

## **Exhibit 4**

### **Contract Summary**

HOLLY EAKIN MOODY  
2900 E. Oakland Park Blvd.  
Ft. Lauderdale, Florida 33306-1888  
954-566-7417  
Fax: 954-565-2392

## FAX COVER SHEET

FAX NUMBER TRANSMITTED TO: 754-321-2705

To: Ed Marko  
Of: The School Board of Broward County, Florida  
From: Holly Eakin Moody  
Client/Matter: Elementary School A-1 Trails End and University Drive, Parkland Contract  
cc: Nick Messina (754)321-2179  
Date: March 3, 2005

- Seller MPG Parkland, Ltd, is developing two (2) adjacent parcels  
-Exhibit B and Exhibit C to the contract "retained parcels"
- Purchase Price \$5,850,000.00, \$850,000.00 will be funded by City of Parkland.  
See Resolution Exhibit D
- Buyers due diligence investigation period 30 days after execution of contract
- **Sellers Contingencies:**  
-final vested site plan approved for "retained" parcels  
-final vested plat approval for sellers contemplated use of "retained" parcels  
-final rezoning for "retained" parcels
- **Buyers Contingencies:**  
-Plat note to permit use of property as public education facility containing  
144,000.00 square feet of improvements  
-Rezoning of property as Community Facility (EF)  
-Payment by Parkland of \$850,000.00 of the purchase price.
- **Closing Process-Escrow Closing**  
-Deed and purchase price delivered to escrow agent within two (2) business  
days following first meeting approving the rezoning of the property and retained  
parcels  
-All of sellers and purchasers contingencies need to be met by August 31, 2005  
or contract void  
-If Deed delivered to escrow agent, City will hopefully grant seller required  
approvals, but City will not grant approvals for "retained" parcels if seller does  
not sell to School Board

\* NOT COUNTING COVER SHEET. IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE US  
IMMEDIATELY AT 954-566-7417.