

Business Operations  
Facilities Planning  
Ana Rijo-Conde, AICP, Administrative Director

**SUBJECT: AUTHORIZATION TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH PENTATHLON GROUP, LLC, FOR AN 8.832-ACRE PARCEL AND TO ACCEPT AN ADJACENT 6.168-ACRE PARCEL, LOCATED AT THE NORTHWEST CORNER OF S.W. 157 AVENUE AND S.W. 144 STREET, IN CONNECTION WITH PROPOSED STATE SCHOOL "YY1"**

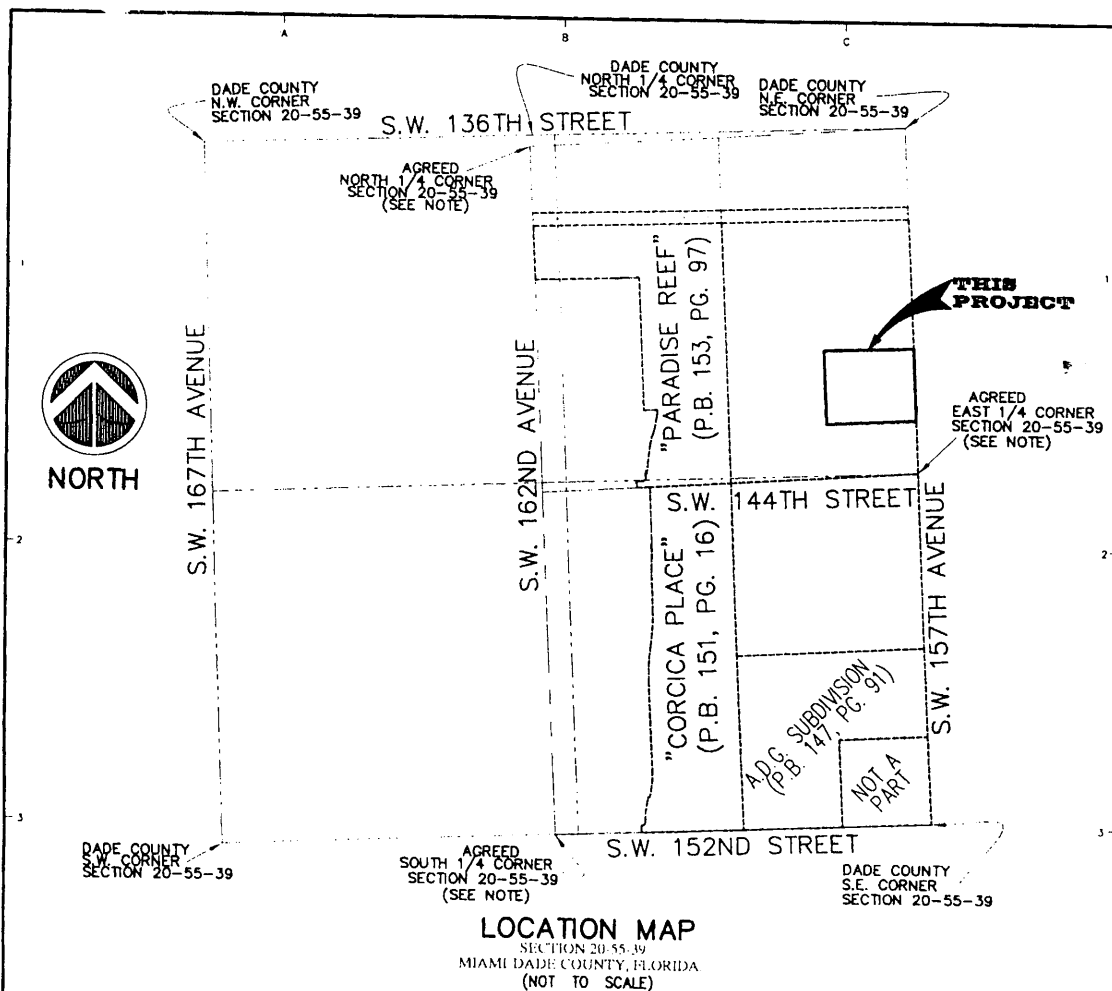
**COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION**

At its August 21, 2002 meeting, the Board authorized staff to negotiate the purchase of an 8.832-acre option parcel located at the northwest corner of S. W. 157 Avenue and S. W. 144 Street, (see attached Board item) adjacent to a 6.168-acre parcel that will be donated by the owner, Pentathlon Group, LLC (Pentathlon), pursuant to a Declaration of Restrictions and subsequent modification thereto. The combined 15-acre site (see surveys attached) is proposed for State School "YY1". Pentathlon will transfer title to the 6.168-acre site no later than October 31, 2002, whether or not the 8.832-acre parcel is acquired by the Board.

In accordance with School Board Rule 6Gx13- 2C-1.083 and pursuant to negotiating parameters established by the School Site Planning and Construction (SSPC) Committee for the referenced 8.832-acre parcel, staff entered into negotiations with Pentathlon. The parameters were based on two appraisals and one review appraisal.

A purchase and sale agreement for the 8.832-acre parcel has been negotiated under the following terms and conditions:

- The purchase price shall be \$175,000 per acre totaling \$1,545,600. This price is at the low end of the range deemed by the review appraiser to be supportable, and well within the negotiation parameters recommended by the SSPC Committee;
- Satisfactory completion of remaining due diligence consisting of trenching;
- Pentathlon shall provide the Board with an updated Opinion of Title, subject only to matters (acceptable exceptions), which do not adversely affect marketability of title to the subject property or affect the ability of the Board to utilize and develop the



**LOCATION MAP**  
SECTION 20-55-39  
MIAMI DADE COUNTY, FLORIDA  
(NOT TO SCALE)

**SURVEYOR'S NOTES:**

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) North arrow direction and Bearing shown hereon are based on an assumed value of N02deg29deg02W along the East line of the N.E. 1/4 of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida.
- 3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) No Title research has been performed to determine if there are any conflicts existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

**SURVEYOR'S CERTIFICATE:**

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION, of the real property described hereon.


I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 61G17-6 Florida Administrative Code.

Ford, Armenteros & Manucy, Inc. L.B. 6557

Date: MAY 15, 2002.

Revision Date: JUNE 8, 2002.


(LEGAL FOR GROSS AREA)

By:   
Ricardo Rodriguez, P.S.M., For the Firm  
Professional Surveyor and Mapper  
State of Florida, Registration No. 5936

**MILON VENTURE - SCHOOL SITE (8.832 ACRES)**



FORD, ARMENTEROS & MANUCY, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME	LOCATION MAP AND SURVEYOR'S NOTES		
PREPARED FOR	MICHAEL LATTERNER		
DRAWN BY	R. RODRIGUEZ	DATE	MAY 15, 2002.
DWG. CHECKED BY		SCALE	NO TO SCALE
CHECKED BY		PROJECT No.	99-343-1006
		SHEET	1
		OF 3 SHEETS	

**LEGAL DESCRIPTION**

A portion of the East 1/2, of the East 1/2, of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida, in accordance with that survey prepared by Schwebke-Shiskin & Associates, Inc. Under File No. SD-136 A.J. and based on that certain "AGREED FINAL JUDGEMENT" as recorded in Official Records Book 15074 at Page 1044 of the Public Records of Dade County, Florida and being more particularly described as follows:

COMMENCE at the agreed East 1/4 Corner of said Section 20, based on aforesaid "AGREED FINAL JUDGEMENT"; thence S86deg21min57secW, along the agreed South Line of the North 1/2, of the East 1/2, of the East 1/2, of said Section 20, based on aforesaid "AGREED FINAL JUDGEMENT", for 673.33 feet; thence N02deg27min12secW for 404.42 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue N02deg27min12secW for 577.04 feet; thence N88deg08min59secE for 672.71 feet; thence S02deg29min02secE, along the East Line of the Northeast 1/4 of said Section 20, for 566.56 feet; thence S87deg15min27secW for 672.99 feet to the POINT OF BEGINNING.

All of the above described land situated, being and lying in Miami-Dade County, Florida and containing 384,721.783 Square Feet and/or 8.832 Acres more or less.

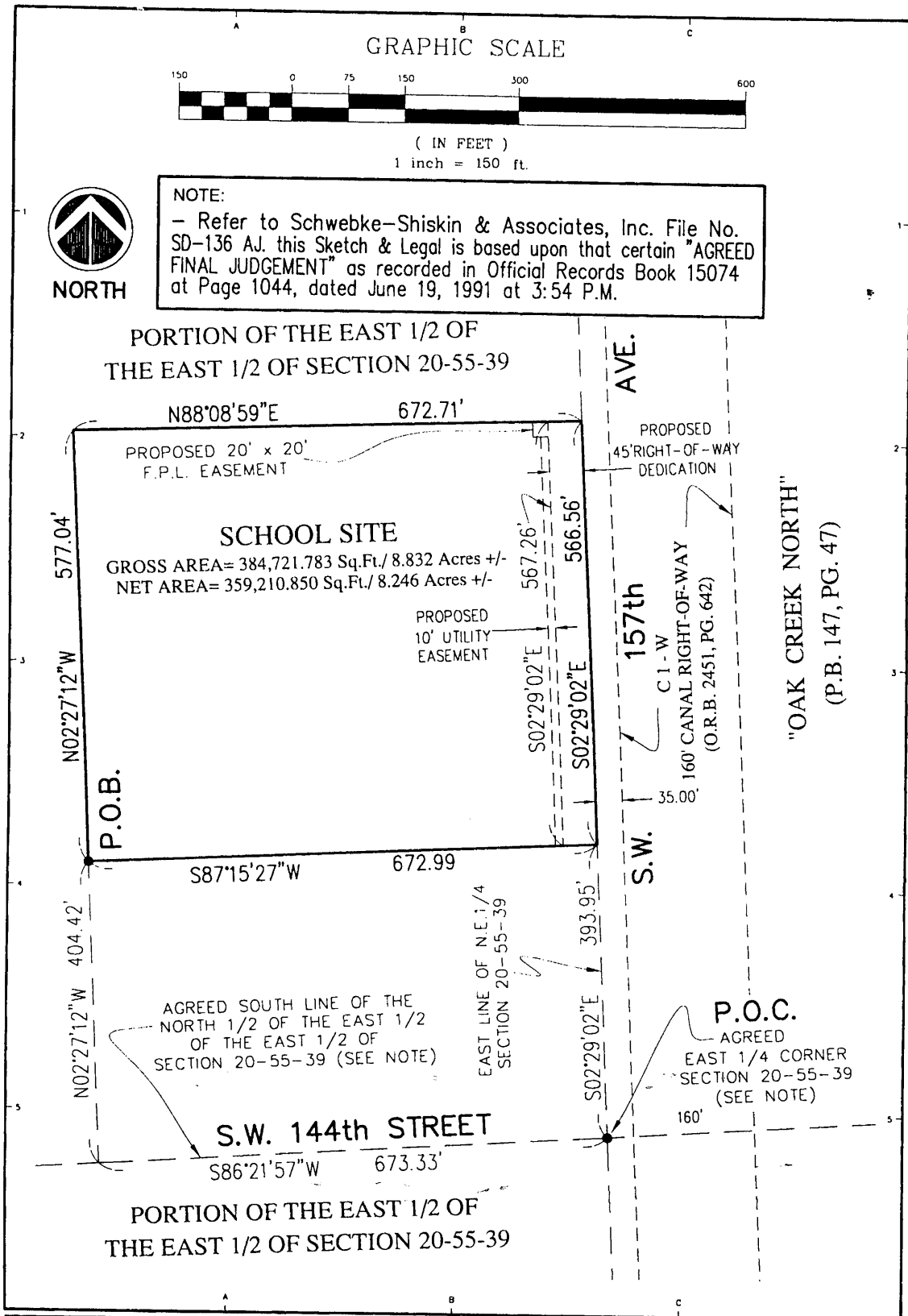
NOTE:  
 - Refer to Schwebke-Shiskin & Associates, Inc. File No. SD-136 A.J. this Sketch & Legal is based upon that certain "AGREED FINAL JUDGEMENT" as recorded in Official Records Book 15074 at Page 1044, dated June 19, 1991 at 3:54 P.M.

**MILON VENTURE - SCHOOL SITE (8.832 ACRES)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME	LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR	MICHAEL LATTERNER	
DRAWN BY	R. RODRIGUEZ	DATE: MAY 15, 2002
CHK. CHECKED BY		SCALE: N/A
CHECKED BY		PROJECT No: 99-343-1006
		2 of 3 SHEETS



**NOTE:**  
 - Refer to Schwebke-Shiskin & Associates, Inc. File No. SD-136 AJ. this Sketch & Legal is based upon that certain "AGREED FINAL JUDGEMENT" as recorded in Official Records Book 15074 at Page 1044, dated June 19, 1991 at 3:54 P.M.



PORTION OF THE EAST 1/2 OF  
 THE EAST 1/2 OF SECTION 20-55-39

**SCHOOL SITE**  
 GROSS AREA= 384,721.783 Sq.Ft./ 8.832 Acres +/-  
 NET AREA= 359,210.850 Sq.Ft./ 8.246 Acres +/-

PROPOSED 20' x 20' F.P.L. EASEMENT  
 PROPOSED 10' UTILITY EASEMENT

AGREED SOUTH LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 20-55-39 (SEE NOTE)  
 EAST LINE OF N.E. 1/4 SECTION 20-55-39

**S.W. 144th STREET**  
 PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 20-55-39

**AVE.**  
 PROPOSED 45' RIGHT-OF-WAY DEDICATION  
 157th C-1-W  
 160' CANAL RIGHT-OF-WAY (O.R.B. 2451, PG. 642)  
 35.00'  
**P.O.C.**  
 AGREED EAST 1/4 CORNER SECTION 20-55-39 (SEE NOTE)  
 160'

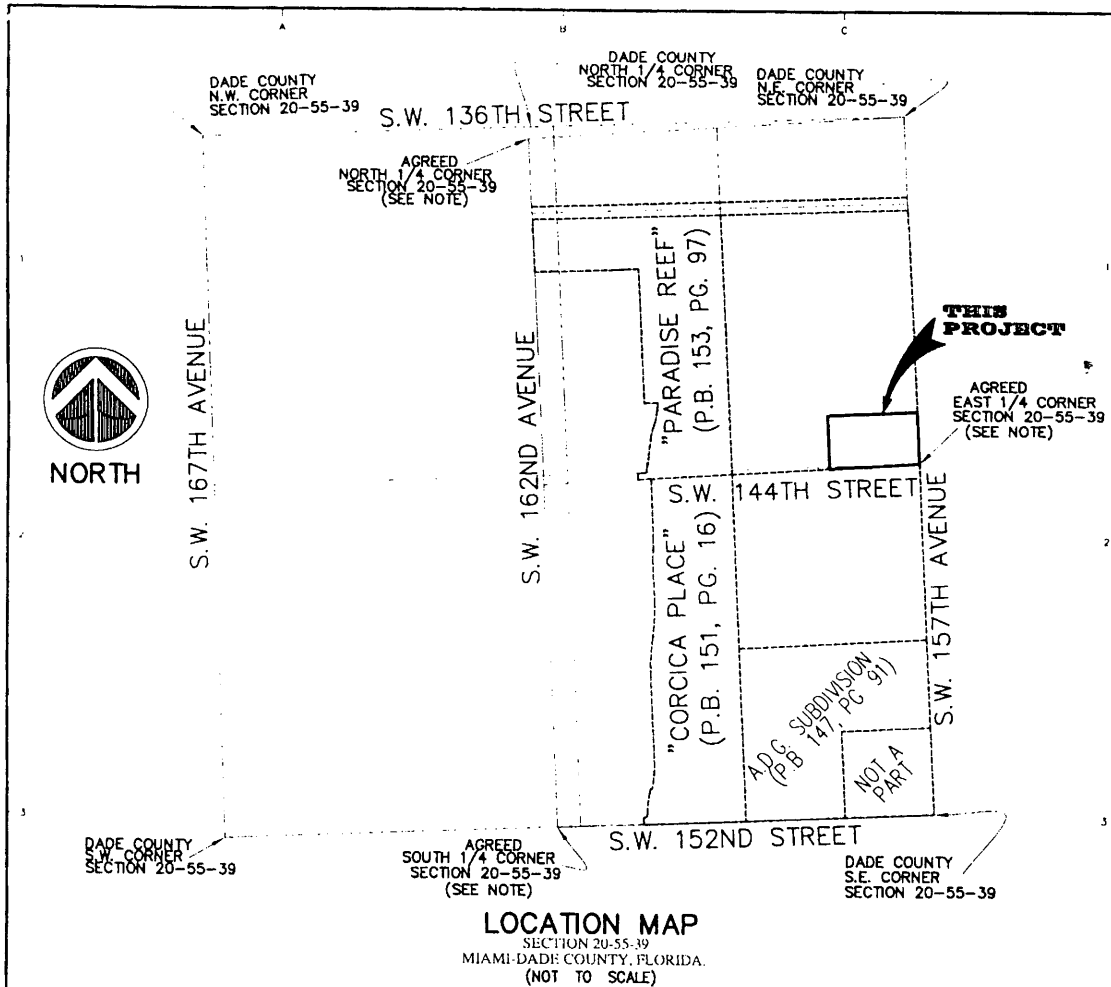
"OAK CREEK NORTH"  
 (P.B. 147, PG. 47)

**MILON VENTURE - SCHOOL SITE (8.832 ACRES)**



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 MIAMI, FLORIDA 33172  
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TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR:	MICHAEL LATERNER	
DRAWN BY:	R RODRIGUEZ	DATE: MAY 15, 2002
DATE CHECKED BY:		SCALE: 1" = 150'
CHECKED BY:		PROJECT No: 99-343-1006



**LOCATION MAP**  
SECTION 20-55-39  
MIAMI-DADE COUNTY, FLORIDA.  
(NOT TO SCALE)

**SURVEYOR'S NOTES:**

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**SURVEYOR'S CERTIFICATE:**

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION, of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 61G17-6 Florida Administrative Code.

Ford, Armenteros & Manucy, Inc. L.B. 6557

Revision Date: JUNE 8, 2002.  
(LEGAL FOR GROSS AREA)

By: Ricardo Rodriguez, P.S.M., For the Firm  
Professional Surveyor and Mapper  
State of Florida, Registration No. 5936

**MILON VENTURE - SCHOOL SITE (6.168 ACRES)**



FORD, ARMENTEROS & MANUCY, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:	LOCATION MAP AND SURVEYOR'S NOTES	
PREPARED FOR:	MICHAEL LATTERNER	
DRAWN BY:	R. RODRIGUEZ	DATE: MAY 15, 2002.
DATE CHECKED BY:	<u>(Signature)</u>	SCALE: NO TO SCALE
CHECKED BY:		PROJECT No: 99-343-1006

1  
OF 3 SHEETS

**LEGAL DESCRIPTION**

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BEGIN at the agreed East 1/4 Corner of said Section 20, based on aforesaid "AGREED FINAL JUDGEMENT"; thence S86deg21min57secW, along the agreed South Line of the North 1/2, of the East 1/2, of the East 1/2, of said Section 20, based on aforesaid "AGREED FINAL JUDGEMENT", for 673.33 feet; thence N02deg27min12secW for 404.42 feet; thence N87deg15min27secE for 672.99 feet; thence S02deg29min02secE, along the East Line of said Section 20, for 393.95 feet to the POINT OF BEGINNING.

All of the above described land situated, being and lying in Miami-Dade County, Florida and containing 268,685.755 Square Feet and/or 6.168 Acres more or less.

**NOTE:**

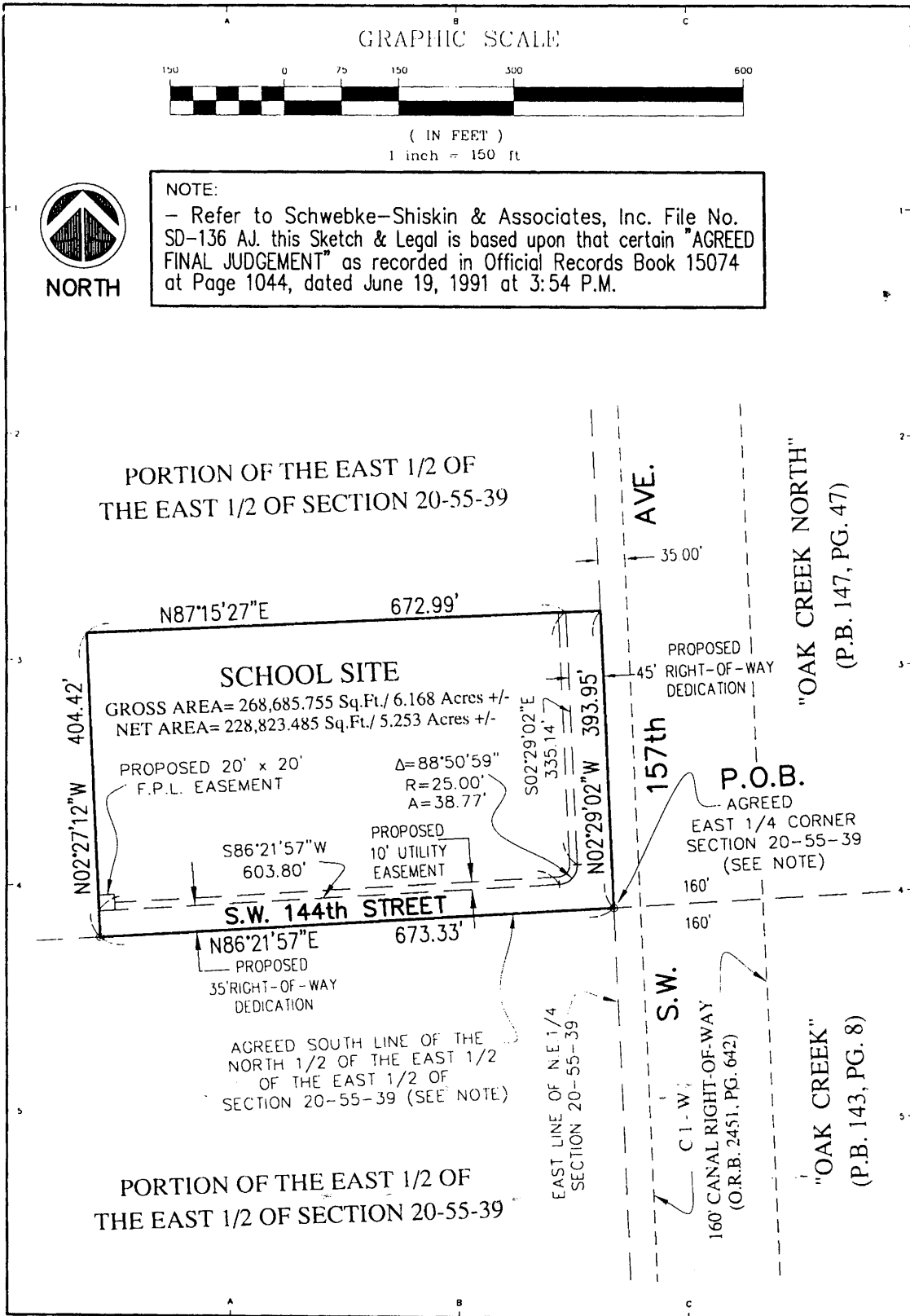
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**MILON VENTURE - SCHOOL SITE (6.168 ACRES)**



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 MIAMI, FLORIDA 33172  
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 FAX (305) 470-2805

TYPE OF PROJECT	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME	LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
PREPARED FOR	MICHAEL LATTENER		
DRAWN BY	R. RODRIGUEZ	DATE	MAY 15, 2002.
DWG. CHECKED BY		SCALE	N/A
CHECKED BY		PROJECT No.	99-343-1006
			SHEET: 2
			of 3 SHEETS



GRAPHIC SCALE



( IN FEET )  
1 inch = 150 ft



NORTH

NOTE:

- Refer to Schwabke-Shiskin & Associates, Inc. File No. SD-136 AJ. this Sketch & Legal is based upon that certain "AGREED FINAL JUDGEMENT" as recorded in Official Records Book 15074 at Page 1044, dated June 19, 1991 at 3:54 P.M.

PORTION OF THE EAST 1/2 OF  
THE EAST 1/2 OF SECTION 20-55-39

**SCHOOL SITE**  
GROSS AREA= 268,685.755 Sq.Ft./ 6.168 Acres +/-  
NET AREA= 228,823.485 Sq.Ft./ 5.253 Acres +/-

PROPOSED 20' x 20'  
F.P.L. EASEMENT

$\Delta = 88^{\circ}50'59''$   
 $R = 25.00'$   
 $A = 38.77'$

PROPOSED  
10' UTILITY  
EASEMENT

**S.W. 144th STREET**

PROPOSED  
35' RIGHT-OF-WAY  
DEDICATION

AGREED SOUTH LINE OF THE  
NORTH 1/2 OF THE EAST 1/2  
OF THE EAST 1/2 OF  
SECTION 20-55-39 (SEE NOTE)

PORTION OF THE EAST 1/2 OF  
THE EAST 1/2 OF SECTION 20-55-39

**AVE.**

35.00'

PROPOSED  
45' RIGHT-OF-WAY  
DEDICATION

157th

**P.O.B.**

AGREED  
EAST 1/4 CORNER  
SECTION 20-55-39  
(SEE NOTE)

160'

160'

**S.W.**

160' CANAL RIGHT-OF-WAY  
(O.R.B. 2451, PG. 642)

"OAK CREEK NORTH"  
(P.B. 147, PG. 47)

"OAK CREEK"  
(P.B. 143, PG. 8)

**MILON VENTURE - SCHOOL SITE (6.168 ACRES)**



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TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: MICHAEL LATTERNER		
DRAWN BY: R. RODRIGUEZ	DATE: MAY 15, 2002.	SHEET: 3
ENG. CHECKED BY:	SCALE: 1" = 150'	3 OF 3 SHEETS
CHECKED BY:	PROJECT No: 99-343-1006	