

Approved: _____ Mayor

Veto: _____

Override: _____

RESOLUTION NO. Z-20-08

WHEREAS, AMB CODINA BEACON LAKES, LLC applied for the following:

(D1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION to Development of Regional Impact pursuant to Section 380.06(19) of the Florida Statutes with respect to the following amendments and requests:

(D2) MODIFICATION of portions of the Recital of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners on May 30, 2002, and reading as follows:

FROM: "4. General Description of Proposed Development: The applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 6,600,000 square feet for warehouses, 150,000 sq. ft. of office space, and 75,000 square feet of development serving retail space. The applicant is also requesting to rezone the subject property (excluding the existing lake, which is intended to be used for stormwater management) from GU (Interim District) to BU-1A (Limited Business District) and IU-1 (Light Industrial Manufacturing District)."

TO: "4. General Description of Proposed Development: The applicant is requesting approval of a multi-use development entitled "Beacon Lakes," consisting of: 5,300,000 square feet for warehouses, 175,000 sq. ft. of office space, and 495,000 square feet of retail space. "

FROM: "Developer Name: C/WDL, LTD."

TO: "Developer Name: AMB Codina Beacon Lakes L. L. C."

(D3) MODIFICATION of Conditions #58, #59, and #60 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners and reading as follows:

FROM "58. December 31, 2008 is hereby established as the build out date for this project and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare."

TO: "58. December 30, 2011 is hereby established as the build out date for this project, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007), and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare."

FROM: "59. The deadline for commencement of physical development shall be two (2) years from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing physical development shall be December 31, 2008. This termination date may only be modified in accordance with Section 380.06(19)(c), F.S."

TO: "59. The deadline for commencement of physical development shall be two (2) years from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing physical development shall be December 30, 2011, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007)."

FROM: "60. December 31, 2013 is hereby established as the expiration date for the development order."

TO: "60. December 30, 2016 is hereby established as the expiration date for the development order, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007)."

(D4) MODIFICATION of Exhibits 1, 2, 3 and 5 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "Exhibit 1, Master Development Plan
Exhibit 2, Vehicle Access Points of Offsite Roadway Network
Exhibit 3, Project Trip Generation Rates
Exhibit 5, Intersection Improvements."

TO: "Exhibit 1, Master Development Plan Map H (Revised 12/20/06)
Exhibit 2, Vehicle Access Points to Offsite Roadway Network (Revised 12/20/06)
Exhibit 3, Net External PM Peak Hour Project Trip Generation Rates for the Proposed Development Program (Revised 12/18/06).
Exhibit 5, Intersection Improvements at N.W. 12 Street at N.W. 127 Avenue (Revised 12/20/06)."

(D5) MODIFICATION of Paragraph "E" of Exhibit #4 of Resolution No. Z-11-02, last modified by Resolution #Z-28-07, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: EXHIBIT 4 - BEACON LAKES DRI TRANSPORTATION IMPROVEMENTS

- E. Widen N.W. 127 Avenue from N.W. 12 Street to S.W. 8 Street to a four-lane roadway or an alternative cross section that adequately mitigates project impacts as acceptable to Miami-Dade County Public Works Department.

TO: "EXHIBIT 4 - BEACON LAKES DRI TRANSPORTATION IMPROVEMENTS

- E. Widen N.W. 127 Avenue from N.W. 12 Street to S.W. 8 Street to a five-lane roadway "

The purpose of requests #D1–#D5 is to permit the applicant to decrease the square footage requirements for the warehouse use; to increase the square footage requirements for the office and retail uses; to revise exhibits indicating the master development site plan, vehicle trip count, access points and intersection improvements and to extend the build-out date, termination date and expiration date of the previously approved Beacon Lakes DRI.

REQUESTS #D1 TO #D5 ON PARCEL 1.

SUBJECT PROPERTY: PARCEL 1: (Overall DRI) A portion of Sections 35 and 36, Township 53 South, Range 39 east, being more particularly described as follows:

Commence at the northeast corner of said Section 36; thence S89°34'40"W along the north line of said Section 36, as a basis of bearing, for 520.12' to the Point of beginning; thence S01°43'10"E for 135.64'; thence N89°34'55"E for 100.04'; thence S01°44'07"E for 178.29' to a Point of curvature; thence 575.21' along the arc of a curve to the right, said curve having a radius of 22,768.26', and a central angle of 01°26'51" to a Point of tangency; thence S00°17'16"E for a distance of 760.39'; thence S89°36'44"W for 1,204.13'; thence N01°45'41"W for 329.71'; thence S89°36'44"W along the south line of the north ½ of the NE ¼ of said Section 36 for 990.4'; thence S89°36'13"W along the south line of the north ½ of the NW ¼ of said Section 36 for 2640.8'; thence N01°50'23"W along the west line of said Section 36 for 1,317.45' to the northwest corner of said Section 36; thence N89°34'22"E along the north line of the NW ¼ of said Section 36 for 2,642.45'; thence N89°34'40"E along the north line of the NE ¼ of said Section 36 for 2,121.83' feet to the Point of beginning. TOGETHER WITH: Begin at the center of Section 35, Township 53 South, Range 39 East; thence S89°46'04"W along the south line of the NW ¼ of said Section 35, as basis of bearing, for a distance of 330.53'; thence continue N01°46'58"W along the west line of the east 1/8 of the NW ¼ of Section 35 for a distance of 2589.32'; thence N89°50'59"E along a line 49' south of and parallel to the north line of the NW ¼ of said Section 35 for a distance of 330.66'; thence N01°46'49"W along the east line of the NW ¼ of said Section 35 for a distance of 49.02' to the north ¼ of said Section 35; thence N89°49'08"E along the north line of the NE ¼ of said Section 35 for 1,321.93'; thence S01°48'31"E along the west line of the east ½ of the NE ¼ of said Section 35 for a distance of 50.02'; thence N89°49'08"E along a line 50' south of and

parallel to the north line of the NE ¼ of said Section 35 for a distance of 1,221.91'; thence S01°50'23"E along a line 100' west of and parallel to the east line of the NE ¼ of said Section 35 for a distance of 2,585'; thence S89°45'12"W along the south line of the NE ¼ of said Section 35 for a distance of 2,546.65' to the Point of beginning. TOGETHER WITH: Begin at the center of Section 35, Township 53 South, Range 39 East; thence S01°46'33"E along the east line of the SW ¼ of said Section 35, as basis of bearing, for 2,508.61'; thence S89°42'09"W along a line 130' north of and parallel to the south line of said Section 35 for 2610.22'; thence N01°45'25"W along a line 35' east of and parallel to the west line of said Section 35 for 2,511.55'; thence N89°46'04"E along the north line of the SW ¼ of said Section 35 for 2,609.42' feet to the Point of beginning. PARCEL 2: (BU Zoning) Commence at the southwest corner of Section 35, Township 53 South, Range 39 East; thence N01°45'25"W along the west line of the SW ¼ of said Section 35, as basis of bearing, for 130.04'; thence N89°41'35"E along a line 130' north of and parallel to the south line of the SW ¼ of section 35 for 117.2' to a Point of intersection with a non-tangent curve, a radial line to said point bears N37°42'32"W; thence 217.87' along the arc of a curve to the right, said curve having a radius of 2042' and a central angle of 6°06'47" to the Point of beginning of the following described parcel of land; thence N01°45'25"W along a line 300' east of and parallel to the west line of the SW ¼ of Section 35 for a distance of 1124.5'; thence N89°46'43"E for a distance of 1839.9' to a Point of curvature; thence 152.15' along the arc of a curve to the right, said curve having a radius of 440' and a central angle of 19°48'48" to a Point of tangency; thence S70°24'29"E for a distance of 100' to a Point of curvature; thence 187.76' along the arc of a curve to the left, said curve having a radius of 510' and a central angle of 21°05'38" to a Point of intersection with a reverse curve, a radial line to said point bears N01°30'07"W; thence 70.47' along the arc of a curve to the right, said curve having a radius of 45' and a central angle of 89°43'34" to a Point of tangency; thence S01°46'33"E along a line 35' west of and parallel to the east line of the SW ¼ of Section 35 for a distance of 691.8' to a point on the S.R. 836 Limited Access Right-of-Way line ; thence the following two (2) courses along said north right- of-way line; thence S89°45'57"W for a distance of 1239.33' to a Point of curvature; thence 1,117.72' along the arc of a curve to the left, said curve having a radius of 2,042' and a central angle of 31°21'42" to the Point of beginning.

LOCATION: The south side of N.W. 25 Street, between N.W. 117 Avenue & N.W. 137 Avenue, Miami Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time a proffered CDMP covenant was approved by Community Zoning Appeals Board 5 under resolution CZAB5-11-08, and at which time a revised CDMP covenant was presented to and approved by the Board of County Commissioners for a CDMP amendment with the following language:

1. That notwithstanding the Land Use Plan map designation of the Property of "Business and Office," residential land use as implemented in accordance with Chapter 380.06, Florida Statutes, shall not be permitted within the Property. Nothing herein shall be construed to prohibit hotel or motel use within the Property.

WHEREAS, it was the opinion of this Board that Items #Z1, Z2, and Z3 should be approved and were approved under separate Resolution Z-21-08, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, and to the recommendations of the Developmental Impact Committee and Community Zoning Appeals Board 5, it is the opinion of this Board that the amendment to the existing Development Order (i.e. Resolution Z-11-02) noted herein as requested Item #1 on Parcel 1, does not, when considered individually, or in any combination or cumulatively pursuant to Section 380.06(19) Florida Statutes, constitute a substantial deviation requiring further development of regional impact review, and that the requested modifications of the Recital of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners on May 30, 2002 on Parcel 1 (Item #D2), of Conditions #58, #59, and #60 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners on Parcel 1 (Item #D3), of Exhibits 1, 2, 3 and 5 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners on Parcel 1 (Item #D4), of Paragraph "E" of Exhibit #4 of Resolution No. Z-11-02, last modified by Resolution #Z-28-07, passed and adopted by the Board of County Commissioners on Parcel 1 (Item #D5) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve Item #D1, approve Items #2 through D5 under Section 33-311(A)(7) and deny Items #2 through 5 without prejudice under Section 33-311(A)(7) was offered by Commissioner Jose "Pepe" Diaz, seconded by Commissioner Joe A. Martinez, and upon a poll of the members present the vote was as follows:

Jose "Pepe" Diaz	aye	Dennis C. Moss	aye
Audrey M. Edmonson	aye	Dorrin D. Rolle	aye
Carlos A. Gimenez	aye	Natacha Seijas	aye
Sally A. Heyman	nay	Katy Sorenson	nay
Barbara J. Jordan	aye	Rebecca Sosa	aye
Joe A. Martinez	aye	Sen. Javier D. Souto	aye
		Bruno A. Barreiro	aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, the amendment to the existing Development Order (i.e. Resolution Z-11-02) noted herein as requested Item #1 on Parcel 1, does not, when considered individually, or in any combination or cumulatively pursuant to Section 380.06(19) Florida Statutes, constitute a substantial deviation requiring further development of regional impact review.

BE IT FURTHER RESOLVED that the requested modifications of the Recital of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners on May 30, 2002 on Parcel 1 (Item #D2), of Conditions #58, #59, and #60 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners Parcel 1 (Item #D3), of Exhibits 1, 2, 3 and 5 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners on Parcel 1 (Item #D4), of Paragraph "E" of Exhibit #4 of Resolution No. Z-11-02, last modified by Resolution #Z-28-07, passed and adopted by the Board of County Commissioners on Parcel 1 (Item #D5) be and the same are hereby approved, subject to the following conditions:

1. That all conditions of Resolution Nos. Z-11-02, CZAB5-10-04, and Z-28-07 remain in full force and effect except as herein modified.

2. That the Applicant comply with all applicable requirements, recommendations, requests and other provisions of the various Departments as contained in the departmental memoranda which are part of the record of this recommendation incorporated herein by reference.
3. That the Applicant comply with the following requirements, recommendations, requests and other provisions of the Miami-Dade County Public Works Department:
 - a. A northbound acceleration lane to improve northbound travel, shall be constructed on the east side of NW 137th Avenue collecting right turn eastbound right turn traffic for NW 12th Street, according to the Miami-Dade Public Works Department standards.
 - b. NW 14th Street shall be built as a three (3) lane roadway from NW 132 Avenue, according to Miami-Dade County Public Works Department standards.
 - c. A Traffic Signal Warrant Study for the intersection of NW 14 Street and NW 137 Avenue shall be submitted for review and approval by the Public Works Director within 180 days of the issuance of the first certificate of occupancy for the retail center, and shall be repeated annually unit two years after the final use within the commercial rezoning parcel that is the subject of this application. The Applicant shall proceed with signal design, permitting and installation in the event that a signal is warranted.
4. That the Applicant shall mitigate and monitor any odor emissions form the adjacent fat rendering/tallow plant, located within the property described by folio numbers 30-3935-001-0030, 30-3935-001-0020, 30-3935-001-0010 (the "Tallow Plant"), through the following program:
 - a) Extend NW 132nd Avenue and sewer infrastructure (including along NW 14th Street, if necessary) to the property frontage of the Tallow Plant in a manner that will ensure that the fat rendering plant will be able to connect to public sewer.
 - b) Within 180 days following the final approval of the rezoning of the property legally described in Exhibit A to this resolution (the "Commercial Rezoning Property"), including the expiration of all appeals and appeal timeframes, retain an expert in odor issues and odor control to prepare a study of the Tallow Plant odor emissions and provide said study, including mitigation recommendations (the "Odor Study"), to the Department of Environmental Resources Management, Department of Planning and Zoning and the owners of the Tallow Plant.
 - c) Within 30 days of receipt of the Odor Study by the Directors of the Departments of Environmental Resources Management, Planning and Zoning, and the Tallow Plant, schedule a meeting with said Directors, or their designees, (and invite the owners of the Tallow Plant or its

representatives) to devise a program for monitoring and/or controlling odor emissions from the Tallow Plant (the "Odor Control Program") which may include the installation and operation of monitoring equipment on the Commercial Rezoning Parcel or installation of or odor control equipment within the Tallow Plant.

- d) The Applicant shall fund or cause the implementation some or all of the Odor Control Program, provided that said funding or said implementation measures caused shall not exceed \$50,000, in addition to the cost of extending the sewer line pursuant to subparagraph (a).
- e) Within 45 days following the final approval of this development order amendment, including the expiration of all appeal periods, the Developer shall record a Notice of Adoption in the public records of Miami-Dade County, Florida, so as to provide notice to the public of this and all other new conditions to the amended DRI development order. This amended DRI development order shall serve as disclosure to any parties of interest within the Commercial Parcel of the existence of the Tallow Plant and that it may emit unpleasant odors from time to time.

The timeframes provided within this condition may be extended by the Director of the Planning and Zoning Department for good cause shown. This condition shall continue until such as the use of the existing fat rendering plant has ceased or until it has been satisfied.

- 5. That DERM shall monitor the Tallow Plant for compliance with Chapter 24 air quality requirements to ensure that proper quality control is employed to maintain a clean facility and to mitigate any nuisance created by plant operations for the surrounding property owners.
- 6. That prior to issuing the first building permit, the Applicant will coordinate with Miami-Dade Transit to develop service plan alternatives for providing transit service to the proposed 46± acre retail center located at the southwest corner of the Beacon Lakes DRI. Options for providing transit service shall include one or more of the following: neighbourhood circulators, route extension/realignment, as well as applicant/developer contributions. Other transit amenities, including bus bays and shelters for all bus stops, especially at all possible turnaround location(s), shall be included.
- 7. That the Applicant convey a 2± acre parcel within the Property for the development of the Beacon Lakes Rescue Station and such conveyance shall constitute a contribution in lieu of payment of impact fees in accordance with Condition No. 28 of Resolution No. Z-11-02.

BE IT FURTHER RESOLVED that the requested modification of the Recital of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners on May 30, 2002 on Parcel 1 (Item #D2), shall read as follows:

4. General Description of Proposed Development: The applicant is requesting approval of multi-use development entitled "Beacon Lakes," consisting of: 5,300,000 square feet for warehouses, 175,000 sq. ft. of office space, and 495,000 square feet of retail space.

BE IT FURTHER RESOLVED that the requested modification of Conditions #58, #59, and #60 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners on Parcel 1 (Item #D3), shall read as follows:

58. December 30, 2011 is hereby established as the build out date for this project, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007), and is the date until which the local government of jurisdiction agrees that the Beacon Lakes DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless a local government of jurisdiction can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare.
59. The deadline for commencement of physical development shall be two (2) years from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in Section 380.04, F.S. The termination date for completing physical development shall be December 30, 2011, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007).
60. December 30, 2016 is hereby established as the expiration date for the development order, which includes the 3-year extension for projects under active construction pursuant to Sec. 380.06(19)(c), F.S. (2007).

BE IT FURTHER RESOLVED that the requested modification of Exhibits 1, 2, 3 and 5 of Resolution No. Z-11-02, passed and adopted by the Board of County Commissioners on Parcel 1 (Item #D4), shall read as follows:

TO: Exhibit 1, Master Development Plan Map H (Revised 12/20/06)
Exhibit 2, Vehicle Access Points to Offsite Roadway Network (Revised 12/20/06)
Exhibit 3, Net External PM Peak Hour Project Trip Generation Rates for the
Proposed Development Program (Revised 12/18/06).
Exhibit 5, Intersection Improvements at N.W. 12 Street at N.W. 127 Avenue
(Revised 12/20/06).

BE IT FURTHER RESOLVED, that the requested modification of Paragraph "E" of Exhibit #4 of Resolution No. Z-11-02, last modified by Resolution #Z-28-07, passed and adopted by the Board of County Commissioners on Parcel 1 (Item #D5), shall read as follows:

EXHIBIT 4 - BEACON LAKES DRI TRANSPORTATION IMPROVEMENTS

- E. Widen N.W. 127 Avenue from N.W. 12 Street to S.W. 8 Street to a five-lane roadway.

BE IT FURTHER RESOLVED, that Items #D2 through D5 be and the same are hereby denied under Section 33-311(A)(17).

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED this 17th day of July, 2008, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 08-7-CC-2

ej

HARVEY RUVIN, Clerk
Board of County Commissioners
Miami-Dade County, Florida

By 
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 29TH DAY OF JULY, 2008.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

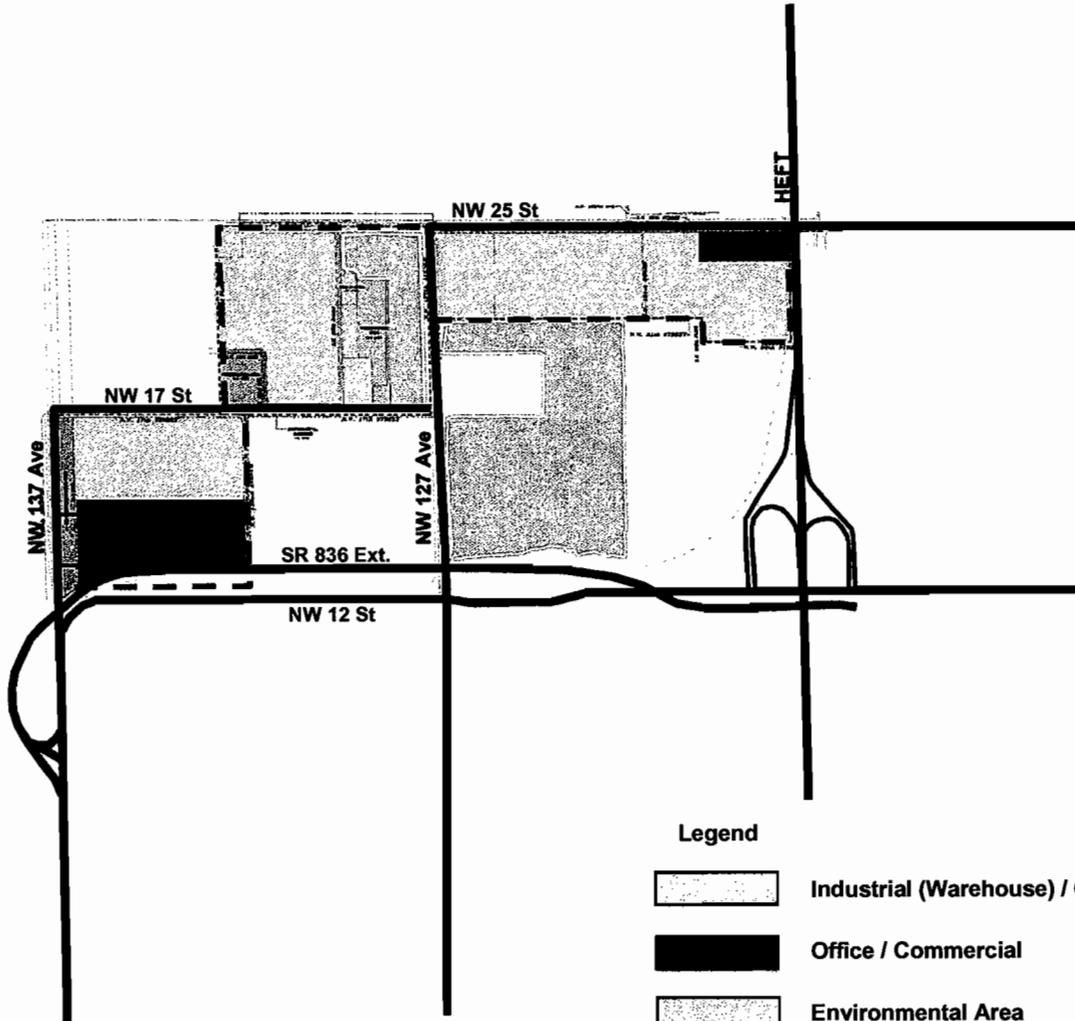
I, Deputy Clerk's Name, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-20-08 adopted by said Board of County Commissioners at its meeting held on the 17th day of July, 2008.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 29th day of July, 2008.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning





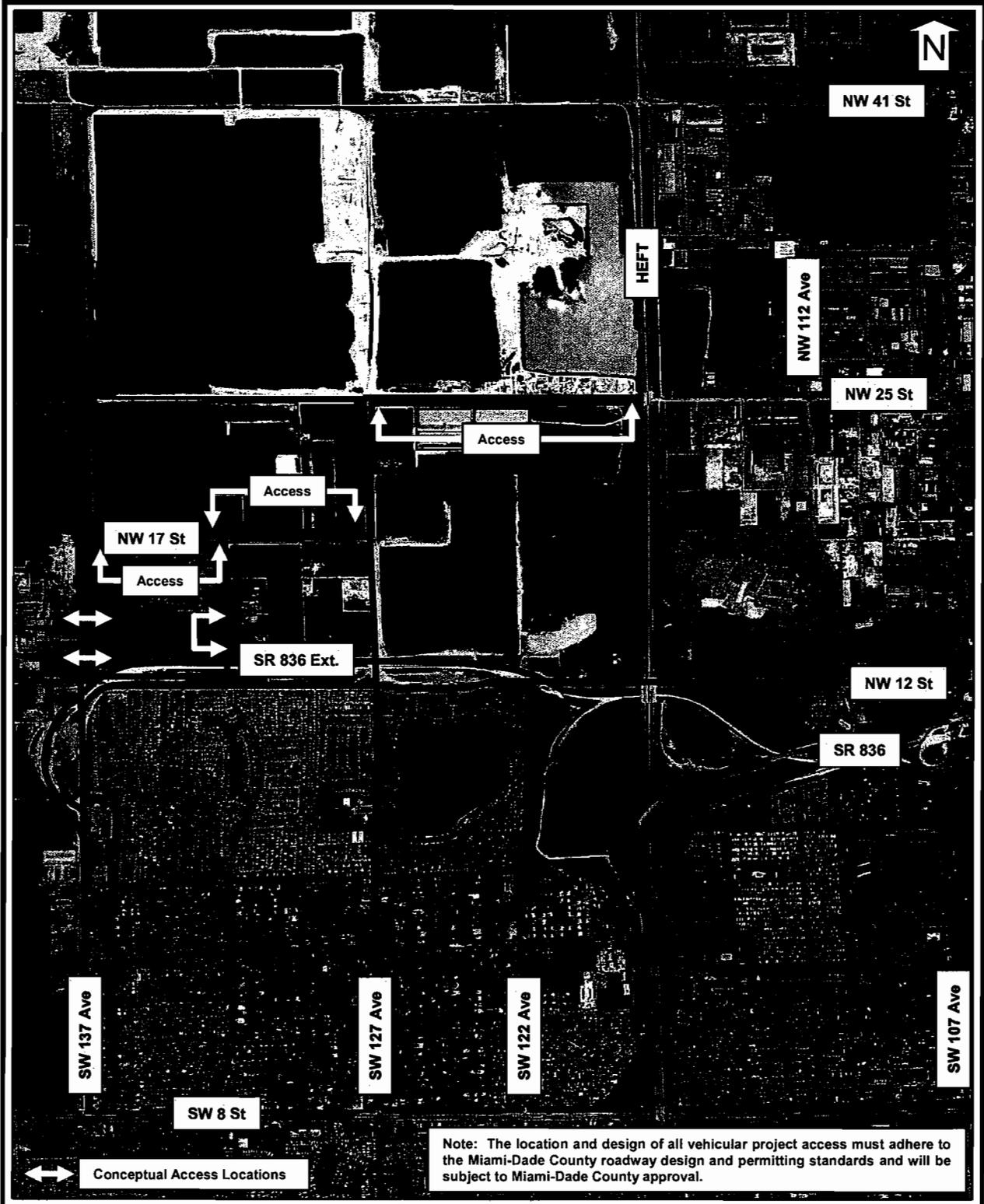
Legend

-  Industrial (Warehouse) / Office
-  Office / Commercial
-  Environmental Area
-  Lakes
-  DRI Boundary

2-5-07

BEACON LAKES DRI
Master Development Plan
Map H

EXHIBIT
1



Legend
— Site Location
12-20-06

BEACON LAKES DRI
Vehicle Access Points
To Off-Site Roadway Network

EXHIBIT
2

**REVISED EXHIBIT 3
BEACON LAKES DRI
NET EXTERNAL PM PEAK HOUR PROJECT TRIP GENERATION RATES FOR THE PROPOSED DEVELOPMENT PROGRAM**

18-Dec-06

USES	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	GROSS PM TRIPS	INTERNAL TRIP RATE	INTERNAL TRIPS	PASS-BY TRIPS	NET EXTERNAL TRIPS	NET EXTERNAL TRIP RATE
COMMERCIAL/RETAIL	495,000 SQ. FT. GLA	820	$L_n(T) = 0.66 L_n(X) + 3.40$	1,799	8.56%	154	144	1,501	3.032
OFFICE	175,000 SQ. FT. GFA	710	$T = 1.12(X) + 78.81$	275	5.00%	14		261	1.492
WAREHOUSE	5,300,000 SQ. FT. GFA	150	Recommended Procedure	2,160	6.48%	140		2,020	0.381
COMMUNICATIONS FACILITIES	Per 1,000 SQ. FT. GFA		Included in the Approved Exhibit 3 to Resolution Z-11-02						
GROSS TRIPS				4,234		308	144	3,782	0.288

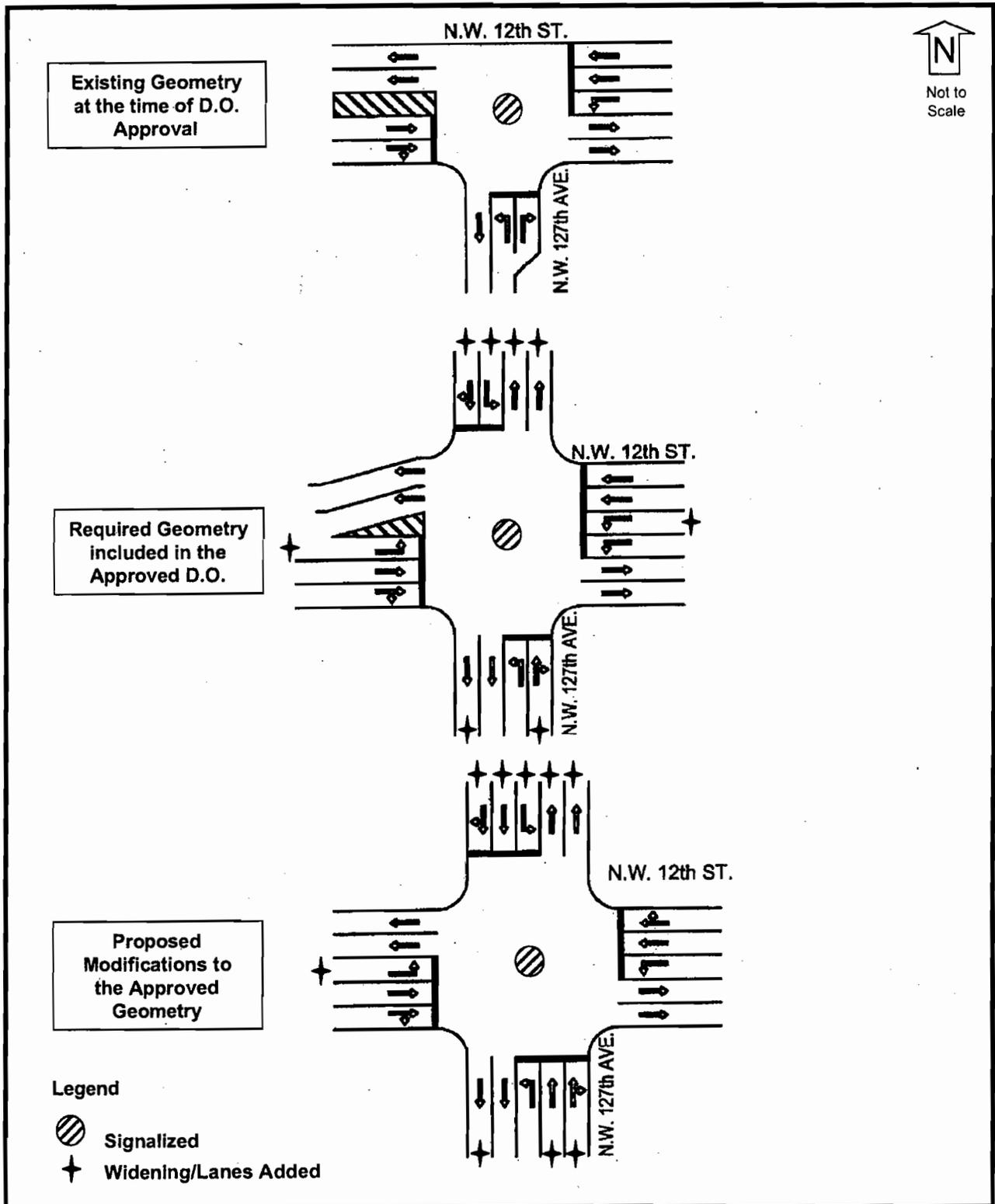
GLA = Gross Leaseable Area
GFA = Gross Floor Area

EXHIBIT 4

BEACON LAKES DRI TRANSPORTATION IMPROVEMENTS

- A. Construct NW 25 Street from NW 117 Avenue to theoretical NW 127 Avenue as a four-lane roadway.
- B. Construct NW 127 Avenue from NW 25 Street to NW 12 Street as a four-lane roadway including intersection improvements and signal modifications at NW 12 Street as depicted in Exhibit 5.
- C. Construct NW 17 Street from NW 127 Avenue to theoretical NW 137 Avenue as a four-lane roadway.
- D. Construct NW 137 Avenue from NW 17 Street to NW 12 Street as a four-lane roadway.
- E. Widen NW 127 Avenue from NW 12 Street to SW 8 Street to a five-lane roadway.
- F. Construction by others of the Extension of State Road 836 from the H.E.F.T. to NW 137 Avenue.
- G. Construct NW 122 Avenue from NW 25 Street to theoretical NW 41 Street as a two lane roadway.

Revised April 9, 2008



12-20-06

BEACON LAKES DRI
Intersection Improvements at
NW 12 Street at NW 127 Avenue

EXHIBIT
5