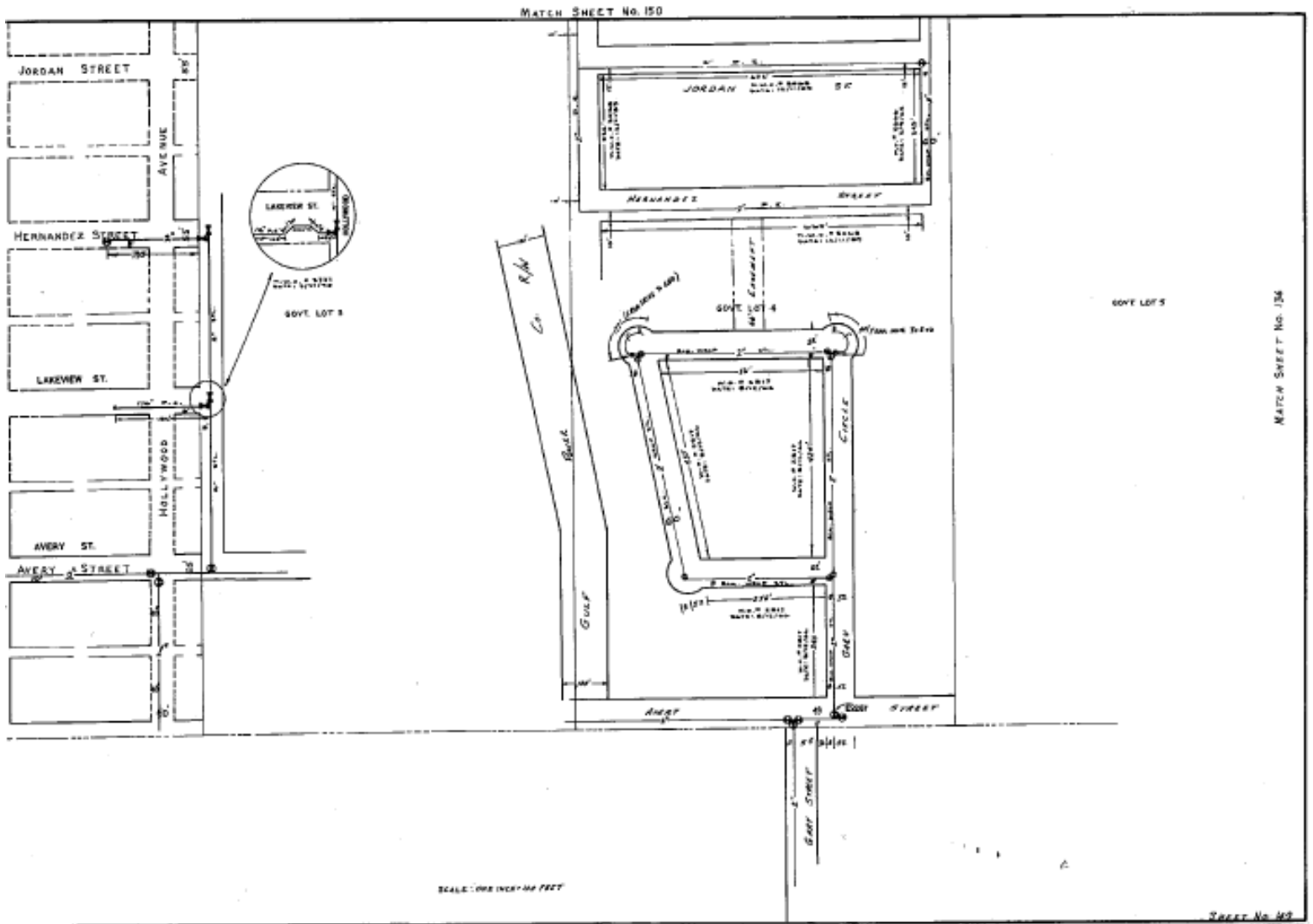
Requestor's Info	Name: Scoggins III, Inc		Date: July 31, 2007
	Phone #: 850-434-7777		Fax #: 850-434-7780
	Property Reference # can be obtained from the Property Appraiser's Office 434-2735 or at www.esccpa.org		
	Property Address: 1800 Kirk Street		
	Property Reference Number: <u>1 6 - 2 s - 3 0 - 4 2 0 0 - 0 0 0 - 0 0 0</u>		
Office Use Only	Tax Account #: <u>0 6 - 0 8 7 1 - 0 0 0</u>		Property Owner's Name: <u>Esc. City School Board</u>
	This verification relates to zoning for the specified property and is provided for information purposes only. This Form DOES NOT imply or confer development rights for any desired use or activity on the specified parcel. Prior to the issuance of any permits, the applicant must submit a complete application to the County and must comply with all other applicable State & Local Regulations.		
	Requestor's Signature (for verification of receipt of disclaimer) 		
	Zoning District: <u>R-4</u>	Future Land Use Category: <u>MU-1</u>	Zoning Overlay District: Yes () NO (X) If Yes, Check One: <u>Barrancas ()</u> Warrington () Brownsville () Saurie Hwy ()
	Is the property located within an Airport/Airfield Environ? Yes () No (X) If Yes, complete Airfield Sections		
Airport/Airfield		Airfield Influence Planning District:	
		AIPD-1 () AIPD-2 ()	
NAS Pensacola _____ NOLF Saufley _____ NOLF B _____ Pensacola Regional (PNSPD) _____		Clear Zone () Area A () APZ-1(NASP) () APZ-1 () Area B () APZ-2(NASP) () APZ-2 ()	
		Noise Zone:	
		AIPD PNSPD Zone 1 () A () Zone 2 () B () Zone 3 () C ()	
Verified by: <u>dsr</u>		Date/Time: <u>7-31-07</u>	
In Office/Hand Delivered		<input checked="" type="checkbox"/> Faxed <input type="checkbox"/> Mailed	

NOTE: We encourage you to visit the department's web page listed below. You will find links to agendas, announcements, applications and forms, Code excerpts, department divisions, development monitoring, flood zone maps, frequently asked questions, ordinances, zoning maps, and other items of interest.

www.myescambia.com/departments/planning_zoning

07/07

Gas Line Location



Legal Description

Legal Description

E 562 65/100 FT OF LT 3 LESS OR 229 P 736 COUNTY RD R/W LESS A TRIANGULAR PARCEL IN NW COR INCLUDED IN FRISCO YARD ALSO W 233 FT OF LT 4 LESS DB 441/442/448 P 214/ 426/546 RD R/W LESS OR 229 P 736 COUNTY RD R/W AND BEG AT SW COR OF SEC ELY ALG S LI OF SEC 358 25/100 FT TO A PT 550 FT PERPENDICULAR DISTANT IN A SELY DIRECTION FROM CENTER LI OF MAIN TRACK OF ST LOUIS SAN FRANCISCO R/W CO AS THE SAME IN NOW LOCATED AND CONSTRUCTED NELY PARL WITH CENTER LI OF SAID MAIN TRACK 1625 19/100 FT FOR POB CONTINUE NELY ON LAST DESCRIBED COURSE 931 94/100 FT NWLY AT RT ANG TO LAST DESCRIBED COURSE 482 9/10 FT TO A PT 67/100 FT PERPENDICULARLY DISTANT SELY FROM CENTER LI OF MAIN TRACK SLY 1049 62/100 FT TO POB DB 448 P 182