

**SUMMARY OF AIRLINE CHARGES  
MIAMI INTERNATIONAL AIRPORT  
FY 2012-13**

<b>Rate Type</b>	<b>Adopted FY 2012-13</b>
<b>AIRFIELD</b>	
Landing Fees	<b>\$1.75</b>
Loading Bridge	\$35.00
Preconditioned Air:	
Narrow-body	\$18.34
Wide-body	40.58
Jumbo-body	54.15
<b>TERMINAL</b>	
<b>Domestic Arriving Seat</b>	
Concourse	<b>\$4.15</b>
Baggage Claim	<b>1.49</b>
<b>Domestic Departing Seat</b>	
Concourse	<b>\$4.15</b>
Screening	<b>0.50</b>
Baggage Make-up Maintenance (1)	<b>0.76</b>
Baggage Make-up Capital (5)	<b>0.49</b>
<b>International Arriving Seat</b>	
Concourse	<b>\$4.15</b>
International Facilities	<b>1.62</b>
<b>International Departing Seat</b>	
Concourse	<b>\$4.15</b>
Screening	<b>0.50</b>
Baggage Make-up Maintenance (1)	<b>0.76</b>
Baggage Make-up Capital (5)	<b>0.49</b>
<b>Terminal Rent</b>	
Class I	<b>\$153.54</b>
Class II	<b>115.16</b>
Class III	<b>76.77</b>
Class IV	<b>38.39</b>
Class V	<b>19.19</b>
Class VI	<b>76.77</b>
<b>CUTE Rates</b>	
Infrastructure Fee per Departing Seat (2)	<b>\$0.05</b>
Gate Usage Fee per Departing Seat	<b>0.14</b>
CUTE Equipment Rental	<b>\$3.80</b>
Class I Rental	<b>8.24</b>
Class IV Rental	<b>7.98</b>
Common Use Display	<b>\$0.29</b>
Ticket Counter Usage Fee per Hour (3) (4)	<b>\$20.31</b>

- (1) American Airlines is excluded from this charge because this airline maintains its own baggage system.
- (2) Fee is paid by all MIA passenger air carriers as an increase in the concourse use fee.
- (3) The maximum daily rate per ticket counter position will be \$243.72
- (4) The FY 2012-13 monthly maximum for backwall display is \$50.00 per ticket counter position.
- (5) The capital recovery portion of Baggage Make-up is charged to all airlines.

Miami-Dade Aviation Department Summary of New and Revised Rates Effective Fiscal Year 2013		EXHIBIT "A"  Page 1
1	Revise Manual CUTE Ticket Counter Rates	<p>Standard Manual Rate for Widebody Aircraft (over 200 seats) \$568.51 from the current \$497.84, and Narrow Aircraft (100 seats through 200 seats) \$324.86 from the current \$284.48, Regional Commuter Aircraft (20 seats through 100 seats) \$162.43 from the current \$142.24 and Small Turbo Aircraft (under 20 seats) \$81.22 from the current \$71.12.</p> <p>Unauthorized Manual Rate for Widebody Aircraft (over 200 seats) \$1,137.02 from current \$995.68, and Narrow Aircraft (100 seats through 200 seats) \$649.72 from the current \$568.96, Regional Commuter Aircraft (20 seats through 100 seats) \$324.86 from the current \$284.48, and Small Turbo Aircraft (under 20 seats) \$162.43 from the current \$142.24.</p>
2	Revise Monthly Rates for CUSS (Common Use Self Service) Units	<p>Revise Monthly Rates for CUSS (Common Use Self Service) Units as follows:</p> <ul style="list-style-type: none"> <li>• Desktop Unit – Revise Desktop rate to \$44.02 ea. per month from the current \$367.39 ea. per month</li> <li>• Standalone Unit – Revise Standalone rate to \$120.79 ea. per month from the current \$470.23 ea. per month</li> </ul>
3	Revise CUTE Backoffice Unit charge	Revise CUTE Backoffice monthly charge to \$146.53 per unit from the current \$142.87 per unit.
4	Establish CUTE Rate Based on Departing Aircraft Seat	Establish CUTE rate of \$2.25 per departing aircraft seat for non-exempt carriers.
5	Revise Rental Rates for Non-Terminal Building Properties – Miami International Airport	See attached schedule for building rental rates.
6	Revise Rental Rates for Building Properties – General Aviation Airports	See attached schedule for building rental rates.
7	Revise Valet Parking Rate	Revise valet parking rate to \$18.00 for the first 1-3 hours or portion thereof from the current \$24.00 for the first 1-3 hours or portion thereof. After 3 hours, the rate shall be revised to \$30.00 per day from the current \$42.00 per day.

Miami-Dade Aviation Department Summary of New and Revised Rates Effective Fiscal Year 2013		EXHIBIT "A"  Page 2
8	Revise Airline VIP Club Fee and Associated Opportunity Fee	Revise the basic VIP Club Fee to \$27.50 from the current \$24.50 for each non-member passenger and revise the associated opportunity fee to \$9.63 from the current \$8.58 for each non-member passenger. The opportunity fee is based on 35% of the basic VIP Club fee.
9	Establish Consular Lounge Rental Fee for Non-Member Organizations	Establish Consular Lounge Rental Fee of \$500.00 for 1 – 4 hours of use per day and \$900.00 for 8 consecutive hours (full day) during a 24-hour period for rental of the MDAD Consular Lounge to non-member organizations (those organizations that are not part of the Consular Corps of Miami).
10	Revise Closed-Circuit Television (CCTV) Viewing/Workstation Monthly Rental Rates	Revise Cellstack/NICE equipment from the current \$596.00 each per month to \$614.00 each per month; Revise Cellstack equipment from the current \$537.00 each per month to \$553.00 each per month; Revise NICE equipment from the current \$447.00 each per month to \$461.00 each per month.
11	Revise Cable Television (CATV) Monthly Recovery Fee	Revise Cable Television Recovery Fee to \$60.00 per location per month (for Offices and Lounges) and \$215.00 per location per month (for bars, restaurants & VIP clubs) from the current \$35.00 per location per month.
12	Revise Operational Closure Fee at Training & Transition and General Aviation Airports	Revise Operational Closure Fee at Training & Transition and General Aviation Airports to \$4,800 per day, or \$200 per hour from the current rate of \$3,000.00 per day to cover costs incurred by safety officer and vehicle required by the Federal Aviation Administration (FAA).

Miami-Dade Aviation Department Summary of New and Revised Rates Effective Fiscal Year 2013		EXHIBIT "A"  Page 3
13	Revise wording and application of aircraft parking charges at general aviation airports	Revise wording to "Aircraft Parking at General Aviation Airports: (1) For M-1 aircraft, the same rates charged at Miami International Airport, but at only the daily base rate as charged at MIA (1 to 5 days), i.e., the daily base rate for 1-5 days will apply for the entire parking period; (2) For all other aircraft, the same rates charged at MIA, but the rates shall increase over time as reflected on the attached aircraft parking rates schedule" from the current wording of "Aircraft Parking at General Aviation Airports: the same rates charged at Miami International Airport, but will reflect only the daily base rate as charged at MIA (1 to 5 days). Please reference the attached aircraft parking rates schedule".
14	Establish Reserved Parking Space Charge	Establish Reserved Parking Space charge of \$10.00 per vehicle parking space. This is a prepaid fee and charged in addition to existing vehicle parking rates. The space reservation expires when vehicle exits the reserved parking space.

**Waronker & Rosen, Inc.**

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August 20, 2012

Mr. Jose Abreu, P.E., Director  
Miami-Dade Aviation Department  
P.O. Box 592075  
Miami, Florida 33159

**Re:** Miami International Airport  
Non-terminal Rental Rates  
October 1, 2012 – September 30, 2013

Dear Mr. Abreu:

Pursuant to Resolution No. R-34-03, we are submitting a summary of our conclusions for:

- 1) Land Rental Rates
- 2) Paving Rates
- 3) Building Rental Rates

**Waronker & Rosen, Inc. (formerly as part of Quinlivan /Waronker Joint Venture)** has been preparing the annual rental rate report on the non-terminal properties at Miami International Airport since 1994. For the preparation of these annual reports, the following steps have been taken:

- Inspected non-terminal buildings at Miami International Airport in order to determine the condition of the buildings.
- Gathered and analyzed land sales in the areas surrounding Miami International Airport and derived appropriate rates of return on land value from various sources.
- Personally inspected non-terminal properties at major hub airports in the United States and interviewed property managers regarding land rental rates and non-terminal building rates at these airports.

Mr. Jose Abreu, Director  
Miami-Dade Aviation Department  
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- Gathered and analyzed building rental rates in the areas surrounding Miami International Airport. The findings indicate there is a direct relationship between office building rental rates at Miami International Airport and the nearby off-airport office buildings rental rates and there is no particular advantage for office tenants being on the airport.
- Gathered and analyzed warehouse rental rates in the Airport West market area, just west of Miami International Airport as well as surrounding industrial markets. Results indicated there is a relationship between off-airport warehouse rental rates and cargo/warehouse rental rates on-airport. The security, minimum truck transportation and/or the ability to bring an aircraft to a cargo building are benefits of being on-airport. Therefore, on-airport cargo/warehouse buildings command a rental premium. This relationship between on-airport cargo rates and off-airport warehouse rates has been examined at other airports.

The market rental rates are based on the data, analyses and conclusions within a report that is available for review in our office.

Market rent is defined as the rental income that a property would most probably command in the open market indicated by the current rents paid for comparable space as of the date of the appraisal.

After analyzing land sales surrounding Miami International Airport and land rental rates at comparable airports the following was considered in the conclusion of market land rates;

- 1) Subject land will be limited to airport and aviation purposes.
- 2) No assignment of leasehold without approval of the County.
- 3) No subordination permitted on said leasehold.
- 4) The General Use Master Plan.

After due study and investigation and taking all factors into consideration which apply to the area leased within the confines of Miami International Airport, it is our opinion that the market rent of the land, as of this date, is as reported on the sheet captioned "Land Rental Rates" (page four).

The real estate market over the past year has been stable with some and this is reflected in there being no increase in the land rates. There has been some modification of the off airport land rates.

In estimating the building rental rates, each building structure has been inspected, cargo/warehouse and office rentals in the area were reviewed, building rental rates at comparable airports were reviewed and developers/investors of airport cargo buildings were interviewed. All of the above comparable rental information is contained within the *Self-Contained Appraisal Report* which is retained in the appraisers' office.

Mr. Jose Abreu, Director  
Miami-Dade Aviation Department  
August 20, 2012

In addition to the comparable building rental information, also considered was the following:

- 1) Use, occupancy and utility of subject improvements.
- 2) Condition and building life expectancy of said improvements.
- 3) Demand for such facilities at the airport.
- 4) Replacement cost estimate less depreciation.
- 5) No assignment of leasehold without approval of the County.
- 6) No subordination permitted on said leasehold.

The rental rates estimated herein presume that the building spaces are in rentable condition and are in compliance with life safety standards which are typical requirements of the landlord (MIA). Assumed is that the buildings have completed their 40 year recertification which is required by Miami-Dade County. Some buildings and building spaces at Miami International Airport are unoccupied and not in rentable condition. If the tenant decides to expend the cost to bring the building or building space into a rentable condition, the tenant should receive a rent credit at least equal to the amortization of the tenant's expenditure over the term of the lease.

Historically tenants at MIA having issues with the rental rates consider the rates being paid are too high mostly based on what they deem to be the lack of deferred maintenance. The annual rents presume the spaces are in rentable condition, are in compliance with life safety standards, and have a 40 year recertification where applicable. It is typical for the landlord to perform maintenance such as touch up painting, repair of stress cracks, removal of plant growth in stress cracks or expansion joints, replace/repair signage not specific to one tenant, repair leaks and various other items that are not the responsibility of the tenant. Inspection of the buildings at MIA reveals many deferred maintenance items. Repairs which have not been done can affect the longevity of the improvements which ultimately affects the ability to collect rent and the rent that can be charged.

Mr. Jose Abreu, Director  
Miami-Dade Aviation Department  
August 20, 2012

Private ownership of large industrial and office developments typically have a reserve for replacement, also known as a replacement allowance. These property owners place a specific amount yearly into a reserve account to fund deferred maintenance repairs. The amount is often based on a percentage of the rent collected or an amount per square foot of the collected rent. Recommended is MIA place \$.05 per square foot of building rents into a reserve for replacement that is available to Real Estate Management Division for repair of deferred maintenance items. The ability of Real Estate Management to cure deferred maintenance items quicker will enhance the remaining life of the improvements and help to offset higher repair expenses in the future.

The estimated market rents consider that the tenant is responsible for land rental, all utilities, and interior maintenance, except where noted.

Respectfully submitted,

Very truly yours,



Lee H. Waronker, MAI, SRA  
State Certified General Real Estate Appraiser  
Certificate No. RZ162

**Miami International Airport  
Land Rental Rates  
Effective as of October 1, 2012**

The following rental rates are to be effective October 1, 2012 and applied to all present and future leaseholds, when applicable. A map of land zone areas is attached.

Land Zone	Actual 2011-2012 Rate	Proposed 2012-2013 Rate
1 Airport	\$1.55 per sq.ft.	\$1.55 per sq.ft.
1a Airport – vacant land with aircraft access	\$1.85 per sq.ft.	\$1.85 per sq.ft.
2 Commercial sites at SEC of NW 36 <sup>th</sup> St & NW 72 <sup>nd</sup> Ave	\$1.90 per sq.ft.	\$1.90 per sq.ft.
3 N.W. 21 <sup>st</sup> St. and N.W. 39 <sup>th</sup> Avenue	\$2.75 per sq.ft.	\$2.75 per sq.ft.
4 Fuel Farm	\$2.00 per sq.ft.	\$2.00 per sq.ft.
5 N.W. corner of N.W. 97 <sup>th</sup> Avenue & N.W. 54 <sup>th</sup> Street	\$2.40 per sq.ft.	\$2.40 per sq.ft.
6 Jai-Alai fronton land area & NW 36 <sup>th</sup> Street Frontage	\$2.00 per sq.ft.	\$2.00 per sq.ft.
7 Commercial Sites on NW 12 <sup>th</sup> St & North of NW 36 <sup>th</sup> St	\$1.50 per sq.ft.	\$1.60 per sq.ft.

**NOTE:** There is an additional charge of \$.05 per square foot where special services are provided, such as high intensity lighting, power cost, etc.

### Paving Rates

Paving rates are in addition to land rental.

Type of Paving	Actual 2011-2012 Rate	Proposed 2012-2013 Rate
Standard (Vehicular) Existing	\$.25 per sq.ft.	\$.25 per sq.ft.
Heavy Duty (Aircraft) Existing	\$.70 per sq.ft.	\$.70 per sq.ft.

## Building Rental Rates Miami International Airport Effective as of October 1, 2012

The following are the estimated annual square foot building rates for the period October 1, 2012 to September 30, 2013. **These rates exclude land, water, sewer, electric, and common area janitorial except where footnoted.**

Building #. (Old bldg. #)	Building Description	Actual Rate 2011-2012	Proposed Rate 2012-2013
49	Offices (A/C) Shop (A/C)	\$6.00 \$6.00	\$6.00 \$6.00
700	Cargo (Non A/C) Offices (A/C) 2nd Floor Offices (A/C) 1st Floor Offices (without tenant improvements)	\$11.75 (11) \$13.50 (11) \$15.00 (11) \$	\$11.75 (11) \$13.50 (11) \$15.00 (11)
701	Cargo (Non A/C) Offices (A/C) 2nd Floor Offices (A/c) 1st Floor Offices (without tenant improvements)	\$11.75 (11) \$13.50 (11) \$15.00 (11)	\$11.75 (11) \$13.50 (11) \$15.00 (11)
702	Cargo (Non A/C) Offices (A/C) 2nd Floor Offices (A/C) 1st Floor Offices (without tenant improvements)	\$11.75 (11) \$13.50 (11) \$15.00 (11)	\$11.75 (11) \$13.50 (11) \$15.00 (11)
703 (2120)	Engine Test Cell Bldg.—Storage Test Cells (in compliance with 40-year recertification) • Reciprocating-Dynamometer Cells • Large Jet Engine Cells	\$5.25 (12)  \$11,000 per month (8)(13) \$13,000 per month (8)(13)	\$5.25 (12)  \$11,000 per month (8)(13) \$13,000 per month (8)(13)
703A	Test Cell	\$12,000 per month	\$13,000 per month
704 (2121)	Warehouse (Non A/C)/Cargo (Non A/C) Offices (A/C)/Shop(A/C)/Storage(A/C)	\$5.75 (12) \$6.25 (12)	\$5.75 (12) \$6.25 (12)
706	Cargo (Non A/C) Offices (A/C)	\$15.50 (11) \$15.00 (11)	\$15.50 (11) \$15.00 (11)
707	Cargo (Non A/C) Offices (A/C)	\$15.50 (11) \$15.00 (11)	\$15.50 (11) \$15.00 (11)
708	Cargo (Non A/C) Offices (A/C)	\$15.50 (11) \$15.00 (11)	\$15.50 (11) \$15.00 (11)
709	LanChile (Airis)	Tenant constructed building	
710	LanChile (Airis)	Tenant constructed building	
711	Arrow Cargo (Aeroterm)	Tenant constructed building	
712	Arrow Cargo (AMB Codina)	Tenant constructed building	
714	Cargo (Non A/C) Offices (A/C)	\$12.75 \$13.25	\$12.75 \$13.25

**Building Rental Rates Miami International Airport**  
**Effective as of October 1, 2012 (continued)**

<b>Building #. (Old bldg. #)</b>	<b>Building Description</b>	<b>Actual Rate 2011-2012</b>	<b>Proposed Rate 2012-2013</b>
715 (2210)	Former Post Office (A/C) Office warehouse	\$13.25 \$12.25	\$13.25 \$12.25
716A	Cargo (Non A/C) Offices (A/C) 2nd Floor Offices (A/C) 1st Floor	\$13.00 (11)(15) \$13.60 (11)(15) \$15.00 (11)	\$13.00 (11)(15) \$13.60 (11)(15) \$15.00 (11)
716B-J	Cargo (Non A/C) Offices (A/C) 2nd Floor Offices (A/C) 1st Floor	\$12.00 (11)(15) \$12.60 (11)(15) \$15.00 (11)	\$12.00 (11)(15) \$12.60 (11)(15) \$15.00 (11)
719 (2122)	Governmental Service Bldg. - CCC	\$19.50 (3)	\$19.50 (3)
741 (2204)	Decompression chamber	\$45,000 per year	\$45,000/yr
805	Cargo (Non A/C) Offices (A/C)	\$12.00 \$12.00	\$12.00 \$12.00
807	UPS (Cargo)	Tenant constructed building	
815	USDA Import/Export	Tenant constructed building	
820 (1011)	Warehouse (Non A/C) Offices (A/C)	\$9.00 \$10.00	\$9.00 \$10.00
831	Office/Warehouse (FedEx)	Tenant constructed building	
836 (1054)	GSE Office/shop (AC)	\$13.50	\$13.50
839	Hangar (Signature Flight Center) Offices (A/C)	\$12.00 \$16.00	\$12.00 \$16.00
840	Signature Flight Support (Terminal)	\$20.00	\$20.00
844 (101)	Hangar - Storage (Non A/C) Offices (A/C) Storage (A/C)	\$9.25 (3) \$11.75 \$6.75	\$9.25 (1) \$11.75 \$6.75
845 (100)	Offices (A/C) Warehouse (Non-A/C) Warehouse Office (A/C) Simulator (A/C) Atrium Space—1st Floor (A/C) Atrium Space—Above 1st Floor (A/C)	\$16.00 (3) \$11.29(3) \$12.00 (3) \$10.50 (3) \$21.00 (3) \$19.00 (3)	\$16.00 (3) \$11.29 (3) \$12.00 (3) \$10.50 (3) \$19.00 (3) \$19.00 (3)
850	AAR ACS (Maintenance Hangar)	Tenant constructed building	
855 (53)	Storage (A/C)	\$5.75	\$5.75
856 (52)	Storage (A/C)	\$5.50	\$5.50
857 (55)	Wash Rack & Drum Storage	\$5.25	\$5.25

**Building Rental Rates Miami International Airport**  
**Effective as of October 1, 2012 (continued)**

<b>Building #. (Old bldg. #)</b>	<b>Building Description</b>	<b>Actual Rate 2011-2012</b>	<b>Proposed Rate 2012-2013</b>
861-862 (60)	Aircraft—Hangars (#6 and #7) Shops (A/C) Storage (A/C) Offices (A/C) Aircraft Parking (not including land)	\$9.00 (1) (12) \$5.25 (12) \$5.25 (12) \$6.50 (12) \$.70 (17)	\$10.00 (1) (12)* \$5.25 (12) \$5.25 (12) \$6.50 (12) \$.70 (17)
863 (60-A)	Engine Overhaul and Service Storage (A/C) 2nd Floor Storage (non A/C) 2 <sup>nd</sup> Floor Offices (A/C) 1 <sup>st</sup> Floor Offices (A/C)	\$5.50 \$4.00 \$4.00 \$10.00 \$8.00	\$5.50 \$4.00 \$4.00 \$10.00 \$8.00
864 (62)	Line Service Building	Demolished	Demolished
865 (61)	Line Service Building	Demolished	Demolished
871 (48)	Hangar (Non A/C) Office (A/C) Shop (A/C) Storage (A/C)	\$9.00 (1) \$5.50 \$4.25 \$4.25	\$9.00 (1) \$5.50 \$4.25 \$4.25
874 (44)	Executive Office (A/C)	\$14.50 (2)	\$14.50 (2)
875 (43)	Flight Academy Office (A/C) Pan Am Office (A/C) Individual tenants Simulator Bays (A/C)	\$10.50 (19) \$13.75 \$9.00	\$10.50 (19) \$13.75 \$9.00
880-882 (30A-30B)	Simulators (A/C) Office Building (A/C)	\$9.00 \$8.50	\$9.00 \$8.50
881 (30)	Office Building (A/C) Simulators	\$8.50 \$9.00	\$8.50 \$9.00
888 (35-35A)	Maintenance and Training (A/C) Office Space (A/C)	\$5.75	\$5.75
890 (25)	Hangar (Non A/C) Office Space (A/C) Storage (A/C) Shops (A/C)	\$11.00 (1) \$8.25 \$5.50 \$6.00	\$11.00 (1) \$8.25 \$5.50 \$6.00
891 (24)	First Floor: Maintenance-Shops (A/C) Second Floor: Shops (A/C) Third Floor: Shops (A/C) Fourth Floor: Storage (Non A/C)	\$5.50 \$5.50 \$5.00 \$4.75	\$5.50 \$5.50 \$5.00 \$4.75
896 (22)	Hangar—Maintenance (Non A/C) Office Space (A/C) Shops—Maintenance (A/C) Third Floor: Storage (A/C) Third Floor: Storage (Non A/C) Composite Shop Paint Booth	\$10.00 (1) \$7.75 \$5.75 \$5.00 N/A N/A N/A	\$10.00 (1) \$7.75 \$5.75 \$5.00 \$4.75 \$10.00 \$10.00*

**\*Rent is based on completion of the upgrades currently in process**

**Building Rental Rates Miami International Airport**  
**Effective as of October 1, 2012 (continued)**

<b>Building #. (Old bldg. #)</b>	<b>Building Description</b>	<b>Actual Rate 2011-2012</b>	<b>Proposed Rate 2012-2013</b>
900 (21)	First Floor: Shops-Maintenance (A/C) Mezzanine—Finished Office Space (A/C)	\$6.00 \$6.50	Demolished
900A (21-A)	Shops—Maintenance (A/C)	To be demolished	Demolished
900B (21-B)	Shops (A/C) Storage (A/C)	To be demolished To be demolished	Demolished
900C (21-C)	Shops (A/C) Storage (A/C)	\$6.00 \$5.50	Demolished
905 (10)	Guard House	\$20.00	Demolished
906 (3)	First Floor A/C Shop/Storage First Floor A/C Cafeteria First Floor A/C Lab/Metered Room First Floor Non A/C Shop Storage First Floor Ventilated Shop First Floor Non A/C Containment 2nd Floor A/C Office 2nd Floor Non A/C Shop/Storage	\$5.50 \$4.50 \$3.50 \$3.00 \$2.00 \$ .50 \$8.00 \$5.00	Demolished
909	Flight Training Facility (Airbus)	Tenant Constructed Building	
916	Cargo Warehouse (Development)	Tenant Constructed Building	
919 (5A)	Offices—Entire Building (A/C) Office—Per Floor or less (A/C) Office - Second Floor (Full Service) Storage (Non-A/C) Loading Dock	\$10.50 \$13.00 \$21.00 \$6.00 \$1.75	\$10.50 \$13.00 \$21.00 \$6.00 \$1.75
2082	Warehouse (El Dorado) Offices (A/C)	\$2.50* \$2.50*	\$2.50* \$2.50*
3010	Cabstand Cafe (A/C)	\$30.00 (5)	\$30.00 (5)
3030	Offices	\$10.00 (12)	\$10.00 (12)
3030A	Offices (A/C)—Wing of 3030	\$8.50	\$8.50
3032	Cafeteria (Non A/C) Cafeteria (A/C)	\$4.75 \$6.50	\$4.75 \$6.50
3033	Police Station (A/C)	\$10.00	\$10.00

\* The 2006 rate included land, whereas the 2010 to 2012 rates are for the building only and the land rate and paving rate is charged separately.

**Building Rental Rates Miami International Airport**  
**As of October 1, 2012 (continued)**

<b>Building #. (Old bldg. #)</b>	<b>Building Description</b>	<b>Actual Rate 2011-2012</b>	<b>Proposed Rate 2012-2013</b>
3037	Maintenance-Garage (Non A/C) Offices (A/C)	\$6.00 \$6.50	\$6.00 \$6.50
3038	Building Services—Maintenance/Office (A/C)	\$6.50	\$6.50
3040	Maintenance Shops (Non A/C) and Offices (A/C)	\$6.60 (19)	\$6.60 (19)
3034	Triturator	\$36,000 (10)	\$36,000 (10)
3046	Offices (A/C) Shop (A/C)	\$10.00 \$6.25	\$10.00 \$6.25
3047	Offices (A/C)	\$10.00	\$10.00
3048	Offices (A/C)	\$10.00	\$10.00
3049	Maintenance Garage (Non A/C)	\$7.00	\$7.00
3050	Administration Building (Multiple Tenancy)	\$14.25 (8)	\$14.25 (18)
3074	In-flight Caterers: Kitchen (Non A/C) Kitchen (A/C)	\$8.50 \$10.50	\$8.50 \$10.50
3077	Triturator	\$36,000/yr (10)	\$36,000/yr (10)
3078	Fuel Building (A/C) Offices (A/C)	\$10.00 \$10.25	\$10.00 \$10.25
3089	Parking Garage	\$50.00/mo. (4)	\$50.00/mo. (4)
3091	Maintenance/Offices (A/C)	\$7.75	\$7.75
3094	Parking Garage	\$50.00/mo.(4)	\$50.00/mo.(4)
3095-A	Hangar Hangar Area (Non A/C) – 1 <sup>st</sup> Floor Shops, Storage & Office – 1 <sup>st</sup> and 2 <sup>nd</sup> Floors (A/C) Shops, Storage & Office – 1 <sup>st</sup> and 2 <sup>nd</sup> Floors (Non A/C) Office	\$11.00 \$8.50 \$7.50 \$10.25	\$11.00 \$8.50 \$7.50 \$10.25
3095-B	Offices (as renovated): Offices—Entire Building (A/C) Offices—Per Floor (A/C) Offices—Penthouse (A/C)	\$11.00 \$19.00 (3) \$22.00 (3)	\$11.00 \$19.00 (3) \$22.00 (3)
3100	Maintenance Garage (Non A/C)	\$7.00	\$7.00
3101	Maintenance Garage—Storage (Non A/C)	\$6.00	\$6.00
3110	Offices—Security	\$21.00	\$21.00
3150	Offices (A/C)	\$11.50	\$11.50
3151	Maintenance—Shop (Non A/C) Offices (A/C)	\$6.00 \$11.00	\$6.00 \$11.00
3152	Service Station (Non A/C)	\$5.75	\$5.75
3153	Car Wash Building	\$5.75	\$5.75
3241	RCC Office (A/C) RCC Storage (A/C)	\$26.00 (20) \$15.00 (20)	\$26.00 (20) \$15.00 (20)

***Building Rental Rates Miami International Airport***  
***Effective as of October 1, 2012 (continued)***

<b>Building #. (Old bldg. #)</b>	<b>Building Description</b>	<b>Actual Rate 2011-2012</b>	<b>Proposed Rate 2012-2013</b>
4001	Traffic Control Center	\$13.00	\$13.00
4002	Public Works Office	\$12.00	\$12.00
4003	Corrections Office (A/C)	\$7.50	\$7.50
4003A	Offices (A/C)	\$7.00	\$7.00
	Storage (Non A/C)	\$6.00	\$6.00
4004	Sign Shop (Non A/C)	\$6.00	\$6.00
MIC	Platform - Unfinished space (21)	N/A	\$30.00

**Loading Dock**

Loading dock area has an additional rate of \$1.75 per square foot.

**Utility Rates**

The rental rates herein exclude utilities (water, sewer and electric) except as footnoted. Utilities shall be applied as a separate charge.

**Trailer Parking & Modular Units**

Trailer parking has a rate of \$175.00 per space per month for single wide trailers, \$350 per space per month for double wide trailers and \$525 per space per month for a triple wide. Modular units are authorized for temporary use by tenants for office or storage purposes, preceding and/or during construction, and have the rates of \$175.00 per space per month for single wide trailers, \$350 per space per month for double wide trailers and \$525 per space per month for a triple wide.

**Automobile Parking**

Automobile parking (grade level & non-garage space) has a charge of \$40.00 per space per month. Limousines that occupy no more than a standard parking space/area will be charged \$40 per month. Larger limousines have a rate of \$80 per month. Tour buses and buses in excess of eight (8) feet wide and 18 feet long have a rate of \$150 per month.

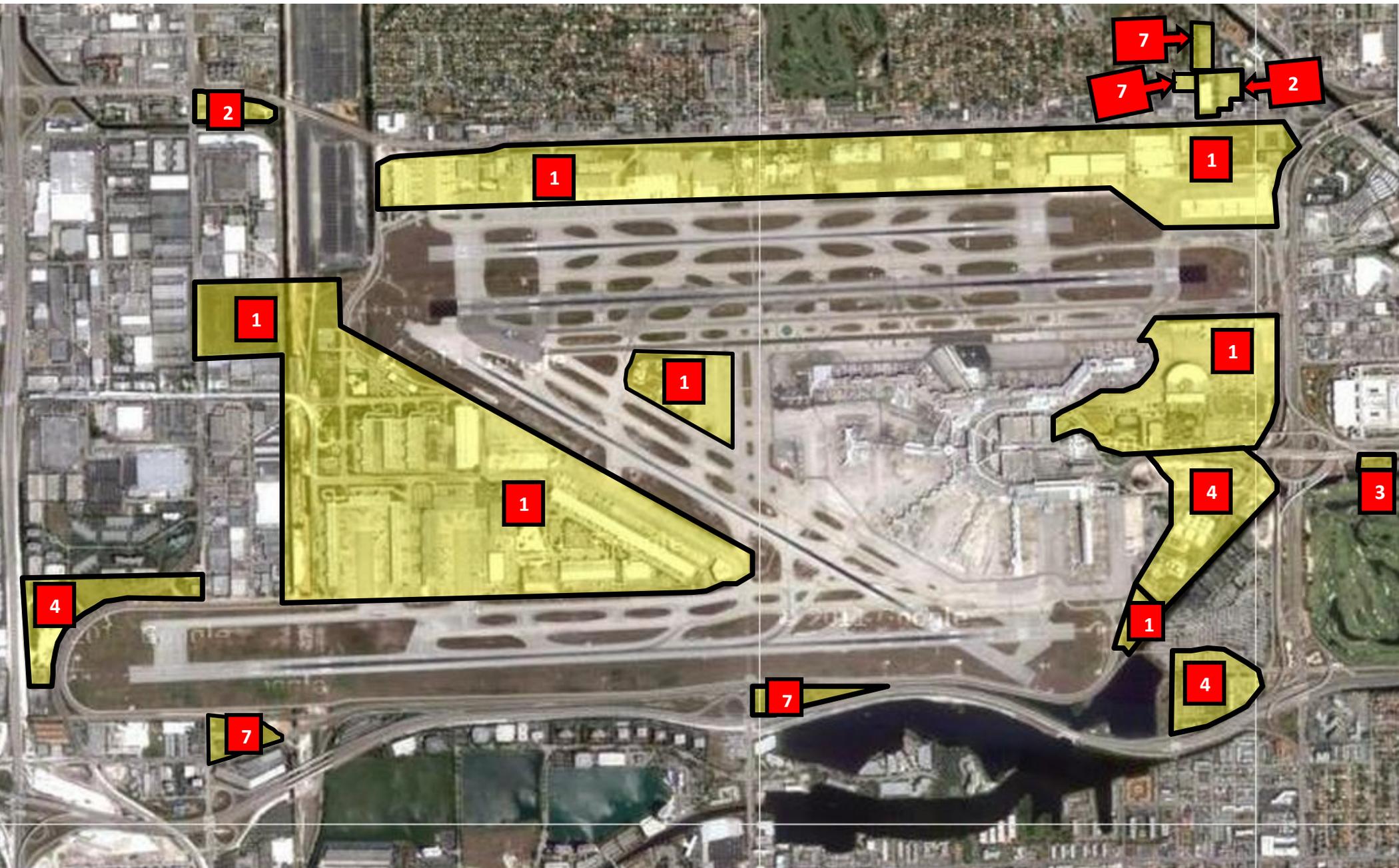
**Full Service**

This includes land rent, janitorial and utilities.

**Footnotes**

- 1) Non-airline tenants shall pay the said per square foot rate or 3% of all gross revenues produced from providing aircraft maintenance services to others, whichever is greater.  
Airline tenants shall pay 3% of all gross revenues produced from providing aircraft maintenance services to others in addition to the said per square foot rental rates.
- 2) Rent includes land, electricity, and common area janitorial.
- 3) Rent includes land, electricity, water, sewer and common area janitorial.
- 4) Rent per position per month.
- 5) Tenant pays minimum guarantee.
- 6) The rental rate reflects the "As Is" condition of the building. The building has limited fire and electrical systems. (Not used in 2005.)
- 7) Rent includes water, sewer, electricity, and common area janitorial. (Not used in 2005.)
- 8) Rent includes land.
- 9) The rent includes water and sewer. (Not used in 2005.)
- 10) Rates based on approved actual audited construction costs.
- 11) Rent includes common area janitorial, excludes land.
- 12) Additional rent may be applicable to recover costs of 40-year recertification and costs of repairs to comply with life safety codes.
- 13) Rate includes amortization of 40-year recertification and costs of repairs to comply with life safety codes.
- 14) Rate based on competitive bidding
- 15) Appraised rate includes a charge of \$.10 per square foot as a trash removal fee.
- 16) No longer applicable (*was formerly "Rental based on 20-year lease. Adjusted annually on January 1st"*)
- 17) No longer applicable (*was formerly "Hangar is currently unusable and can only be used as aircraft parking until roof repairs are completed."*)
- 18) Includes land rent and janitorial
- 19) Includes common area janitorial
- 20) Includes land rent and janitorial. Utilities are paid by rental car agencies in MIC.
- 21) Tenant pays for all tenant improvements and for utilities

# LAND ZONE MAP – ZONES 1, 2, 3, 4 & 7



# NW 36<sup>th</sup> Street Area





ANDREW H. MAGENHEIMER, MAI  
CERT. GEN. RZ1073

THEODORE W. SLACK, MAI  
(1902-1992)

THEODORE C. SLACK, MAI  
(RETIRED)

SUE BARRETT SLACK, MAI  
(RETIRED)

June 1, 2012

Mr. Greg Owens  
Miami-Dade Aviation Department  
P.O. Box 025504  
Miami, Florida 33102

RE: Miami-Dade Aviation Department  
2012 General Aviation Rental Rate Review

Dear Mr. Owens:

Slack, Johnston & Magenheimer, Inc. has been retained to provide appraisal services as part of our professional service agreement approved by Resolution R-57-11. The scope of this analysis is limited to estimates of annual market rent for various properties located at Miami-Dade County's general aviation airports. This letter provides summary information in a restricted report format. Additional information concerning the analysis is retained in our files. This analysis was prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP). The intended use of this report is to make recommendations to Miami-Dade County concerning the rental rates at their general aviation airports and the intended user is the Miami-Dade Aviation Department. Market rent is defined in the Dictionary of Real Estate Appraisal.

The scope of appraisal services includes estimates of the annual market rental rates for various properties at Miami-Dade County's general aviation airports, including Opa-Locka Executive Airport (OPF), Kendall-Tamiami Executive Airport (TMB) and Homestead General Aviation Airport (X51). Our analysis has included visits to the airports and the improvements, as well as market research of similar aeronautical and non-aviation properties.

Our general aviation rental rate analysis included a review of the method of establishing rental rates and charges. Generally, airports within Florida do not sell; therefore, determining rental rates and charges based on capitalization of sales prices is not possible. There are two generally acceptable methods of estimating rental rates: 1) a market comparative analysis based on market research and 2) a comparison of non-airport (off-port) land and improvement values to airport (on-port) properties.

It is our opinion that market research produces the best method of estimating rental rates between similar property types. This method serves as the basis for our estimation of fair market annual rental rates for the Miami-Dade County's general aviation airports.

Mr. Greg Owens  
June 1, 2012  
Page Two

We have reviewed local and national surveys of airport rates and charges. Our research revealed there is limited, reliable survey information available for annual rental rates at airports in Florida. Our research included a direct survey of over 50 public general aviation, as well as non-hub and small-hub commercial airports within Florida. Our market research focused on general aviation rental rates and charges within Florida based on a direct questionnaire, as well as telephone interviews with several airport managers and fixed base operators. This was a direct survey and the reliability of the information collected is considered good.

The primary focus of our survey was rental rates and charges for airport properties, including both aeronautical and non-aviation uses. The airports have been compared based on location, physical size, annual operations, based aircraft and fuel flowage. The data collected includes statistical information described above, as well as rates and charges for various types of airport properties.

Our survey indicates that, although there is a wide variation in geographic locations and non-aviation property values throughout Florida, there are several similarities in rental rates and charges for various components at general aviation airports. Airports were compared based on activity levels relating to geographic locations, physical size, number and length of runways, based aircraft, annual operations and fuel flowage.

In our research, the primary focus of airport comparisons was based on geographic location and relationships between based aircraft, operations and fuel flowage. The survey information was collected and analyzed for the purpose of comparison to Miami-Dade County's general aviation airports. The airports were compared based on their activity levels, as previously discussed.

Based on our market analysis, we have recommended continuing the current rental rates for properties at the County's general aviation airports. It was noted the market conditions for the non-aviation properties at the general aviation airports continue to change based on market sales analysis. It is recommended the County continue to undertake individual appraisals of the non-aviation properties to establish rental rates on a case-by-case basis to best reflect market conditions at the time.

The last time the rental rates for most of the buildings at the County's general aviation airports were revised was in May, 2005 (Res. R569-05). The resolution included a provision for the approved rental rates to be phased-in in equal amounts over a three year period (2005, 2006 and 2007). The rental rates approved by the Resolution R569-05 were phased-in and the rental rates for most of the buildings were not revised in 2008, 2009 or 2010, and are not recommended to change in 2011. It was noted, in 2009 (Ord. 09-87) the rental rate for OPF Buildings 101, 102, 105 and 316 was reduced due to deferred maintenance and functional obsolescence.

Mr. Greg Owens  
 June 1, 2012  
 Page Three

The land rental rates (aeronautical, non-aviation and farm land) at all the County's general aviation airports, as well as selected buildings rental rates at TMB and X51 were revised in (Ord. 08-109). Ordinance 08-109 further adopted the policy of undertaking individual appraisals of the non-aviation properties at the airports to establish rental rates on a case-by-case basis to best reflect market conditions at the time. The rental rates revised in 2008 (Ord. 08-109) were not revised in 2009 (Ord. 09-87). Most of the rental rates in 2010 (Ord. 10-64) and 2011 were not revised. Most of the rental rates for 2012 are not recommended in change. Two buildings not previously on the rent rolls at TMB require rental rates. In addition, some of the non-aviation land rental rates at OPF are recommended to decrease in 2012. We recommend the following revisions to the 2012 general aviation rental rates for Opa-Locka Executive, Kendall-Tamiami Executive and Homestead General Aviation Airports as follows:

**Kendall-Tamiami Executive Airport -**

Aeronautical Building 505: Continue to implement Consumer Price Index (CPI) increase for the building in consideration of the not-for-profit 501(c) (3) status as approved by R569-05.

Aeronautical Buildings 109A and 109B: Annual building rent of \$2.84 per square foot.

**Opa-Locka Executive Airport -**

Non-Aviation Land: Reduce the annual non-aviation land rent per square foot at OPF due to market conditions as follows:

<u>Non-Aviation Land Parcel</u>	<u>\$/SF/Yr.</u>
Minimum Bid for Undesignated Land	\$1.00
Parcels O-148 & O-351 (Clear Zone Parking)	\$0.55
Parcel O-1519 (MDWASA)	\$0.90
Parcel O-216 (MDDC)	\$1.10

The attached airport rental summaries for Opa-Locka, Kendall-Tamiami Executive and Homestead General Aviation Airports reflect our recommendations.

Sincerely,

SLACK, JOHNSTON & MAGENHEIMER, INC.



Andrew H. Magenheimer, MAI  
 CERT. GEN. RZ1073

Enclosures

\\MDAD\GO12RATES

## CERTIFICATION

We certify that, to the best of our knowledge and belief, ...

- the statements of fact contained in this report are true and correct.
- the reported analyzes, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyzes, opinions, and conclusions.
- we have no present or prospective interest in the property that is the subject of this report and we have no personal interest or bias with respect to the parties involved.
- our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- our analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the following: 1) the Uniform Standards of Professional Appraisal Practice (USPAP); 2) the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute; and 3) the requirements of the State of Florida for state-certified appraisers.
- we have made a personal visit to the property that is the subject of this report.
- Zach Olen, Cert. Gen. RZ3124, provided significant professional assistance to the person signing this certification.
- the use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission and to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- Slack, Johnston & Magenheimer has performed services regarding the subject property in the past three years.
- as of the date of this report, Andrew H. Magenheimer, has completed the requirements of the continuing education program of the Appraisal Institute.

SLACK, JOHNSTON & MAGENHEIMER, INC.



Andrew H. Magenheimer, MAI  
CERT. GEN. RZ1073

<b>Opa-Locka Executive Airport 2012 Property Rental Summary</b>			
<b>LAND RENTAL</b>		<b>Rent/Sq.Ft./Year</b>	
		Current	Market Rent
Aeronautical Land		\$0.20	\$0.20
Non-Aviation Land - minimum bid			
Runway 9L Clearzone		\$0.65	\$0.55
Non-Aviation Land		\$1.10	\$1.00
<b>PAVEMENT RENTAL</b>		<b>Rent/Sq.Ft./Year</b>	
		Current	Market Rent
Pavement		\$0.05	\$0.05
<b>Non-Aviation Land</b>		<b>Rent/Sq.Ft./Year</b>	
<b>Lease Number/Tenant</b>		Current	Market Rent
Lease No.	OPF351	\$0.65	\$0.55
Clearzone Vehicular Parking			
Lease No.	OPF148	\$0.65	\$0.55
Clearzone Vehicular Parking			
Lease No.	OPF216	\$1.25	\$1.10
Dept. of Corrections			
Lease No.	OPF1519	\$1.10	\$0.90
WASA			
<b>Non-Aviation Buildings</b>		<b>Rent/SF/Year</b>	
		Current	Market Rent
Building	190na	\$4.70	\$4.70
<b>BUILDING RENTAL (1)</b>			
<b>Aviation Tenants</b>		Current	Market Rent
Building	35	\$3.84	\$3.84
Building	39	\$4.13	\$4.13
Building	40E (3)	\$7.95	\$7.95
Building	40C (2)	\$7.65	\$7.65
Building	40W (1)	\$7.78	\$7.78
Building	41E (3)	\$7.65	\$7.65
Building	41C (2)	\$7.65	\$7.65
Building	41W (1)	\$7.65	\$7.65
Building	45	\$5.21	\$5.21
Building	46	\$9.00	\$9.00
Building	47	\$5.33	\$5.33
Building	102	\$0.00	\$0.00
Building	114	\$4.49	\$4.49
Building	119 r	\$3.58	\$3.58
Building	137 r	\$3.53	\$3.53
Building	180	\$2.75	\$2.75
Building	209 r	\$3.75	\$3.75
Building	412	\$1.25	\$1.25
Building	413	\$2.75	\$2.75
Building	418	\$2.75	\$2.75
<b>Note 1: Annual rent/SF excluding land or pavement</b>			
<b>Note 2: Rental waiver based on tenant restoration</b>			
<b>Last Revised</b>		<b>31-May-12</b>	
OPF.12			

<b>Kendall-Tamiami Executive Airport 2012 Property Rental Summary</b>			
<b>LAND RENTAL</b>		<b>Rent/Sq.Ft./Year</b>	
		Current	Market Rent
Aeronautical Land		\$0.17	\$0.17
Non-Aviation Land - minimum bid		\$1.20	\$1.20
<b>PAVEMENT RENTAL</b>		<b>Rent/Sq.Ft./Year</b>	
		Current	Market Rent
Pavement		\$0.05	\$0.05
<b>FARM LAND</b>		<b>Rent/Acre/Year</b>	
		Current	Market Rent
Farm Land - minimum bid		\$350	\$350
<b>BUILDING RENTAL</b>		<b>Rent/Sq.Ft./Year</b>	
<b>Aviation Tenants</b>		Current	Market Rent
Building	102	\$3.33	\$3.33
Building	109	\$3.56	\$3.56
	109A	\$0.00	\$2.84
	109B	\$0.00	\$2.84
Building	114	\$3.28	\$3.28
Building	121	\$4.59	\$4.59
Building	123	\$4.53	\$4.53
Building	221	\$3.64	\$3.64
Building	222	\$2.04	\$2.04
Building	247	\$5.10	\$5.10
Building	504	\$4.93	\$4.93
Building	225	\$3.24	\$3.24
Building	226	\$1.24	\$1.24
Building	227	\$3.73	\$3.73
Building	228	\$5.50	\$5.50
Building	229	\$5.18	\$5.18
Building	501	\$7.58	\$7.58
Building (1)	505	\$2.29	\$2.29
Building	507	\$15.00	\$15.00
<b>Note 1: Annual CPI Rental Adjmt Per R-569-05</b>			
<b>Last Revised</b>		<b>31-May-12</b>	
TMB.12			

<b>Homestead General Aviation Airport 2012 Property Rental Summary</b>			
<b>LAND RENTAL</b>		<b>Rent/Sq.Ft./Year</b>	
		Current	Market Rent
Aeronautical Land		\$0.07	\$0.07
<b>PAVEMENT RENTAL</b>		<b>Rent/Sq.Ft./Year</b>	
		Current	Market Rent
Pavement		\$0.05	\$0.05
<b>FARM LAND</b>		<b>Rent/Acre/Year</b>	
		Current	Market Rent
Farm Land - minimum bid		\$350	\$350
<b>SHADE HANGARS</b>		<b>Rent/Unit/Month</b>	
		Current	Market Rent
Building	13	\$150	\$150
<b>BUILDING RENTAL (1)</b>		<b>Rent/Sq.Ft./Year</b>	
<b>Aviation Tenants</b>		Current	Market Rent
Building	2	\$3.82	\$3.82
Building	3	\$2.65	\$2.65
Building	5	\$3.53	\$3.53
Building	10	\$3.82	\$3.82
Building	14	\$2.65	\$2.65
Building (2)	13	\$1.14	\$1.14
<b>Note 1: Annual rent/SF excluding land or pavement</b> <b>Note 2: Annual rent/SF for entire building</b> <b>Last Revised</b> 31-May-12 X51.12			