

ORDINANCE NO. 19-02

AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, PURSUANT TO SECTION 1.08 OF THE CITY CHARTER, CALLING FOR A REFERENDUM AUTHORIZING THE CITY OF KEY WEST TO PURCHASE THE REAL PROPERTY LOCATED AT 3420 NORTHSIDE DRIVE, KEY WEST, FLORIDA AND COMMONLY REFERRED TO AS THE CITIZEN'S BUILDING FROM COOKE COMMUNICATIONS,LLC, FOR USE BY THE COMMUNITY SERVICES DEPARTMENT OF THE CITY OF KEY WEST OR OTHER CITY OF KEY WEST DEPARTMENTS; AUTHORIZING THE CITY CLERK TO TAKE ALL NECESSARY ACTION TO PLACE THIS MEASURE ON A SPECIAL BALLOT FOR APRIL 16, 2019; ~~AUTHORIZING THE CITY TO BORROW FUNDS TO BE UTILIZED FOR THE ACQUISITION;~~ PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission has determined that there is a long-standing shortage of City property suitable to house the Community Services Department staff and equipment available in the City of Key West; and

WHEREAS, the City has undertaken an evaluation of the feasibility of utilizing the property located at 3420 Northside Drive for said purpose; and

WHEREAS, the City has previously received estimates to construct a new Community Services building on current City property which exceed the sum of \$29,000,000.00; and

WHEREAS, the current purchase and sale contract specifies a purchase price of \$4,950,000.00; and

WHEREAS, Charter Section 1.08 provides that "Annexation or acquisition by any means, of any and all real property may only be by a vote of the electors of the City"; and

WHEREAS, the City anticipates having additional information regarding costs, financing and related issues available prior to the April 16, 2019 election to allow voters to make an educated decision; and

WHEREAS, Florida Statutes Section 101.161 provides procedures for a referendum and Florida Statutes Section 100.342 provides for notice for a referendum election; and

WHEREAS, the City desires, in accordance with the terms of its Charter, to purchase the real property upon terms acceptable to the City Commission upon a public hearing in accordance with Key West City Code of Ordinances section 2-901 ~~and if needed to borrow or replenish sufficient funds to acquire the property or to re finance the property in the event City funds are used for same;~~ and

WHEREAS, the City Commission desires that the proposed referendum appear on a special election ballot on April 16, 2019;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF KEY WEST
FLORIDA:

Section 1: That a referendum for the purchase of real property commonly known as the Citizen's Building, located at 3420 Northside Drive shall be held on April 16, 2019.

Section 2: That the question appearing on the ballot shall be titled: "Referendum - Authorization to ~~borrow funds and~~ purchase the Citizen's Building for use for City purposes".

Section 3: That the ballot question shall be worded as follows:

"Should the city acquire for its use the property located at 3420 Northside Drive, commonly referred to as the Citizen's Building, for an amount not to exceed \$4,950,000.00 exclusive of closing costs ~~and be authorized to borrow funds for the purchase of the~~ property?"

_____ Yes

_____ No

Section 4: That the City Clerk is hereby authorized and directed to take all necessary and proper action to place this question on a ballot scheduled for April 16, 2019, including the providing of notice of the election in accordance with law.

Section 5: If any section, provision, clause, phrase, or application of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, the remaining provisions of this Ordinance shall be deemed severable therefrom and shall be construed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

*(Coding: Added language at first reading is underlined; deleted language is ~~struck through~~.

Section 6: All Ordinances or parts of Ordinances of said City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

Section 7: This Ordinance shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

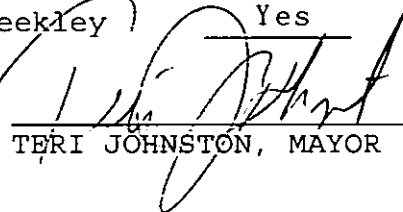
Read and passed on first reading at a regular meeting held this 4th day of December, 2018.

Read and passed on final reading at a regular meeting held this 2nd day of January, 2019.

Authenticated by the presiding officer and Clerk of the Commission on 3rd day of January, 2019.

Filed with the Clerk January 3, 2019.

Mayor Teri Johnston	<u>Yes</u>
Commissioner Sam Kaufman	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Gregory Davila	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Absent</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>


TERI JOHNSTON, MAYOR

ATTEST:

CHERYL SMITH CITY CLERK

OFFICE OF THE CITY ATTORNEY



PHONE: (305) 809-3770
FAX: (305) 809-3770

THE CITY OF KEY WEST

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EXECUTIVE SUMMARY

To: The City Commission for the City of Key West

From: James K. Scholl, City Manager

George B. Wallace, Assistant City Attorney

Date: December 5, 2018

RE: Enacting an Ordinance creating a special election on April 16, 2019 at which the electorate of the City of Key West will vote yes or no to the purchase of the real property located at 3420 Northside Drive, by the City of Key West.

Action Statement

Authorize the Supervisor of Elections to call a special election for April 16, 2019 at which the electorate of the City of Key West will be asked to vote for or against the City's proposed purchase of the property located at 3420 Northside Drive, commonly known as the Citizen's Building.

Background

The City of Key West needs additional facilities in which to locate the Community Services Department's employees and equipment. The City has explored various options to provide the needed space, including task orders for design and build estimates of a new

facility at the current fleet location on Palm Avenue. These estimates have approximated a cost to the City of \$29,000,000.00 more or less to construct the needed facilities.

Cooke Communications LLC owns the property located at 3420 Northside Drive, Key West and desires to sell same. City staff has reviewed the property and determined that it would be ideally located and able to accommodate most of the critical needs of the Community Services Department at a cost far less than the design build options previously explored.

The City estimates needed repairs for roofing and mechanical of \$1,000,000.00. The City is under contract with Cooke Communications to purchase the property for the amount of \$4,950,000.00 subject to a 60-day inspection period and approval, by referendum, of the electorate to purchase the property. The contract requires a closing date of May 30, 2019.

This matter was approved at first reading on December 4, 2018 subject to the removal of any reference to the borrowing of funds to complete the acquisition. The strike-through proposed Ordinance removing any reference to the borrowing of funds is presented for the Commission's consideration.

Financial Impact

The estimated cost of the proposed referendum is between \$50,000.00 and \$60,000.00 which will be paid from the City Manager's Contingency Funds

If the referendum is favorable the cost to the city of the purchase of the property would be \$4,950,000.00 excluding repairs and closing costs.

Funding for the acquisition of the Key West Citizen Building as well as the funding for slightly over \$1,000,000 in anticipated repairs and improvements involves the reprogramming of projects in both the City's Key West Bight Fund (Fund 405) and the Infrastructure Surtax Fund (Fund 101). Specifically, \$2,525,000 will be transferred from the Key West Bight Fund to the Infrastructure Surtax Fund to support the acquisition.

Such a transfer amount can be made possible by the City Commission declaring Key West Bight Project KB 1501, 907 Caroline Street, eligible for full funding from the Caroline Street Community Redevelopment Fund. Currently the 907 Caroline Street project is fully funded using Key West Bight capital funds. The balance of the \$6,000,000 will come from the reprogramming of the start dates for several already slated projects in the Infrastructure Surtax Fund as well as the delay and/or capping of Police Department/Fire Department annual vehicle purchases for the next several years.

Please note, the proposed adjustments do not delete or descope a single program that was approved in the FY 2019 budget – only the delays the start dates. Equally as important is that funding for FY 2019 flatwork, “sidewalks and paving”, is not impacted by the proposed adjustments.

Recommendation

To approve the second reading of the proposed ordinance, as revised, so that this matter can proceed to referendum for April 16, 2019



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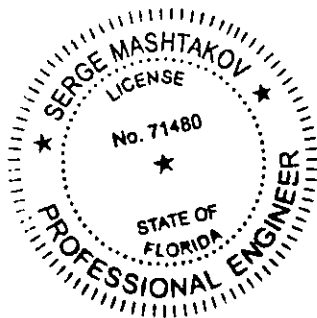
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Structural Engineering Services
Due Diligence Period Building Assessment
KW Citizen Building

Property Address:
3420 Northside Dr,
Key West, FL 33040

AD Job#: 1812-04
City of Key West P.O.: 088365

Artibus Design
December 2018



Digitally signed by
Serge Mashtakov P.E.
71480 State of Florida
Date: 2018.12.17
15:41:06 -05'00'

Serge Mashtakov, PE, FL License No. 71480

Date

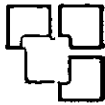


Figure 1. Site Map

Introduction

Existing building is one-story slab on grade elevated above street level +/-4ft with Concrete Masonry Unit (CMU) and reinforced concrete tie-beam-column wall system, steel bar joist and galvanized corrugated steel deck roof system. Building floor plan and volume is divided into three sections/volumes.



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Front section houses newspaper offices with central open floor area and cubicles and private offices along east and west walls. Front section is approximately 6,355 square feet (sq.ft) and included two bathrooms.

Two rear sections house printing and sorting equipment, storage, loading etc. Approximate floor area of the rear parts is 5,376 sq.ft

Building was constructed in 1988 (according to Property Appraisers Offices website) with multiple miscellaneous improvements as recorded in attached list of permits - Appendix "A"

This report is based on the information gathered during the site inspection by Serge Mashtakov P.E. on December 7, 2018.

Inspection Procedure

Structure was visually inspected from inside and outside including roof. Only exposed elements were inspected. Non-accessible/observable subgrade conditions and any covered elements were not inspected.

Background and Findings

Part 1 - Roofing



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Figure 2. Building Volume shape diagram.

The roofing membrane over the front lower part of the building (housing offices) underwent replacement in 2018 based on review of permit # 2018-00001022 issued by the City of Key West building department. Membrane is Thermoplastic Polyolefin (TPO) material.

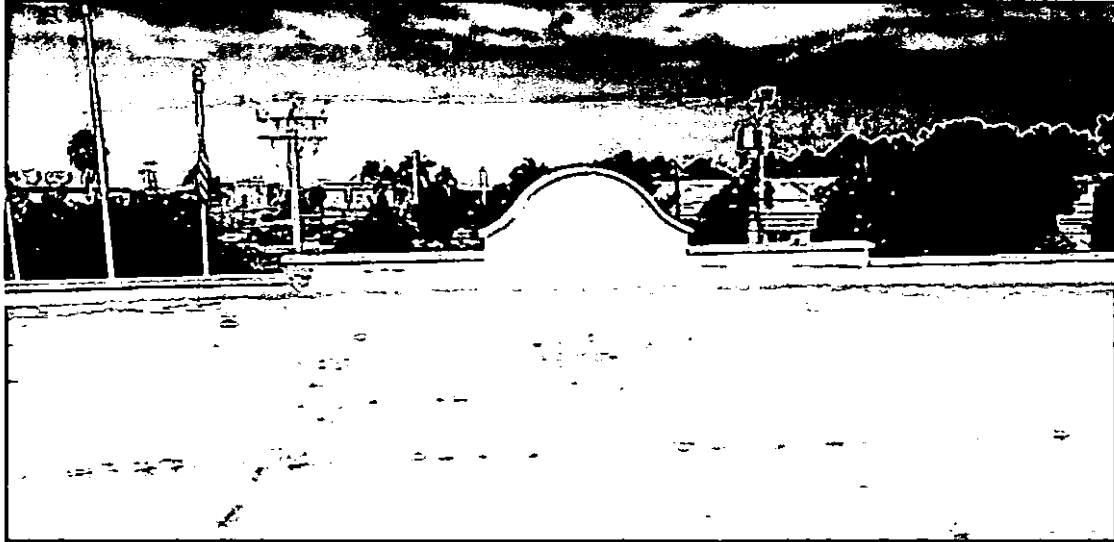


Figure 3. View over new roofing membrane vinyl (TPO) over tapered insulation. Roofing surface looks good, small imperfections reflect uneven nature of the underlying insulation capping sheet. The roofing is likely to be under current construction warranty and manufacturer material warranty. Owner should be contacted directly to transfer all warranties as part of the closing procedures if the City decides to proceed with the purchase.

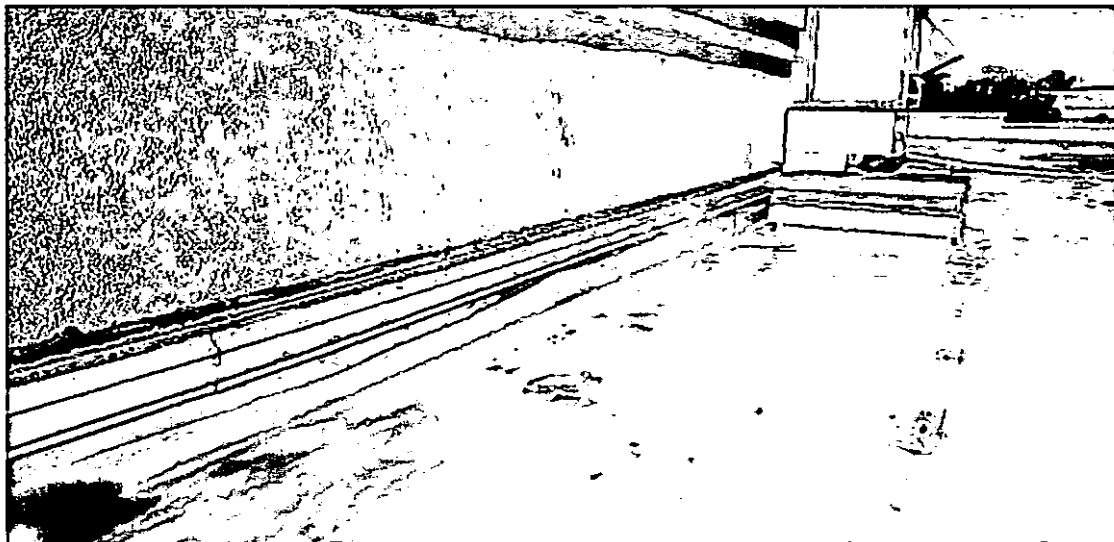


Figure 4. Same new roofing with new aluminum flashing and roof access hatch connected to the interior. Hatch is heavy duty aluminum (by "Bilco") with hydraulic assist and waterproofing gasket similar to current hurricane rated designs in good functional condition.

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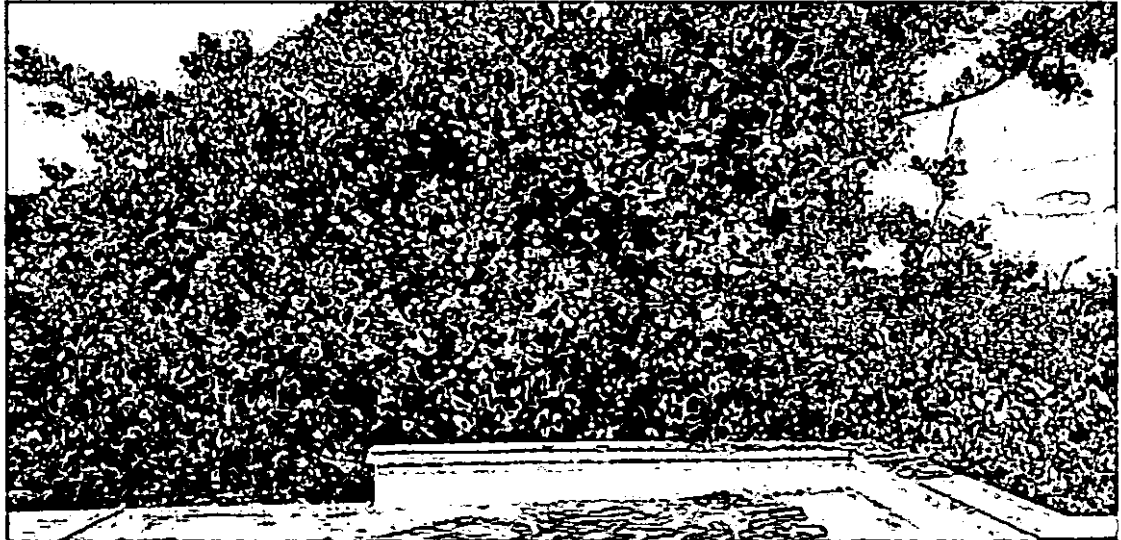


Figure 5. Same new roofing with tree branches overhanging and tree debris collecting along the short parapet walls. All trees around the building should be professionally pruned to prevent damage to the roofing and structure cladding.

Middle and rear sections of the roof (upper roof and rear low roof) over printing, sorting and storage areas are of TPO style membrane installed over tapered insulation. Roofing appears to have been installed in 2005 or 2006 based on review of permits (see permit status list). Multiple patch repairs are evident across the membrane. A liquid applied coating system was observed applied to the membrane.

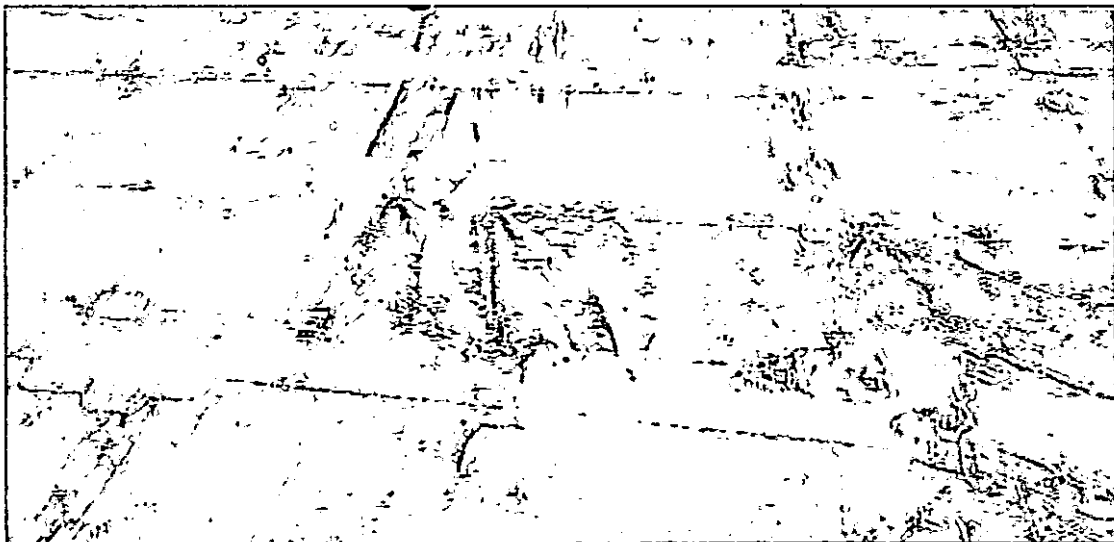


Figure 6. Aging membrane surface with adhesion imperfections, small patches and liquid applied coating.

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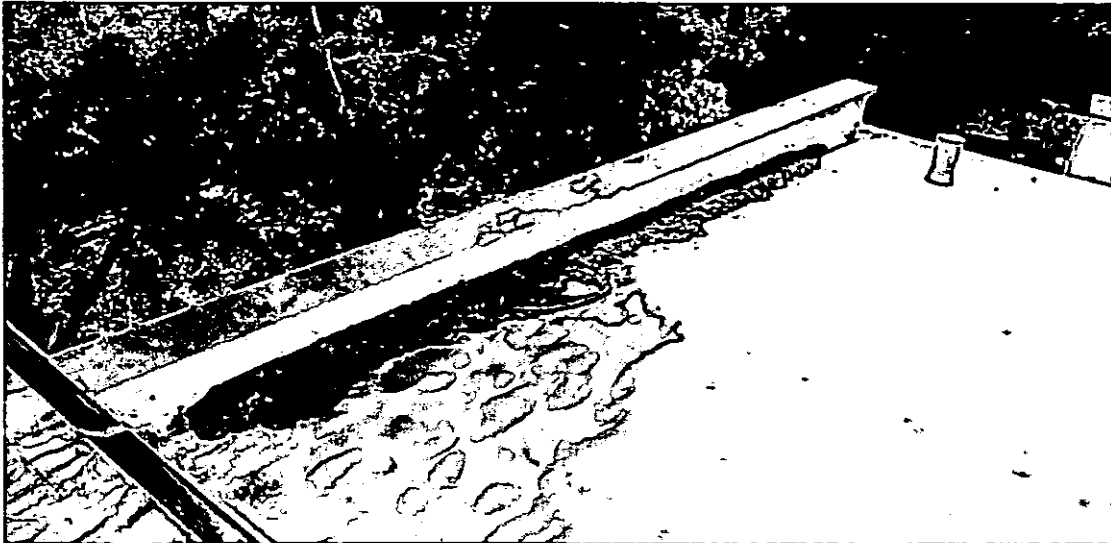


Figure 7. Low rear roof east side. Tree leaves and branches are accumulating along the short parapet wall. (See comments to figure 5).

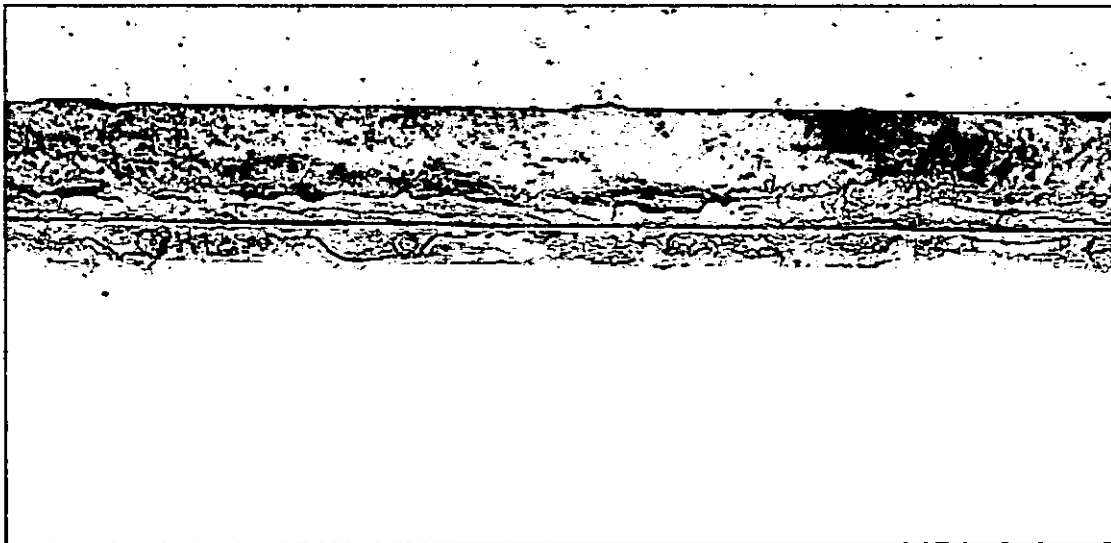


Figure 8. Membrane termination strip attached to the parapet walls and cracking sealant. No protective flashing is installed over the termination strip. Failure of the sealant will likely result in water intrusion into building envelope.



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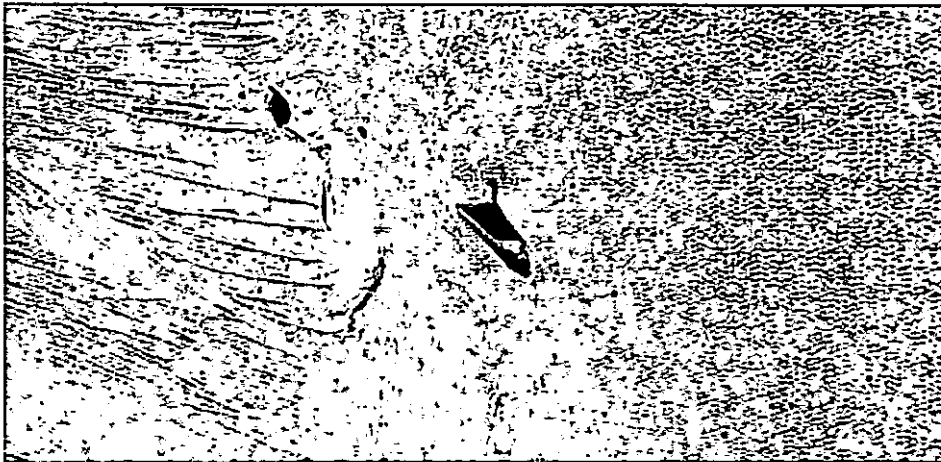


Figure 9. Small tear puncture of the roofing membrane was found in one location. Requires a small local patch.

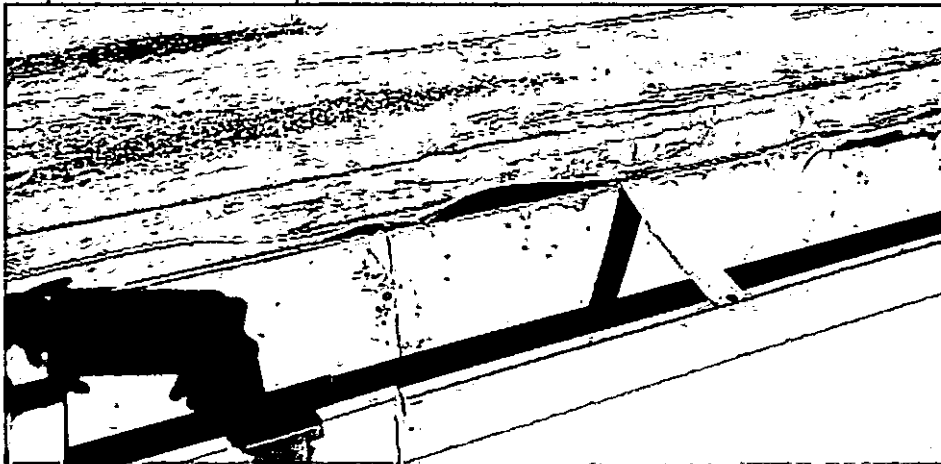


Figure 10. Peeling up edge of the membrane at the gutter between two roof levels. Requires maintenance.



Figure 11. Tree leaves and branches in the rear gutter, requires maintenance, tree pruning and perhaps leaf guard for the gutter system.



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Part 2 – Walls, roof framing and Openings (building shell).

All exterior and interior bearing walls are Concrete Masonry Unit (CMU, also known as CBS) system confined in cast-in-place concrete tie-columns and tie-beams consistent with current construction technique. The condition of observed CMU wall surfaces is good. Indications concrete spalling was not observed. All exterior walls and some interior walls are insulated from the exterior with Styrofoam system of various thickness (1" to 2"). Styrofoam covered with stucco over synthetic mesh also serves as a decorative elements of the façades. Small cosmetic damage to the exterior finishes are discovered in various locations but are very limited in scope and area.

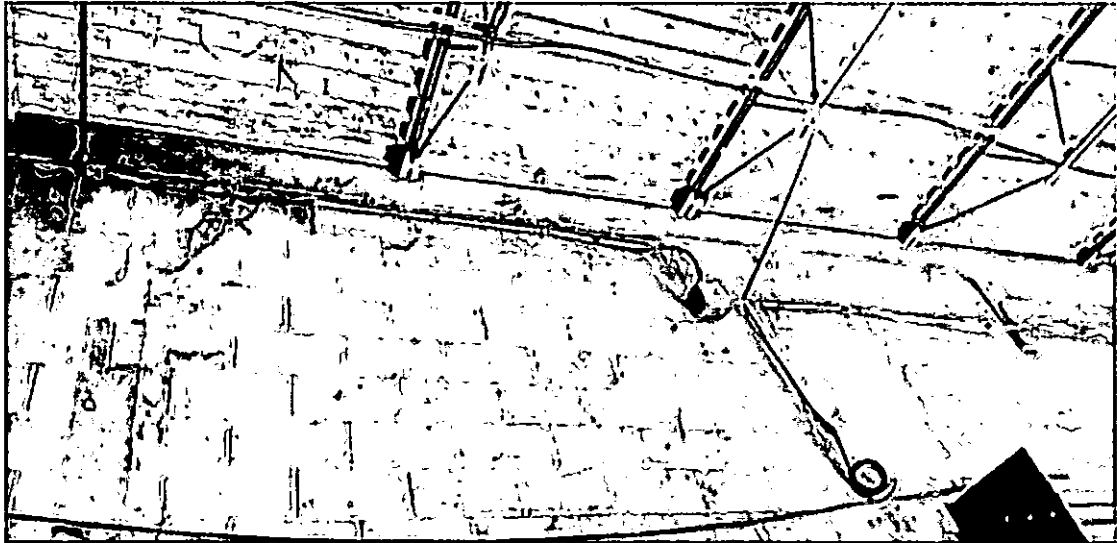
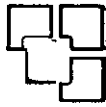


Figure 12. CMU wall – interior of storage and loading area - with visible tie-beam and tie-column.



Figure 13. Exterior wall with small damage to the corner and surface (likely hurricane debris damage). Similar small damage in other locations. Cosmetic repairs are needed.



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Roof framing is a steel bar joist system with corrugated galvanized steel deck attached to the top chord. No structural defects were discovered in the available for inspection locations. Roof framing and roof deck condition can be considered as good.

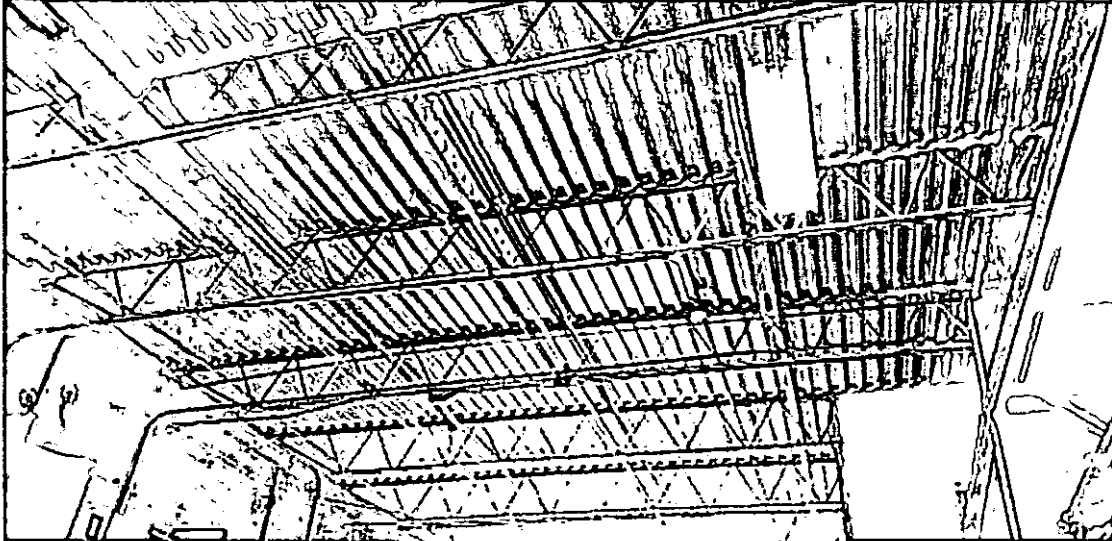


Figure 14. Exposed steel bar joists system exposed to the interior in the rear part of the building. In front offices the roof deck and roof joists are concealed by the finishes and were not inspected, but likely to be same or very similar shape.

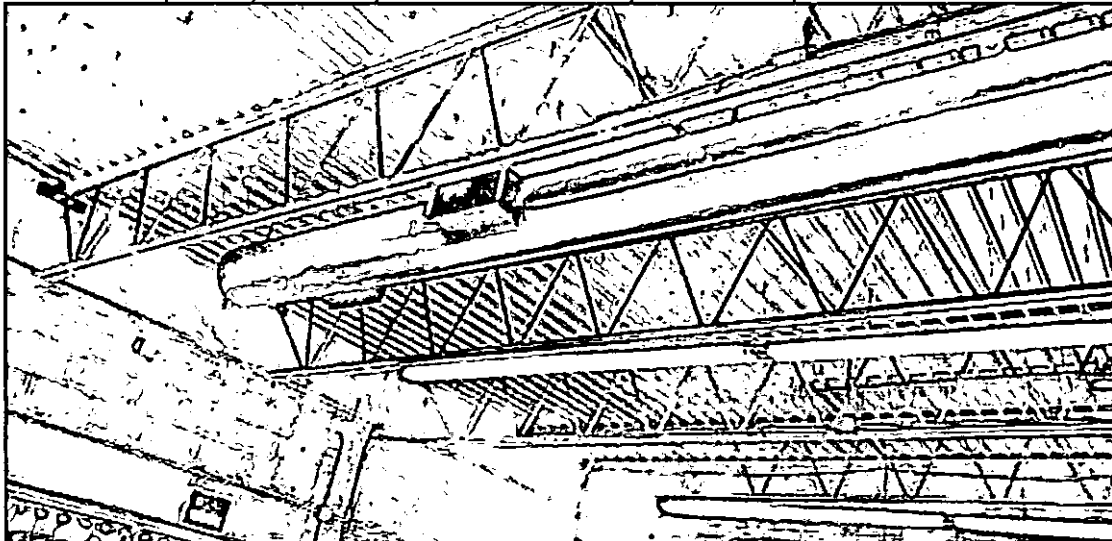
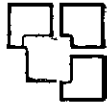


Figure 15. Same as above.

Exterior openings in the front part of the building have aluminum frame insulated glass fenestration system protected with accordion style hurricane shutters. Wind and door glazing is non-impact rated. Overall fenestration system (windows and doors) are in good condition and require only small maintenance and repairs. Current Opening protection will not qualify for full hurricane mitigation credits which may be available through current wind insurance policies.



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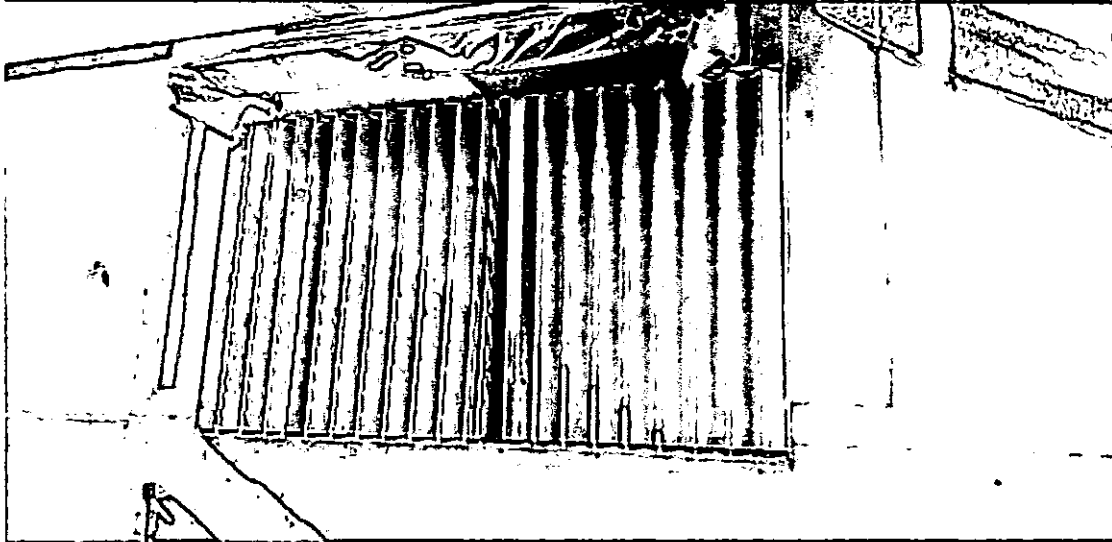


Figure 16. Typical window opening with removable fabric awning and accordion shutters in closed position.



Figure 17. Same with shutters in open position.



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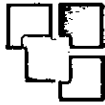
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Figure 18. Broken outer pane of a double glass fenestration system in one location. Replacement of the glass is needed. Please note that some windows have black-out coating for privacy.



Figure 19. Front Entry Doors and windows.



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Figure 20. Rear loading dock with galvanized steel roll-up doors.



Figure 21. Signs of water intrusion - visible damage to the drywall trim of the window opening on the interior (likely prior new roofing installation).

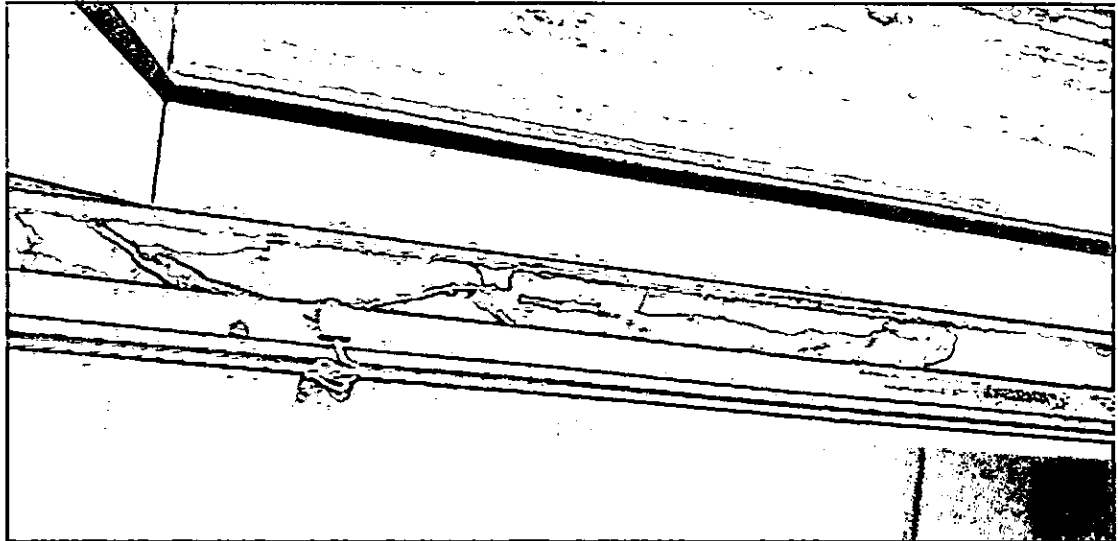
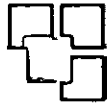


Figure 22. Same as Figure 21 on the interior.

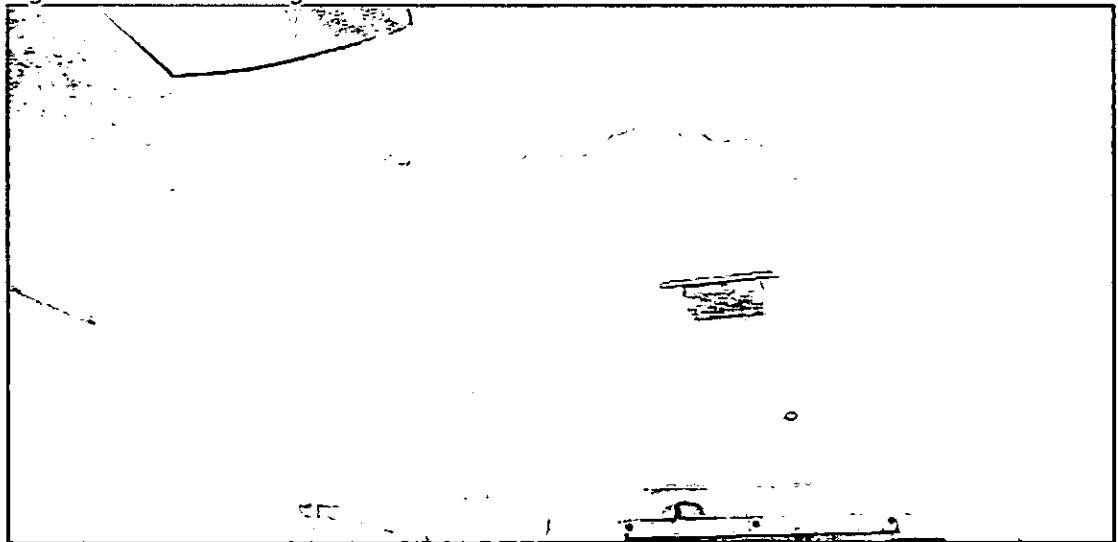


Figure 23. Water damage to the drywall ceiling in the front section of the building in the bathroom. (likely prior new roofing installation). Please note that all locations were dry during the inspections - however no recent significant rain events.

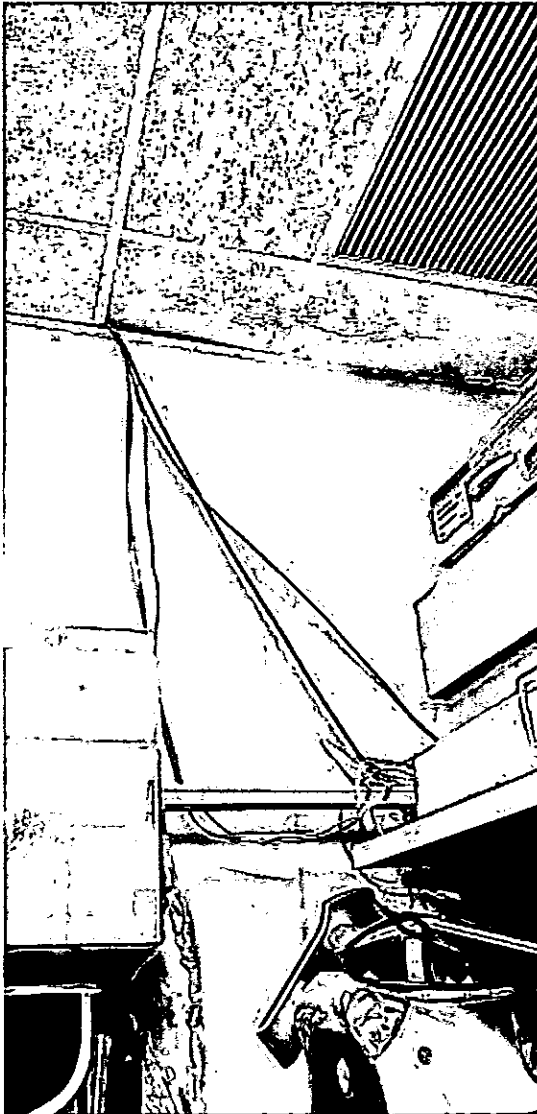


Figure 24. Water damage on the wall surface, similar conditions in various limited locations on walls in the front section of the building (offices). Again, all stains are likely to be prior recent re-roofing project and damages are limited to interior finishes.

All interior finishes are in acceptable and serviceable condition and can be repurposed for various office or light commercial applications.

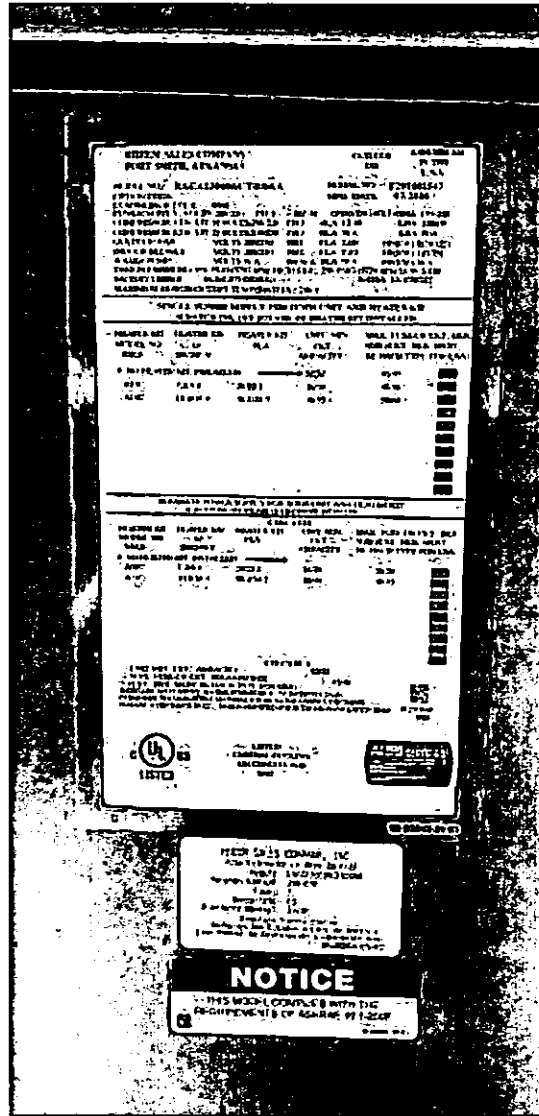
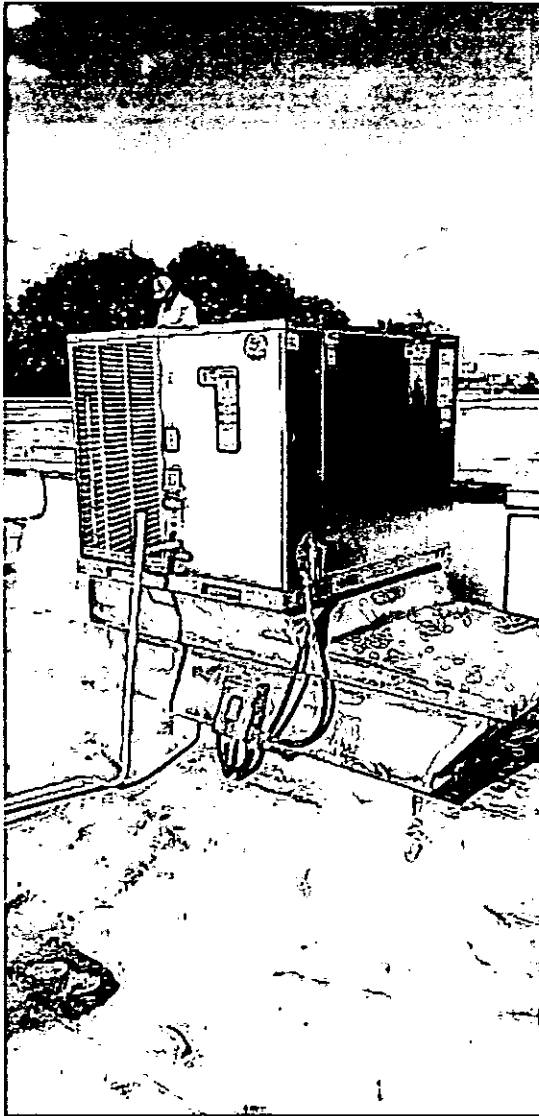


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Part 3 – Mechanical Systems (HVAC).

Air-conditioning system of the building consist of combination of rooftop package units for different zones and mini-split systems for specific location that require additional cooling separate from main areas.



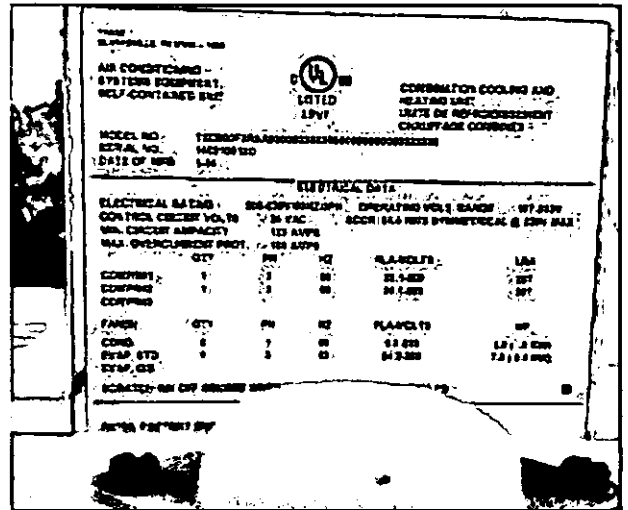
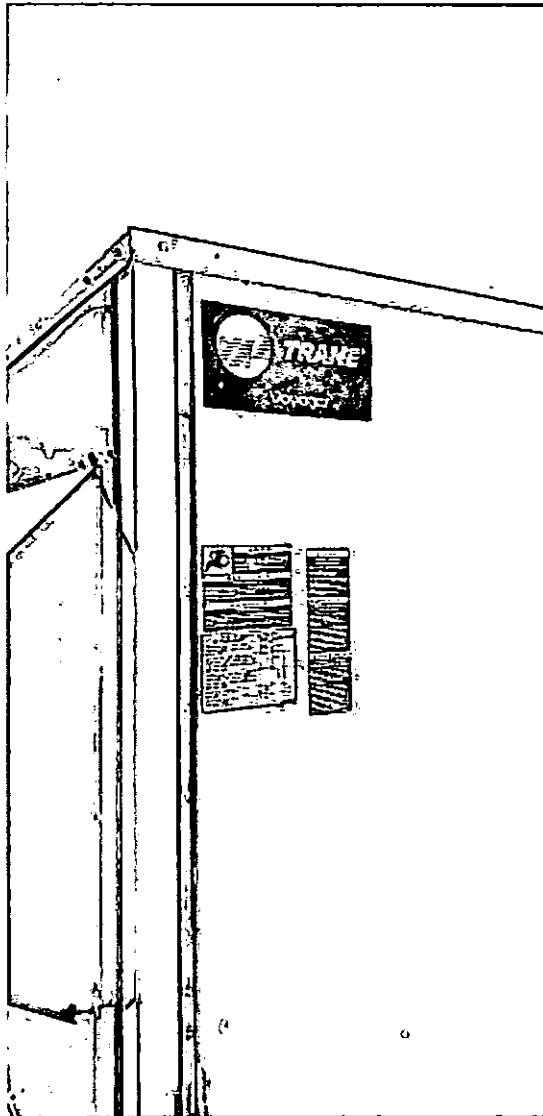
Figures 25&26. Rooftop package unit servicing rear end of the building. Unit manufactured and installed in 2016. Installation is adequate and unit equipment is likely to still be under manufacturer warranty.

RHEEM SALES COMPANY,
Model# RACA13060ACT000AA is a commercial grade 5 Ton, 13 SEER, 3 Phase.



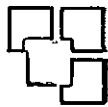
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Figures 27&28. Rooftop package unit servicing front of the building.
 Trane Voyager Model# TSD300F3R0A030, Date of Manufacturing 1-14.
 25 Tons Standard Efficiency, 208-230/60/3 phase.

Inspected unit appears to be in generally adequate condition with exception of few maintenance issues (refer to Figures 29-31).



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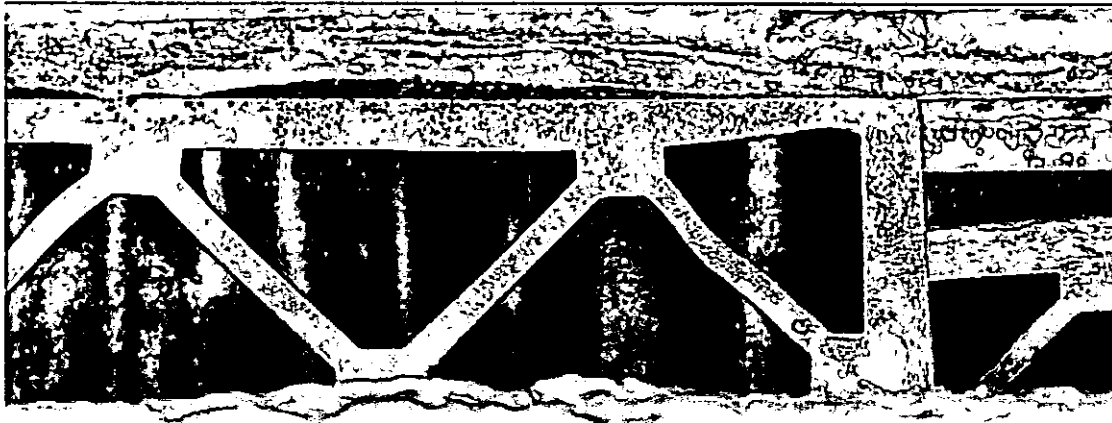
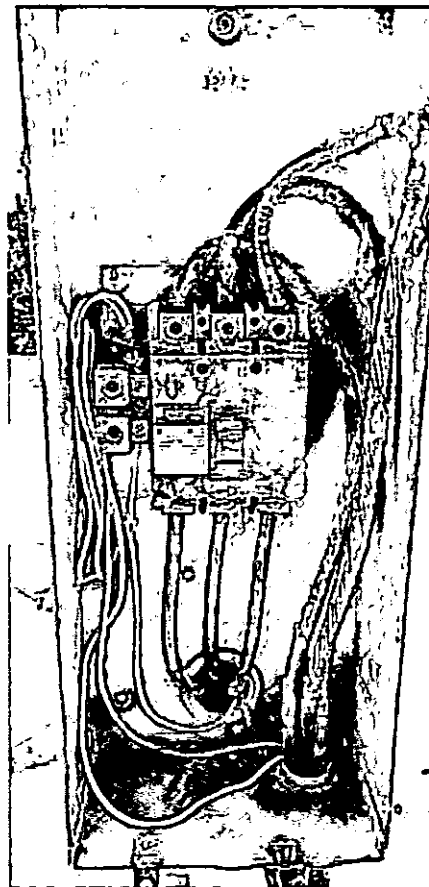
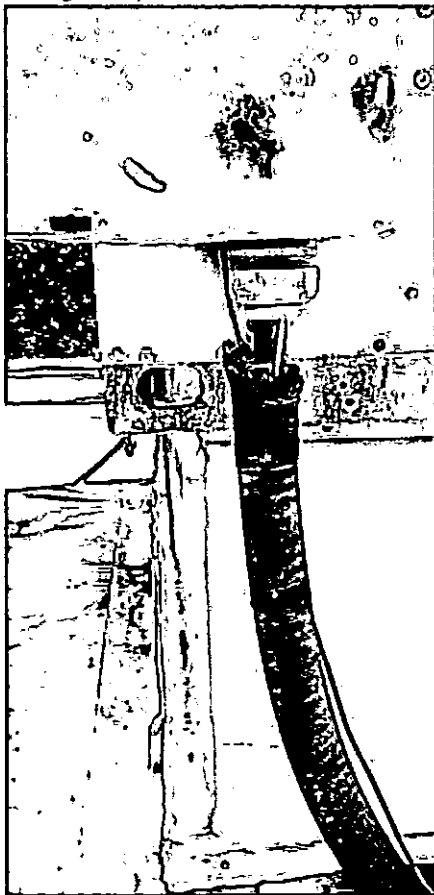


Figure 29. Dirty fresh air intake filters are visible through the otherwise unprotected opening. Requires maintenance and coil cleaning.

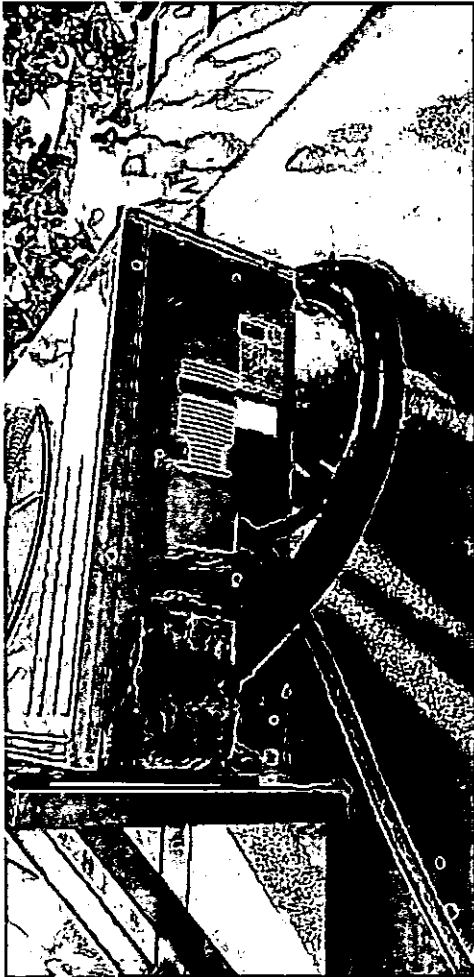


Figures 30&31. Disconnect enclosure box cover is corroded and conduit protecting wiring from the rooftop J-Box are damaged and require replacement.



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Figures 32&33. Minisplit unit servicing IT Server room (East Side of the building). Line insulation excessive sweating and waterlogging. The unit requires maintenance, all lines insulation needs to be replaced, coils cleaned, and refrigerant levels checked.



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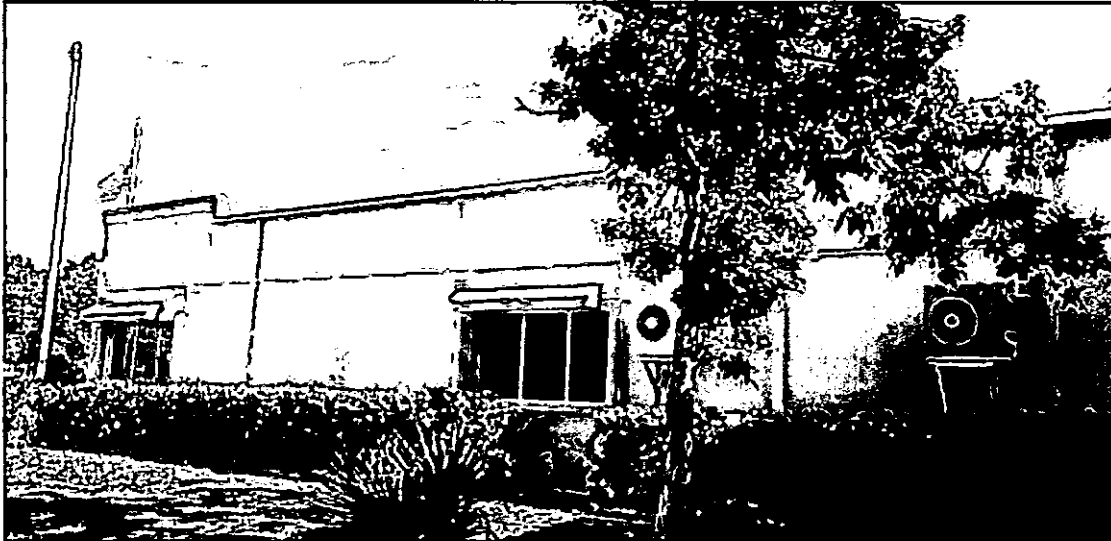
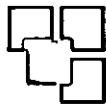


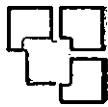
Figure 34. Two more similar mini-split units servicing currently unused space in the front part of the building (likely were used for additional cooling of printing equipment). In good condition.

Part 4 – Electrical Equipment.

Building is supplied with 3-phase underground service feeders from North Side Drive to the onsite transformer and equipped with emergency back-up diesel fuel generator located on the West side of the building.



Figure 35. Concrete pad with belly-tank generator and transformer. Transfer switch and disconnect on the building wall behind.



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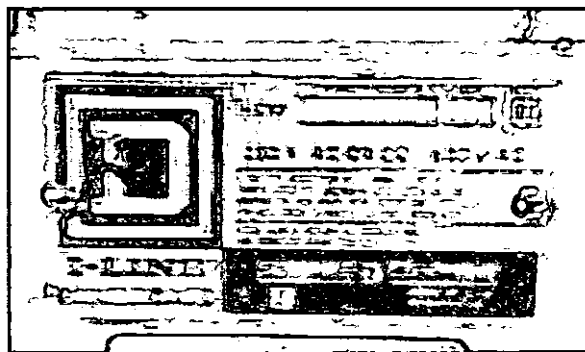
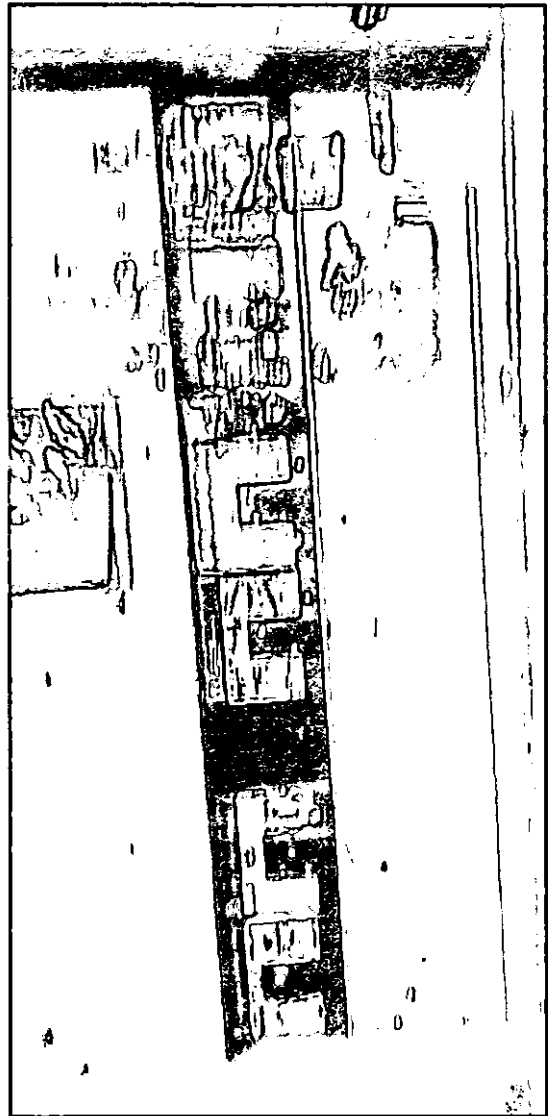
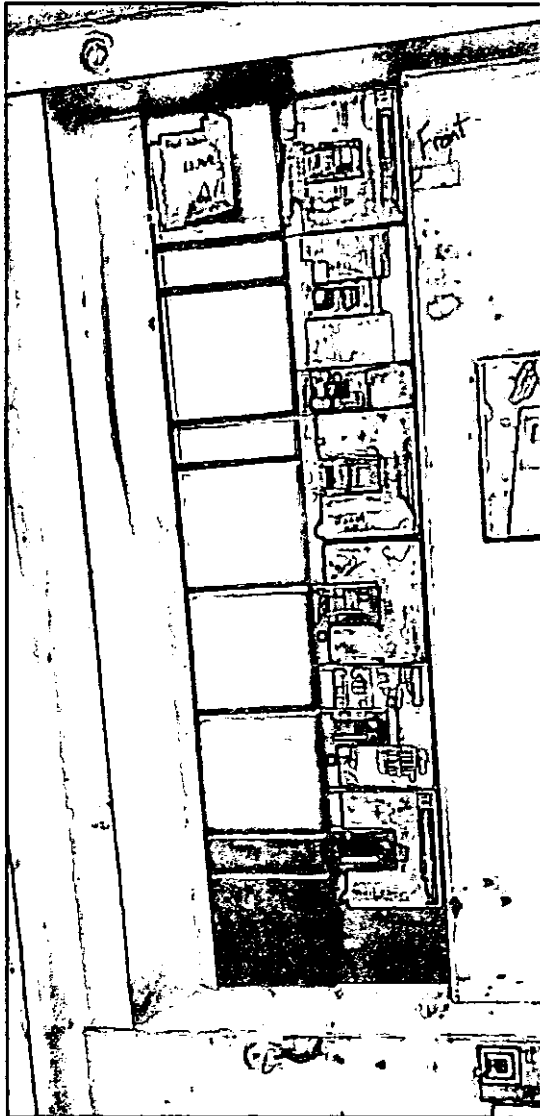
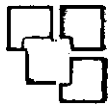
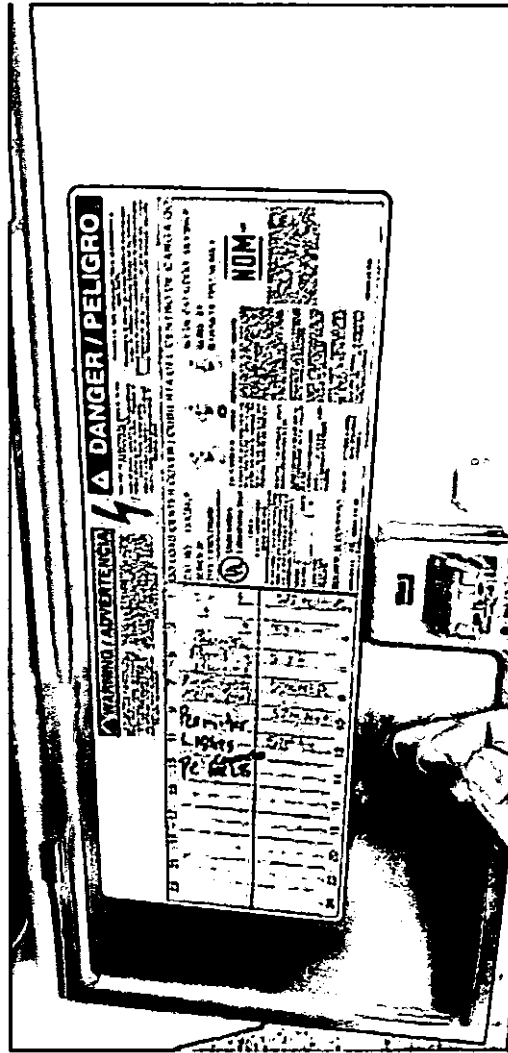


Figure 36. 3-phase 1200 AMP main distribution panel in good condition. Missing protective cover and proper labeling for all disconnects.



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Figures 37&38. Multiple load centers are installed in various locations inside of the building with local breakers for lights, receptacles and various printing equipment. The condition of the electrical systems is good and serviceable. Few items require service or replacement (refer to Figure 39)..



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Figure 39. Example of the damaged disconnect enclosure and conduit (in the way of forklift traffic) needs to be moved, replaced or abandoned. The equipment connected may not be in service.



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Part 5. Plumbing components.

The building is connected to municipal water supply system. Most of the piping is inaccessible for direct inspection but is likely to be adequate due to relatively recent construction. Plumbing fixtures are functional but aged and will require maintenance or replacement.

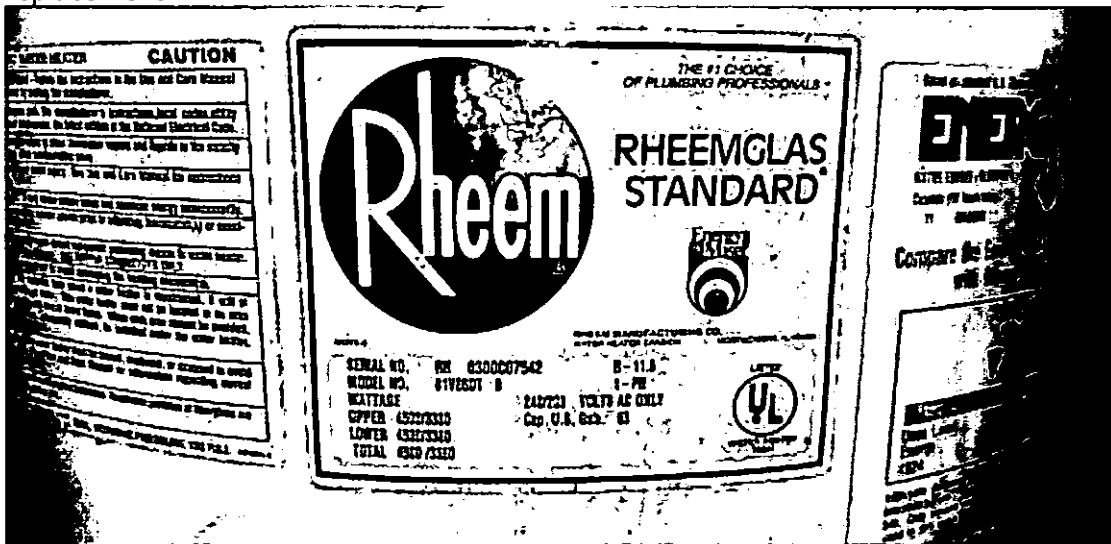


Figure 40&41. Hot water tank. Functional but will require replacement due to corrosion of the outer shell.



Figure 42. Plumbing fixtures and finishes. Adequate but require maintenance and improvements to finishes.



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Conclusions and Recommendations

In my professional opinion overall condition of the building is good. Building is in serviceable condition with sound building shell components with long useful life expectancy. Mechanical, electrical and plumbing systems are adequate and with proper maintenance can be maintained operational long term.

Power supply to the structure is adequate for almost any light commercial use and is likely to exceed any demands planned by the City.

Open floor plan of the structure should allow flexible use or repurposing of the space for various needs. Slab on grade floors will be able to accept any typical useful live loads (office, light storage, maintenance shop etc.).

List of recommendations:

- Two roof surfaces covering rear portion of the building with total area of 5,376 sq.ft are approaching their useful lifespan limit and shall be replaced within next 3 to 5 years. The replacement efforts shall be coordinated with any mechanical work to be done on the roof in case of change of occupancy use for the spaces below (if any) to prevent damage to newly installed roofing membranes. Please see Appendix "B" for engineer's opinion of probable cost.
- Mechanical components shall be serviced as described in the report.
- Glazing in one broken window shall be replaced.
- Corroded water heater shall be replaced.
- Miscellaneous damage to the exterior insulation and finishes shall be repaired.
- Miscellaneous damaged electrical components shall be repaired or removed depending on the intended new use of spaces.

Sincerely,
Artibus Design LLC
Serge Mashtakov, P.E.
President



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Appendix "A"
List of permit records for the property
(per City of Key West building department website)

Permit Number	Permit Type	Permit Sub Type	Permit Status	RE Number	Street Address
1997-00000247	MECHANICAL ONLY		FINALED	00065820-000100	3420 NORTHSIDE DR
1998-00000944	ELECTRIC ONLY		FINALED	00065820-000100	3420 NORTHSIDE DR
2003-00000615	MECHANICAL ONLY		FINALED	00065820-000100	3420 NORTHSIDE DR
2004-00001640	AWNINGS AND REMOVABLE SHELTERS		PERMIT PRINTED	00065820-000100	3420 NORTHSIDE DR
2004-00002059	RENOVATION, CONVERSION: COMMER...		PERMIT PRINTED	00065820-000100	3420 NORTHSIDE DR
2004-00002589	ELECTRIC ONLY		PERMIT PRINTED	00065820-000100	3420 NORTHSIDE DR
2005-00003087	ELECTRIC ONLY		PERMIT PRINTED	00065820-000100	3420 NORTHSIDE DR
2005-00003206	MECHANICAL ONLY		FINALED	00065820-000100	3420 NORTHSIDE DR
2005-00003594	ROOFING		PERMIT PRINTED	00065820-000100	3420 NORTHSIDE DR
2006-00004198	MECHANICAL ONLY		FINALED	00065820-000100	3420 NORTHSIDE DR
2006-00004925	ROOFING		FINALED	00065820-000100	3420 NORTHSIDE DR
2006-00005478	RENOVATION, CONVERSION: COMMER...		PERMIT PRINTED	00065820-000100	3420 NORTHSIDE DR
2007-00000494	MECHANICAL ONLY		FINALED	00065820-000100	3420 NORTHSIDE DR
2012-00001691	MECHANICAL ONLY		FINALED	00065820-000100	3420 NORTHSIDE DR
2013-00002044	MECHANICAL ONLY		FINALED	00065820-000100	3420 NORTHSIDE DR
2014-00001076	RENOVATION, CONVERSION: COMMER...		FINALED	00065820-000100	3420 NORTHSIDE DR
2014-00001496	MECHANICAL ONLY		FINALED	00065820-000100	3420 NORTHSIDE DR
2014-00001964	AWNINGS AND REMOVABLE SHELTERS		FINALED	00065820-000100	3420 NORTHSIDE DR
2014-00002046	SIGN APPLICATION		FINALED	00065820-000100	3420 NORTHSIDE DR
2015-00004921	MECHANICAL ONLY		FINALED	00065820-000100	3420 NORTHSIDE DR
2016-00003158	MECHANICAL ONLY		PERMIT ISSUED	00065820-000100	3420 NORTHSIDE DR
2018-00001022	ROOFING	NON HARC	PERMIT ISSUED	00065820-000100	3420 NORTHSIDE DR
2018-00002559	MECHANICAL HVAC	RESIDENTIAL	PERMIT ISSUED	00065820-000100	3420 NORTHSIDE DR

RECORDID

CONV:1808241524520079188
CONV:1808241524520094525
CONV:1808241524520074296
CONV:1808241524520023079
CONV:1808241524520073987
CONV:1808241524520072665
CONV:1808241524520015820
CONV:1808241524520052553
CONV:1808241524520011054
CONV:1808241524520117381
CONV:1808241524520015875
CONV:1808241524520059565
CONV:1808241524520039833
CONV:1808241524520052781
CONV:1808241524520017566
CONV:1808241524520031842
CONV:1808241524520114276
CONV:1808241524520089296
CONV:1808241524520070045
CONV:1808241524520031234
CONV:1808241524520115181
CONV:1808241524520024864
CONV:1808241524520090633



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Appendix "B"
Opinion of Probable Cost



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ENGINEERING AND PLANNING

3420 Northside Dr - KW Citizen, Rear Portion Re-roofing and Miscellaneous Items Opinion of Probable Cost

Item No	Work Description	Estimated Unit Cost	Quantity	Unit	Total
1	Mobilization & Demobilization (+/- 5%)	\$7,100.00	1	EA	\$7,100.00
2	Repairs to the tapered insulation (up to 10%)	\$25.00	538	SQ.FT.	\$13,450.00
3	New roofing system over existing tapered insulation	\$20.00	5376	SQ.FT.	\$107,520.00
4	New terminations around roof perimeter	\$28.00	400	LF	\$11,200.00
5	Service of HVAC equipment	\$3,500.00	1	EA	\$3,500.00
6	Replacement of broken insulated glass panel	\$1,800.00	1	EA	\$1,800.00
7	New High Efficiency Tank Water Heater 65gal. Installed	\$2,900.00	1	EA	\$2,900.00
8	Miscellaneous Electrical Repairs	\$3,000.00	1	EA	\$3,000.00

\$150,470.00

Contingency and unforeseen items
Engineering and Project Administration

15% \$22,570.50
5% \$7,523.50

TOTAL ESTIMATE

\$180,564.00

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Cooke Communications LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3420 Northside Drive				Company NAIC Number:	
City Key West		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Portion of Parcel 18, Plat of Survey of Lands on the Island of Key West (Plat Book 3, Page 35) Parcel ID - 00065820-000100					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-Residential</u>					
A5. Latitude/Longitude: Lat. <u>24°34'09.84"N</u> Long. <u>81°45'42.45"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Key West 120168			B2. County Name Monroe		B3. State Florida
B4. Map/Panel Number 12087C1509	B5. Suffix K	B6. FIRM Index Date 02-18-2005	B7. FIRM Panel Effective/ Revised Date 02-18-2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE		
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3420 Northside Drive			Policy Number:		
City Key West	State Florida	ZIP Code 33040	Company NAIC Number		

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO.
 Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: NGS 872 4529 TIDAL 1 Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

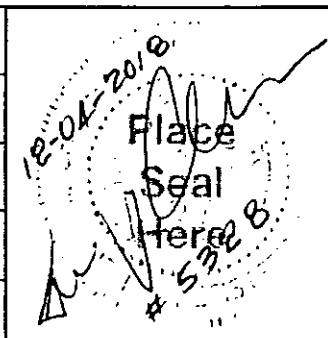

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	8.0	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	N/A	<input type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<input type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	12.9	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	3.7	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	8.0	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	3.7	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Keith M. Chee-A-Tow	License Number #5328		
Title Professional Land Surveyor			
Company Name Avirom & Associates, Inc.			
Address 402 Appelrouth Lane, Suite 2-E			
City Key West	State Florida		ZIP Code 33040
Signature 	Date 12-04-2018		Telephone (305) 294-7770

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
 A5 - Latitude and Longitude established by Real-Time Kinematic GPS Survey.
 C2. - Benchmark Utilized: NGS (PID AA1004) "872 4529 TIDAL 1", Elevation 12.13' (NGVD 29)
 C2.e) - Elevation taken at base of wall mounted A/C on west side of building.
 C2.f) - Lowest Adjacent Grade (LAG) was taken at the base of the loading dock.
 C2.g) - Highest Adjacent Grade (HAG) was taken adjacent to the finish floor at the front entrance of the building.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3420 Northside Drive			Policy Number:
City Key West	State Florida	ZIP Code 33040	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ N/A feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ N/A feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ N/A feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ N/A feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ N/A feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name _____

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3420 Northside Drive			Policy Number:
City Key West	State Florida	ZIP Code 33040	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW 12/06/2018

Clear Photo One

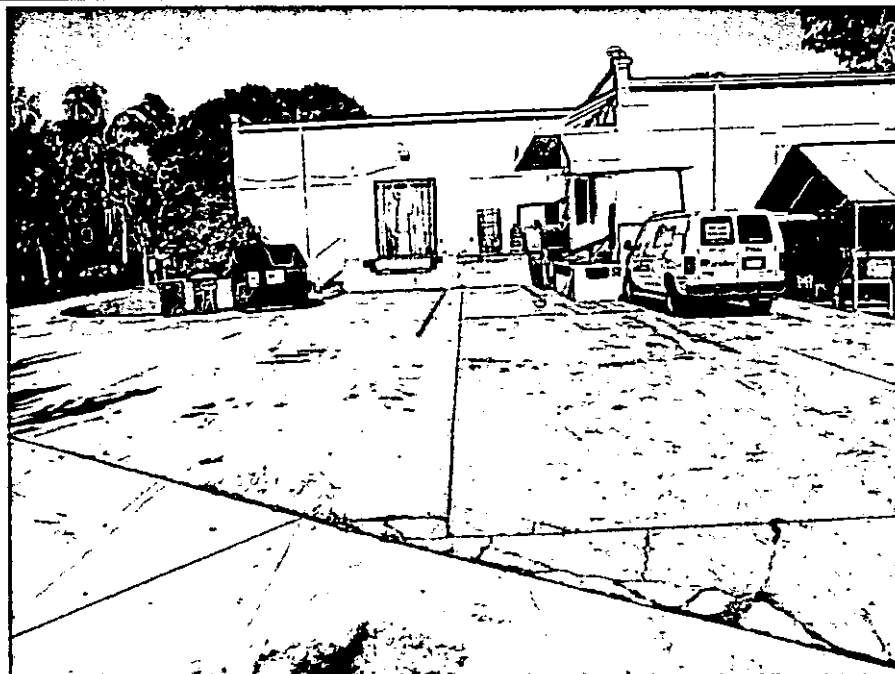


Photo Two

Photo Two Caption REAR VIEW 12/06/2018

Clear Photo Two

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3420 Northside Drive			Policy Number:
City Key West	State Florida	ZIP Code 33040	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

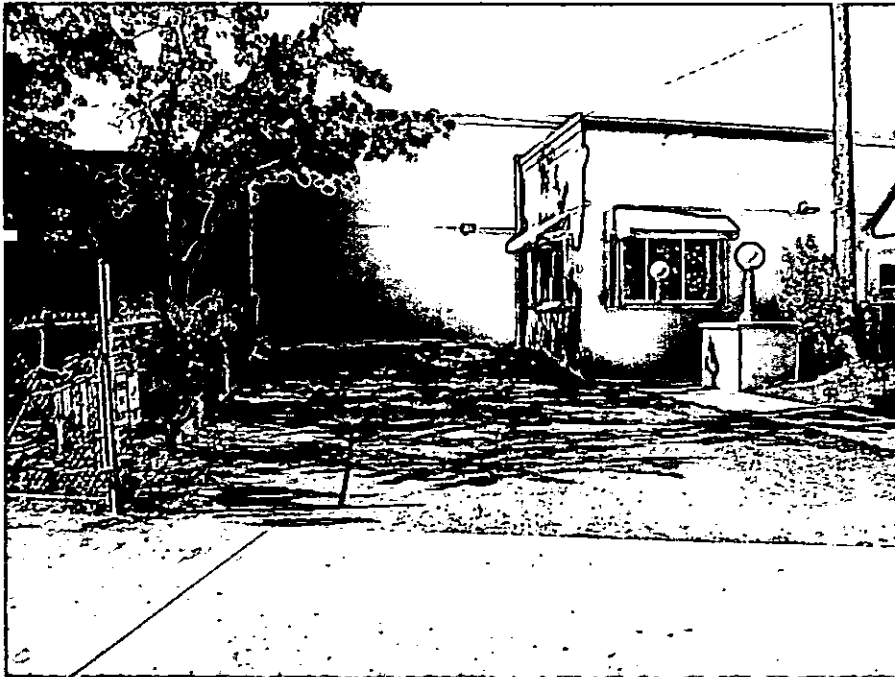


Photo Three

Photo Three Caption LEFT SIDE VIEW 12/06/2018

| Clear Photo Three



Photo Four

Photo Four Caption RIGHT SIDE VIEW 12/06/2018

| Clear Photo Four

Transaction Identification Data for reference only:

Oropeza, Stones & Cardenas, PLLC
221 Simonton St.,
Key West, FL 33040
ALTA Universal ID:
LOAN ID Number:
Issuing Office File Number: 18-564-3420NorthsideDr
Order No.: 7339596
Property Address: 3420 Northside Drive
Key West, FL 33040
Revision Number:

Chicago Title Insurance Company

**SCHEDULE A
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

1. Commitment Date: 10/29/2018 at: 11:00 PM
2. Policy or Policies to be issued:
 - A. ALTA Owners 2006 with Florida Modifications
Proposed Insured: City of Key West, a Florida municipal corporation
Proposed Amount of Insurance: \$4,950,000.00
3. The estate or interest in the Land described or referred to in this Commitment is (Identify estate covered, i.e., fee, leasehold, etc):

Fee Simple
4. Title to the Fee Simple estate or interest in the land is at the Commitment Date vested in:

Cooke Communications, L.L.C., a Delaware limited liability company, now known as Cooke Communications Florida, LLC, a Delaware limited liability company
5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

BY: _____
Authorized Officer or Agent

**SCHEDULE B SECTION I
REQUIREMENTS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

The following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Duly executed Warranty Deed from Cooke Communications Florida, LLC, a Delaware limited liability company, formerly known as Cooke Communications, L.L.C., a Delaware limited liability company, to City of Key West, a Florida municipal corporation, Grantee, conveying the land described on Schedule A hereof.

The Company will require the following as to Cooke Communications Florida, LLC, a Delaware limited liability company, formerly known as Cooke Communications, L.L.C., a Delaware limited liability company: ("LLC"):

- i. Proof that Cooke Communications, L.L.C., a Delaware limited liability company, was in existence in its state of organization at the time it acquired title, and that Cooke Communications Florida, LLC, a Delaware limited liability company, is currently in good standing.
- ii. Present for review a true and complete copy of the articles of organization and operating agreement of the LLC and any amendments thereto.
- iii. Record an affidavit from the person executing the proposed deed on behalf of the LLC certifying: (a) the name and state of organization of the LLC; (b) whether the LLC is member-managed or manager-managed; (c) the identity of the member or manager and the person authorized to execute the deed; and (d) neither the LLC nor any member signing the deed have filed bankruptcy since the LLC acquired title.
- iv. If the member or manager of the LLC is also a business entity, present proof of the entity's good standing and the appropriate entity documents to establish signing authority.

If the proposed deed will be executed by anyone other than a member or manager, those portions of the operating agreement or other documentation evidencing the authority of the signatory must be attached as an exhibit to the affidavit.

Warranty Deed from Cooke Communications, L.L.C., a Delaware limited liability company, now known as Cooke Communications Florida, LLC, a Delaware limited liability company to City of Key West, a Florida municipal corporation.

5. Proof of payment of any outstanding assessments in favor of Monroe County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

**SCHEDULE B SECTION I
Requirements continued**

Any outstanding assessments in favor of Monroe County, Florida, any special taxing district and any municipality.

6. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

7. Record in the public records of Monroe County, Florida, a certificate or other evidence issued by the Delaware Department of State reflecting the name change of the record title holder from Cooke Communications, L.L.C., a Delaware limited liability company (per the Warranty Deed recorded in Official Records Book 1651, Page 444), to Cooke Communications Florida, LLC, a Delaware limited liability company.

8. To terminate the following:

Notice of commencement recorded on March 29, 2018 in Official Records Book 2898, Page 1263:

A. Record a notice of termination, together with a contractor's final payment affidavit (with lien waiver). A separate notice of termination, and contractor's affidavit, is required for each notice of commencement.

B. Obtain an owner's construction affidavit identifying all parties who gave a notice to owner and all parties who had a direct contract with the owner.

C. Obtain final waivers/releases from (i) all lienors showing as unpaid in the contractor's final payment affidavit, and (ii) all those who gave a notice to owner or had a direct contract with the owner as listed in the owner's construction affidavit.

D. Obtain the Company's indemnity agreement signed by the owner/borrower.

NOTE: If the notice(s) of commencement is being terminated prior to completion of the construction or if the subject transaction exceeds your agency's authorized limits, then approval of a Company State or Regional Underwriter is required.

9. An Affidavit in form acceptable to Chicago Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating that: (A) there are no parties in possession of the subject property other than said current record owner(s); (B) there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (C) there are no unrecorded assessments which are due and payable and; (D) there have been no improvements made to or upon the subject property within the last ninety (90) day period for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to the Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.
10. Satisfactory survey, in conformity with the minimum technical standards for land surveys, certified to the Company, and/or its agent, dated no more than 90 days prior to the closing of the subject transaction, disclosing the nature and extent of any encroachment, encumbrance, violation, variation

**SCHEDULE B SECTION I
Requirements continued**

or adverse circumstance affecting the Title to the Land. Additional requirements and/or exceptions will be made for any such matters disclosed.

11. Issuing agent must obtain from the Company or perform themselves a title update three (3) business days prior to closing, to verify that no adverse matters or defects appear in the public records.
12. NOTE: No open mortgage(s) were found of record. Agent must confirm with the owner that the property is free and clear.

NOTE: 2018 Real Property Taxes in the gross amount of \$41,334.30 are paid, under Property ID # 1068683.

The following note is for informational purposes only, is neither guaranteed nor insured, and is not part of the coverage of this form or policy.

The last conveyance of title that has been of record for more than 24 months and all subsequently recorded conveyances are: Official Records Book 1651, Page 444.

END OF SCHEDULE B SECTION I

**SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other

**SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

6. Restrictions, covenants, conditions, easements and other matters as contained on the PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida.
7. Easement in favor of The City of Key West, Florida, as recorded in Official Records Book 179, Page 29.
8. City of Key West Area of Critical State Concern, Rule 27F-15, now known as Rule 28-36.001 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, F.S., on February 7, 1984, effective February 28, 1984, recorded in Official Records Book 906, Page 200.
9. Subject to City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida.
10. Subject to Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges.
11. Land use restrictions imposed under the Monroe County Land Use Plan and any other land use restrictions which may have been or will be imposed by any governmental body, including, but not limited to, the City of Key West, the County of Monroe, the State of Florida and the Army Corps of Engineers.
12. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

NOTE: All recording references in this form shall refer to the public records of Monroe County, Florida, unless otherwise noted.

NOTE: Any map, sketch, drawing or photograph furnished by The Company in connection with this product is provided as a courtesy for reference and informational purposes only. The Company assumes no liability for, and makes no representation against, any inaccuracy. The map, sketch, drawing or photograph may not be used in lieu of a satisfactory survey, in conformity with the minimum technical standards for land surveys.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Chicago Title Insurance Company, 13800 NW 14th Street Suite 190, Sunrise, FL 33323; Telephone 954-217-1744.

Searched By: Chris V. McKim

END OF SCHEDULE B SECTION II

**SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

EXHIBIT "A"

On the Island of Key West, and more particularly described as follows:

COMMENCING at the Northwest corner of Tract 18, as shown on PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, as recorded in Plat Book 3, Page 35 of the Public Records of Monroe County, Florida; thence bear South 32°14'20" East for a distance of 410 feet to a point; thence bear North 59°59'40" East for a distance of 137 feet to a point; thence bear North 23°45'20" West for a distance of 112 feet to a point; thence bear North 05°45'20" West for a distance of 310 feet to a point on the Southerly right of way line of Northside Drive; thence in a Westerly direction along the Southerly right of way line of Northside Drive 298 feet, more or less back to the Point of Beginning.

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Key West, Florida



PHASE I ENVIRONMENTAL SITE ASSESSMENT

OF

3420 Northside Drive

Key West, Florida

Tetra Tech Project Number: 194-53630033

December 21, 2018

Prepared by:



TETRA TECH

Tetra Tech, Inc.
759 S. Federal Highway, Suite 314
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1.0 EXECUTIVE SUMMARY

At the request of the City of Key West (City), Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) of the property located at 3420 Northside Drive in Key West, Florida (hereafter referred to as the "Site"); see Figure 1 in Appendix A. The parcel is approximately 1.93-acres in size, and the Site is located on the south side of Northside Drive in the Key West; see Figure 2 in Appendix B. The general area surrounding the Site consists of Northside Drive, commercial businesses, residential homes and paved parking lots to the north (north of Northside Drive); a church and residential homes to the east; wetlands to the southeast; wetlands to the south; residential apartments and commercial businesses to the west.

The main objective of the Phase I ESA is to identify *recognized environmental conditions* (RECs) and environmental concerns that may affect the suitability of the Site as an industrial and commercial facility. RECs are defined in American Society of Testing and Materials (ASTM) International Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. In addition, other environmental issues and conditions that, in the opinion of the *environmental professional* conducting the assessment, would not be considered *recognized environmental conditions* are identified in this assessment. These may include *historical recognized environmental conditions*, *controlled recognized environmental conditions*, and/or *de minimis* conditions. This Phase I ESA also includes a preliminary evaluation of specific potential environmental issues or conditions that are, according to ASTM E1527-13, considered non-scope considerations. These issues include wetlands and mapped 100-year floodplains. The Phase I ESA included a review of federal, state, and local records, previous reports, and historical documents; and visual observation of the Site and adjoining properties.

The assessment, as requested by the City, is intended to identify conditions that would have the potential to impact the value of the Site or the development and use of the Site as a commercial warehouse. The assessment was also conducted for purposes of environmental due diligence in order to qualify for the innocent landowner, a bona fide prospective purchaser, or a contiguous property owner defense under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This Phase I ESA included, but was not limited to, an assessment of the following potential environmental issues: current and historical site usage; current and historical usage of adjoining properties; regulatory agency records review; on-site solid waste management and disposal practices; on-site hazardous materials and petroleum products management; chemical storage; wetlands; and floodplains.

Tetra Tech has performed this Phase I ESA in conformance with the scope and limitations of ASTM E1527-13 and the requirements of the City. Any additions to, exceptions to, or deletions from this practice are described in Section 2.0 of this Report.

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The Phase I ESA identified the following CRECs associated with the Site:

- The Former NAS Zone G- Poinciana Housing has State Institutional Controls in place by way of Land Use Controls due to soil contamination that is still in place.

RECs or historical RECs (HRECs) were not identified associated with the Site.

The presence of designated wetlands on the Site would limit the use of the rear of the Site and the wetlands would need to be preserved.

Additionally, there is mold present in the ventilation system in two rooms of the building on Site that would require mold remediation. Water damage in the form of leaks in the drop ceiling were present in several rooms which will require repair and further investigation of the roof and also water damage to the western exterior wall in the former plate room will require repair. Physical damage to floors in the former plate room, printing press room, and bathroom are present. The printing press currently stored in the printing press room should be removed and the floors under the press stripped, cleaned and repaired as necessary.

2.0 INTRODUCTION

This report summarizes the results of the Phase I ESA for the Site, which is approximately 1.93-acres in size, and the Site is located on the south side of Northside Drive in the Key West; see Figure 2 in Appendix B. The general area surrounding the Site consists of Northside Drive, commercial businesses, residential homes and paved parking lots to the north (north of Northside Drive); a church and residential homes to the east; wetlands to the southeast; wetlands to the south; residential apartments and commercial businesses to the west. The purpose of this Phase I ESA was to identify RECs at the time of this Phase I ESA that may impact the Site.

A Site reconnaissance was performed on December 11, 2018 by Ms. Shauna Stotler of Tetra Tech. Weather at the time of the Site reconnaissance was partly cloudy with an ambient air temperature of 68°F.

2.1 Selected Definitions

The following terms are used throughout this report and, for the purpose of clarity, corresponding definitions are provided. These terms are fully defined in ASTM E1527-13.

Environmental Professional – A person meeting the education, training, and experience requirements as set forth in 40 CFR § 312.10(b), necessary to conduct a *site reconnaissance*, *interviews*, and other activities in accordance with this practice, and from the information generated by such activities, having the ability to develop opinions and conclusions regarding *recognized environmental conditions* in connection with the *property* in question.

Recognized environmental condition (REC) – The presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to release to the environment; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis conditions* are not *RECs*.

Controlled recognized environmental condition (CREC) – A *recognized environmental condition* resulting from a past *release* of *hazardous substances* or *petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by a regulatory authority) with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls (for example, *property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*).

Historical recognized environmental condition (HREC) – A past *release* of any *hazardous substances* or *petroleum products* that has occurred in connection with the *property* and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use

criteria established by a regulatory authority, without subjecting the *property* to any required controls (for example, *property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*). Before calling the past *release* an *HREC*, the *environmental professional (EP)* must determine whether the past *release* is a *REC* at the time the Phase I ESA is conducted (for example, if there has been a change in the regulatory criteria).

Business Environmental Risk (BER) – A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations of the Phase I ESA.

2.2 Purpose and Scope

The purpose of this assessment is to identify RECs, BERs and environmental concerns as they existed at the Site at the time of this Phase I ESA. The assessment is intended to identify conditions that would have the potential to impact the value of the Site or the use of the Site as an office building/warehouse. The assessment was also conducted for purposes of environmental due diligence in order to qualify for a bona fide prospective purchaser or a contiguous property owner defense under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The Phase I ESA included, but was not limited to, an assessment of the following potential environmental issues: current and historical site usage; current and historical usage of adjoining properties; regulatory agency records review; on-site solid waste management and disposal practices; on-site hazardous materials and petroleum products management; chemical storage; wetlands; and floodplains.

This evaluation was conducted by qualified *environmental professionals* utilizing a standard of good commercial and customary practice in accordance with ASTM E1527-13. The scope of work completed for this evaluation included the following:

- Documenting the physical characteristics of the Site through a review of available topographic, geologic, and groundwater data, and Site observations.
- Researching the Site history through a review of reasonably ascertainable standard sources such as land deeds, fire insurance maps, city directories, aerial photographs, and prior reports.
- Documenting current Site conditions, via observations, regarding the presence or absence of hazardous substances/petroleum products; the generation, treatment, storage, or disposal of hazardous or regulated wastes; and the presence of storage tanks (above and below ground).
- Determining the use of adjoining and nearby properties to identify the likelihood for environmental conditions (if present and/or suspected) and concerns to migrate onto the Site.

- An evaluation of information contained within federal and state environmental databases and other local environmental records, within specific search distances.

2.3 Additions, Deviations, Deletions, and Data Gaps

This assessment was conducted without deviations, deletions, or data gaps from ASTM E1527-13. This Phase I ESA did include a preliminary evaluation of wetlands, mapped 100-year floodplains and general building conditions (water damage, leaks, mold, radon, physical building damage).

2.4 Limitations and Exceptions

This report was prepared for the sole use of the City pursuant to the Tetra Tech proposal forwarded to the City and executed on December 3, 2018. The scope of work and the findings should not be considered suitable for other potential users and any use by other parties shall be at their sole risk.

Tetra Tech has prepared this Phase I ESA using reasonable efforts in each phase of its work to identify RECs associated with hazardous substances, wastes, and petroleum products at the Site. The methodology of the Phase I ESA was generally consistent with ASTM E1527-13. Findings within this report are based on information collected from observations made on the day of the Site reconnaissance and from reasonably ascertainable information obtained from governing public agencies and private sources.

This report is not definitive and should not be assumed to be a complete or specific definition of the conditions above or below grade. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other construction purposes. Tetra Tech makes no representation or warranty that the past or current operations at the Site are or have been in compliance with all applicable federal, state, and local laws, regulations, and codes.

Regardless of the findings stated in this report, Tetra Tech is not responsible for consequences or conditions arising from facts that were concealed, withheld, or not fully disclosed at the time the evaluation was conducted. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report focuses on the Site and neighboring properties that could impact the Site. Neighboring properties listed in governmental environmental records are identified within specific search distances. The search distance varies depending upon the particular government record being checked. The regulatory research is designed to meet the

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requirements of ASTM E1527-13. The information provided in the regulatory database report is assumed to be correct and complete.

3.0 SITE DESCRIPTION

3.1 Site Location and Legal Description

The Site is approximately 1.93-acres in size and is located on the south side of Northside Drive in Key West, Florida. The general area surrounding the Site consists of Northside Drive, commercial businesses, residential homes and paved parking lots to the north (north of Northside Drive); a church and residential homes to the east; wetlands to the southeast; wetlands to the south; residential apartments and commercial businesses to the west. A map showing the location of the Site is presented in *Appendix A*. A Site plan showing the physical layout, including adjacent land use, is presented in *Appendix B*. Select photographs of the Site and surrounding areas are included in *Appendix C*.

3.2 Physical Setting

3.2.1 Topography

According to the United States Geological Survey (USGS) 7.5-Minute Quadrangle Map for Key West, Florida (dated 2012), the elevation of the Site is approximately 1 foot above mean sea level (amsl). In general, the topographic gradient of the subject property is to the north. Elevation of ranges from 1-foot amsl to 4 feet amsl.

Copies of the historical topographic maps for the Site are presented in *Appendix D*.

3.2.2 Geology

The Site lies within the Cenozoic Tertiary strata, containing rocks mostly comprised of Pliocene continental deposits.

3.2.3 Soils

Information provided in the regulatory agency database report, which is from the Soil Conservation Service SSURGO data collected by the United States Department of Agriculture (USDA), was reviewed to identify the soils at the Site. Data presented in the report states the Site and the surrounding area consist primarily of Urban lands that are partially hydric. There are also rock outcrops on the southern portion of the Site and surrounding areas, which are clayey and poor infiltration rates. The bedrock minimum is >60 inches. Both of these are considered Class D soils with very slow infiltration rates. Soils are clayey, have a high-water table, or are shallow to an impervious layer.

3.2.4 Hydrology

Regional groundwater direction is expected to flow to the north towards Northside Drive and further into the Gulf of Mexico. Local groundwater conditions may vary. Based on field observations and a review of topographic maps, the local surface water flow is divided between a northern flow and a southern flow towards a wetlands area.

The current United States Fish and Wildlife Service National Wetlands Inventory (NWI) map for the area of the Site (<https://www.fws.gov/wetlands/data/Mapper.html>) was reviewed to determine if wetlands are located on or near the Site. There is one mapped wetland identified within the Site boundary; this feature is an estuarine/marine wetland, identified as a 5.56-acre E2SS3P wetland, located along the southwest portion of the Site. There is also another estuarine/marine wetland, identified as a 1.40-acre E2SS3N wetland, located to the southwest of the Site, and an estuarine/marine deep water wetland southwest of the Site (classified as a 0.43-acre E1UBLx wetland).

A copy of the NWI Wetlands Map is included in *Appendix F*.

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the Site area (Flood Map Number 12087C1509K, revised on 02/18/2005) was reviewed to assess whether the Site is located within a designated floodplain or flood zone. The Site is located within a Without Base Flood Elevation area (Zone AE), defined as an area determined to be below a base flood elevation determination.

A copy of the FIRM map for the Site area is included in *Appendix G*.

4.0 ADJOINING PROPERTIES

The Site parcel has two adjoining buildings south of Northside Drive. The Site is bound to the north by commercial and residential buildings; to east by a church and residential homes; to the south by wetlands; and to the west by residential apartments and wetlands.

Table 4-1 Adjoining Properties Summary

Direction From Site	Description
North	Northside Drive, residential homes, commercial buildings
Northeast	Northside Drive, residential homes, commercial buildings
East	Church and residential homes
Southeast	Wetlands and residential homes
South	Wetlands
Southwest	Wetlands
West	Residential apartments, Northside Drive, commercial buildings
Northwest	Northside Drive and commercial buildings

Aboveground storage tanks were not observed at these locations.

Refer to applicable portions of Sections 5.0, 6.0 and 8.0 respectively, for descriptions of the historical uses of the surrounding areas and the results of review of the regulatory agency databases.

5.0 HISTORICAL USE RESEARCH

5.1 Building Permit Report and Tax Records

At the time of this report, Building Permits in Monroe County, Florida were searched and over a hundred permits were identified for the adjoining properties. The Site has undergone minor repairs which the building permits identify. Copies of the Tax Map Report are included in *Appendix E*.

5.2 Historical USGS Topographic Quadrangles

Tetra Tech reviewed available historical USGS Topographic Quadrangles for the years 1943, 1962, 1971, 1979, and 2012 as provided by Environmental Data Resources, Inc. (EDR), for information regarding past uses of the Site and surrounding properties. The following table presents descriptions and interpretations from review of these historical USGS topographic quadrangles.

Table 5-1 Historical USGS Topographic Quadrangles Review

Year	Comments
1943 Key West Boca Chica	Site: The 1943 historical topographic map shows the entirety of the Site as undeveloped. Surrounding Properties: The railroad can be seen to the south of the Site, Roosevelt Blvd can be seen to the north of the Site and neighborhoods beyond the railroad tracks to the south can be seen. Meacham Field (Naval Air Station) is present on the southern portion of the island.
1962 Key West	Site: The Site cannot be seen. Surrounding Properties: No changes from the 1943 map.
1971 Key West Boca Chica	Site: The Site can be seen on the map but there are no buildings or defining features. Surrounding Properties: In addition to the 1962 map, Meacham Field was renamed Key West International Airport, an US Military Reservation is adjacent to the airport, commercial buildings on along Roosevelt Blvd (north), the railroad to the south of the Site has been removed and several more neighborhoods to the west and east of the Site.
1979 Key West	Site: The Site cannot be seen. Surrounding Properties: In addition to the 1971 map, Northside Drive is shown.
2012 Key West Boca Chica	Site: The topographic map does not show any development on Site, only named roads. Surrounding Properties: The map does not show any areas of development in the surrounding areas, but most of the roads are now named.

The review of the historical topographic maps indicates that the Site has no significant features that would be considered a REC.

Copies of the historical USGS topographic maps are included in *Appendix D*.

5.3 Historical Aerial Photographs

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Tetra Tech reviewed aerial photographs of the Site and surrounding areas provided by EDR in order to identify historical land use that may have involved hazardous substances and petroleum products. The dates of the photographs reviewed were from 1959, 1963, 1971, 1985, 1999, 2007, 2010, 2013 and 2017. The following table summarizes descriptions and interpretations from the aerial photograph reviews:

Table 5-2 Historical Aerial Photographs Review

Year	Comments
1959 1:500	Site: The Site is undeveloped. Surrounding Properties: A majority of the surrounding properties to the north, west, south, and east are undeveloped wetlands. There is development to the south of the Site.
1963 1:500	Site: No significant changes to the Site in comparison to the 1959 aerial photograph were noted, except now there are paved roads and neighborhoods to the east of the Site. Surrounding Properties: No significant changes to the surrounding properties were noted in comparison to the 1959 aerial photograph, with the exceptions of paved roads and additional neighborhoods.
1971 1:500	Site: A portion of the Site has now been cleared but there are no structures on the Site. Surrounding Properties: Significant changes to the surrounding properties were noted in comparison to the 1963 aerial photograph. Roosevelt Blvd is shown with neighborhoods to the west, commercial buildings to the north and west. The previous wetlands have been reduced in size by fill material.
1985 1:500	Site: No significant changes to the Site in comparison to the 1971 aerial photograph were noted. Surrounding Properties: The photograph appears to be more development to the south and northeast of the Site.
1999 1:500	Site: The Site has been developed with two adjoining buildings and paved parking lots to the front and rear. There is a small portion of wetland on the southeastern boundary of the Site. Surrounding Properties: Significant changes have occurred with additional structures to the north, west and east of the Site.
2007 1:500	Site: No significant changes to the Site in comparison to the 1999 aerial photograph, Surrounding Properties: No significant changes to the surrounding properties were noted in comparison to the 1999 aerial photograph, except that with the picture clarity much improved, the development to the north, northeast and southwest of the Site is more apparent.
2010 1:500	Site: No significant changes to the Site in comparison to the 2007 aerial photograph. Surrounding Properties: No significant changes to the surrounding properties were noted in comparison to the 2007 aerial photograph.
2013 1:500	Site: No significant changes to the Site in comparison to the 2010 aerial photograph. Surrounding Properties: No significant changes to the surrounding properties were noted in comparison to the 2010 aerial photograph, except for additional development to the east of the Site.
2017 1:500	Site: No significant changes to the Site in comparison to the 2013 aerial photograph. Surrounding Properties: No significant changes to the surrounding properties were noted in comparison to the 2013 aerial photograph.

The review of the historical aerial photographs indicates that the Site was developed after 1985 and the presence of wetlands has been there through the entirety of the Site. The Site has not changed in development as it stands today since at least 1999, consisting of two large structures

with multiple paved parking areas. The aerial photographs do not show any significant feature that would be considered a REC.

Copies of the aerial photographs are included in *Appendix D*.

5.4 Historical Fire Insurance Maps (Sanborn Maps)

Tetra Tech reviewed a copy of the Certified Sanborn Map Report of the Site and surrounding areas provided by EDR in order to identify historical land use that may have involved hazardous substances and petroleum products. The EDR report indicates that the complete holdings of the Sanborn Library, LLC collection were searched, and insurance maps covering the target property were not found.

A copy of the Certified Sanborn Map Report is included in *Appendix D*.

5.5 City Directories

A review of historical city directories was conducted by EDR (*Appendix D*). Polk's City Directory and Cole Information Services were searched for 1927, 1956, 1958, 1962, 1965, 1970, 1975, 1980, 1984, 1987, 1992, 1995, 2000, 2005, 2010, and 2014. The following summarizes the results of the city directory review for 3420 Northside Drive, Key West, Florida.

Table 5-3 City Directories Summary

Year	Comments
1927	3420 Northside Drive Property: The property is not listed. Surrounding Properties: The target road is not listed and there are no cross streets to reference.
1956	3420 Northside Drive Property: The property is not listed. Surrounding Properties: The target road is not listed and there are no cross streets to reference.
1958	3420 Northside Drive Property: The property is not listed. Surrounding Properties: The target road is not listed and there are no cross streets to reference.
1962	3420 Northside Drive Property: The property is not listed. Surrounding Properties: The target road is not listed; however, the closest cross street listed is 16 th Terrace with residential street numbers and telephone numbers.
1965	3420 Northside Drive Property: The property is not listed. Surrounding Properties: The target road is listed with residential street and telephone numbers. The cross street of 16 th Terrace is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16 th Terrace listed as City Window CI Co.
1970	3420 Northside Drive Property: The property is not listed. Surrounding Properties: The target road is listed with residential street and telephone numbers. The cross street of 16 th Terrace is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16 th Terrace listed as City Window CI Co. and 1210 16 th Terrace Osterhoudt Insurance Agency.

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Year	Comments
1975	3420 Northside Drive Property: The property is not listed. Surrounding Properties: The target road is listed with residential street and telephone numbers. The cross street of 16 th Terrace is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16 th Terrace listed as City Window CI Co.
1980	3420 Northside Drive Property: The property is not listed. Surrounding Properties: The target road is listed with residential street and telephone numbers and 3131 Florida First National Bank, 3305 Key West Tropicals and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross streets of 16 th and 17 th Streets are listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16 th Terrace listed as City Window CI Co.; and 1018 17 th Street Summerland Electric constrs.
1984	3420 Northside Drive Property: The property is not listed. Surrounding Properties: The target road is listed with residential street and telephone numbers and 3131 Southeast Bank, and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross streets of 16 th and 17 th Streets are listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16 th Terrace listed as City Window CI Co.
1987	3420 Northside Drive Property: The property is not listed. Surrounding Properties: The target road is listed with residential street and telephone numbers and 3131 Southeast Bank, and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross streets of 16 th and 17 th Streets are listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16 th Terrace listed as City Window CI Co.
1992	3420 Northside Drive Property: The property is listed as Key West Newspaper Corporation. Surrounding Properties: The target road is listed with residential street and telephone numbers and 3152 Kawa Construction, Oasis Travel Agency Inc; 3154 CH2M Hill International Corp, and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross street of 16 th and Street is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16 th Terrace listed as City Window CI Co.
1995	3420 Northside Drive Property: The property is listed as Key West Newspaper Corporation. Surrounding Properties: The target road is listed with residential street and telephone numbers and 3146 Dental Specialist; 3152 Kawa Construction, Oasis Travel Agency Inc; 3154 CH2M Hill International Corp; 3400 Knights of Columbus and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross street of 16 th and Street is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16 th Terrace listed as City Window CI Co.
2000	3420 Northside Drive Property: The property is listed as Key West Newspaper Corporation. Surrounding Properties: The target road is listed with residential street and telephone numbers and 3146 Dental Specialist; 3154 Moore Griffin Design, Zirilli & Zirilli PA and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross street of 16 th and Street is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1103 16 th Terrace listed as City Window CI Co. and 1214 Nearshore Electric Inc.
2005	3420 Northside Drive Property: The property is listed as Cooke Communications LLC.. Surrounding Properties: The target road is listed with residential street and telephone numbers and 3146 Dental Specialist; 3150 Florida Reference Laboratory; 3154 Zirilli & Zirilli PA; 3156 Select Medical; 3158 Bright Sunstarr Aviation; 3312 Able Commercial & Residential; 3401 Avpedia LLC; 3405 Goldmans Jewelry; and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross street of 16 th and Street is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1214 Nearshore Electric Inc.

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2010	3420 Northside Drive Property: The property is listed as Cooke Communications LLC. Surrounding Properties: The target road is listed with residential street and telephone numbers and 3146 Dental Specialist; 3150 Florida Reference Laboratory; 3154 Key West Real Estate Group; 3156 Select Medical; 3158 Bright Sunstarr Aviation; 3312 Able Commercial & Residential; 3401 Ability MediHub LLC; and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints. The cross street of 16 th and Street is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1210 Master Service Restoration.
2014	3420 Northside Drive Property: The property is listed as Cooke Communications LLC. Surrounding Properties: The target road is listed with residential street and telephone numbers and 3146 Dental Specialist; 3150 Florida Reference Laboratory; 3154 Drive In Homebuilders LLC; 3156 Select Medical; 3158 Anglers 113 LLC; 3401 Ability; and the neighboring address 3424 Church of Jesus Christ of Latter Day Saints and 3617 Clean Cut of Key West. The cross street of 16 th and Street is listed. The surrounding properties listed were residential street and telephone numbers with the exception of 1210 Master Service Restoration; and 3415 Constant Power Inc.

3420 Northside Drive is first listed in the historic city directories in 1992 as “Key West Newspaper Corporation.” The surrounding listings are a constant mix of various residential, commercial, and industrial properties. The historic city directories do not show any significant feature that would be considered a REC.

A copy of the historic City Directory Abstract is included in *Appendix D*.

5.6 Prior Reports

There have been no prior reports on the Site.

5.7 Other Historical Sources

No historical sources were reviewed as part of this Phase I ESA.

5.8 Historical Use Interviews

No historical use interviews were conducted as part of this Phase I ESA.

6.0 REGULATORY AGENCY RECORD REVIEWS

The database search results discussed in this section, provided by EDR of Shelton, Connecticut, were reviewed for information regarding documented and/or suspected releases of regulated hazardous substances and/or petroleum products on or near the Site. Tetra Tech also reviewed the “unmappable” (also referred to as “orphan”) listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that cannot be plotted with confidence, but are identified as being located within the general area of the Site based on a partial street address. In general, the listing cannot be mapped due to inaccurate or incomplete address information in the database that was supplied by the corresponding regulatory agency. Any listings from the unmappable summary, which were identified by Tetra Tech as a result of the Site reconnaissance and/or cross-referencing to mapped listings, are included in the corresponding database discussion within this section.

6.1 Federal and State Regulatory Agency Database Reviews

A review of federal and state records for the Site was accomplished by contacting offices of federal and state regulatory agencies and reviewing listings compiled in the regulatory agency database report (*Appendix D*). The results of the review of the federal and state records are presented below. Copies of the correspondences are included in *Appendix H*.

United States Environmental Protection Agency (USEPA)

The USEPA is responsible for protecting human health and the environment. The USEPA is responsible for researching and setting national standards for a variety of environmental programs, and, in certain instances, delegates to states and tribes the responsibility for issuing permits and monitoring and enforcing compliance.

The USEPA provides environmental media information via the Internet on its website <http://www.epa.gov>. The environmental media information provided online by USEPA was reviewed on December 18, 2018, and the Site was listed in the various publicly available environmental databases.

Florida Department of Environmental Protection (FDEP)

The FDEP is responsible for protecting Georgia’s natural resources and environment, and controlling water, land, and air pollution. A PIA (Public Information Act) request (also known as a Freedom of Information Law [FOIL] request) was submitted to the FDEP via e-mail on December 18, 2018, to determine if the agency maintains any records pertaining to 3420 Northside Drive and its adjacent properties. A response from the FDEP has not been received as of the date of this report. If the FDEP provides records that may change the findings of this Phase I ESA, Tetra Tech will provide a Phase I ESA Addendum to the City.

Florida Department of Public Health (DPH)

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The FDPH is responsible for investigating the potential for human exposure from environmental contamination, primarily at inactive hazardous waste sites. Activities include water sampling and treatment; dump site, construction site, and spill investigations; and emergency event investigations. For every state, federal Superfund, Brownfield, and voluntary clean-up site, a bureau specialist is assigned to coordinate and communicate health-related activities.

A PIA (Public Information Act) request (also known as a FOIL request) was submitted to the FDPH via e-mail on December 18, 2018 to determine if the agency holds records pertaining to 3420 Northside Drive and its adjacent properties. A response from the FDPH has not been received as of the date of this report. If the FDPH provides records that may change the findings of this Phase I ESA, Tetra Tech will provide a Phase I ESA Addendum to the City.

A summary of sites identified through review of the federal and state regulatory agency databases is provided in the following table:

Table 6-1 Records Review

Federal and State List	Last Updated**	Search Radius*	No. of Sites within Search Radius	Site Appears on List	RECs Identified
National Priorities List for Federal Superfund Cleanup (NPL)	03/07/16	1 mile	0	No	No
Delisted NPL Site List	03/07/16	1 mile	0	No	No
CERCLIS, including CERCLIS No Further Remedial Action Planned (NFRAP) Sites	02/15/16	½ mile	0	No	No
Resource Conservation and Recovery Act (RCRA) – Corrective Action Activity (CORRACTS) and Non-CORRACTS Treatment, Storage, or Disposal Facilities (RCRA-TSD)	6/27/16	1 mile; ½ mile	0/0	No/No	No/No
Resource Conservation and Recovery Information System Generators/Transporters (RCRA Gen/Trans)	6/21/16	¼ mile	4	No	No
Resource Conservation and Recovery Information System Non-Generators/ NLR (RCRA NonGen/NLR)	6/21/16	¼ mile	4	Yes	No
Federal Institutional Control/Engineering Control Registries	09/20/15	½ mile	0	No	No
Emergency Response Notification System (ERNS)	03/28/16	Site	0	No	No
Hazardous Sites Cleanup Act Site List (SHWS)	02/15/16	1 mile	0	No	No
Solid Waste Management Facilities Sites (SWF/LF)	06/06/16	½ mile	1	No	No
Leaking Underground/Historic Underground Storage Tanks (LUST / HIST LUST)	06/08/16; 06/08/16	½ mile	6/0	No	No

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Federal and State List	Last Updated**	Search Radius*	No. of Sites within Search Radius	Site Appears on List	RECs Identified
Petroleum Bulk Storage Tanks (USTs/ASTs)	06/08/16; 04/14/15	¼ mile; ¼ mile	2/4	No/No	No/No
Facility Index System (FINDS)	07/20/15	Site	1	Yes	No
State Institutional Control/Engineering Control Registries (INST/ENG)	02/15/16	½ mile	1	No	No
State Voluntary and Brownfield Cleanup Program Sites (VCP/Brownfields)	02/15/16; 03/01/16	½ mile	0	No	No
Formerly Used Defense Sites (FUDS)	01/31/15	1 mile	0	No	No
Integrated Compliance Information System (ICIS)	1/23/15	Site	0	No	No
Toxic Release Inventory System (TRIS)	12/31/14	Site	0	No	No
Open Dump Inventory (ODI)	06/31/85	½ mile	0	No	No
Enforcement & Compliance History Information (ECHO)	09/20/15	Site	1	Yes	No
Registered Dry Cleaners	03/01/16	½ mile	0	No	No
US Historical Auto Stations	N/A	½ mile	0	No	No
Manufactured Gas Plant Site (Coal Gas)	N/A	1 mile	0	No	No

* The surrounding area search radius indicates the radial area (measured from perimeter of the Site) for which the database review was performed.

** Multiple dates present in table indicates that multiple databases were searched under listing. The order of the provided update dates corresponds to the order each database is listed in the column to the left.

As the above table indicates, 3420 Northside Drive and/or its adjacent properties appear on the RCRA Gen/Trans, RCRA Non-Gen/NLR, SWL/LF, LUST, INST, USTs/ASTs, FINDS, ECHO databases. The following subsections provide a discussion of the listings for the surrounding properties, which have been identified within the search radius and are listed in the table above.

NPL

The NPL is a subset of the CERCLIS, and lists properties that are ranked as high priority for cleanup under the federal Superfund program. Neither the Site nor any other facilities within one mile of the Site are listed in the NPL database.

Delisted NPL Site List

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria the USEPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL when no further response is appropriate. Neither the Site nor any other facilities within one mile of the Site are listed in the Delisted NPL databases.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The CERCLIS list is a compilation of known and suspected uncontrolled or abandoned hazardous waste sites which are, or were, under investigation by USEPA, but have not been elevated to the status of a Superfund (NPL) site. Former CERCLIS sites that have been granted the status of NFRAP are also included in this database. Neither the Site nor any other facilities within one half mile of the Site are listed in the CERCLIS databases.

RCRA CORRACTS/RCRA-TSD

The Resource Conservation and Recovery Act (RCRA) program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA database tracks facilities that treat, store, and/or dispose of hazardous waste as defined by RCRA (referred to as TSD facilities). The RCRA CORRACTS database identifies TSD facilities that have conducted, or are currently conducting, corrective action(s) as regulated under RCRA. Neither the Site nor any other facilities within one half mile of the Site are listed in the RCRA CORRACTS/RCRA-TSD databases.

RCRA Generators/Transporters (RCRA Gen/Trans)

This list includes any operation that generates or transports hazardous waste and must obtain a hazardous waste generator identification number or transporter permit. The RCRA Gen/Trans listing is merely a listing of all facilities that, due to the amount of hazardous waste generated, are required to register with the USEPA for tracking purposes, but are not necessarily those with reported contamination incidents.

The Site is not listed as a RCRA Generator however, four CESQG facilities are listed as being within one-quarter mile of the Site on the RCRA Gen/Trans databases. CESQG means the facility generates less than 100 kg of hazardous waste per month. The four facilities are Sears (listed twice), Publix, and Morrison Sales and Services. Morrison Sales and Services received a FDEP warning letter violation in 1987. Based on the lack of violations documented in the database, the listing is unlikely to have an impact on the environmental integrity of the Site.

RCRA Non Generators/NLR (RCRA NonGen/NLR)

This list includes any operation that does not presently generate hazardous waste, but may transport, store, treat and/or dispose of hazardous waste and must obtain a hazardous waste transporter permit. The RCRA NonGen/NLR listing is merely a listing of all facilities that, due to handling of hazardous waste, are required to register with the USEPA for tracking purposes, but are not necessarily those with reported contamination incidents. The Site is listed as a non-generator and three other facilities are listed within one-quarter mile of the Site in the RCRA NonGen/NLR database, however, the listing is unlikely to have an impact on the environmental integrity of the Site.

Federal Institutional Control/ Engineering Control Registries

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These registries are listings of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining at a site. Deed restrictions are generally required as part of the institutional controls. The Site is not listed however, the Former NAS Zone G – Poinciana Housing is listed as having institutional controls within one half-mile of the Site are in the Federal Institutional Control/Engineering Control Registries. Poinciana Housing has land use controls on the soil due to metal contamination, however Poinciana Housing is downgradient of the Site and therefore should not impact the Site.

ERNS

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The Site is not listed in the ERNS database.

TRIS

TRIS identifies facilities which release toxic chemicals to the air, water, and land in reportable quantities under Superfund Amendments and Reauthorization Act (SARA) Title III Section 313. The Site is not listed in the TRIS database.

FINDS

The FINDS database contains both facility information and “pointers” to other sources that contain more details. The Site is listed in the FINDS database as a pointer to its listing in the RCRA Non-Generator/NLR database, and it appears that it is associated with compliance audit performed by the State of Florida in 2015 which find no violations.

FUDS

FUDS listings include locations of formerly used defense site properties where the United States Army Corps of Engineers (USACE) is actively working or will take necessary cleanup actions. Neither the Site nor any facilities within one-mile of the Site are listed in the FUDS database.

ICIS

The ICIS supports the information needs of the national enforcement and compliance program as well as the unique need of the NPDES program. The Site is not listed in the ICIS database.

State Hazardous Waste Sites (SHWS)

The SHWS database, compiled by the Department of Environment and Natural Resources Inactive Hazardous Sites Program, maintains information regarding the investigation and cleanup of suspected hazardous waste sites. Neither the Site nor any other facility within one-mile is listed in the SHWS database.

SWF/LF

The SWF database is a comprehensive listing of state permitted/recorded solid waste management facilities. The Site is not listed however, one facility is within one mile of the Site is listed in the SWF/LF database. Wicker Field was a Disaster Debris Management Site and is down gradient from the Site so therefore does not impact the Site.

LUST/HIST LUST

The Leaking Underground Storage Tanks (LUST) and Historic Leaking Underground Storage Tanks (HIST LUST) databases were researched to identify listings up to one-half mile from the Site. The Site is not listed however, there are six facilities within one-half mile that are listed on the LUST/HIST LUST database. Hertz Rental Car was issued a completed cleanup and closed. Circle K was cited for a spill and has on-going cleanup required for a contaminated monitoring well. Two locations for Dion C Stores were cited for overspills of gasoline that contaminated soil. Bayside Inn was cited for a gasoline spill that contaminated a monitoring well, soil and groundwater. Sears was cited for a waste oil spill that contaminated soil and groundwater. These facilities are at the same elevation or down gradient from the Site, therefore it is unlikely that these facilities would impact the Site.

USTs/ASTs

The FDEP USTs/ASTs tank databases were researched to identify listings for the Site and surrounding properties located up to one-quarter mile from the Site. The tank databases are merely listings of all facilities that are required to register their storage tanks for tracking purposes and not necessarily those with reported contamination incidents. The Site was not listed however, six facilities were listed in the database, some facilities have both USTs and ASTs. Three facilities' USTs are listed as either permanently out of use or removed from the ground. Three facilities' USTs are listed as open or in service. Three facilities' ASTs are listed as having been removed, while one facility's AST is still in service. Four facilities have had spills and are listed as Cleanup Sites by FDEP. These facilities are not likely to have an adverse impact on the environmental integrity of the Site due to being at lower elevations and downgradient from the Site.

State and Tribal Institutional Control/ Engineering Control Registries

These registries are listings of sites with engineering and/or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining at a site. Deed restrictions are generally required as part of the institutional controls. The Site is not listed however, one facility within one-half mile of the Site is listed on the state Institutional Control/Engineering Control Registry and has Land Use Controls.

State Voluntary and Brownfields Cleanup Programs (VCP/Brownfield)

The Florida Department of the Environment Voluntary and Brownfields remedial programs involve mostly private entities and private funds to remediate contaminated sites and return the properties to productive use. The VCP/Brownfields databases were researched to identify listings for the Site and other facilities within one-half mile of the Site. Neither the Site nor any other facilities within one-half mile of the Site are listed in the VCP/Brownfields databases.

Open Dump Inventory (ODI)

The ODI list identifies open dumps as disposal facilities that do not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria. Neither the Site nor any other facilities within one-half mile of the Site are listed in the database.

Enforcement & Compliance History Information (ECHO)

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide. The Site is listed in the database as The Citizen and shows no violations in connection with the Site.

Registered Dry Cleaners

Neither the Site nor any other facilities within one-half mile of the Site are listed in the registered dry cleaner database.

Recovered Government Archive Solid Waste Facilities List (RGA LF)

The RGA LF database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. The Site is not recorded in the RGA LF database.

U.S. Historical Auto Stations

U.S. Historical Auto Stations database is a national collection of business directories of potential gas station/fill station/service station sites considered high risk historical records that typically create environmental concern but may not show up in current government records. No facilities within one-eighth of a mile of the Site are recorded in the U.S. Historical Auto Stations database.

Manufactured Gas Plant Sites (Coal Gas)

Manufactured gas plant (MGP) sites were used in the United States from the 1800s to the 1950s to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water, and produced a significant amount of waste. Many of the by-products of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils, and other compounds are potentially hazardous to human health and the environment. The by-products were frequently disposed directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination. The EDR proprietary manufactured gas plants database was researched to identify any listings for

the Site and within a one mile radius of the Site. Neither the Site nor any other facilities within a one-mile radius of the Site is listed in the manufactured gas plant database.

Orphan Listings

A review of the Orphan Listings in the regulatory database search report indicated a total of two listings.

6.2 Vapor Encroachment Screen

Tetra Tech conducted an initial vapor encroachment screen to determine if a vapor encroachment condition (VEC) exists in the subsurface below any existing structures at 3420 Northside Drive (and therefore before, and/or in the vicinity of, the Site) from hazardous substances, petroleum, and petroleum products that can include VOC, semi-volatile organic compounds (SVOCs), and inorganic volatile compounds. A Tier 1 non-invasive vapor encroachment screen was performed using the information provided in the Radius Map Report prepared by EDR for Tetra Tech for the chemicals of concern and the approximate recommended minimum search distances included in ASTM E 2600-10, *Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions*. The following minimum search distances are outlined in ASTM E 2600-10 (ASTM 2010).

Table 6-2 Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding 3420 Northside Drive (miles)

Standard Environmental Record Sources (where available)	Approximate Minimum Search Distance for Chemicals of Concern (miles)	Approximate Minimum Search Distance for Petroleum Hydrocarbon Chemicals of Concern (miles)	Number of Facilities Listed
Federal NPL	0.33	0.1	0
Federal CERCLIS	0.33	0.1	0
Federal RCRA CORRACTS	0.33	0.1	0
Federal RCRA non-CORRACTS TSD	0.33	0.1	0
Federal RCRA Generators	The Site	The Site	0
Federal Institutional Control/Engineering Control	0.33	0.1	1
Federal ERNS	The Site	The Site	0
State and Tribal-equivalent NPL	Not searched	Not searched	0
State and Tribal-equivalent CERCLIS	0.33	0.1	0
State and Tribal Landfill or Solid Waste Disposal Sites	0.33	0.1	0
State and Tribal LUST	0.33	0.1	0
State and Tribal UST/AST	The Site	The Site	0
State and Tribal Institutional Control/Engineering Control	The Site	The Site	0

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State and Tribal Voluntary Cleanup	0.33	0.1	0
State and Tribal Brownfield	0.33	0.1	0
Other Standard Environmental Records	0.33	0.1	3
Historic Gas Stations	0.125	0.1	0
Historic Dry Cleaners	0.125	0.1	0

Based on the results of the initial vapor encroachment screening, the only property (including the Site at 3420 Northside Drive) contaminated with chemicals of concern that were identified in the EDR report as being within the minimum search distances for the Tier 1 vapor encroachment screen is Former NAS Zone G – Poinciana Housing. In order for a VEC to be present, there must be an established pathway for vapor encroachment to the property. Generally, an established pathway is in place when there is known soil or groundwater contamination on the property. The presence of these contaminated media on the property ensures a viable pathway for vapor encroachment to structures on the property. When soil or groundwater contamination is present on other, nearby properties, it is difficult to establish the presence of a confirmed pathway for vapor encroachment. As a result, VECs are primarily identified when there is known contamination on the property itself, or on properties immediately adjacent. Any identified VECs can only be confirmed through sampling.

Based on the results of the initial vapor encroachment screening, the only site contaminated with chemicals of concern identified in the EDR report as being within the minimum search distances for the Tier 1 vapor encroachment screen is the Former Poinciana Housing. The property currently has Land Use Controls in place due to previous soil contamination and the property is currently upgoing monitoring. Therefore, based on the results of the initial vapor encroachment screening, no VECs were identified.

A copy of the VEC screening report is included in *Appendix D*.

6.3 Local Regulatory Agency Research

The results of the review of local records are presented below. Copies of the correspondences are included in *Appendix H*.

City of Key West

A public records review request was submitted to the City of Key West on December 12, 2018, to determine if the city holds records pertaining to the historical use of the Site. A response from the City of Key West was received and information has been incorporated into this report.

Monroe County

A public records review request was submitted to Monroe County on December 18, 2018, to determine if the county holds records pertaining to the historical use of the Site. A response from

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Monroe County has not been received as of the date of this report. If Monroe County provides records that may change the findings of this Phase I ESA, Tetra Tech will provide a Phase I ESA Addendum to the City.

7.0 USER RESPONSIBILITIES

7.1 Valuation Reduction for Environmental Issues

No information was available at the time of the assessment regarding the relationship of the purchase price of the property to the fair market value of the property. If information is received regarding valuation reduction for environmental issues which changes the conclusions or recommendations presented in this report, an addendum will be submitted to the City.

7.2 Knowledge or Experience of the User

According to information obtained from Cooke Communication LLC. is not currently aware of any specialized knowledge or experience that is material to RECs in connection with the property outside of the a list of answers to questions sent to the owener that has been provided to Tetra Tech by the property owner.

7.3 Commonly Known or Reasonably Ascertainable Information

According to information obtained from Cooke Communication LLC. is not currently aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to RECs in connection with the property.

8.0 SITE RECONNAISSANCE

8.1 Methodology and Limiting Conditions

The Site reconnaissance included visual observations of the Site. Weather at the time of the Site visit was clear and sunny with ambient air temperatures between 68°F.

8.2 Site Reconnaissance

The Site reconnaissance was performed on Tuesday, December 11, 2018 by Ms. Shauna Stotler of Tetra Tech. The limits of the survey area consisted of an approximately 1.93-acre parcel developed with two adjoining buildings. The original buildings on the Site were constructed in 1988 at 12,784 sqft. and have remained the same since. The limits of the visual assessment are presented in *Appendix B*.

The Site is located in a commercial/residential area of Key West, Florida. Topography of the survey area slopes gently to the north.

The Site is improved with two adjoining buildings. Both buildings are one story structures. The front building is used for office space and has a stucco exterior. The back building is used for a press room, warehouse and additional production space with a stucco exterior and metal roofing. Interior finishes of the front building included linoleum flooring, sheetrock walls, panel board partitions and drop ceilings and lights. In addition, the Site is improved with asphalt-paved parking areas. The rear building has concrete floors, metal roll-up door and metal roofing. Site access is available from Northside Drive.

The Site buildings currently operate as a newspaper facility though actual printing operation was ceased in 2017. The front building is utilized as offices, break room, bathrooms, server space and storage. The rear building was utilized for chemical storage, paper storage and newspaper printing operations.

Potable water is provided by the Florida Keys Aqueduct Authority and sewer services to the Site are provided by the City of Key West. Electricity is provided by Keys Energy. The Site is cooled by air conditioning (A/C) units on the roof. A pole-mounted transformer was observed on Northside Drive at the end of the driveway into the Site. No evidence of leaks was observed in the vicinity of the transformer. Information regarding its content (i.e., potential presence of PCBs) was not observed on the transformer.

8.3 Current and Historical Use Interviews

The Site is currently being used as a newspaper facility, however all printing operations are performed in Miami, Florida. According to the Site contact Richard Tamborrino (Publisher), the site was built and has been operated the Key West Citizen newspaper from 1988. Historical use of the Site was ascertained using methods described above and in preceding sections.

8.4 Hazardous Substances and Petroleum Products Storage and Handling

8.4.1 Hazardous Substances

One five-gallon bucket of hydraulic fluid was found in the press room. The Site stores in use drums and tanks of fountain solution for press startup, flash solvents for cleaning hoses, water-soluble blanket wash. Prior to the 1980s, the blanket wash would have contained mineral spirits. Numerous household-sized (less than five-gallon) containers of cleaning chemicals and paints were observed in the printing building and warehouse buildings in various other storage cabinets throughout the Site.

The floors under the presses were splattered in ink, however soy-based inks were used not lead based inks.

8.4.2 Petroleum Products Storage and Handling

One diesel tank is located under the diesel generator on the west side of the building. The tank is approximately 75 gallons. The printing press used 15W 40 motor oil for lubrication which was stored on shelves in the press room. During the site visit the motor oil was seen in quart containers not drums. One 5-gallon tote used for gasoline for the lawn mower was seen behind two plastic storage buildings at the rear of the Site.

8.5 Solid/Liquid Waste Generation, Storage and Disposal

Solid wastes from the Site are stored in 4-yard dumpsters in the loading dock area on the rear building. The wastes in the dumpsters are disposed by Waste Management as needed. Drums are used for trash within the manufacturing buildings and are emptied on a regular basis. The Site also stores universal waste in the chemical storage area and labeled used lightbulbs.

9.0 SUMMARY OF FINDINGS AND CONCLUSIONS

In accordance with the Tetra Tech and the City of Key West proposal executed on December 3, 2018, Tetra Tech conducted a Phase I ESA of the property located at 3420 Northside Drive, Key West, Florida (the "Site"). The parcel is approximately 1.93-acres in size, and the Site is located on the south side of Northside Drive in the Key West. The general area surrounding the Site consists of Northside Drive, commercial businesses, residential homes and paved parking lots to the north (north of Northside Drive); a church and residential homes to the east; wetlands to the southeast; wetlands to the south; residential apartments and commercial businesses to the west.

Based on a review of available geologic reports for the area, the main soil types found on and around the subject property are Urban lands and clay, both of which are poorly drained. Regional groundwater direction is expected to flow to the north; the local surface water flow is also to the north.

The Phase I ESA identified the following CRECs associated with the Site:

- The Former NAS Zone G- Poinciana Housing has State Institutional Controls in place by way of Land Use Controls due to soil contamination that is still in place.

RECs or historical RECs (HRECs) were not identified associated with the Site.

The presence of designated wetlands on the Site would limit the use of the rear of the Site and the wetlands would need to be preserved.

Additional recommendations can be found in Section 10 of this report.

10.0 ADDITIONAL SERVICES

10.1 Radon

Radon sampling and analysis were not included in the scope of work. However, a limited review of documentation on radon conditions in the vicinity of the Site was performed. According to information provided in the EDR Radius Map report, the Site is located in USEPA Radon Zone 3, where average indoor radon levels are generally less than 4 picoCuries per liter (pCi/L). Site-specific radon testing was not conducted as part of this assessment. The Site representative did state that there are no radon systems in place. The USEPA has established a recommended "action level" of 4 pCi/L for homes and schools and recommends that buildings with radon levels higher than 4 pCi/L should be repaired. Since there is no known safe level of exposure to radon, USEPA also recommends that repairs should be considered for radon levels between 2 pCi/L and 4 pCi/L.

10.2 Mold

Mold sampling and analysis was not included in the scope of work. However, a limited, non-destructive, visual mold assessment was conducted during the Site reconnaissance. Tetra Tech did observe evidence of mold during the Site reconnaissance in air intake screens in the former plate room and on the air conditioning duct work in the warehouse/bindery area.

Mold is naturally occurring and levels of fungi will vary with testing locations and with time. This report was prepared in accordance with generally accepted environmental practice and procedures, the project Scope of Work, and the terms and conditions in the Agreement. Structural areas not assessed as part of the Scope of Work are not covered or commented on in this report. Tetra Tech's comments concerning mold growth do not imply that a complete assessment of mold growth occurred during our performance of the agreed upon scope of work. The assessment stated herein is a professional opinion; no other warranty is expressed or implied. Tetra Tech recommends mold remediation in the former plate room and in the warehouse/bindery area ventilation.

10.3 Water Damage and Leaks

A limited, visual water damage assessment was conducted during the Site reconnaissance. Tetra Tech did observe evidence of water damage and water leaks during the Site reconnaissance on the wall and exterior floor in the former plate room. Evidence of small water leaks were observed in the drop ceiling tiles in the main office area, the former plate room and the printing press bathroom.

10.4 Building Damage

A visual building damage assessment was conducted during the Site Reconnaissance. Tetra Tech did observe evidence of a small hole in the concrete wall in the warehouse outside of the bathroom facility. The damage is considered minimal and most likely a result of the forklift. Also, floor damage in the printing press bathroom and former plate room were observed.

PHASE I ENVIRONMENTAL SITE ASSESSMENT
3420 Northside Drive
Key West, Florida

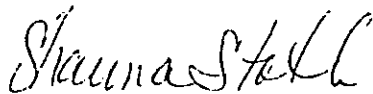
Furthermore, there is severe staining in the printing press room. Tetra Tech recommends that the press be removed and the floors in the printing press room be stripped, cleaned and repaired if necessary.

11.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Tetra Tech has performed a Phase I ESA of the property parcel located at 3420 Northside Drive, in Key West, Florida. The scope of the Phase I ESA was consistent with the requirements of ASTM E1527-13 and the City of Key West. The signatures of the Environmental Professionals who performed this Phase I ESA are provided below. The Qualifications for these individuals are provided in *Appendix I*. Tetra Tech declares that to the best of their professional knowledge and belief, they meet the definition of "Environmental Professional" as defined in §312.10 of 40 CFR 312. Tetra Tech has the specific qualifications based on education, training, and experience to assess the subject property. Tetra Tech has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Tetra Tech, Inc.

PREPARED BY:



Shauna Stotler
Environmental Specialist

REVIEWED BY:



Lynn Arabia
Environmental Professional

12.0 REFERENCES

Resources Consulted:

- Environmental Data Resources Inc. (EDR) of Shelton, Connecticut, Regulatory Agency Database Report, dated December 18, 2018.
- EDR Certified Sanborn Map Report, dated December 18, 2018.
- EDR Aerial Photographs, dated December 18, 2018.
- EDR Historical USGS topographic quadrangle maps, dated December 18, 2018.
- EDR City Directories, dated December 21, 2018.
- EDR Vapor Encroachment Screen, dated December 22, 2018.

Regulatory Agencies Contacted:

- City of Key West, December 12, 2018
- Monroe County, Florida, December 18, 2018.
- Florida Department of Environmental Protection, December 18, 2018.
- Florida Department of Public Health, December 18, 2018.
- United States Environmental Protection Agency, December 18, 2018.

Documents and Maps:

- ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E1527-13, 2013.
- National Wetlands Inventory Index Map, United States Fish and Wildlife Service, 2018.

PHASE I ENVIRONMENTAL SITE ASSESSMENT
3420 Northside Drive
Key West, Florida

13.0 APPENDICES

APPENDIX A –	SITE LOCATION MAP
APPENDIX B –	SELECT SITE PHOTOGRAPHS
APPENDIX C –	EDR REPORT
APPENDIX D –	TAX PARCEL INFORMATION
APPENDIX E –	NATIONAL WETLANDS INVENTORY (NWI) MAP
APPENDIX F –	FEMA NATIONAL FLOOD HAZARD MAP
APPENDIX G –	RECORDS OF COMMUNICATIONS & AGENCY CORRESPONDENCE
APPENDIX H –	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

APPENDIX A
SITE LOCATION MAP

APPENDIX B
SITE PHOTOGRAPHS

APPENDIX C
EDR REPORTS

APPENDIX D
TAX PARCEL INFORMATION

APPENDIX E

NATIONAL WETLANDS INVENTORY (NWI) MAP

APPENDIX F
FEMA FLOOD RATE MAP

APPENDIX G

RECORDS OF COMMUNICATIONS & AGENCY CORRESPONDENCE

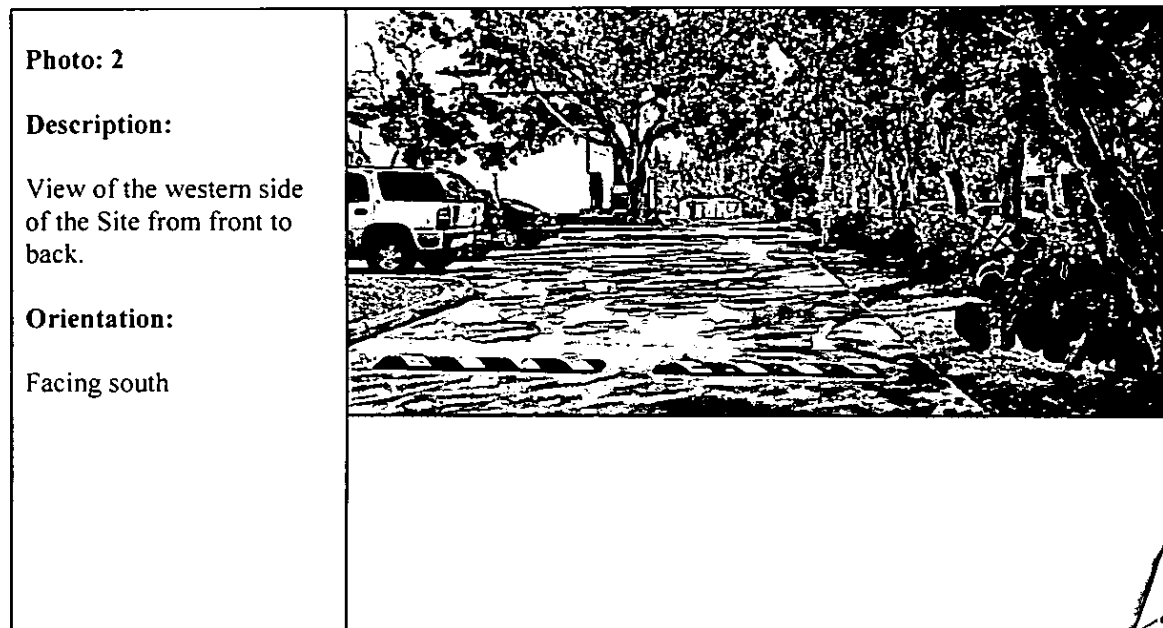
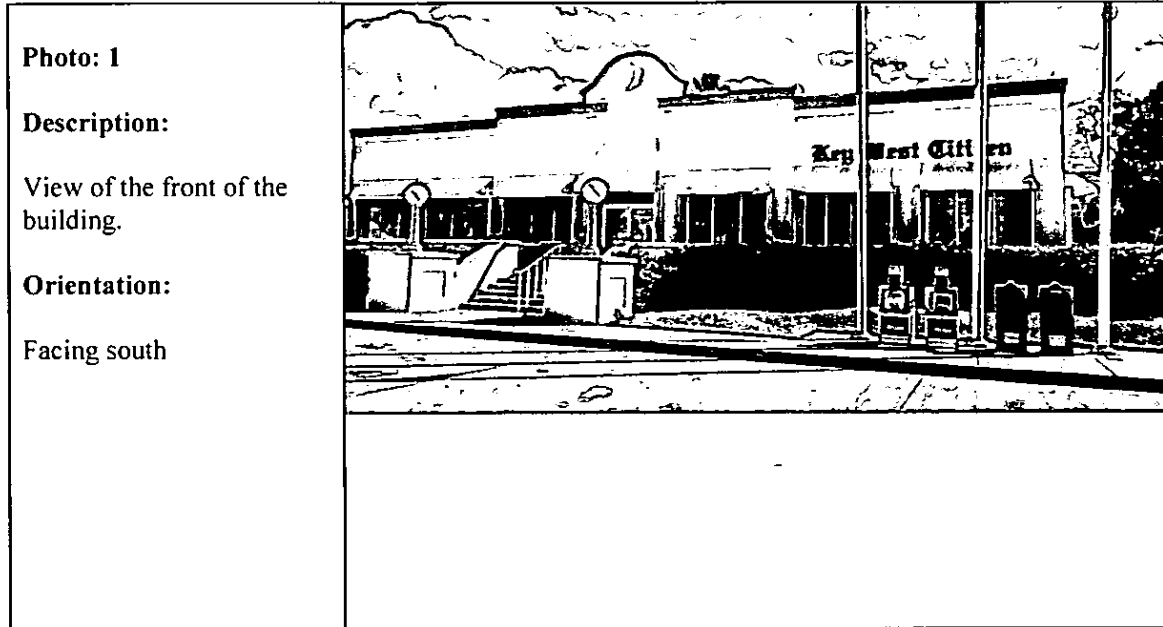
APPENDIX H

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS



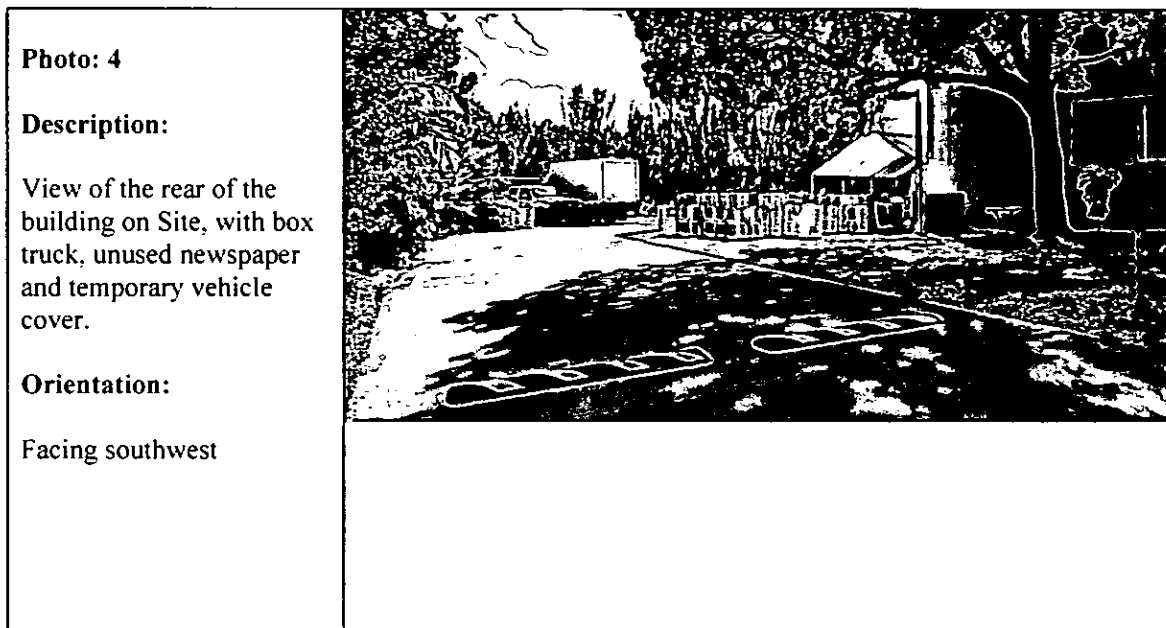
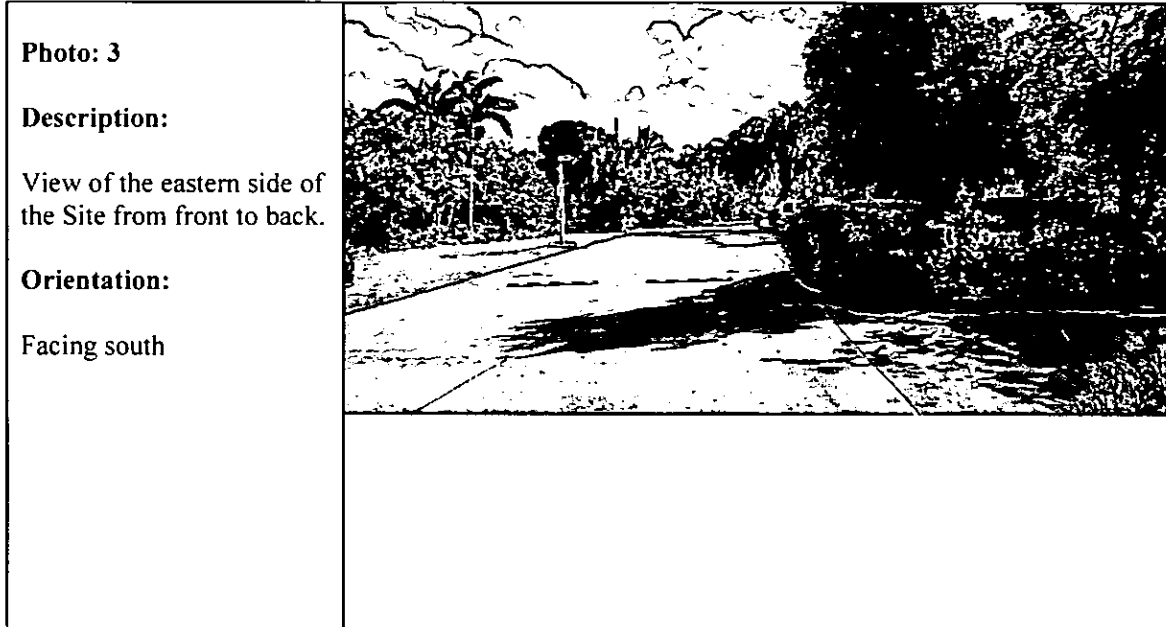
Appendix A
(199)

Photographic Documentation
Key West Citizen
3420 Northside Drive
Key West, Monroe County, Florida 33040
Tetra Tech Project Number: 194-53630033



Handwritten notes and scribbles in the bottom right corner, including the text "Appendix B" written vertically.

Photographic Documentation
Key West Citizen
3420 Northside Drive
Key West, Monroe County, Florida 33040
Tetra Tech Project Number: 194-53630033



Photographic Documentation
Key West Citizen
3420 Northside Drive
Key West, Monroe County, Florida 33040
Tetra Tech Project Number: 194-53630033



Photo: 5

Description:

View of two temporary storage sheds in the rear of the Site.

Orientation:

Facing southwest

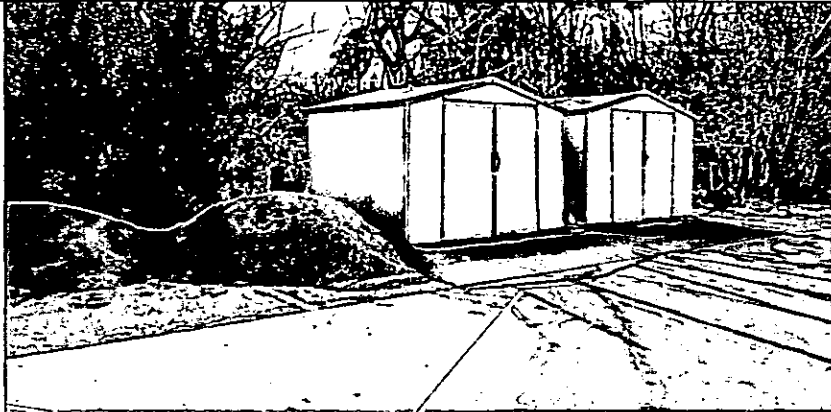


Photo: 6

Description:

View of ladders, riding lawn mower, wheelbarrow, and a 5-gallon gas tank, with an empty 55-gallon drum used for trash.

Orientation:

Facing south



Photographic Documentation
Key West Citizen
3420 Northside Drive
Key West, Monroe County, Florida 33040
Tetra Tech Project Number: 194-53630033



Photo: 7

Description:

View of stored trailer with bobcat, box truck and unused newspaper stands at the rear of the Site.

Orientation:

Facing north



Photo: 8

Description:

View of wetlands on the rear of the Site and fencing separating the neighboring homes. There is approximately 0.24 acres of wetlands on the rear of the Site.

Orientation:

Facing south



Photographic Documentation
Key West Citizen
3420 Northside Drive
Key West, Monroe County, Florida 33040
Tetra Tech Project Number: 194-53630033



Photo: 9

Description:

View of the rear of the building on Site. The building has a bay door, newspaper shoot and Waste Management container.

Orientation:

Facing north

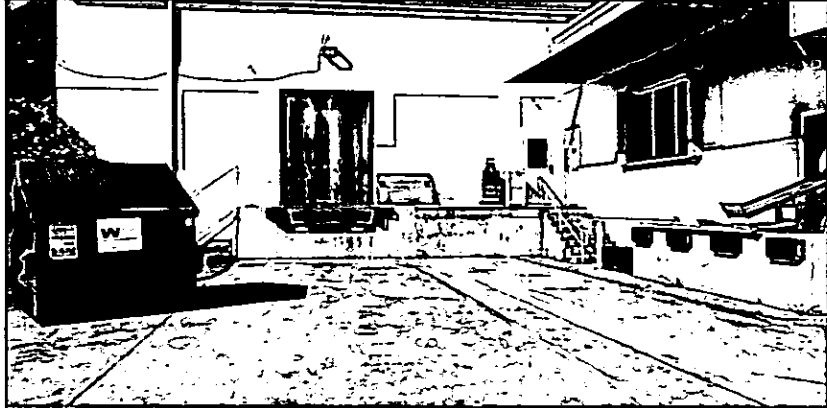


Photo: 10

Description:

View of the onsite backup generator that uses diesel fuel.

Orientation:

Facing east



Photographic Documentation
Key West Citizen
3420 Northside Drive
Key West, Monroe County, Florida 33040
Tetra Tech Project Number: 194-53630033



Photo: 11

Description:

View of mold on the duct work in the warehouse/bindery area.

Orientation:

Facing N/A

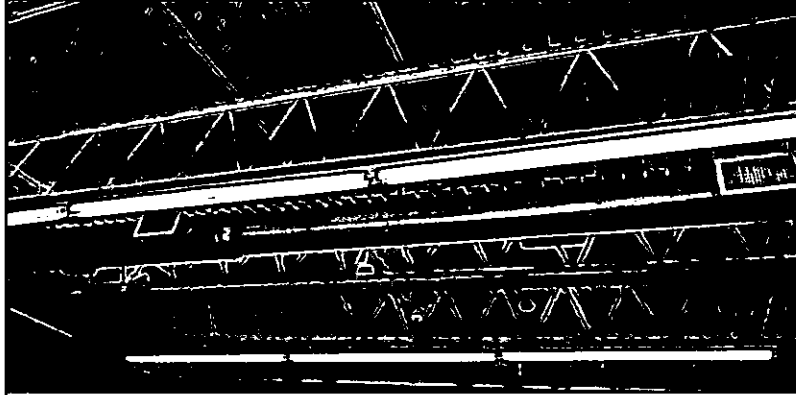


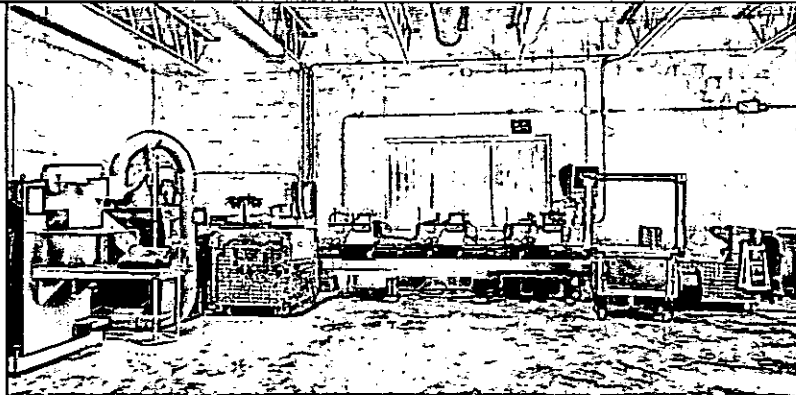
Photo: 12

Description:

View of the warehouse bindery area.

Orientation:

Facing south



Photographic Documentation
Key West Citizen
3420 Northside Drive
Key West, Monroe County, Florida 33040
Tetra Tech Project Number: 194-53630033



Photo: 13

Description:

View of rubber storage closet in warehouse area that has spare parts for the printing press and bindery machines.

Orientation:

Facing west



Photo: 14

Description:

View of cement brick interior wall in the warehouse area that has been damaged.

Orientation:

Facing N/A



Photographic Documentation
Key West Citizen
3420 Northside Drive
Key West, Monroe County, Florida 33040
Tetra Tech Project Number: 194-53630033



Photo: 15

Description:

View of printing press room with press in place, oil and chemicals on pallet.

Orientation:

Facing east

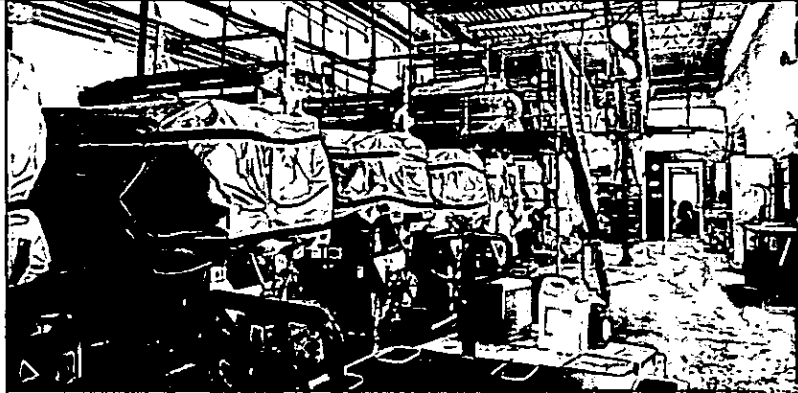


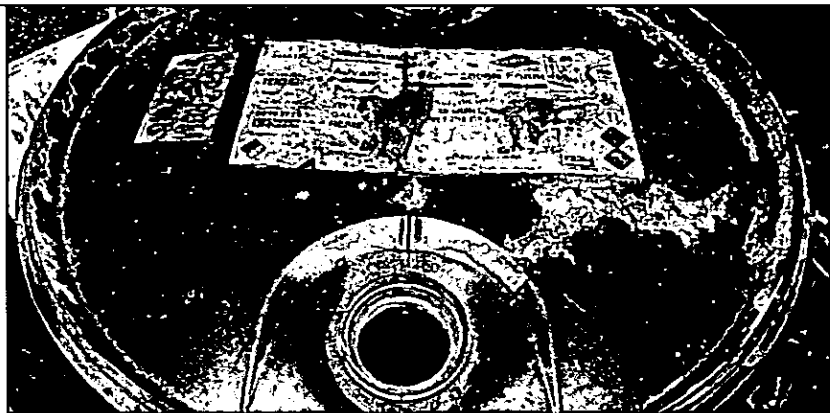
Photo: 16

Description:

View of uncapped fountain solution drum. The solution is a non-hazardous chemical.

Orientation:

Facing N/A



Photographic Documentation
Key West Citizen
3420 Northside Drive
Key West, Monroe County, Florida 33040
Tetra Tech Project Number: 194-53630033



Photo: 17

Description:

View of the floor under the printing press. The floor in the printing press room is stained with soy-based inks.

Orientation:

Facing N/A



Photo: 18

Description:

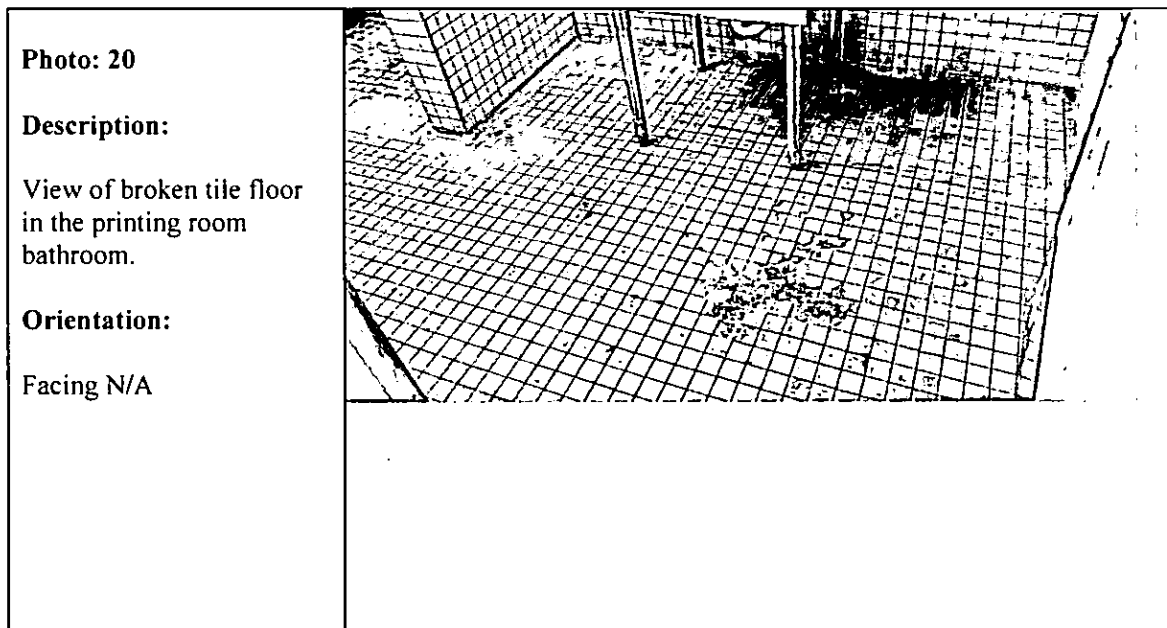
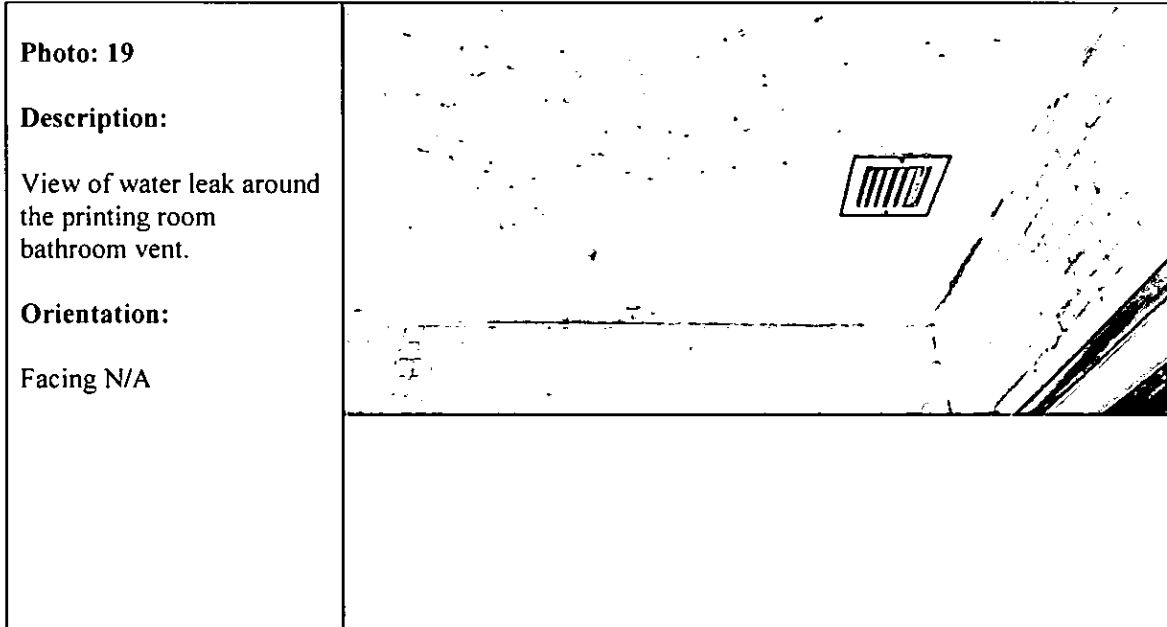
View of 5-gallon bucket of hydraulic fluid, which is a hazardous chemical.

Orientation:

Facing N/A



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Photographic Documentation
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3420 Northside Drive
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Photo: 21

Description:

View of the pallet of FujiFilm developer in printing room.

Orientation:

Facing N/A

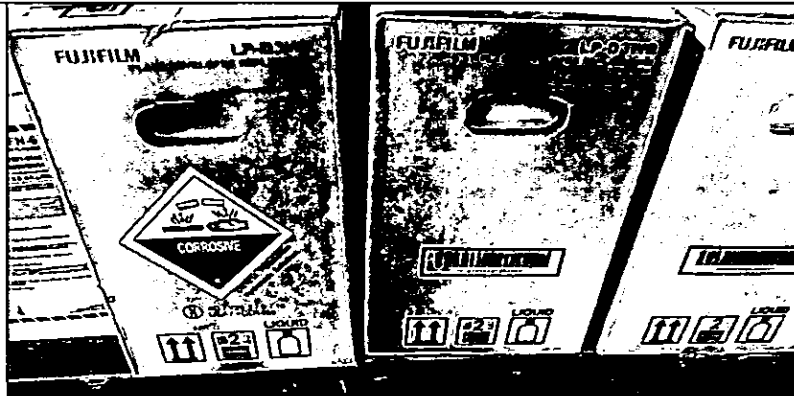


Photo: 22

Description:

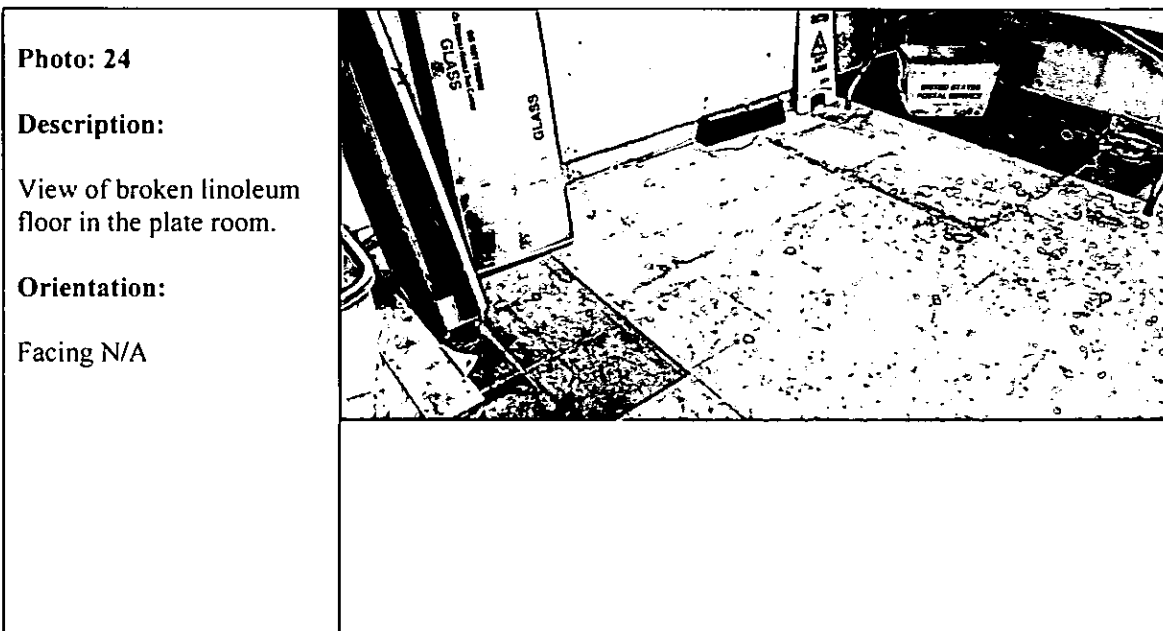
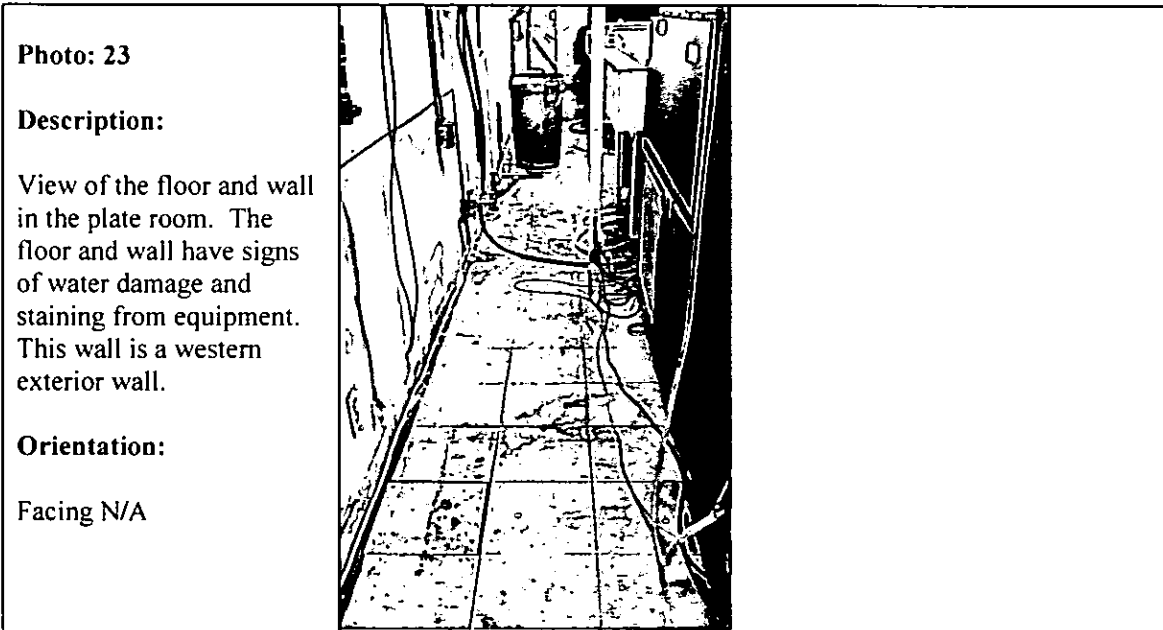
View of the kitchen area in the breakroom.

Orientation:

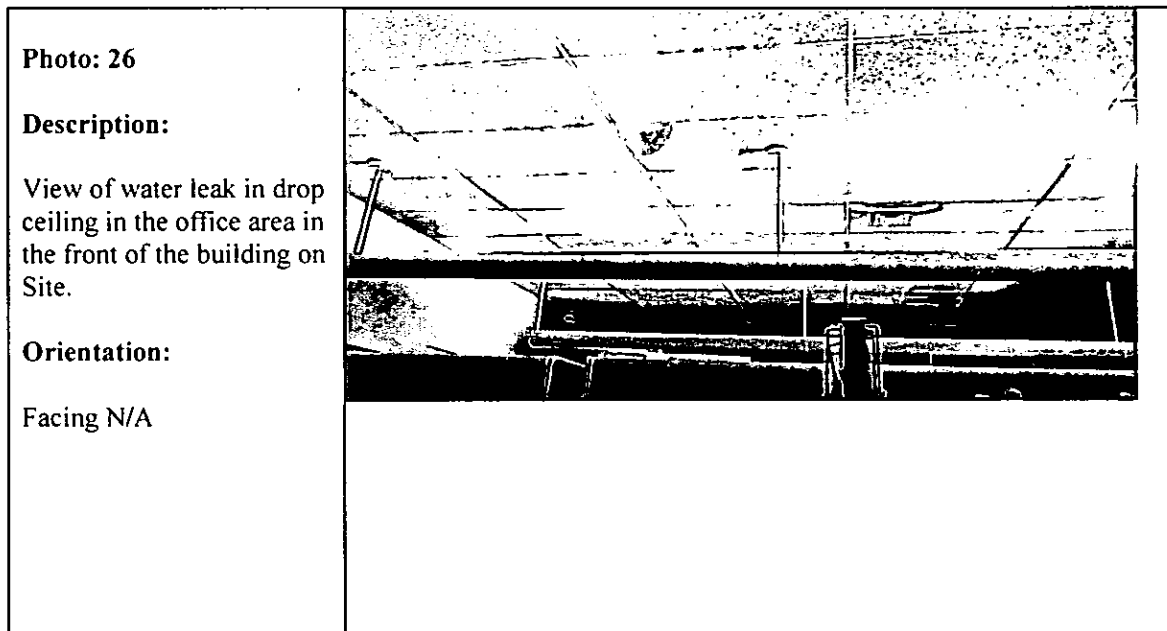
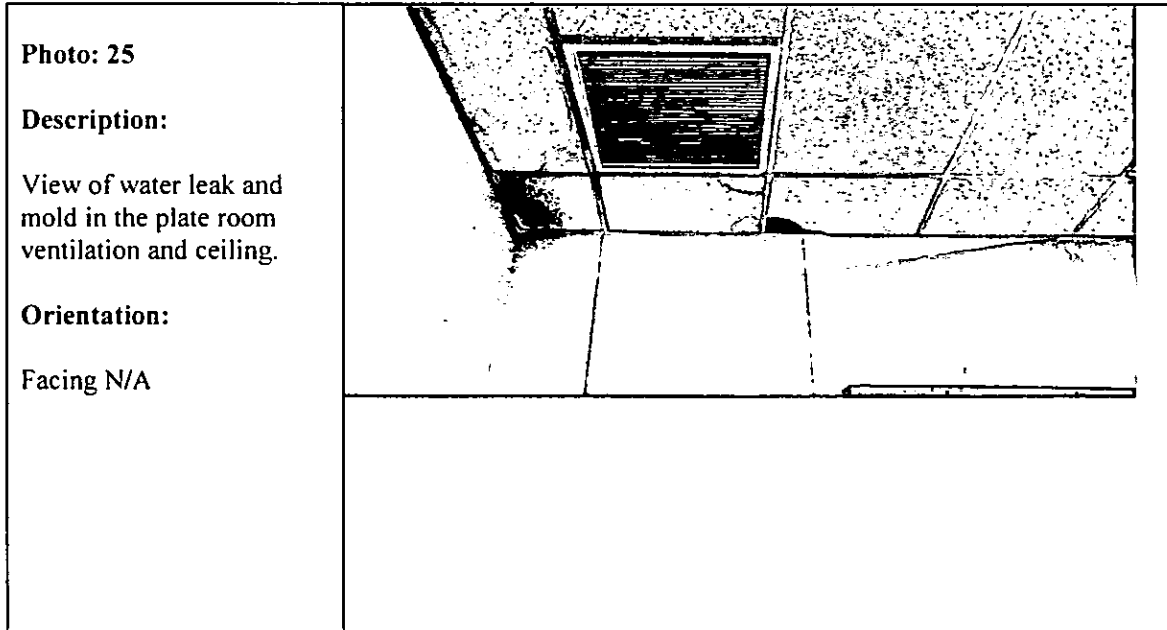
Facing N/A



Photographic Documentation
Key West Citizen
3420 Northside Drive
Key West, Monroe County, Florida 33040
Tetra Tech Project Number: 194-53630033



Photographic Documentation
Key West Citizen
3420 Northside Drive
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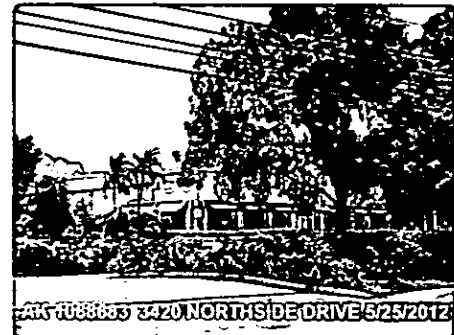
Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00065820-000100
 Account# 1068683
 Property ID 1068683
 Millage Group 10KW
 Location 3420 NORTHSIDE Dr, KEY WEST
 Address
 Legal KYW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY FLA PT TR 18
 Description PB3-35 OR432-661/662 OR724-749 OR798-2095 OR837-2241/2244AG OR860-2066 OR942-2425 OR1436-917/919(MERGER) OR1651-444/446
 (Note: Not to be used on legal documents.)
 Neighborhood 31100
 Property Class ONE STORY OFFICE (1700)
 Subdivision
 Sec./Twp/Rng 34/67/25
 Affordable No
 Housing



Owner

COOKE COMMUNICATIONS LLC
 701 Simonton St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$1,678,064	\$1,250,447	\$1,122,950	\$1,122,950
+ Market Misc Value	\$120,335	\$120,335	\$131,967	\$119,812
+ Market Land Value	\$2,556,789	\$5,502,000	\$5,502,000	\$5,502,000
= Just Market Value	\$4,355,188	\$6,872,782	\$6,756,917	\$6,744,762
= Total Assessed Value	\$4,355,188	\$5,997,732	\$5,452,484	\$4,956,804
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,355,188	\$6,872,782	\$6,756,917	\$6,744,762

Land

Land Use	Number of Units	Unit Type	Frontage
COMMERCIAL DRY (1000)	73,750.00	Square Foot	137
ENVIRONMENTALLY SENS (000X)	0.24	Acreage	156

Commercial Buildings

Style OFF BLDG 1 STY-A / 17A
 Gross Sq Ft 12,784
 Finished Sq Ft 11,731
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls C.B.S.
 Quality 450 0
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1988
 Year Remodeled
 Effective Year Built 2010
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	147	0	0
FLA	FLOOR LIV AREA	11,731	11,731	0
CLP	LOAD PLATFM	56	0	0

Appendix D
 (4 page)

Code	Description	Sketch Area	Finished Area	Perimeter
OPU	OP PR UNFIN LL	654	0	0
ULP	UNFIN LOAD PLT	196	0	0
TOTAL		12,784	11,731	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1987	1988	1	242 SF	4
CH LINK FENCE	1987	1988	1	2500 SF	1
CONC PATIO	1987	1988	1	28732 SF	2
ASPHALT PAVING	1987	1988	1	800 SF	1

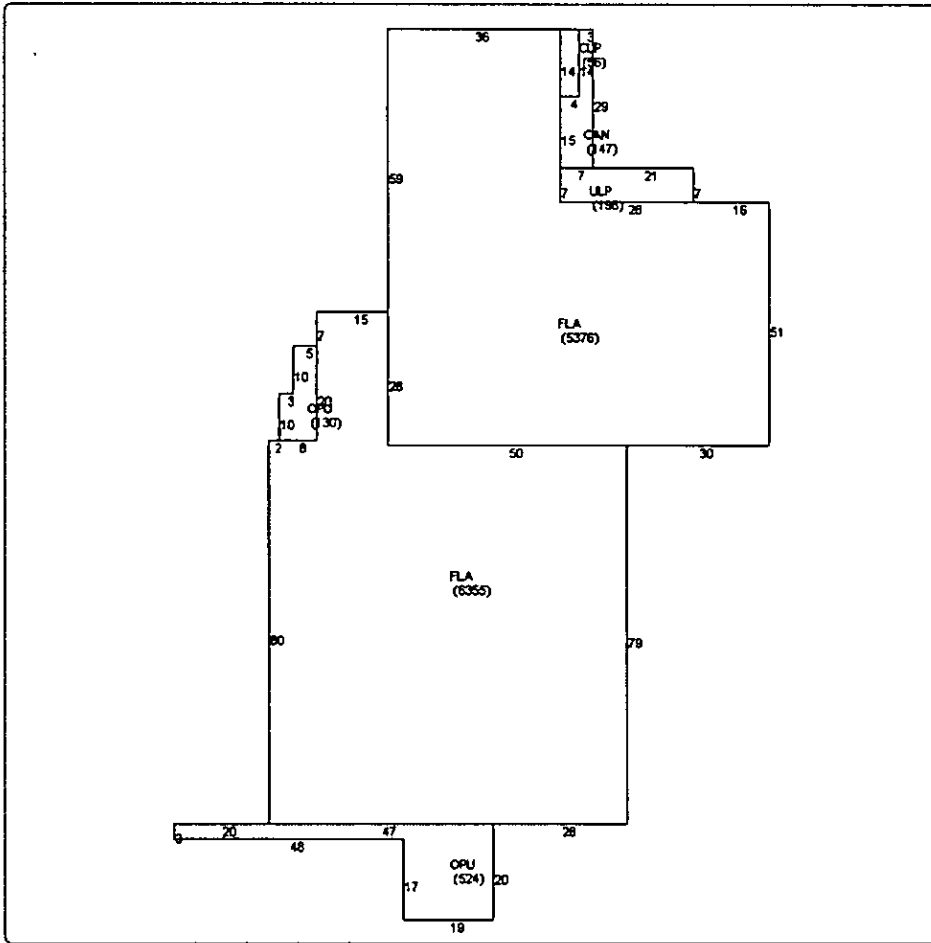
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/23/2000	\$2,500,000	Warranty Deed		1651	0444	Q - Qualified	Improved
5/1/1985	\$360,000	Warranty Deed		942	2425	Q - Qualified	Vacant
8/1/1982	\$225,000	Warranty Deed		860	2066	Q - Qualified	Vacant
10/1/1979	\$160,000	Conversion Code		798	2095	Q - Qualified	Vacant

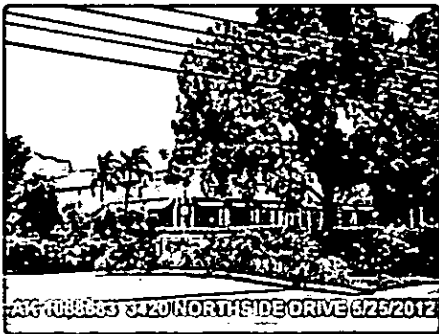
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-1964	5/13/2014		\$8,500		INSTALL NEW FABRIC TO EXISTING AWNINGS
14-2046	5/10/2014		\$1,162		REINSTALL WALL LETTERING ON BACK OF BUILDING
06-5478	9/29/2006	12/18/2006	\$10,000		200' OF 6" BOX RAIN GUTTERS
06-4925	8/18/2006	12/18/2006	\$116,000		REMOVAL OF EXISTING ROOFING MATERIAL - INSTALL NEW 10,348 SF SYSTEM
06-4198	7/11/2006	12/18/2006	\$4,400	Commercial	CHANGE OUT A 5-TON A/C
05-3594	8/24/2005	11/30/2005	\$2,350	Commercial	MAINTENANCE OF ROOF - NO NEW WORK
05-3206	8/2/2005	11/30/2005	\$14,000	Commercial	CHANGE OUT ONE 2.5 TON A/C
04-2059	6/30/2004	10/15/2004	\$4,400	Commercial	PARTION, PAINT, CARPET...
04-1640	5/20/2004	10/15/2004	\$1,650	Commercial	AWNING OVER REAR DOCK
03-0615	3/4/2003	12/16/2003	\$1,800	Commercial	INSTALL DUCTLESS A/C
98-0944	3/24/1998	12/31/1998	\$4,445	Commercial	ELECTRICAL
97-0247	1/1/1997	8/1/1997	\$12,000	Commercial	MECHANICAL
M952270	7/1/1995	12/1/1995	\$2,505	Commercial	REPLACE 15TON CONDENSOR
B932537	9/1/1993	6/1/1994	\$75,000	Commercial	ADDITION

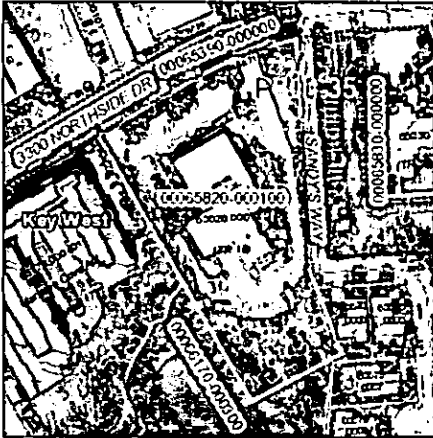
Sketches (click to enlarge)



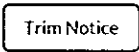
Photos



Map



TRIM Notice



2018 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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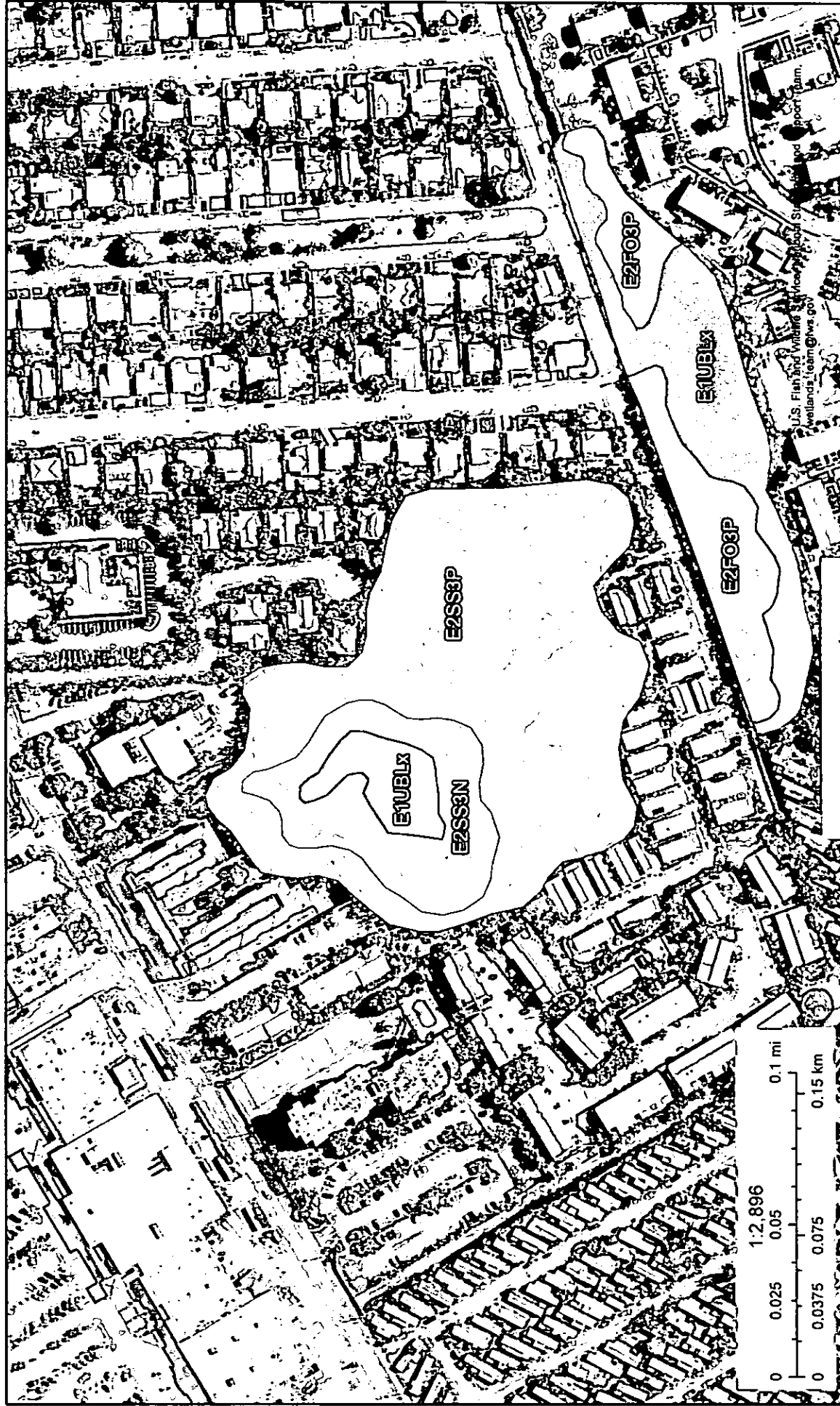




U.S. Fish and Wildlife Service

National Wetlands Inventory

NWI



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

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Appendix E

(pg)

December 21, 2018

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested Wetland
- Freshwater Pond

Zone AE
(EL 9 Feet)

Appendix F
(189)

Zone AE
(EL 7 Feet)



From: Marilyn Wilbarger
To: Stotler, Shauna
Cc: Lewis K. Howell; Steven P. McAlearney; James Bouquet
Subject: FW: Request for more Information- Phase1 3420 Northside Dr, Key West
Date: Monday, December 17, 2018 2:07:34 PM

Hi Shauna,
Please see below and attached from Seller as requested.

1 Did the Citizen ever apply for a Multi-Sector General Permit to Discharge Stormwater from Industrial Activity - Category Eleven (xi): Light manufacturing (e.g., food processing, printing, publishing, electronic and other electrical equipment "manufacturing, public warehousing and storage)?

Not by the current owners, unknown as to any previous owners of the Citizen

2 Quantity of oils typically stored on site (including generator tank)? If greater than 1,320 gallons was an SPCC Plan prepared?

No Oil.. Water Soluble Soy Ink

3 Was the Building flooded during Hurricane Wilma?

No

4 Is this the original roof? If not, when was current roof installed.

The front Main Office Space roof is new in 2018.

5 What are the contents of the 2 utility sheds in the back of the property? Also, what are the contents of the cabinets under the temporary carport cover in the rear of the warehouse building?

Marketing materials

Repair parts for News Paper racks

6 When was the last time the diesel generator was filled with fuel?

Generator tank is 500 gallon, last filled 7/23/2018

7 Please provide a blueprint or floorplan of the building?

No building plans only a survey by Norby Associates

8 Was the building originally built for the Key West Citizen?

Yes Build in 1988

9 What was the hose line containing oil for the press attached to? (e.g. a tank or 55-gallon drum, etc.)

A Tote (Large removable ink tank) Water Soluble Soy Based Black Ink -See Attached-

10 When did the Key West Citizen begin printing papers in the press room? And is the press in the press room the original press?

1989 , Yes Original Press

11 How often was used oil non-hazardous and hazardous liquids removed from the facility by a certified hauler? Do you have manifest on hand for this?

No Oil.. Water Soluble Soy Ink only

12 Would the owner allow us perform a 2in core through the concrete in the press room under the oil spill?

Not Necessary Water Soluble Soy Ink only

Appendix G

(2 pgs)

Sean Farrer, P.A.

Realtor/ Sales Associate

Coldwell Banker Schmitt Real Estate Co

1201 White St, Suite 101 Key West, FL 33040

www.Key-West-Real-Estate.net

(305) 924-0700

Experience Summary

Ms. Stotler has seventeen years of professional experience. She has served in various roles and level of responsibility from facility activity coordinator and project manager to environmental scientist and chemist. She has contributed and managed the preparation of a number of environmental reports to support remediation cleanup efforts at various federal facilities and new and renewed licensing of nuclear power plants and independent spent fuel storage installations. She has been certified as a Radiological Worker at Savannah River Site. She has managed numerous vendors and subcontractors for federal, state and local projects. She has experience managing RCRA and CERCLA investigations and remediation activities. She has coordinated activities with the USFWS, FDEP, SCDHEC OCRM, USACE, NOAA and various states historical organizations (FL SHPO). She has also prepared NRC, NEPA, RCRA, and CERCLA documents. She has performed environmental analysis in field, as well as managed environmental and technical operations, in workplaces requiring strict adherence to safety and for chemical, hazardous and radiological protocol and quality assurance compliance in accordance with varying government agencies. She has also managed small scale construction projects for commercial facilities.

(3 pgs)

Education

BA, Chemistry, Wesleyan College, 2000

Registrations/Certifications

None

Training

OSHA 30-hour Construction Safety and Health Training; June 2017
OSHA 1910.120 40-hour HAZWOPER Training; June 1998
OSHA 1910.120 8-hour Annual Refresher Training; June 2017
Emergency Safety Supervisor Training; June 2017
Project Management Training Level 1; 02/2011 Received
Project Management Training Level 2; 12/2011 Received

Corporation Project Experience**Environmental Site Assessments (Phase I and II)/ NEPA**

Environmental Professional; Confidential Client; Phase I and II Environmental Site Assessment for Fayetteville Publishing Company; Fayetteville, North Carolina: June 2016. Ms. Stotler was the analyst for a Phase I ESA and field technician for the Phase II for a publishing company located in North Carolina. The client planned to buy the facilities and property from the current owner to convert the property for solar power production. At the time of the site reconnaissance, the target properties consisted of a large production and printing building with cooling buildings attached and USTs. The Phase II was required because recognized environmental concerns were identified during the Phase I that require additional soil sampling and geophysical evaluation.

Environmental Professional; Confidential Client; Phase I Environmental Site Assessment for Hydroelectric Plants; South Carolina, North Carolina and Virginia: December 2015. Ms. Stotler was the analyst for a Phase I ESA for a five hydroelectric facilities located in North and South Carolina and Virginia. The client planned to buy the facilities and property from the current owner to continue power production. At the time of the site reconnaissance, the target properties consisted of 100 year old hydroelectric plants, transmission substations, hazardous waste storage areas, dams, and associated piping.



Environmental Professional; Confidential Client; Phase I Environmental Site Assessment for Residential Development; Longs, South Carolina; August 2015. Ms. Stotler was lead reviewer/chemist/analyst for a Phase I ESA for a site located in Longs, Horry County, South Carolina. The client planned to buy the property from the primary developer in order to continue development into a residential subdivision. At the time of the site reconnaissance, the target property consisted of cleared lots, wetlands and residential homes. The site was bound by residential areas.

Environmental Professional; Confidential Client; Phase I Environmental Site Assessment for Residential Development; Augusta, Georgia; August 2015. Ms. Stotler was lead reviewer/chemist/analyst for a Phase I ESA for a site located in Augusta, Richmond County, Georgia. The client planned to buy the property from the primary developer in order to continue development into a residential subdivision. At the time of the site reconnaissance, the target property consisted of cleared lots, wetlands and residential homes. The site was bound by residential areas.

Environmental Professional; Confidential Client; Phase I Environmental Site Assessment for Residential Development; North Augusta, South Carolina; June 2015. Ms. Stotler was lead reviewer/chemist/analyst for a Phase I ESA for a site located in North Augusta, Aiken County, South Carolina. The client planned to buy the property from the primary developer in order to continue development into a residential subdivision. At the time of the site reconnaissance, the target property consisted of cleared lots, wetlands and residential homes. The site was bound by residential areas.

Environmental Scientist; Yarmouth Mayflower; Phase I Environmental Site Assessment for a Commercial Property; York, South Carolina; October 2014. Ms. Stotler prepared a Phase I Environmental Assessment in accordance with the ASTM E1527-13. In order to prepare the final Report, Ms. Stotler researched historical documents associated with the property, to include aerial photographs and State and Federal regulatory information, conducted multiple interviews and performed a site inspection. The subject property was previously used to conduct non-destructive tests on electronic equipment using a radioactive source. No environmental concerns were identified to warrant further investigation.

Environmental Scientist; Yarmouth Mayflower; Phase I Environmental Site Assessment for a Commercial Property; Greenville, South Carolina; August 2014. Ms. Stotler prepared a Phase I Environmental Assessment in accordance with the ASTM E1527-13. In order to prepare the final Report, Ms. Stotler researched historical documents associated with the property, to include aerial photographs and State and Federal regulatory information, conducted multiple interviews and performed a site inspection. The subject property was previously used to conduct non-destructive tests on electronic equipment using a radioactive source. No environmental concerns were identified to warrant further investigation.

Environmental Scientist; GE Energy; Phase I Environmental Site Assessment for a Commercial Property; North Charleston, South Carolina; February 2014-March 2014. Ms. Stotler prepared a Phase I Environmental Assessment in accordance with the ASTM E1527-05. In order to prepare the final Report, Ms. Stotler researched historical documents associated with the property, to include aerial photographs and State and Federal regulatory information, conducted multiple interviews and performed a site inspection. The subject property was previously used to conduct non-destructive tests on electronic equipment using a radioactive source. No environmental concerns were identified to warrant further investigation.

Environmental Professional; Confidential Client; Phase I Environmental Site Assessment for Residential Development; North Myrtle Beach, South Carolina; January 2014 Ms. Stotler was lead reviewer/chemist/analyst for a Phase I ESA for a site located in North Myrtle Beach, Horry County, South Carolina. The site was historically occupied by a country club until 2009. The client planned to convert the

former golf course into a residential subdivision. At the time of the site reconnaissance, the target property consisted of cleared lots, wetlands and streams. The site was bound by residential areas.

Environmental Professional; Confidential Client; Phase I Environmental Site Assessment for Residential Development; North Charleston, South Carolina; December 2012 Ms. Stotler was lead reviewer/chemist/analyst for a Phase I ESA for a 178-acre site located in North Charleston, Dorchester County, South Carolina. The site was historically occupied by a country club which operated from 1970 when it was constructed until 2005. The client planned to convert the former golf course into a residential subdivision. At the time of the site reconnaissance, the target property consisted of cleared lots, wetlands and streams and a maintenance shed. The site was bound by the Ashley River, undeveloped forest land and residential areas.

Project Manager; Confidential Client; Land Development Phase I and II; North Myrtle Beach, South Carolina; October 2011-February 2012. Ms. Stotler was the Project Manager for the Phase I and Phase II site investigations of a former golf course in North Myrtle Beach, Horry County, SC that was being redeveloped into a residential neighborhood. Ms. Stotler's responsibilities include: providing technical oversight for project support, quality assurance and strategic activities; coordination between the client and regulatory agencies (SCDHEC/OCRM) for the concurrence with overall project goals and direction; providing oversight and evaluating all work performed by the technical and field staff; ensures timely resolution of technical, quality, or other issues effecting project goals; managing monthly project controls; and providing suggestions for continuous improvement in project execution.

APPRAISAL REPORT

Property Type:

COMMERCIAL OFFICE/WAREHOUSE/LIGHT MANUFACTURING FACILITY

Located At:

3420 NORTHSIDE DRIVE
KEY WEST, FLORIDA 33040

Prepared For:

MS. MARILYN WILBARGER
CITY OF KEY WEST
201 WILLIAM STREET
KEY WEST, FL 33040

"As Is" Valuation Date:

DECEMBER 6, 2018

Prepared By:

Mr. James E. Wilson, MRICS, President
State-certified general real estate appraiser
RZ 2164

APPRAISAL COMPANY OF KEY WEST
3144 Northside Drive, Suite 201
Key West, Florida 33040

OUR FILE NO.: 236-18



APPRAISAL Co. OF KEY WEST

3144 Northside Drive, Ste 201
Key West, FL 33040
Office: (305) 296-4563
Fax: (305) 922-2119

Website: fla-keysappraisals.com
E-mail: jim@fla-keysappraisals.com

January 2, 2019

Ms. Marilyn Wilbarger, Senior Property Manager
City of Key West
201 William Street
Key West, Florida 33040
Email: mwilbarger@cityofkeywest-fl.gov

RE: Appraisal Report:
Key West Citizen Property
3420 Northside Drive
Key West, Monroe County, Florida 33040
Our File No.: 236-18

Dear Ms. Wilbarger;

I personally examined and appraised the above subject property for the purpose of reporting my opinion of the "As Is" Market Value of the Fee Simple Interest of the subject property, based on a walk through and site visit, as of December 6, 2018. I advise the reader to review the Scope of Work section within this report.

The subject site consists of an irregular pie-shaped interior site containing 73,750 square feet or 1.693 acres of upland area, plus 10,531 square feet of environmentally sensitive area, resulting in a total site area of 1.935 acres. The site has 296.12 feet of frontage along the southerly side of Northside Drive and extends 427.59 feet in depth along the easterly boundary line. Upland site area was referenced from the Monroe County Property Appraiser's records, while the gross site size and dimensions were taken from a survey prepared by Avirom & Associates, Inc., Surveying & Mapping, dated December 20, 2018, which was provided after the site visit.

The subject site is improved with a one-story CBS or CMU building with an EIFS exterior wall coating system. The subject building was constructed for the Key West Citizen Newspaper in 1988. It contains 6,372 square feet of finished office space, plus 5,375 square feet of rear light manufacturing (printing press) and warehouse area. The overall gross building area of the subject is 11,747 square feet. The subject's dimensions are based on measurements made on-site, plus the previously mentioned survey.

The City of Key West is interested in purchasing the subject property for office/workshop/warehouse space, plus extensive outdoor storage and parking. The property would be prime for conversion for

Ms. Marilyn Wilbarger, Senior Property Manager

January 2, 2019

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governmental use. I have not included any equipment or trade fixtures associated with the Key West Citizen. Per Ms. Wilbarger, the seller will remove the printing presses and equipment. I have assumed that the structural integrity of the building will not be compromised by the removal of such equipment and the buyer will not bear any costs. Furthermore, soy ink was utilized for printing. I assumed that the subject does not have any environmental concerns. I was not privy to any environmental site assessment reports. Therefore, any potential clean-up nor mitigation costs were considered in the attached report.

This report contains the results of my investigation and analysis made in order to furnish an estimate of the *"As Is" Market Value of the Fee Simple Interest* of the property described herein. The Key West Citizen business was sold and the purchaser now leases the front office space of the building until the end of August 2019. The tenant is actively searching for smaller office space. The buyer will honor the remainder of the lease. The lease is below market; however, with less than nine months remaining, the impact or rent loss to the buyer is not significant. The property is an owner-user type facility. Thus, a Leased Fee analysis was not deemed to be applicable in the case at hand. The Fee Simple value is included herein. The Fee Simple Interest is the unencumbered value of the subject property; basically, market rents and terms are considered with no regard to existing leases and terms. Market Value is defined as the most probable price in cash (or its equivalency) for which the appraised property will sell in a competitive market under all conditions requisite to a fair sale. Market value assumes a normal or reasonable time for exposure on the open market.

Based on my site visit walk-through and research, it is my opinion that the *"As Is" Market Value of the Fee Simple Estate* of the subject property located at 3420 North Roosevelt Boulevard, Key West, Florida 33040, subject to definitions, assumptions and limiting conditions, as of the effective date of December 6, 2018 is:

FOUR MILLION NINE HUNDRED EIGHTY THOUSAND DOLLARS
(\$4,980,000)

The attached Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report, Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), and the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, plus typical appraisal guidelines. The Appraisal Report f/k/a Summary Appraisal Report, may not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

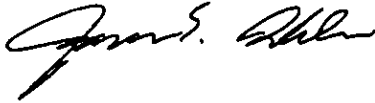
Ms. Marilyn Wilbarger, Senior Property Manager

January 2, 2019

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If you have any questions regarding this appraisal report, please feel free to contact me. Thank you for giving me the opportunity to provide this service for you.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James E. Wilson". The signature is fluid and cursive, with a large initial "J" and "W".

Mr. James E. Wilson, MRICS, President
State-certified general real estate appraiser
RZ 2164
email: jim@fla-keysappraisals.com

Report Attached: C:\Comm-18\236-18\transmittal letter & summary.wpd

SUMMARY OF FACTS AND CONCLUSIONS

Subject Property Address: 3420 Northside Drive
Key West, Monroe County, Florida 33040

Property Type: Commercial Office/Warehouse/Light Manufacturing Facility

Gross Building Area (GBA):

<u>Building Description</u>						
3420 Northside Drive, Key West, FL 33040						
Building ID	Description	Use / Type	Type Construction	GBA Size Sq. Ft.	Balcony/ Porch Sq. Ft.	Year Built
A	Main Building -Front	Office	1-Story CBS/EFIS	6,372	265	1988
A	Main Building -Rear	Warehouse/Workshop	1-Story CBS/EFIS	5,375	400	1988
Gross Building Area:				11,747	665	

Site Size:

<u>Subject Site Size and Description</u>							
<i>Per Monroe County Property Appraiser's Records & Survey</i>							
Address	Parcel Shape	Street Frontage	Depth	Upland Size Sq. Ft.	Environmental Sensitive Sq. Ft.	Total Site Size Sq. Ft.	Land Size Acres
3420 Northside Dr., Key West, FL	Irregular (Plat Shapes)	296.12	147.59	73,750	10,531	84,281	1.693
Total		296.12	147.59	73,750	10,531	84,281	1.693

Flood Hazard Zone: Map No.: 12087C1509K, 2/18/05: Flood Zone AE 8' Elevation

Zoning: CG-Commercial General District, City of Key West.

Highest and Best Use:
"As If Vacant" A Commercial Retail/Office/Warehouse Use

"As Improved": Conversion Government Office/Warehouse/ Workshop/ Outdoor Storage Facility

Value Conclusion:

<u>Reconciliation of Values</u>	
3420 Northside Drive, Key West, Florida Key West, Monroe County, Florida 33040	
Valuation Method:	Fee Simple Interest Market Value
Cost Approach:	\$4,980,000
Income Approach:	Not Applicable
Sales Comparison Approach:	\$4,980,000
"As Is" Market Value of the Fee Simple Interest, as of December 6, 2018 (Rounded):	\$4,980,000

“As Is” Valuation Date: December 6, 2018

Date of Report: January 2, 2019

Marketing Time: 6 to 18 Months based on a list price within 5 percent of appraised value.

Exposure Time: 6 to 18 Months based on a list price within 5 percent of appraised value.

Extraordinary Assumptions: The City of Key West is interested in purchasing the subject property for office/workshop/warehouse space, plus extensive outdoor storage and parking. The property would be prime for conversion for governmental use. I have not included any equipment or trade fixtures associated with the Key West Citizen. Per Ms. Wilbarger, the seller will remove the printing presses and equipment. I have assumed that the structural integrity of the building will not be compromised by the removal of such equipment and the buyer will not bear any costs. Furthermore, soy ink was utilized for printing. I assumed that the subject does not have any environmental concerns. I was not privy to any environmental site assessment reports. Therefore, any potential clean-up nor mitigation costs were considered in the attached report.

Hypothetical Conditions: None