SUMMARY OF AIRLINE CHARGES
MIAMI INTERNATIONAL AIRPORT
FY ~~2012-13~~2013-14

Rate Type	~~Adopted~~Proposed FY ~~2012-13~~2013-14
AIRFIELD	
Landing Fees	**$1.75**
Loading Bridge	$35.00
Preconditioned Air:	
Narrow-body	$18.34
Wide-body	40.58
Jumbo-body	54.15
TERMINAL	
Domestic Arriving Seat	
Concourse	**$~~4.15~~4.32**
Baggage Claim	**~~1.49~~1.47**
Domestic Departing Seat	
Concourse	**$~~4.15~~4.32**
Screening	**~~0.50~~0.49**
Baggage Make-up Maintenance (1)	**~~0.76~~0.74**
Baggage Make-up Capital (5)	**~~0.49~~0.39**
International Arriving Seat	
Concourse	**$~~4.15~~4.32**
International Facilities	**~~1.62~~1.90**
International Departing Seat	
Concourse	**$~~4.15~~4.32**
Screening	**~~0.50~~0.49**
Baggage Make-up Maintenance (1)	**~~0.76~~0.74**
Baggage Make-up Capital (5)	**~~0.49~~0.39**
Terminal Rent	
Class I	**$~~153.54~~159.84**
Class II	**~~115.16~~119.88**
Class III	**~~76.77~~79.92**
Class IV	**~~38.39~~39.96**
Class V	**~~19.19~~19.98**
Class VI	**~~76.77~~79.92**
CUTE Rates	
Infrastructure Fee per Departing Seat (2)	**$0.05**
Gate Usage Fee per Departing Seat	**~~0.14~~0.16**
Ticket Counter Usage Fee per Hour (3)	
CUTE Equipment Rental	**$~~3.80~~4.69**
Class I Rental	**~~8.22~~6.41**
Class IV Rental	**~~7.97~~8.30**
Common Use Display	
CUTE Airlines per hour of usage (4)	**$0.29**

(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 $~~243.36~~236.28
(4) The FY 20~~11-12~~13-14 monthly maximum for backwall display is $50.00 per ticket counter position for exempt carriers.
(5) The Capital Recovery portion of Baggage Make-up is charged to all airlines.

Exhibit - A

Miami-Dade Aviation Department
Summary of New and Revised Rates
FY 2013-14

1	Revise Manual CUTE Ticket Counter Rates	Standard Manual Rate for Widebody Aircraft (over 200 seats) $~~568.51~~551.24 from the current $~~497.84~~568.51, and Narrow Aircraft (100 seats through 200 seats) $~~324.86~~314.99 from the current $~~284.48~~324.86, Regional Commuter Aircraft (20 seats through 100 seats) $~~162.43~~157.50 from the current $~~142.24~~162.43 and Small Turbo Aircraft (under 20 seats) $~~81.22~~78.75 from the current $~~71.12~~81.22. Unauthorized Manual Rate for Widebody Aircraft (over 200 seats) $~~1,137.02~~1,102.47 from current $~~995.68~~1,137.02, and Narrow Aircraft (100 seats through 200 seats) $~~649.72~~629.98 from the current $~~568.96~~649.72, Regional Commuter Aircraft (20 seats through 100 seats) $~~324.86~~314.99 from the current $~~284.48~~324.86, and Small Turbo Aircraft (under 20 seats) $~~162.43~~157.50 from the current $~~142.24~~162.43.
2	Revise Monthly Rates for CUSS (Common Use Self Service) Units	Revise Monthly Rates for CUSS (Common Use Self Service) Units as follows: • Desktop Unit – Revise Desktop rate to $~~44.02~~51.82 ea. per month from the current $~~367.39~~44.02 ea. per month • Standalone Unit – Revise Standalone rate to $~~120.79~~131.74 ea. per month from the current $~~470.23~~120.79 ea. per month
3	Revise CUTE Backoffice Unit charge	Revise CUTE Backoffice monthly charge to $~~146.53~~182.24 per unit from the current $~~142.87~~146.53 per unit.
4	Revise Rental Rates for Non-Terminal Building Properties – Miami International Airport	See attached schedule for building rental rates.
5	Revise Rental Rates for Building Properties – General Aviation Airports	See attached schedule for building rental rates.

6	Establish Authority to Revise or Adjust Building Rental Rates During Period Following Board's Action and Before Next Approval by Board Based on Revised Appraisal	By establishing and authorizing the imposition of the rental rates reflected on the attached appraisal document or in this Budget, the Board also establishes and authorizes the Aviation Department to impose, during the period following the Board's action and before the next approval by the Board of rental rates for the properties, any revised rental rates that are based on appraisals of any of the properties described in the attached document or the Budget that are obtained as a result of an appraisal performed under the authority of Board action or agreement previously approved by the Board.
7	Establish Late Ground Transportation Permit Renewal Fee	Establish a late ground transportation permit renewal fee of $100.00 per permit. On average, over 300 ground transportation companies do not renew their annual permits on time resulting in lost revenue to the Department.
8	Establish WiFi Internet Access Fee	Establish a WiFi Internet Access Fee of $10.00 per device, per month. This fee will apply to airport tenants, airlines and concessionaires in order to access internet and WiFi services for their operations.
9	Establish AOA (Aircraft Operations Area) Decal Late Application Fee	Establish AOA decal late application fee of $10.00 per vechicle. Each year, companies submit their application late or just prior to expiration date requiring expedited processing times. This fee will offset processing and manpower costs.
10	Revise wording for Operational Closure Fee at Training & Transition and General Aviation Airports	Revise wording for Operational Closure Fee at Training & Transition and General Aviation Airports as follows: A fee of $4,800.00 per day (or portion thereof), or $200.00 per hour for government entities, shall be required for operational closure at the Training & Transition Airport (or part thereof) or each General Aviation Airport (or part thereof) to cover costs incurred by safety officer and vehicle required by the Federal Aviation Administration
11	Revise Aircraft Demolition Fees	Revise aircraft demolition fees to $~~1,070.00~~2,000.00 per aircraft, per month, for the first 3 months and $~~2,140.00~~4,000.00 per aircraft, per month, for the fourth month and each month thereafter. These rates were last revised in 1995 and reflect changes in CPI and costs associated with monitoring by MDAD staff and DERM.

12	Establish Fees for Technical Reviews and Written Comments	The following fees are being established to recover costs associated with technical reviews and written comments which ensure compliance with aviation regulations. • Cell Towers and Other Structures Under 200 Feet Above Mean Sea Level…….. $360.00 • Request for Written Comments……..$360.00 • Request for Written Comments – Revised Plans……..…$90.00 • Development Impact Committee or Equivalent Large-Scale Zoning Hearing Application……...$360.00 • Permissible Crane (or Equipment) Height Determination…….$360.00 • Permissible Crane (or Equipment) Height Determination – Additional Coordinates (per set)……..$25.00 • Request for New Letter of Determination Due to Expiration……..$360.00

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July 22, 2013

Emilio T. González, Director
Miami-Dade Aviation Department
P.O. Box 592075
Miami, Florida 33159

Re: Miami International Airport
Non-terminal Rental Rates
October 1, 2013 – September 30, 2014

Dear Mr. González:

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.

- 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 three years had been relatively stable until the past one to two years (2012 and 2013) which have seen increases in land values. The land rental rate for Zone 1 was kept level for five (5) consecutive years. The resurgence of the real estate market with decreased supply and increased demand and the increasing land values is cause for an increase in land rents for the October 1, 2013 to September 30, 2014 period.

Mr. Emilio T. González, Director
Miami-Dade Aviation Department
July 22, 2013

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.

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 are 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. Emilio T. González, Director
Miami-Dade Aviation Department
July 22, 2013

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 Miami-Dade Aviation Department (MDAD) place $.05 per square foot of total building square footage 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.

There is a higher than typical vacancy level in the belly buildings. It is recommended that MDAD provides discount program for available space in these buildings. This program would offer an 8% discount for every year of a new lease. The discount would be offered to new tenants and also existing tenants taking additional space. The discount would not be available for existing leases or renewals of existing leases. For mezzanine office space the discount would be available only to tenants renting a minimum of 3,500 square feet. For warehouse space the discount would only be available to tenants renting a minimum of 12,000 square feet.

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, 2013

The following rental rates are to be effective October 1, 2013 and applied to all present and future leaseholds, when applicable. A map of land zone areas is attached.

Land Zone	Actual 2012-2013 Rate	Proposed 2013-2014 Rate
1 Airport 1a Airport – vacant land with aircraft access	$1.55 per sq.ft. $1.85 per sq.ft.	$1.60 per sq.ft. N/A
2 Commercial sites at SEC of NW 36th St & NW 72nd Ave	$1.90 per sq.ft.	$2.10 per sq.ft.
3 N.W. 21st St. and N.W. 39th 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. 97th Avenue & N.W. 54th Street	$2.40 per sq.ft.	$2.40 per sq.ft.
6 Jai-Alai fronton land area & NW 36th Street Frontage	$2.00 per sq.ft.	$2.10 per sq.ft.
7 Commercial Sites on NW 12th St & North of NW 36th St	$1.60 per sq.ft.	$1.65 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 2012-2013 Rate	Proposed 2013-2014 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, 2013

The following are the estimated annual square foot building rates for the period October 1, 2013 to September 30, 2014. **These rates exclude land, water, sewer, electric, and common area janitorial except where footnoted.**

Building #. (Old bldg. #)	Building Description	Actual Rate 2012-2013	Proposed Rate 2013-2014
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) 3rd Floor Storage (storage only)*	$11.75 *(11)* $13.50 *(11)* $15.00 *(11)* N/A	$11.75 (*11)* $13.50 (*11)* $15.00 (*11)* $10.00
701	Cargo (Non A/C) Offices (A/C) 2nd Floor Offices (A/C) 1st Floor Offices (without tenant improvements) 3rd Floor Storage (storage only)*	$11.75 *(11)* $13.50 *(11)* $15.00 *(11)* N/A	$11.75 *(11)* $13.50 *(11)* $15.00 *(11)* $10.00
702	Cargo (Non A/C) Offices (A/C) 2nd Floor Offices (A/C) 1st Floor Offices (without tenant improvements) 3rd Floor Storage (storage only)*	$11.75 *(11)* $13.50 *(11)* $15.00 *(11)* N/A	$11.75 (*11*) $13.50 *(11)* $15.00 *(11)* $10.00
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	$13,000 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) 3rd Floor Storage (storage only)*	$15.50 *(11)* $15.00 *(11)* N/A	$15.50 *(11)* $15.00 *(11* $10.00)
707	Cargo (Non A/C) Offices (A/C) 3rd Floor Storage (storage only)*	$15.50 *(11)* $15.00 *(11)* N/A	$15.50 *(11)* $15.00 *(11)* $10.00
708	Cargo (Non A/C) Offices (A/C) 3rd Floor Storage (storage only)*	$15.50 *(11)* $15.00 *(11)* N/A	$15.50 *(11)* $15.00 *(11)* $10.00

**** No air conditioning is provided and only electric for minimal lighting.***

Building Rental Rates Miami International Airport
Effective as of October 1, 2013 *(continued)*

Building #. (Old bldg. #)	Building Description	Actual Rate 2012-2013	Proposed Rate 2013-2014
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
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 per year
805	Cargo (Non A/C) Offices (A/C)	$12.00 $12.00	$12.00 $12.00
807	UPS (Cargo)	Tenant constructed building	
812	**PPQ Building**	**MDAD/tenant constructed building**	
815	**USDA Veterinary Services**	**MDAD/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 (1) $11.75 $6.75	$9.25 (1) $11.75 $6.75
845 *(100)*	Offices (A/C) Warehouse (Non-A/C) Warehouse (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) $11.29 (3) $12.00 (3) $12.79* $19.00 (3) $19.00 (3)	$16.00 (3) $10.60 (3) $12.40 (3) $12.00 (3) $12.79 * $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	$4.50

* Rent includes land, water, sewer and common area janitorial.

Building Rental Rates Miami International Airport
Effective as of October 1, 2013 *(continued)*

Building #. (Old bldg. #)	Building Description	Actual Rate 2012-2013	Proposed Rate 2013-2014
861-862 *(60)*	Aircraft—Hangars (#6 and #7) Shops (A/C) Storage (A/C) Offices (A/C)	$10.00 *(1) (12)** $5.25 *(12)* $5.25 *(12)* $6.50 *(12)*	$10.00 *(1) (12)** $5.25 *(12)* $5.25 *(12)* $6.50 *(12)*
863 *(60-A)*	Engine Overhaul and Service Storage (A/C) 2nd Floor Storage (non A/C) 2nd Floor Offices (A/C) 1st 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)**	**To be demolished**	
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) Storage **	$9.00 $8.50 $4.50	$9.00 $8.50 $4.5-
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)	**Tenant owned building**	
891 *(24)*	First Floor: Maintenance-Shops (A/C) Second Floor: Shops (A/C) Third Floor: Shops (A/C) Fourth Floor: Storage (Non A/C)	**Tenant owned building**	
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 $4.75 $10.00 $10.00*	$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***

***** No air conditioning is provided and only electric for minimal lighting***

Building Rental Rates Miami International Airport
Effective as of October 1, 2013 *(continued)*

Building #. (Old bldg. #)	Building Description	Actual Rate 2012-2013	Proposed Rate 2013-2014
909	Flight Training Facility (Airbus)	Tenant Constructed Building	
916	Cargo Warehouse (Development)	Tenant Constructed Building	
919 *(5A)*	Office - 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
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)

* **The 2006 rate included land, whereas the rates from 2010 and after 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, 2013 *(continued)*

Building #. (Old bldg. #)	Building Description	Actual Rate 2012-2013	Proposed Rate 2013-2014
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 *(18)*	$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	*American Airlines Hangar Hangar Area (Non A/C) – 1st Floor Shops, Storage & Office – 1st and 2nd Floors (A/C) Shops, Storage & Office – 1st and 2nd Floors (Non A/C) Office	By agreement $11.00 $8.50 $7.50 $10.25	By agreement $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)

**** This rental rate is set by agreement with American Airlines and is adjusted annually by CPI***

Building Rental Rates Miami International Airport
Effective as of October 1, 2013 *(continued)*

Building #. (Old bldg. #)	Building Description	Actual Rate 2012-2013	Proposed Rate 2013-2014
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) Storage (Non A/C)	$7.00 $6.00	$7.00 $6.00
4004	Sign Shop (Non A/C)	$6.00	$6.00
MIC	Platform - Unfinished space (21)	$30.00	$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.

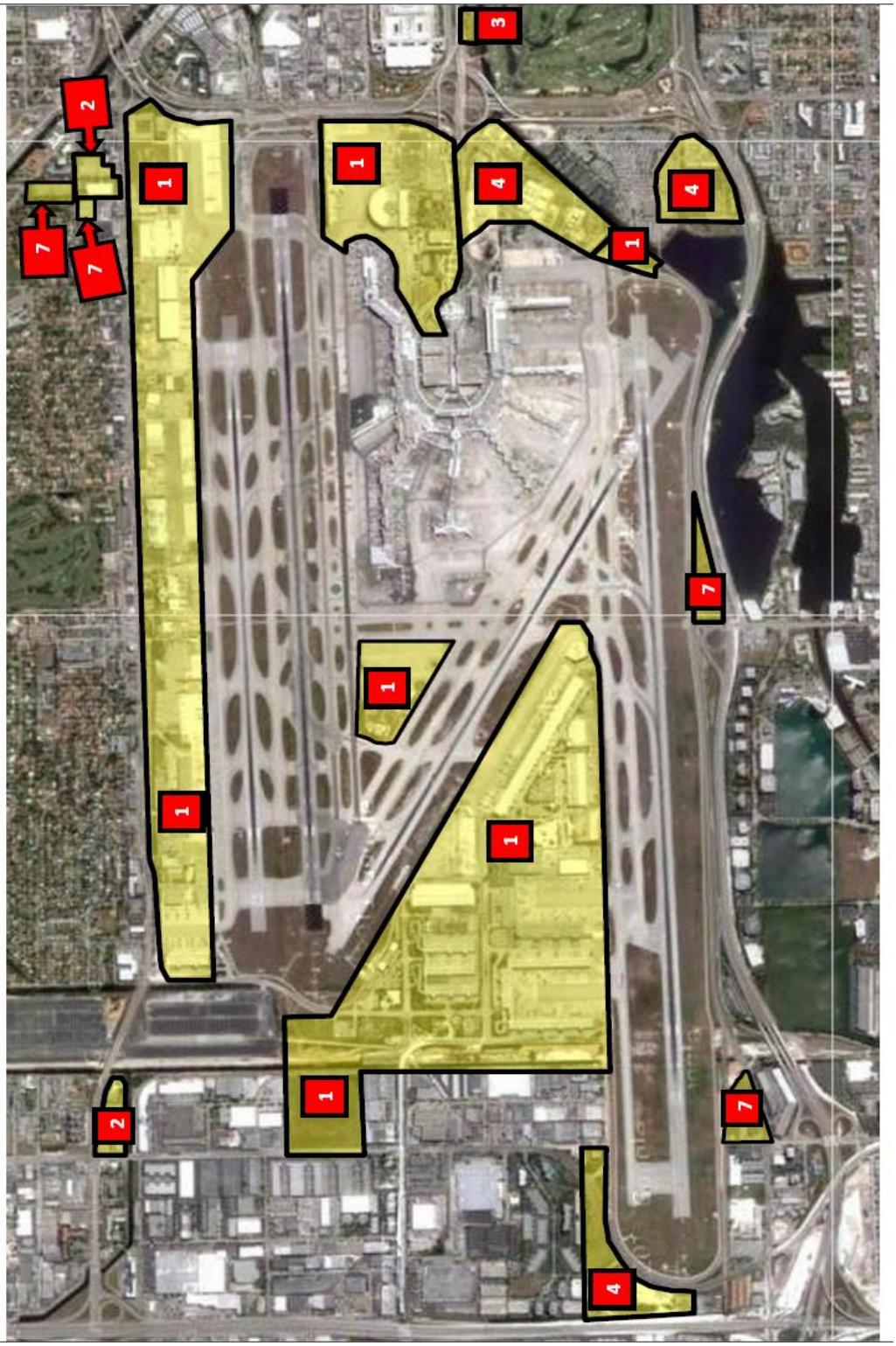
Footnotes

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

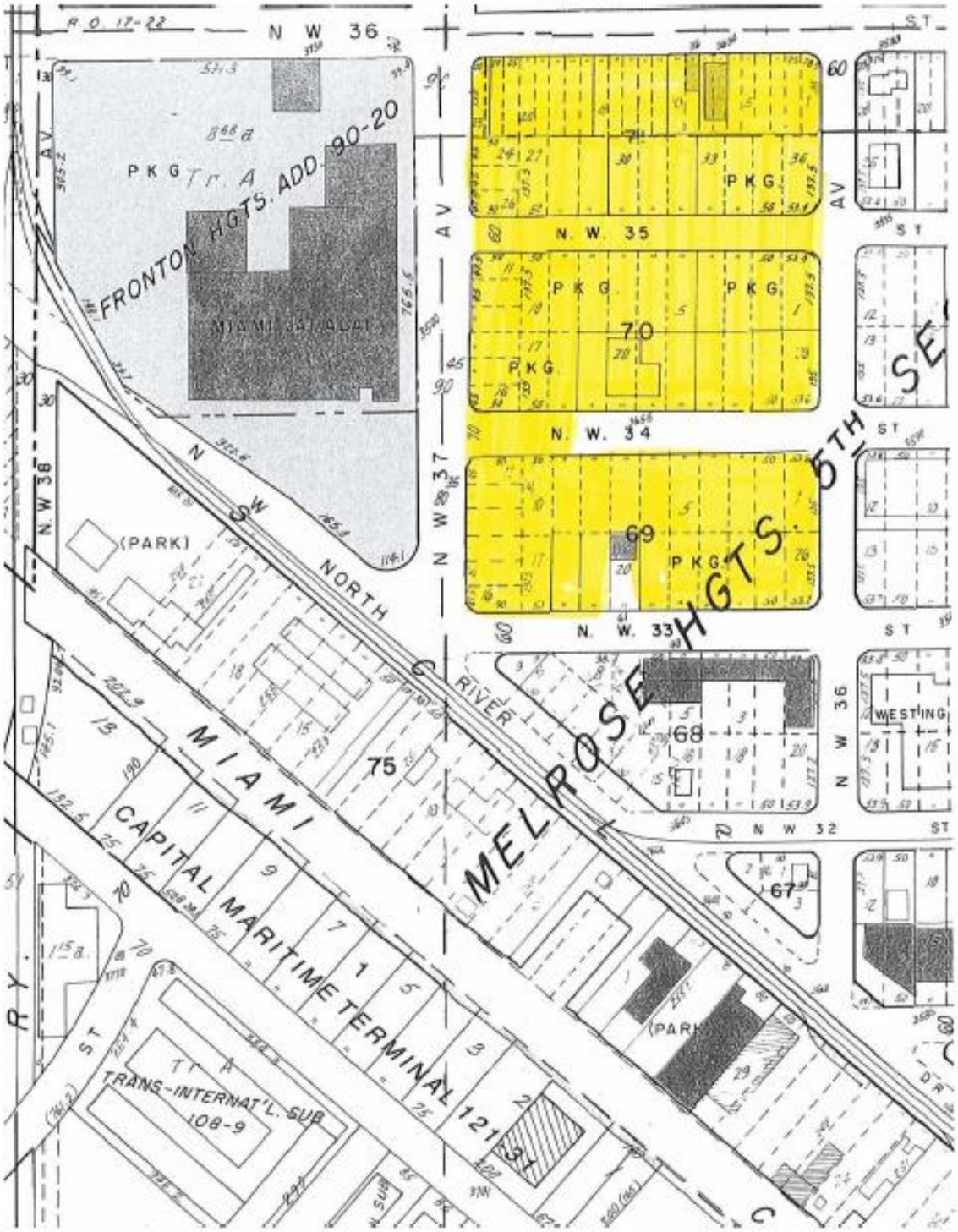
LAND ZONE MAP – ZONES 1, 2, 3, 4 & 7



Land Zone 5

5
NW 60th St
NW 98th Ave
NW 97th Ave
Salvatore
Cafe & Wine
NW 58th St
NW 58th St
NW 57th Terrace
Italian
Shoemakers
NW 52nd Ln
NW 99th Ave
NW 52nd St
NW 97th Ave
NW 52nd St
NW 54th Dr
NW 54th Ln

LAND ZONE MAP - ZONE 6



Opa-Locka Executive Airport
2013 Property Rental Summary

LAND RENTAL	Rent/Sq.Ft./Year	
	Current	Market Rent
Aeronautical Land	$0.20	$0.23
Non-Aviation Land - minimum bid		
Runway 9L Clearzone	$0.55	$0.55
Non-Aviation Land	$1.00	$1.00

PAVEMENT RENTAL	Rent/Sq.Ft./Year	
	Current	Market Rent
Pavement	$0.05	$0.05

Non-Aviation Land	Rent/Sq.Ft./Year	
Lease Number/Tenant	Current	Market Rent
Lease No. OPF216 Dept. of Corrections	$1.10	$1.10
Lease No. OPF1519 WASA	$0.90	$0.90

Non-Aviation Buildings	Rent/SF/Year	
	Current	Market Rent
Building 190na	$4.70	$4.70

BUILDING RENTAL (1)			
Aviation Tenants		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	107Office	$0.00	$19.00
Building	107Dorm	$0.00	$18.50
Building	114	$4.49	$4.49
Building	119 r	$3.58	$3.58
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

Note 1: Annual rent/SF excluding land or pavement
Last Revised **19-Jun-13**
OPF.13

Kendall-Tamiami Executive Airport
2013 Property Rental Summary

LAND RENTAL	Rent/Sq.Ft./Year	
	Current	Market Rent
Aeronautical Land	$0.17	$0.20
Non-Aviation Land - minimum bid	$1.20	$1.20

PAVEMENT RENTAL	Rent/Sq.Ft./Year	
	Current	Market Rent
Pavement	$0.05	$0.05

FARM LAND	Rent/Acre/Year	
	Current	Market Rent
Farm Land - minimum bid	$350	$350

BUILDING RENTAL		Rent/Sq.Ft./Year	
Aviation Tenants		Current	Market Rent
Building	102	$3.33	$3.33
Building	109	$3.56	$3.56
	109A	$2.84	$2.84
	109B	$2.84	$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

Note 1: Annual CPI Rental Adjmt Per R-569-05

Last Revised **6/19/2013**

TMB.13

Homestead General Aviation Airport
2013 Property Rental Summary

LAND RENTAL		Rent/Sq.Ft./Year	
		Current	Market Rent
Aeronautical Land		$0.07	$0.07

PAVEMENT RENTAL		Rent/Sq.Ft./Year	
		Current	Market Rent
Pavement		$0.05	$0.05

FARM LAND		Rent/Acre/Year	
		Current	Market Rent
Farm Land - minimum bid		$350	$350

SHADE HANGARS		Rent/Unit/Month	
		Current	Market Rent
Building	13	$150	$150

BUILDING RENTAL (1)		Rent/Sq.Ft./Year	
Aviation Tenants		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

Note 1: Annual rent/SF excluding land or pavement
Note 2: Annual rent/SF for entire building
Last Revised **6/19/2013**
X51.13