



# Chris Jones, CFA

**Escambia County Property Appraiser**

**221 Palafox Place, Suite 300 • Pensacola, FL 32502**

**Phone 850 434-2735 • Fax 850 435-9526**



March 14, 2013

Community Maritime Park Associates  
c/o City of Pensacola  
Attention: Edward Spears  
222 West Main Street  
Pensacola, FL 32502

Re: Records Request relating to Maritime Park

To Whom it May Concern:

This letter constitutes a request under the Florida Public Records Act, Chapter 119, *Florida Statutes*. For purposes of this request, the "Master Lease" refers to the Master Lease between the City of Pensacola (the "City"), as Lessor, and the Community Maritime Park Associates, Inc., ("CMPA") as Lessee, dated March 27, 2006. The "Multi-Use Facility Agreement" refers to Multi-Use Facility Non-Exclusive Use Agreement dated July 20, 2011. We hereby request the following public records:

1. Any and all documents discussing or referring to the application of ad valorem taxes to the land and/or improvements that are the subject of the Master Lease and the Multi-Use Facility Agreement. This request includes, but is not limited to, documents that support the CMPA's understanding expressed in Paragraph 17(a) of the Multi-Facility Agreement.
2. Any and all documents, including calendars, schedules, planners, agreements and other written materials, relating to the use of the real property improvements to the land that are the subject of the Master Lease, during the calendar year 2012, including those relating to usage by the Northwest Florida Professional Baseball, LLC, ("NFPB") for all purposes, including baseball, storage of NFPB equipment, and rentals by NFPB or others.
3. Any and all documents, including calendars, schedules, planners, agreements and other written materials, relating to the use of the real property improvements to the land that is the subject of the Master Lease, during the calendar year 2012, relating to the usage by CMPA for community events.
4. Any and all documents consisting of "Approved Plans," punch lists, and other communications between NFPB and CMPA, including those described in Paragraph 5 of the Multi-Use Facility Agreement.

5. Any and all documents relating to moneys received by CMPA during 2012 for the use of the Multi-Use Facility described in the Multi-Facility Non-Exclusive Use Agreement.

6. Any and all documents in your possession or control, relating to moneys received by NFPB during 2012 for the use of the Multi-Use Facility described in the Multi-Facility Non-Exclusive Use Agreement.

7. Any and all documents relating to the Naming Rights to be granted under the Multi-Facility Use Agreement.

8. Any and all lists of tangible personal property owned by CMPA.

9. Any and all lists of tangible personal property owned by NFPB.

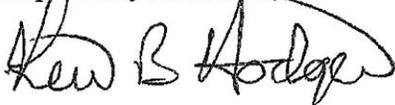
10. Any and all financial statements of CMPA.

11. Any and all financial statements of NFPB.

In addition to the foregoing, we also request under the authority of Florida Statutes, Section 195.027, that you produce all supporting documentation relating to your valuation of the land and real property improvements located at Maritime Park, including any and all appraisal reports, property lists, replacement cost analysis, obsolescence analysis, and/or comparable sales data that you have. **Please note that our office has not received an application for exemption from CMPA or NFPB, nor have we received any tangible personal property return.** Please let us know whether there will be any application for an exemption or returns filed.

We are prepared to accept electronic copies of all responsive documents or physical copies. We can send a courier to pick up these documents, if necessary. If you have any objections to production under the statutes cited above, or if you claim an exemption to such production, please specify each such objection or claim for exemption in writing.

Respectfully submitted,



Keith B. Hodges, MAI, MBA  
Chief Deputy Property Appraiser