SUMMARY OF AIRLINE CHARGES
MIAMI INTERNATIONAL AIRPORT
FY ~~2013-14~~2014-15

Rate Type	Proposed FY ~~2013-14~~2014-15
AIRFIELD	
Landing Fees	**$~~1.75~~1.58**
Loading Bridge	$35.00
Preconditioned Air:	
Narrow-body	$18.34
Wide-body	40.58
Jumbo-body	54.15
TERMINAL	
Domestic Arriving Seat	
Concourse	**$4.32**
Baggage Claim	**1.47**
Domestic Departing Seat	
Concourse	**$4.32**
Screening	**~~0.49~~0.46**
Baggage Make-up Maintenance (1)	**~~0.74~~0.76**
Baggage Make-up Capital (5)	**~~0.39~~0.37**
International Arriving Seat	
Concourse	**$4.32**
International Facilities	**~~1.90~~1.87**
International Departing Seat	
Concourse	**$4.32**
Screening	**~~0.49~~0.46**
Baggage Make-up Maintenance (1)	**~~0.74~~0.76**
Baggage Make-up Capital (5)	**~~0.39~~0.37**
Terminal Rent	
Class I	**$~~159.84~~83.05**
Class II	**~~119.88~~124.58**
Class III	**~~79.92~~83.05**
Class IV	**~~39.96~~41.53**
Class V	**~~19.98~~20.76**
Class VI	**~~79.92~~83.05**
CUTE Rates	
Infrastructure Fee per Departing Seat (2)	**$0.~~05~~02**
Gate Usage Fee per Departing Seat	**0.~~16~~19**
Ticket Counter Usage Fee per ~~Hour~~Departing Seat (3)	
CUTE Equipment Rental	**$~~4.69~~0.57**
Class I Rental	**~~6.41~~0.37**
Class IV Rental	**~~8.30~~0.80**
Common Use Display	
CUTE Airlines per ~~hour of usage~~departing seat (4)	**$0.~~29~~03**

(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 $~~236.28~~218.16.
(4) The FY ~~2013-14~~2014-15 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~~2014-15

1	Revise Manual CUTE Ticket Counter Rates	Standard Manual Rate for Widebody Aircraft (over 200 seats) $~~551.24~~509.00 from the current $~~568.51~~551.24, and Narrow Aircraft (100 seats through 200 seats) $~~314.99~~290.86 from the current $~~324.86~~314.99, Regional Commuter Aircraft (20 seats through 100 seats) $~~157.50~~145.43 from the current $~~162.43~~157.50 and Small Turbo Aircraft (under 20 seats) $~~78.75~~72.71 from the current $~~81.22~~78.75. Unauthorized Manual Rate for Widebody Aircraft (over 200 seats) $~~1,102.47~~1,018.00 from current $~~1,137.02~~1,102.47, and Narrow Aircraft (100 seats through 200 seats) $~~629.98~~581.71 from the current $~~649.72~~629.98, Regional Commuter Aircraft (20 seats through 100 seats) $~~314.99~~290.86 from the current $~~324.86~~314.99, and Small Turbo Aircraft (under 20 seats) $~~157.50~~145.43 from the current $~~162.43~~157.50.
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 $~~51.82~~59.79 ea. per month from the current $~~44.02~~51.82 ea. per month • Standalone Unit – Revise Standalone rate to $~~131.74~~101.31 ea. per month from the current $~~120.79~~131.74 ea. per month
3	Revise CUTE Backoffice Unit charge	Revise CUTE Backoffice monthly charge to $~~182.24~~218.69 per unit from the current $~~146.53~~182.24 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 vehicle. 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 $2,000.00 per aircraft, per month, for the first 3 months and $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.~~

6	Revise CUTE Rate Charge Methodology to Departing Aircraft Seat Basis from Hourly Usage Basis	Revise the CUTE rate based on departing aircraft seat for non-exempt carriers. Revise the CUTE rate to $1.77 per seat from the current rate of $2.25 per seat. The CUTE rate per departing seat for non-exempt carriers will replace the hourly rates where applicable and in accordance with the Summary of Airline Charges listed above. This change is being implemented to maintain recovery of equipment maintenance and space costs as more passengers use various forms of self-processing technologies (kiosks, internet, smart phones, etc.) that do not require ticket counter services.
7	Revise Class I Terminal Rental Rate to Reflect Class III Terminal Rental Rate	Revise Class I rate to Class III rate since Class I space is no longer considered premium space due to reduced usage of ticket counters resulting from improvements in passenger self-processing technologies (kiosks, internet, smart phone, etc.). This revision also reduces the effect of vacant space while reducing operating costs to airlines. The revision requires the technical approval of the Co-Trustee, who has informally approved the change. In the event the Co-Trustee rejects the change, MDAD will reverse the Class I rate adjustment until such time as the Co-Trustee provides its approval.

~~12~~8	~~Establish~~Revise Fees and Wording 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. Request for Written Comments (to include comments for conceptual development plans) – To recover costs associated with the technical review of proposed land-uses and structures and the issuance of written comments where airspace/land use and land use Letter of Determination (LOD) criteria does not otherwise apply. This fee also applies to conceptual plans in which case MDAD's comments are requested. Development Impact Committee (DIC) or Equivalent Large-Scale Zoning Hearing Application – MDAD Planning Division's review and written comments for the County's Developmental Impact Committee (DIC) zoning hearing applications or any other type of large scale applications where Airspace/Land-Use and Land-Use Letter of Determination (LOD) criteria does not otherwise apply. Fee will be waived if proponent pays for LOD. If the DIC application is conceptual during the review time and when department comments are due, MDAD will charge the $360.00 even if an Airspace/Land-Use LOD is required in the future. Request for a new MDAD-issued Airspace/Land-Use or Land-Use Letter of Determination (LOD) to provide a time extension for an existing MDAD-issued LOD nearing expiration or already expired. This new LOD is only for an extension of time. All referenced data including, but not limited to, the land use, structure elevation, site plans, address or impacted property folio numbers as well as the actual approval must be identical to the data provided in the previously approved MDAD-issued LOD.

	(continued)	• 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~~45.00 • Request for New Letter of Determination Due to Expiration…….$360.00
9	Establish Permissible Crane (or Equipment) Height Determination Extension Fee	The following fee is being established to extend the timeframe for approved MDAD-issued permissible Crane (or Equipment) Height Determination provided the location and elevation do not change. • Permissible Crane (or Equipment) Height Determination Extension Fee…… $90.00
10	Establish Motorcycle Parking Fee at Miami International Airport	Establish employee motorcycle parking decal fee of $180.00 per year to offset costs associated with maintaining motorcycle parking areas at Miami International Airport. Currently, there are no charges for motorcycle parking.
11	Establish Late Revenue Reporting Fee	Establish Late Revenue Reporting Fee for all companies doing business with the Miami-Dade Aviation Department that are required to submit revenue reports on a recurring basis (monthly, quarterly, annually, etc.). Late Revenue Reporting Penalty Fees established under Resolution R-105-03 apply to airlines, leases, concession agreements and permits. The fee of $50.00 per day, up to $750.00 per violation, will remain consistent with Resolution R-105-03 and apply to all other companies doing business with MDAD.
12	Establish Wireless Network Access for Multiple Users	Establish Wireless Network Access Fee for Multiple Users in order to provide MDAD internet services and WiFi to airline lounges. Monthly Fee. $600.00

13.	Revise Minimum Daily Parking Rate for M1 Type Aircraft	Revise minimum daily parking rate for M1 type aircraft to $11.00 per day for 1 – 5 days from the current $5.00 per day for 1 - 5 days. The minimum rate of $5.00 was established without considering aircraft shadow (length x wingspan) but was applied to multiple types and configurations of small aircraft. This revised rate is based on a minimum shadow of 1,800 sq. ft.

14.	Revise Monthly Telecommunication Rates	Revise Telecommunications rates as follows: 1)Switch Access Meridian One Port …….$~~12.00~~ 15.00 Advanced Features (Conf. Calling, Speed Calling, Etc.)……..$ ~~5.00~~ 6.25 2)Network Access – Public Single Line Access…….$~~18.00~~ 22.50 Wireless Telephone Access….$~~29.00~~ 36.25 Network Access……..$~~49.00~~ 61.25 3)System – Terminal Equipment M3902 Basic Rel. 3 Digit Phone – 1 Line ……$~~5.96~~ 7.45 M3903 Enhanced Rel. 3 Digit Phone – 3 Line……$~~14.12~~ 17.65 M3904 Professional Rel. 3 Phone – 5 Line……$~~17.94~~ 2.43 M3904 Add On Module……$~~5.99~~ 7.48 M3905 CallCenter Telephone Rel. 3……..…$~~19.37~~ 24.21 Analog Set……$~~3.37~~ 4.21 Companion Wireless Teleph…$~~15.54~~ 19.43 Conference Phone ……$~~27.73~~ 34.66 Loud Bell ……$~~6.32~~ 7.90 Hands-Free Headset……..$~~10.69~~ 13.36 4)System – Other Voice Mail Box……$~~5.00~~ 6.25 Authorization Code……..$~~1.00~~ 1.25 Voice Cable (Fax, Modem, or Clock Programming)……$~~2.62~~ 3.28 Level 5 Date Cable……$~~2.62~~ 3.28 Internet Access……$~~25.00~~ 31.25 Ethernet Port……..…$~~60.00~~ 75.00 Additional Static IP Address…..$~~10.00~~12.50 Wireless Data Ports……$~~30.00~~ 37.50 Wi-Fi Data Port Internet Acc….$10.00 One Strand foot of Fiber (MM or SM)…..……$~~0.015~~ 0.019 SC Connector in Fiber Patch Panel……..$~~3.36~~ 4.20 Copper Cable per pair foot ….$~~0.005~~ 0.006 Black filled Copper Cables per pair foot……$~~0.005~~ 0.006 25 pair Copper Cable per pair foot ……$~~0.030~~ 0.038

Waronker & Rosen, Inc.
Real Estate Appraisers and Consultants
5730 S.W. 74th Street, Suite 200
South Miami, Florida 33143
Telephone (305) 665-8890
Fax (305) 665-5188
www.waronkerandrosen.com

Lee H. Waronker, MAI, SRA
lee@waronkerandrosen.com

Josh L. Rosen, MAI
josh@waronkerandrosen.com

August 5, 2014

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, 2014 – September 30, 2015

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.

Mr. Emilio T. González, Director
Miami-Dade Aviation Department
August 5, 2014

- 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, specifically the Airport West industrial market, has been active over the past two years with price levels for land almost doubling. The land rental rate for Zone 1 was kept level for five (5) consecutive years and then was increased by $.05 per square foot for the 2013 -2014 period. The continued resurgence of the real estate market and the increasing land values is cause for an increase in land rents for the October 1, 2014 to September 30, 2015 period.

Mr. Emilio T. González, Director
Miami-Dade Aviation Department
August 5, 2014

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 and meet the code requirements for Miami-Dade County. Such requirements include parking per building type which recently has become an item of concern for the airlines. It must be noted common area parking is not typically quantified as a separate component of rent. 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
August 5, 2014

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 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 has been continued higher than typical vacancy level in the belly buildings. Last year it was recommended that MIA provide a discount program for available space in these buildings which would offer an 8% discount for every year of a new lease. This year the rates for the belly buildings have been decreased due to the lack of demand. These buildings, without direct access to a ramp area for airplanes, are in competition with newly constructed buildings off airport. While these buildings have the amenity of airside access, potential tenants consider the rent level too high for the benefits achieved. Rates in the belly buildings were decreased for the 2014-2015 period with the reduction not becoming effective until the start date of the first lease for belly cargo warehouse space in fiscal year 2015.

Vehicular and aircraft paving rates have not been increased since 2004. Cost of paving has increased over this period and each of these rates was increased by $.05 to reflect increased costs of repaving.

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

Respectfully submitted,

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, 2014

The following rental rates are to be effective October 1, 2014 and applied to all present and future leaseholds, when applicable. A map of land zone areas is attached.

Land Zone	Actual 2012-2013 Rate	Actual 2013-2014 Rate	Proposed 2014-2015 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	$1.65 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.	$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.	$2.75 per sq.ft.
4 Fuel Farm	$2.00 per sq.ft.	$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.	$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.	$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.	$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.	$.30 per sq.ft.
Heavy Duty (Aircraft)	Existing	$.70 per sq.ft.	$.75 per sq.ft.

Building Rental Rates
Miami International Airport
Effective as of October 1, 2014

The following are the estimated annual square foot building rates for the period October 1, 2014 to September 30, 2015. **These rates exclude land, water, sewer, electric, and common area janitorial except where footnoted.**

Building #. (Old bldg. #)	Building Description	Actual Rate 2012-2013	Actual Rate 2013-2014	Proposed Rate 2014-2015
49	Offices (A/C) Shop (A/C)	$6.00 $6.00	$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	$10.00 (*11)* $11.50 (*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	$10.00 (*11)* $11.50 (*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	$10.00 (*11)* $11.50 (*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)*	$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	$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)*	$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)	$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	$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	$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, 2014 *(continued)*

Building #. (Old bldg. #)	Building Description	Actual Rate 2012-2013	Actual Rate 2013-2014	Proposed Rate 2014-2015
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	$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)*	$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)*	$12.00 *(11)(15)* $12.60 *(11)(15)* $15.00 (*11)*
719 *(2122)*	Governmental Service Bldg. - CCC	$19.50 *(3)*	$19.50 *(3)*	$19.50 *(3)*
741 (2204)	Decompression chamber	$45,000 per year	$45,000 per year	$45,000 per year
805	Cargo (Non A/C) Offices (A/C)	$12.00 $12.00	$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	$9.00 $10.00
831	Office/Warehouse (FedEx)	Tenant constructed building		
836 *(1054)*	GSE Office/shop (AC)	$13.50	$13.50	$13.50
839	Hangar (Signature Flight Center) Offices (A/C)	$12.00 $16.00	$12.00 $16.00	$12.00 $16.00
840	Signature Flight Support (Terminal)	$20.00	$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	$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)* $11.29 (3) $12.00 *(3)* $12.79 $19.00 *(3)* $19.00 *(3)*	$15.00 *(3)* $10.60 *(3)* $12.00 (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	$5.75
856 *(52)*	Storage (A/C)	$5.50	$5.50	$5.50
857 *(55)*	Wash Rack & Drum Storage	$5.25	$4.50	$4.50

Building Rental Rates Miami International Airport
Effective as of October 1, 2014 *(continued)*

Building #. (Old bldg. #)	Building Description	Actual Rate 2012-2013	Actual Rate 2013-2014	Proposed Rate 2014-2015
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)*	$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	$5.50 $4.00 $4.00 $10.00 $8.00
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	$9.00 (1) $5.50 $4.25 $4.25
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	 $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-	Scheduled for demolition. Out for permitting.
881 *(30)*	Office Building (A/C) Simulators	$8.50 $9.00	$8.50 $9.00	$8.50 $9.00
888 *(35-35A)*	Maintenance and Training (A/C) Office Space (A/C)	$5.75	$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	$10.00 *(1)* $7.75 $5.75 $5.00 $4.75 $10.00 $10.00

Building Rental Rates Miami International Airport
Effective as of October 1, 2014 *(continued)*

Building #. (Old bldg. #)	Building Description	Actual Rate 2012-2013	Actual Rate 2013-2014	Proposed Rate 2014-2015
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	$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*	$2.50* $2.50*
3010	Cabstand Cafe (A/C)	$30.00 *(5)*	$30.00 *(5)*	$30.00 *(5)*
3030	Offices	$10.00 *(12)*	$10.00 *(12)*	$10.00 *(12)*
3030A	Offices (A/C)—Wing of 3030	$8.50	$8.50	$8.50
3032	Cafeteria (Non A/C) Cafeteria (A/C)	$4.75 $6.50	$4.75 $6.50	$4.75 $6.50
3033	Police Station (A/C)	$10.00	$10.00	$10.00
3037	Maintenance-Garage (Non A/C) Offices (A/C)	$6.00 $6.50	$6.00 $6.50	$6.00 $6.50
3038	Building Services— Maintenance/Office (A/C)	$6.50	$6.50	$6.50
3040	Maintenance Shops (Non A/C) and Offices (A/C)	$6.60 (19)	$6.60 (19)	$6.60 (19)
3034	Triturator	$36,000 (10)	$36,000 (10)	$36,000 (10)
3046	Offices (A/C) Shop (A/C)	$10.00 $6.25	$10.00 $6.25	$10.00 $6.25
3047	Offices (A/C)	$10.00	$10.00	$10.00
3048	Offices (A/C)	$10.00	$10.00	$10.00
3049	Maintenance Garage (Non A/C)	$7.00	$7.00	$7.00
3050	Administration Building (Multiple Tenancy)	$14.25 *(18)*	$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	 $8.50 $10.50
3077	Triturator	$36,000/yr (10)	$36,000/yr (10)	$36,000/yr (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, 2014 *(continued)*

Building #. (Old bldg. #)	Building Description	Actual Rate 2012-2013	Actual Rate 2013-2014	Proposed Rate 2014-2015
3078	Fuel Building (A/C) Offices (A/C)	$10.00 $10.25	$10.00 $10.25	$10.00 $10.25
3089	Parking Garage	$50.00/mo. *(4)*	$50.00/mo. *(4)*	$50.00/mo. *(4)*
3091	Maintenance/Offices (A/C)	$7.75	$7.75	$7.75
3094	Parking Garage	$50.00/mo.*(4)*	$50.00/mo.*(4)*	$50.00/mo.*(4)*
3095-A	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	 $11.00 $8.50 $7.50 $10.25	 $11.00 $8.50 $7.50 $10.25	 $11.75 $9.00 $8.00 $11.00
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)*	 $11.00 $17.00 *(3)* $20.00 *(3)*
3100	Maintenance Garage (Non A/C)	$7.00	$7.00	$7.00
3101	Maintenance Garage—Storage (Non A/C)	$6.00	$6.00	$6.00
3110	Offices—Security	$21.00	$21.00	$21.00
3150	Offices (A/C)	$11.50	$11.50	$11.50
3151	Maintenance—Shop (Non A/C) Offices (A/C)	$6.00 $11.00	$6.00 $11.00	$6.00 $11.00
3152	Service Station (Non A/C)	$5.75	$5.75	$5.75
3153	Car Wash Building	$5.75	$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)	$26.00 (20) $15.00 (20)
4001	Traffic Control Center	$13.00	$13.00	$13.00
4002	Public Works Office	$12.00	$12.00	$12.00
4003	Corrections Office (A/C)	$7.50	$7.50	$7.50
4003A	Offices (A/C) Storage (Non A/C)	$7.00 $6.00	$7.00 $6.00	$7.00 $6.00
4004	Sign Shop (Non A/C)	$6.00	$6.00	$6.00
MIC	Platform - Unfinished space (21)	$30.00	$30.00	$30.00

Building Rental Rates Miami International Airport
Effective as of October 1, 2014 *(continued)*

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.

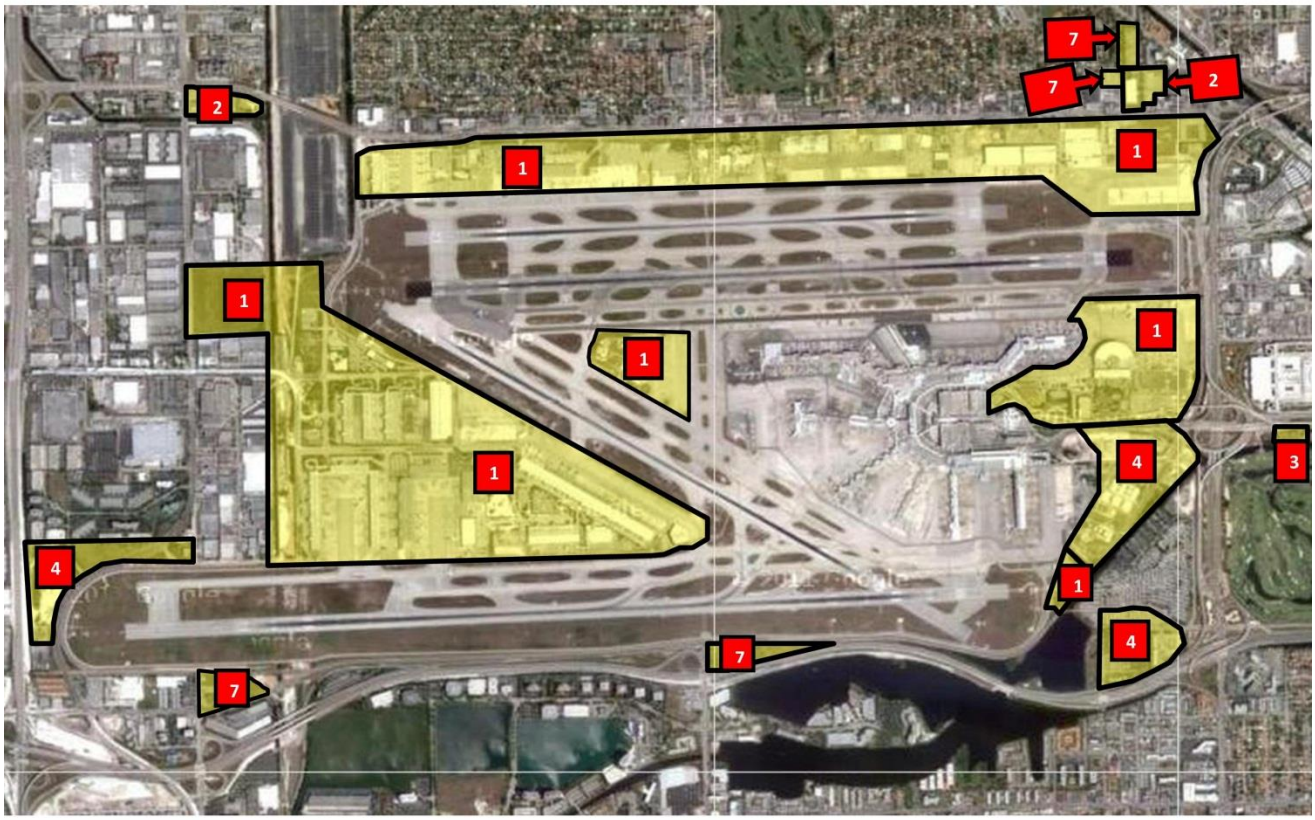
Footnotes

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

NW 60th St
NW 99th Ave
NW 97th Ave
5
Salvatore
Cafe & Wine
NW 58th St
NW 58th St
NW 57th Terrace
Italian
Shoemakers
NW 52nd St
NW 52nd Ln
NW 99th Ave
NW 97th Ave
NW 52nd St
NW 54th Dorado
NW 64th Dor

Land Zone 6

6
NW 36th St
NW 36th St
Manolos Trucks
Med Worldwide
NW 35th St
Miami Jai-Alai
NW 34th St
NW 34th St
Consolidated Electrical Distribution
Sherwin-W
Ferrous Processing & Trading
NW 37th Ave
NW 37th Ave
NW 33rd St
American Veterinary Supply
NW 33rd St
NW 36th Ave
NW North River Dr
NW 32nd St
River Dr
3600
3600
3400
3400
3645
600

Opa-Locka Executive Airport
2015 Property Rental Summary

LAND RENTAL	Rent/Sq. Ft./ Year	
	Current	Market Rent
Aeronautical Land	$0.21	$0.22
Non-Aviation Land – minimum bid		
Runway 9L Clearance	$0.55	$0.60
Non-Aviation Land	$1.00	$0.90

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

Non-Aviation Land Lease Number/Tenant	Rent/Sq. Ft./ Year	
	Current	Market Rent
Lease No. O-216 Miami-Dade Dept. of Corrections	$1.10	$1.00
Lease No. O-1519 Miami-Dade Water & Sewer Dept.	$0.90	$0.80
Lease No. O-8088 Schaecter – clear zone (2)	$0.460	$0.474

Non-Aviation Buildings		Rent/Sq. Ft./ Year	
		Current	Market Rent
Building	190na	$4.70	$4.70

BUILDING RENTAL (1) Aviation Tenants		Rent/Sq. Ft./ Year	
		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	$5.79
Building	46	$9.00	$9.86
Building	47	$5.33	$5.93
Building	102	$0.00	$0.00
Building	107 Office	$19.00	$19.00
Building	107 Dorm	$18.50	$19.00
Building	114	$4.49	$4.49
Building	119r	$3.58	$3.58
Building	180	$2.75	$2.75
Building	209r	$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
Note 2: Rent subject to annual 3% increase
Last Revised 20-June-14
OPF.14

Kendall-Tamiami Executive Airport
2015 Property Rental Summary

LAND RENTAL	**Rent/Sq. Ft./ Year**	
	Current	Market Rent
Aeronautical Land	$0.18	$0.19
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	505	$2.29	$2.29
Building	507	$15.00	$15.00

Note 1: Annual CPI Rental Adjmt Per R-569-05
Last Revised 6/20/2014
TMB.14

Homestead General Aviation Airport
2015 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/ Year**	
		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 6/20/2014
X51.14