

# Memorandum



**Date:** September 1, 2009

**To:** Honorable Chairman Dennis C. Moss and Members,  
Board of County Commissioners

**From:** George M. Burgess  
County Manager

A handwritten signature in black ink, appearing to read "Burgess".

**Subject:** Class IV Permit Application by AMB I-75, LLC, to Impact 67.50 Acres of Wetlands to Construct a Commercial Development and the Acceptance of a Restrictive Covenant to Preserve and Enhance 10.45 Acres of Wetlands On-site

Agenda Item No. 5(B)

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Attached, please find for your consideration an application by AMB I-75, LLC for a Class IV permit and a restrictive covenant to preserve and enhance 10.45 acres of wetlands on-site. Also attached is the recommendation of the Director of the Department of Environmental Resources Management and a Resolution seeking the Board's approval of the aforesaid Class IV permit.

A handwritten signature in black ink, appearing to read "AGM".  

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Assistant County Manager

# Memorandum



**Date:** July 29, 2009

**To:** George M. Burgess  
County Manager

**From:** Carlos Espinosa, PE, Director  
Environmental Resources Management

**Subject:** Class IV Permit Application by AMB I-75, LLC, to Impact 67.50 Acres of Wetlands to Construct a Commercial Development and the Acceptance of a Restrictive Covenant to Preserve and Enhance 10.45 Acres of Wetlands On-site

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## **Recommendation**

I have reviewed the attached application for a Class IV Permit and the Restrictive Covenant by AMB I-75, LLC. Based upon the applicable evaluation factors set forth in Section 24-48.3 of the Code of Miami-Dade County, I recommend that the Board of County Commissioners (BCC) approve the issuance of a Class IV permit and accept the restrictive covenant for the reasons set forth below.

## **Scope**

The subject property is located west of I-75 and north of NW 170<sup>th</sup> Street, which is within Commission District 12 (Commissioner Diaz).

## **Fiscal Impact/Funding Source**

Not applicable.

## **Track Record/Monitor**

Not applicable.

## **Background**

The subject Class IV permit application involves the proposed dredging and filling of 67.5 acres of wetlands not supporting halophytic (salt tolerant) vegetation for a commercial development and the proffering of a restrictive covenant to preserve and enhance 10.45 acres of wetlands on-site. The subject property is located west of I-75 and north of NW 170<sup>th</sup> Street in Miami-Dade County, Florida. Chapter 24-48 of the Code of Miami-Dade County, which regulates the permitting of environmental resources, requires BCC approval for the issuance of Class IV permits to dredge and fill more than 15 acres of wetlands within the Urban Development Boundary (UDB). The proposed project site is within the UDB and adjacent to a residential development to the east, agricultural wetlands for cattle grazing to the west and undeveloped wetlands to the south.

The wetlands that will be impacted within the project area are characterized as herbaceous prairie with moderate levels of *Melaleuca*, an invasive plant species. The southern 22.26 acres are considered forested wetlands and contain native tree species, predominantly swamp bays. Compensatory mitigation for the ecological impacts related to the removal of the wetland communities will be accomplished by purchasing 17.75 herbaceous wetland mitigation credits and 12.35 forested wetland mitigation credits in the Everglades Mitigation Bank, owned and managed by Florida Power & Light Company. The wetland restoration and enhancement projects conducted within the Everglades Mitigation Bank have enhanced property in the South Dade Wetland Basin by removing exotic vegetation, replanting with native species, restoring filled areas to natural wetland grade and reestablishing a fire management program. In

addition, a restrictive covenant has been proffered for the preservation of 10.45 acres of wetlands on-site. The applicant is requesting to excavate 10.45 acres within the 67.5 acre project area, utilize the excavated material as fill for the project area, then backfill the excavation with clean fill to create a wetland preservation area.

The proposed project has been designed in accordance with all relevant Miami-Dade County Class IV Permit criteria and is consistent with all other Miami-Dade County wetland protection provisions. Please find attached a Project Report from the Department of Environmental Resources Management (DERM) Wetland Resources Section, which sets forth in more detail the reasons this project is recommended for approval by DERM pursuant to the applicable evaluation factors set forth in Section 24-48.3 of the Code of Miami-Dade County, Florida. The conditions, limitations, and restrictions set forth in the Project Report attached hereto are incorporated herein by reference hereto.

**Attachments**

- Attachment A: Class IV Permit Application  
Restrictive Covenant  
Site Plans
- Attachment B: Affidavits of Limited Liability Corporation
- Attachment C: Applicants/Agents Letter  
Engineer's Certification Letter
- Attachment D: Zoning Approval Letter  
DERM Water Control's Cut & Fill Approval  
Mitigation Acceptance Letter
- Attachment E: Adjacent Property Owner's List
- Attachment F: Project Report

NOTICE OF PUBLIC HEARING ON AN APPLICATION BY AMB I-75, LLC, FOR A CLASS IV PERMIT TO IMPACT 67.50 ACRES OF WETLANDS TO CONSTRUCT A COMMERCIAL DEVELOPMENT AND THE ACCEPTANCE OF A RESTRICTIVE COVENANT TO PRESERVE AND ENHANCE 10.45 ACRES OF WETLANDS ON-SITE, LOCATED WEST OF I-75 AND NORTH OF NW 170<sup>TH</sup> STREET IN SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA

**NOTICE IS HEREBY GIVEN** pursuant to Article IV, Division 1 of Chapter 24 of the Code of Miami-Dade County that the Board of County Commissioners of Miami-Dade County will hold and conduct a Public Hearing on a request by AMB I-75, LLC, for a Class IV Wetland Permit to impact 67.50 acres of wetlands to construct a commercial development and on the acceptance of a restrictive covenant to preserve and enhance 10.45 acres of wetlands on-site. Such Public Hearing will be held on the 1<sup>st</sup> day of September 2009 at 9:30 AM at the County Commission Chambers on the 2nd Floor of the Stephen P. Clark Center at 111 NW 1<sup>st</sup> Street in Miami, Florida.

Plans and details concerning the work requested in the application may be reviewed by interested persons at the office of the Miami-Dade County Department of Environmental Resources Management, 701 NW 1<sup>st</sup> Court, Suite 400, Miami, Florida 33136-3912.

Oral statements will be heard and appropriate records made. For accuracy of records, all important facts and arguments should be prepared in writing in triplicate, with two copies being submitted to the Deputy Clerk of the County Commission at the hearing or mailed to her beforehand (Diane Collins, Deputy Clerk), 111 NW 1<sup>st</sup> Street, Stephen P. Clark Center, Suite 17-202, Miami, Florida 33128; and with one copy being submitted beforehand to the Miami-Dade County Department of Environmental Resources Management, 701 NW 1<sup>st</sup> Court, Suite 400, Miami, Florida, 33136.

A person who decides to appeal any decision made by any Board, Agency, or Commission with respect to any matter considered at its meeting or hearing, will need a record of proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

BOARD OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA

HARVEY RUVIN, CLERK

BY: \_\_\_\_\_  
Diane Collins, Deputy Clerk



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Dennis C. Moss  
and Members, Board of County Commissioners

**DATE:** September 1, 2009

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 5(B)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Mayor's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved \_\_\_\_\_ Mayor

Agenda Item No. 5(B)

Veto \_\_\_\_\_

9-1-09

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION RELATING TO AN APPLICATION BY AMB I-75, LLC, FOR A CLASS IV PERMIT TO IMPACT 67.50 ACRES OF WETLANDS TO CONSTRUCT A COMMERCIAL DEVELOPMENT AND THE ACCEPTANCE OF A RESTRICTIVE COVENANT TO PRESERVE AND ENHANCE 10.45 ACRES OF WETLANDS ON-SITE WEST OF I-75 AND NORTH OF NW 170<sup>TH</sup> STREET IN SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board having considered all the applicable factors contained within Section 24-48.3 of the Code of Miami-Dade County, hereby approves the application by AMB I-75, LLC for a Class IV permit to impact 67.50 acres of wetlands to construct a commercial development and hereby accepts the restrictive covenant to preserve and enhance 10.45 acres of wetlands within the project site located west of I-75 and north of NW 170 Street in Miami-Dade County, subject to the conditions set forth in the memorandum from the Director of the Miami-Dade County Department of Environmental Resources Management, a copy of which is attached hereto and made a part hereof. The issuance of this approval does not relieve the applicant from obtaining all applicable Federal, State, and local permits.

The foregoing resolution was offered by Commissioner  
who moved its adoption. The motion was seconded by Commissioner  
and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman	
Jose "Pepe" Diaz, Vice-Chairman	
Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dorin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 1<sup>st</sup> day of September, 2009. This resolution 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.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as  
to form and legal sufficiency. 

By: \_\_\_\_\_  
Deputy Clerk

Peter S. Tell

ATTACHMENT A

Class IV Permit Application Form

Restrictive Covenant

Site Plans



# Class IV Wetland Permit Application

For Official Use Only CORPS Application Number: DEP/SFWMD Application Number:	Date Received	Application Number <u>FW 07-076</u>
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1. Applicant Information:

Name: AMB I-75, LLC  
 Address: 60 State Street, Suite 1200  
Boston, MA  
 Zip Code: 2109 Phone # 404-443-6210  
 Email jmorgan@amb.com Fax # 678-302-9351

2. Applicant's authorized permit agent:

Name: RS Environmental Consulting, Inc.  
 Address: 12265 SW 129th Ct  
Miami, FL  
 Zip Code: 33116 Phone 305-383-3404  
 Email rainer@rs-env.com Fax # 305-383-3270

3. Location where proposed activity exists or will occur:

West of I-75 and north of NW 170th Street  
 Street, road, or other descriptive location

Section: 9 N/A  
 Township: 52S Incorporated city or town  
 Range: 40E

30-2009-001-0340,-0350,-0360,-0370,  
-0380,-0390,-0400,-0450,-0460,-0475  
 Folio Number

4. Proposed use:

Private Single Dwelling  Commercial   
 Multi-Family Dwelling  Agricultural   
 Multi-Single Family  Public   
 Please explain:  Other   
Warehouse, distribution center and storage facilities

5. Description of Project (Use additional sheets, if necessary)

Total Acreage of Wetlands to be Impacted 67.50 (10.45 acres of the 67.50 to be regraded as part of the on-site wetland enhancement.)

A. Lake Excavation or Dredging:

1. Total wetland acreage to be excavated or dredged 10.45  
 2. Cubic yards: Total for Project 168,593  
 a. Depth of excavated/dredged area \_\_\_\_\_  
 b. Type of material to be excavated/dredged \_\_\_\_\_

B. Placement of Fill

1. Total wetland acreage to be filled 57.05  
 a. Cubic yards \_\_\_\_\_

2. Type of material to be used Clean fill  
 3. Source of fill material to be used Local sources

CONTINUED ON NEXT PAGE

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**DERM**  
 Environmental Resources Regulation Division

5. Description of Project (continued)

C. Agriculture

1. Total wetland area to be cleared and/or plowed \_\_\_\_\_

2. Total area to be bedded for planting \_\_\_\_\_

3. Type of agriculture to be conducted (check any that apply):

a. Row Crops

b. Grove

c. Field Nursery

d. Container Nursery

e. Shade House Nursery

f. Other

(please explain) \_\_\_\_\_

4. If proposed project involves the construction of any drainage, water containment or conveyance facilities (i.e. ditches, diked areas, ponds, swales), please describe the proposed facilities:  
\_\_\_\_\_

NOTE: If the project involves construction of any residential, office, storage facilities or other structures, or if the project involves the placement of a trailer on the property, separate approval from Miami-Dade County Building and Zoning Department (305-375-2500) is required:

6. Date activity is proposed to commence ASAP  
Date activity is proposed to be completed 3 years

7. Previous permits for this project (or any part thereof) have been:

	State*	Corps*
A. Denied (date) _____	_____	_____
B. Issued (date) _____	_____	_____
C. Other (please explain) _____		

\*Differentiate between existing work and proposed work on the drawings.

8. ADDITIONAL ITEMS REQUIRED FOR APPLICATION SUBMITTAL. (Please note that, in addition to the information requested on this application form, there are several other items which must be submitted with your application. See Instruction pamphlet for the additional information required for this application.)

9. AFFIDAVIT OF OWNERSHIP OR CONTROL of the property on which the proposed project is to be undertaken.

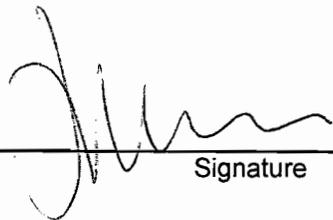
I CERTIFY THAT I AM THE RECORD OWNER, LESSEE, OR RECORD EASEMENT HOLDER OF THE PROPERTY DESCRIBED BELOW.

NOTE: Lessees must provide a signed, notarized statement from the property owner indicating that the owner has reviewed the proposed project, including all proposed plans, and has agreed to allow the proposed project to occur on his or her lands.

LEGAL DESCRIPTION OF PROPERTY SITUATED IN MIAMI-DADE COUNTY, FLORIDA  
(use additional sheets if necessary)

Please see attached legal description (Exhibit A)

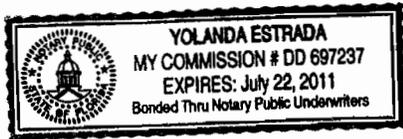
Please see attached Chain of Ownership Document (Exhibit B)

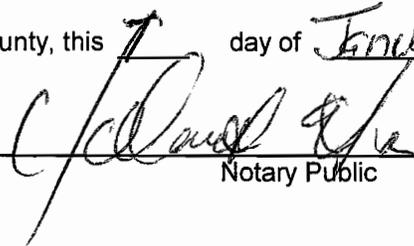
  
 \_\_\_\_\_  
 Signature

\_\_\_\_\_  
 John Morgan  
 Print Name

\_\_\_\_\_  
 Vice President of Development, AMB Property Holding  
 Corporation  
 Official Title

Sworn and subscribed before me at Miami-Dade county, this 7 day of January



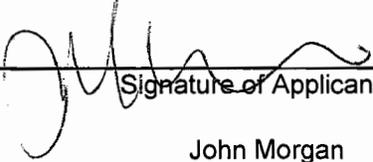
  
 \_\_\_\_\_  
 Notary Public

My commission expires: \_\_\_\_\_

10. APPLICATION IS MADE FOR A PERMIT(S) TO AUTHORIZE THE ACTIVITIES DESCRIBED HEREIN.

- A. I authorize the agent listed in Item #2 to negotiate modifications or revisions, when necessary, and accept or assent to any requirements on my behalf.
- B. I agree to provide entry to the project site for inspectors with proper identification or documents from Miami-Dade County Department of Environmental Resources Management for the purpose of making preliminary analyses of the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work if a permit is granted.
- C. Further, I hereby acknowledge the obligation and responsibility for obtaining all of the required state, federal or local permits **before** commencement of construction activities. I also understand that before commencement of this proposed project I must be granted separate permits or authorizations from the U.S. Army Corps of Engineers, the Department of Environmental Protection and the South Florida Water Management District, as necessary.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

  
\_\_\_\_\_  
Signature of Applicant(s)

7 Jan 2008  
\_\_\_\_\_  
Date

\_\_\_\_\_  
John Morgan  
Print Name  
Vice President of Development, AMB Property  
Holding Corporation  
\_\_\_\_\_  
Official Title

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Official Title

NOTE: THIS APPLICATION MUST BE SIGNED by the person(s) who desires to undertake the proposed activity or by an authorized agent. If an agent is applying on behalf of the applicant, attach proof of authority for the agent to sign and bind the applicant.

NOTICE TO PERMIT APPLICANTS

This is a Class IV Permit Application; It is **NOT** A Class IV Permit! You Must Obtain **ALL** Required Local, State, and Federal Authorizations or Permits **BEFORE** Commencing work!!

Revised 6-7-07

## Exhibit B – Chain of Ownership

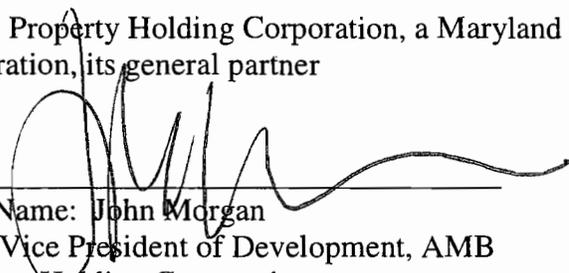
AMB I-75, LLC  
a Delaware limited liability company

By: AMB HFC, L.P.,  
its sole member

By: AMB HFC GP, LLC,  
its general partner

By: AMB Property II, L.P.,  
its sole member

By: AMB Property Holding Corporation, a Maryland  
corporation, its general partner

By:   
Print Name: John Morgan  
Title: Vice President of Development, AMB  
Property Holding Corporation

**OFFICER'S CERTIFICATE  
OF  
AMB PROPERTY HOLDING CORPORATION**

The undersigned, Eugene F. Reilly, President of AMB Property Holding Corporation, a Maryland corporation (the "Company"), certifies on behalf of the Company, as follows:

1. That pursuant to resolutions adopted by the Board of Directors of the Company on September 27, 2007 (the "Resolutions"), the officers of the Company are empowered and authorized, acting on behalf of the Company in its individual capacity, and on behalf of its subsidiaries, without further specific authority from the Board of Directors (including any committee thereof), to enter into on behalf of and to bind the Company and its subsidiaries in all matters related to the development of the property in Miami-Dade County, Florida, legally described in the attached Exhibit "A" (the "Property"), including but not limited to join in the filing with the Board of County Commissioners a petition for a Special Taxing district for the subdivision known as "AMB I-75 Business Park" pursuant to Chapter 18 of the Code of Miami-Dade County.

2. That as of the date hereof John Morgan, Vice President of Development, East Region of the Company is an Authorized Officer, as defined in the Resolutions, and as such has the authority to enter into negotiations, execute documents and bind the Company and its subsidiaries. Specifically Mr. Morgan is authorized, directed and empowered to execute any and all applications, petitions and other documents pertaining to the Special Taxing District for the subdivision known as "AMB I-75 Business Park" pursuant to Chapter 18 of the Code of Miami-Dade County, Florida, as well as any and all applications, petitions, permits and other documents pertaining to the development of the Property.

The Resolutions have not been amended, superseded or revoked and are in full force and effect on the date hereof and shall remain in effect until such time the Resolutions are revoked.

IN WITNESS WHEREOF, I have hereunto set my hand to be effective as of February 19, 2008.

AMB PROPERTY HOLDING CORPORATION,  
a Maryland corporation

By: \_\_\_\_\_

Eugene F. Reilly, President

STATE OF Massachusetts

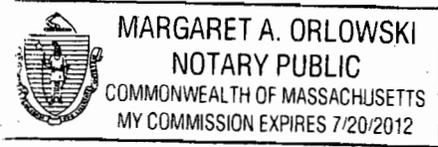
COUNTY OF Suffolk

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgements, personally appeared Eugene F. Reilly the Manager/Member of AMB I-75, LLC, a Delaware limited liability company,  to me personally known or  produced identification in the form of \_\_\_\_\_, and who

executed the foregoing resolution and acknowledged before me that he executed the same for the purposes herein expressed.

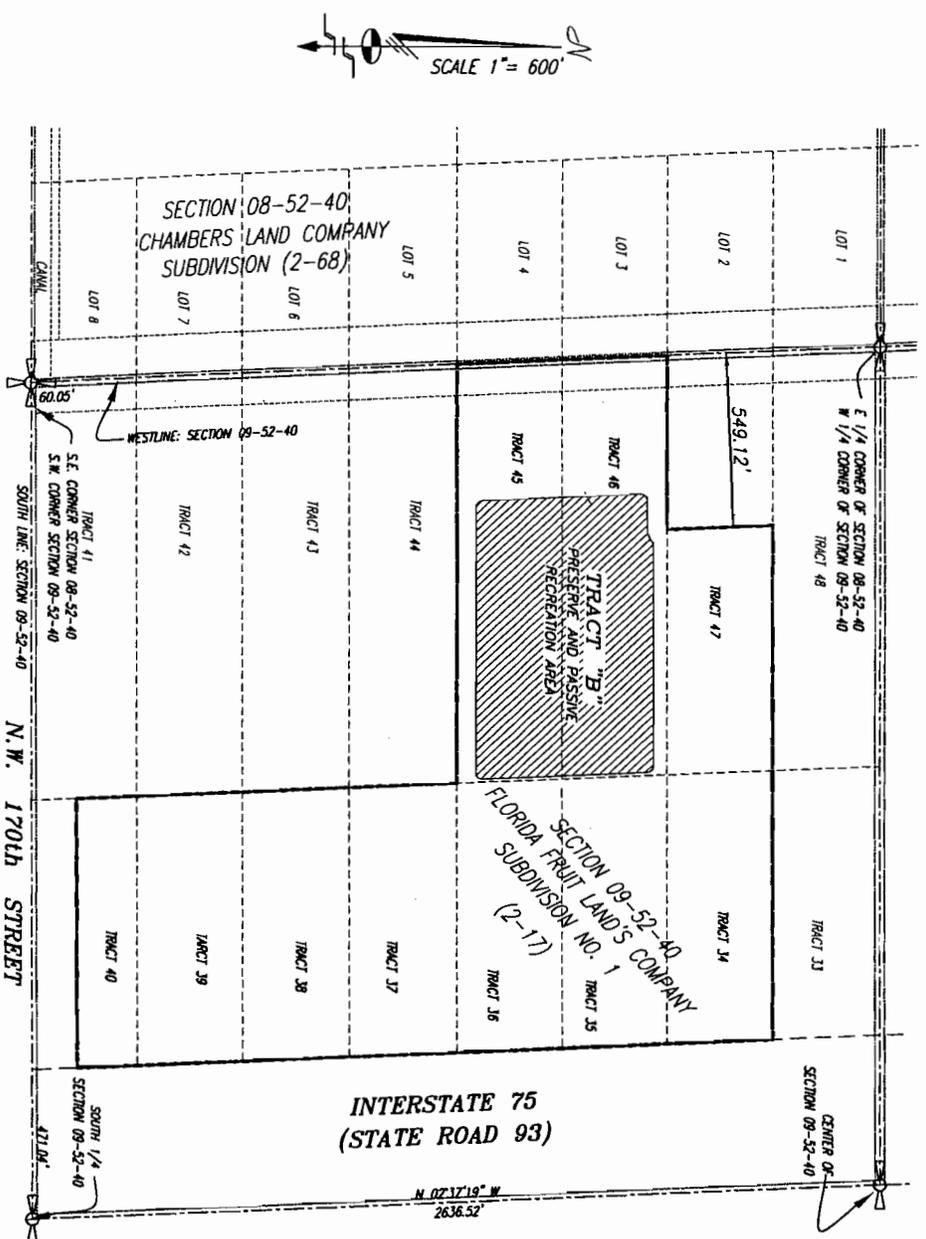
WITNESS my hand and official seal in the County and State last aforesaid, this 23 day of July, 2009.

Margaret A. Orłowski  
Notary Public State of Massachusetts  
My Commission expires 7/20, 2012



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**LOCATION MAP**  
**TRACT "B", AMB I-75 BUSINESS PARK (UNRECORDED)**



**RECEIVED**  
 APR 02 2009

DERM  
 Environmental Resources Regulation Division

16

**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE NO.(954)435-7010  
 ORDER NO. 196466  
 DATE: MARCH 30, 2009  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION NO. LB-87

PREPARED UNDER MY SUPERVISION:  
 ALFONSO C. TELLO, PRESIDENT  
 FLA. PROF. LAND SURVEYOR N° 2978

REVISIONS

**RESTRICTIVE COVENANT RUNNING WITH THE LAND IN FAVOR OF  
MIAMI-DADE COUNTY**

The undersigned, AMB I-75, LLC, being the present owner(s) of the following real property (hereinafter called "the Property"), lying, being and situated in Miami-Dade County, Florida, to wit:

See Exhibit A

pursuant to Section 24-48.2(I)(B)(2)(b) of the Code of Miami-Dade County, Florida hereby proffers this executed Restrictive Covenant Running With The Land in Favor of Miami-Dade County, Florida as part of Miami-Dade County Department of Environmental Resources Management Class IV Permit Application Number FW 07-076 :

1. The owner, its heirs, successors, assigns and grantees, covenants to Miami-Dade County to comply with all conditions set forth in the Miami-Dade County Class IV Wetland Permit No. FW 07-076 attached hereto as Exhibit B and incorporated herein by reference.
2. The owner, its heirs, successors, assigns and grantees, covenants to Miami-Dade County that neither native trees nor native understory shall be removed from the Property without the prior written consent of the Miami-Dade County Department of Environmental Resources.
3. The owner, its heirs, successors, assigns and grantees, shall notify Miami-Dade County in writing not later than thirty (30) days after any conveyance, sale, grant or transfer of the Property or any portion thereof, to any heirs, successors, assigns or grantees.
4. The owner, its heirs, successors, assigns and grantees, covenants to Miami-Dade County to prohibit and prevent public access to all areas of the Property. In the event that the Property is being degraded (i.e., the area is being destroyed or damaged, plants removed or trampled upon or trash and debris are accumulating in the area), then Miami-Dade County may require the owner to install protective barriers around any area within the Property, which has been degraded.
5. This Restrictive Covenant shall run with the land and shall be recorded in the Public Records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned, and their heirs, successors, grantees and assigns until such time as the same is modified or released in writing by Miami-Dade County, Florida.

6. The undersigned agree(s) and covenant(s) that this Restrictive Covenant and the provisions contained herein may be enforced against any person permitting, allowing, letting, causing or suffering any violation of the terms of this Restrictive Covenant by the Department of Environmental Resources Management, or its successor, by temporary, permanent, prohibitory, and mandatory injunctive relief as well as otherwise provided by law or ordinance and also may include an action for and to recover civil penalties, damages, costs and expenses, and attorney's fees in favor of Miami-Dade County against said person(s) as authorized by law or ordinance. All of the remedies provided herein shall be deemed to be independent and cumulative and shall be deemed to be supplemental to any remedies provided by law or ordinance.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 7 day of July, 2009.

Witnesses:

sign [Signature]  
print Courtney Leiti

Property Owner

sign [Signature]  
print John P. Morgan

AMB I-75, LLC  
A Delaware limited liability company  
By: AMB HFC, L.P.,  
Its sole member  
By: AMB HFC GP, LLC,  
Its general partner  
By: AMB Property II, L.P.,  
Its sole member  
By: AMB Property Holding Corporation, a Maryland Corporation, its general partner  
Vice President of Development,  
AMB Property Holding Corporation

Title VP DEVELOPMENT

Address 600 STATE STREET, SUITE 1200  
BOSTON, MA 02109

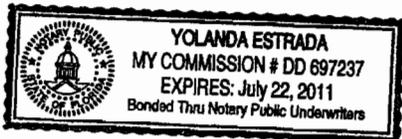
sign [Signature]  
print Melanie Hofer

STATE OF FLORIDA, COUNTY OF DADE

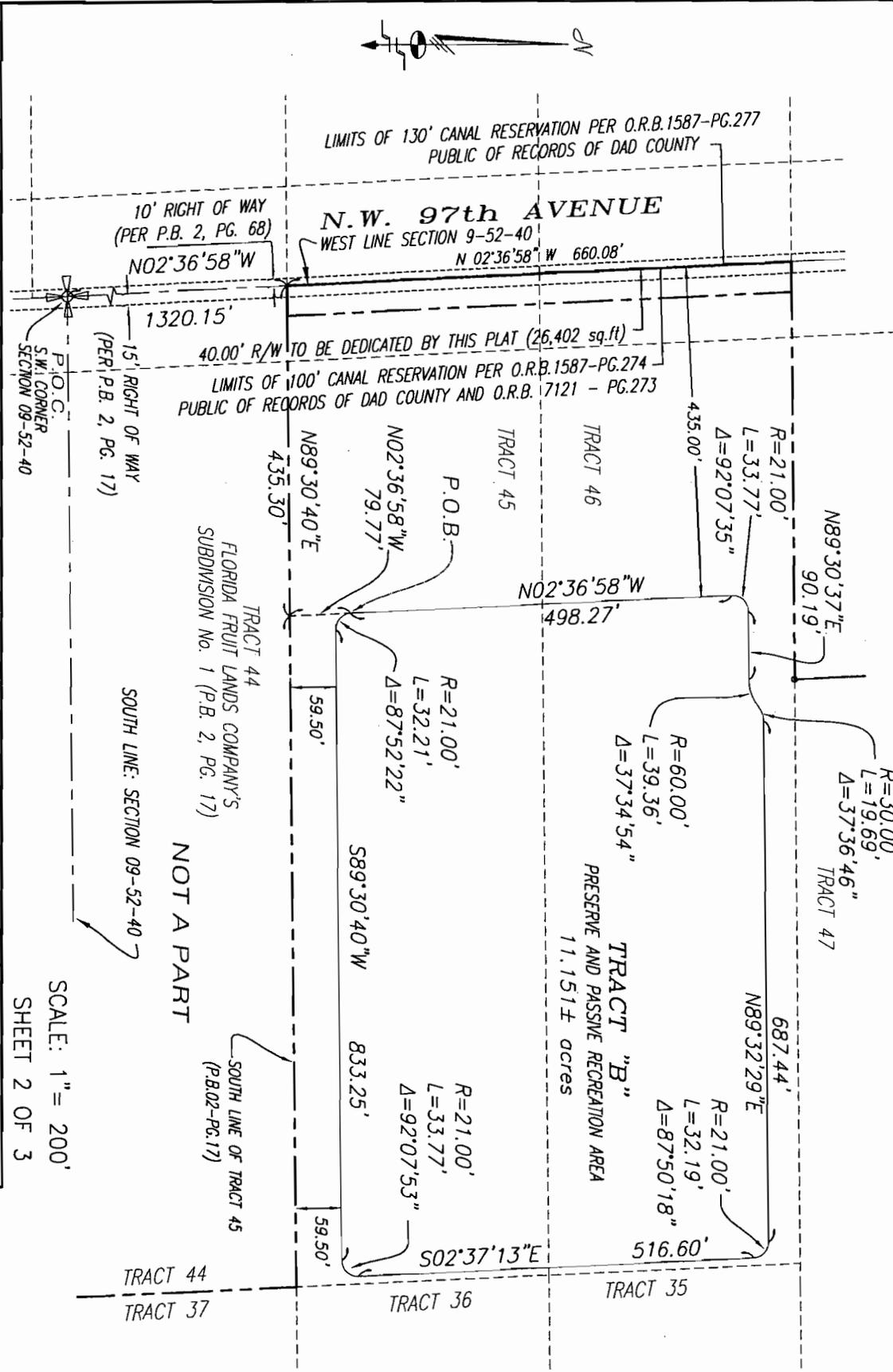
The foregoing instrument was acknowledged before me this 7th day of July, 2009, by John Morgan as \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC:

sign [Signature]  
print Yolanda Estrada  
State of Florida at Large (Seal)  
My Commission Expires:



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF TRACT "B", AMB I-75 BUSINESS PARK (UNRECORDED)



**RECEIVED**  
APR 02 2009

DERM  
Environmental Resources Regulation Division

**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954) 435-7010  
FAX No. (954) 438-3288

ORDER NO. 196466  
DATE: MARCH 30, 2009

THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
ALFONSO C. TELLO, PRESIDENT  
FLA. PROF. LAND SURVEYOR N° 2978

REVISIONS

SCALE: 1" = 200'  
SHEET 2 OF 3

LEGEND:

- DENOTES CENTER LINE
- DENOTES POINT OF COMMENCEMENT
- DENOTES POINT OF BEGINNING
- DENOTES BROWARD COUNTY RECORDS
- DENOTES PLAT BOOK
- DENOTES PAGE(S)
- DENOTES RADIUS
- DENOTES DELTA
- DENOTES ARC

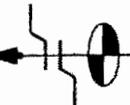
# LEGAL DESCRIPTION TO DESCRIPTION ACCOMPANY SKETCH OF TRACT "B", AMB 1-75 BUSINESS PARK (UNRECORDED)

A PORTION OF TRACTS 45 AND 46, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, IN SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 02 DEGREES 36 MINUTES 58 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 9, FOR 1320.15 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TRACT 45 AND ITS WESTERLY PROLONGATION, FOR 435.30 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 58 SECONDS WEST FOR 79.77 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 02 DEGREES 36 MINUTES 58 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 435.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 9, FOR 498.27 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 21.00 FEET AND A CENTRAL ANGLE OF 92 DEGREES 07 MINUTES 35 SECONDS FOR AN ARC DISTANCE OF 33.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 30 MINUTES 37 SECONDS EAST FOR 90.19 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 37 DEGREES 34 MINUTES 54 SECONDS FOR AN ARC DISTANCE OF 39.36 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY AND EASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 37 DEGREES 36 MINUTES 46 SECONDS FOR AN ARC DISTANCE OF 19.69 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 32 MINUTES 29 SECONDS EAST FOR 687.44 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 21.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 13 SECONDS EAST FOR 516.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 21.00 FEET AND A CENTRAL ANGLE OF 92 DEGREES 07 MINUTES 53 SECONDS FOR AN ARC DISTANCE OF 33.77 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 30 MINUTES 40 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 59.50 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID TRACT 45 FOR 833.25 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 21.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 52 MINUTES 22 SECONDS FOR AN ARC DISTANCE OF 32.21 FEET TO A POINT OF TANGENCY AND TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 11.151 ACRES MORE OR LESS.

21

 <p style="text-align: center;"><b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954)435-7010      FAX No. (954)438-3288 ORDER NO. 196466      PREPARED UNDER MY SUPERVISION: DATE: MARCH 30, 2009      ALFONSO C. TELLO, PRESIDENT THIS IS NOT A "BOUNDARY SURVEY"      FLA. PROF. LAND SURVEYOR N° 2978 CERTIFICATE OF AUTHORIZATION No. LB-87</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td></tr> </tbody> </table>	REVISIONS										
REVISIONS												
SHEET 3 OF 3												

## Exhibit B – Chain of Ownership

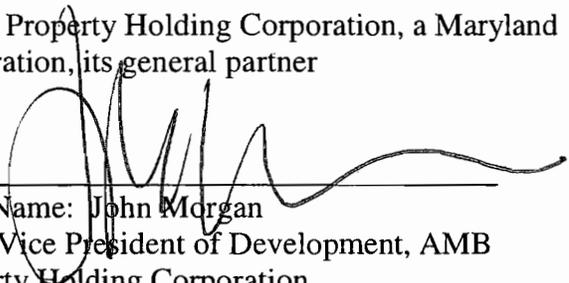
AMB I-75, LLC  
a Delaware limited liability company

By: AMB HFC, L.P.,  
its sole member

By: AMB HFC GP, LLC,  
its general partner

By: AMB Property II, L.P.,  
its sole member

By: AMB Property Holding Corporation, a Maryland  
corporation, its general partner

By:   
Print Name: John Morgan  
Title: Vice President of Development, AMB  
Property Holding Corporation

**OFFICER'S CERTIFICATE  
OF  
AMB PROPERTY HOLDING CORPORATION**

The undersigned, Eugene F. Reilly, President of AMB Property Holding Corporation, a Maryland corporation (the "Company"), certifies on behalf of the Company, as follows:

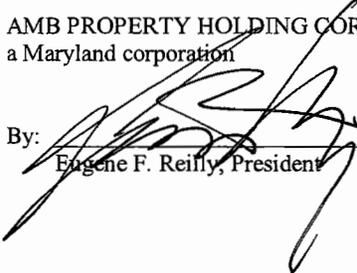
1. That pursuant to resolutions adopted by the Board of Directors of the Company on September 27, 2007 (the "Resolutions"), the officers of the Company are empowered and authorized, acting on behalf of the Company in its individual capacity, and on behalf of its subsidiaries, without further specific authority from the Board of Directors (including any committee thereof), to enter into on behalf of and to bind the Company and its subsidiaries **in all matters related to the development of the property in Miami-Dade County, Florida, legally described in the attached Exhibit "A" (the "Property"), including but not limited to join in the filing with the Board of County Commissioners a petition for a Special Taxing district for the subdivision known as "AMB I-75 Business Park" pursuant to Chapter 18 of the Code of Miami-Dade County.**

2. That as of the date hereof John Morgan, Vice President of Development, East Region of the Company is an Authorized Officer, as defined in the Resolutions, and as such has the authority to **enter into negotiations, execute documents and bind the Company and its subsidiaries. Specifically Mr. Morgan is authorized, directed and empowered to execute any and all applications, petitions and other documents pertaining to the Special Taxing District for the subdivision known as "AMB I-75 Business Park" pursuant to Chapter 18 of the Code of Miami-Dade County, Florida, as well as any and all applications, petitions, permits and other documents pertaining to the development of the Property.**

The Resolutions have not been amended, superseded or revoked and are in full force and effect on the date hereof and shall remain in effect until such time the Resolutions are revoked.

IN WITNESS WHEREOF, I have hereunto set my hand to be effective as of February 19, 2008.

AMB PROPERTY HOLDING CORPORATION,  
a Maryland corporation

By:   
Eugene F. Reilly, President

STATE OF Massachusetts

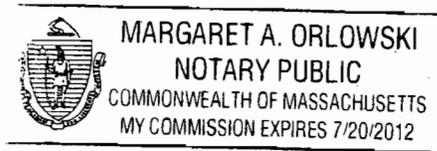
COUNTY OF Suffolk

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgements, personally appeared Eugene F. Reilly the Manager/Member of AMB I-75, LLC, a Delaware limited liability company, () to me personally known or () produced identification in the form of \_\_\_\_\_, and who

executed the foregoing resolution and acknowledged before me that he executed the same for the purposes herein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 23 day of July, 2009.

Margaret A. Orłowski  
Notary Public State of Massachusetts  
My Commission expires 7/20, 2012.



# AMB I-75 BUSINESS PARK

## PAVING, GRADING AND DRAINAGE SYSTEM PLANS

MIAMI-DADE COUNTY, FLORIDA

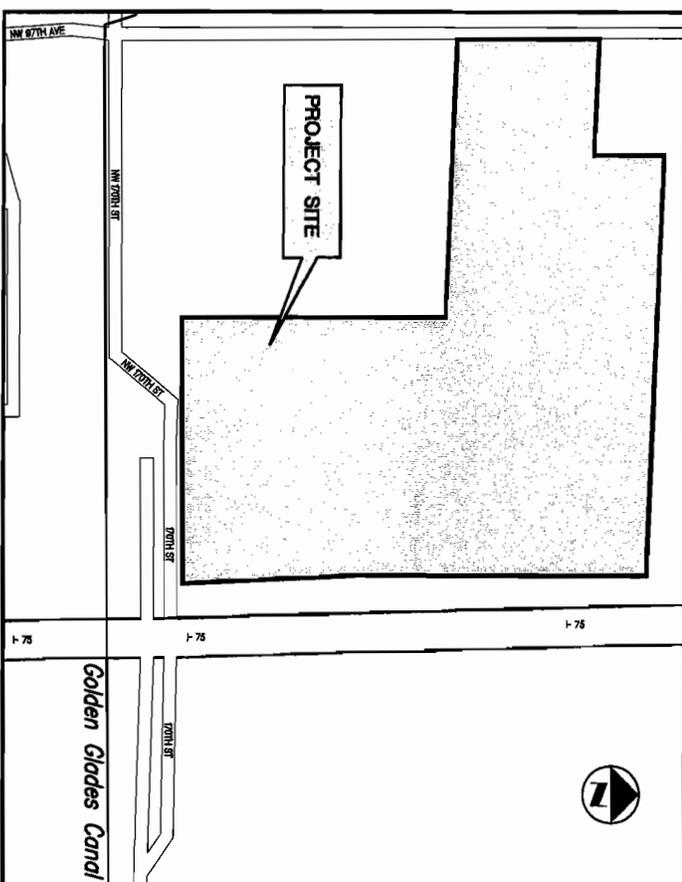
APR 14 2009

DERM  
Environmental Resources Regulation Division

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### INDEX OF SHEETS

SHEET NO.	DESCRIPTION
G-1	COVER SHEET
G-2	GENERAL NOTES
G-3	KEY MAP PLAN
C-1 THRU C-7	PAVING AND GRADING PLAN
C-8 THRU C-14	DRAINAGE BASIN PLAN
C-15 THRU C-18A	TYPICAL SECTIONS
C-19	SCHEDULE OF DRAINAGE STRUCTURES
C-20	PAVING, GRADING AND DRAINAGE DETAILS
S-1	NPDES EROSION CONTROL PLAN
S-2	NPDES EROSION CONTROL DETAILS
S-3	NPDES EROSION CONTROL GENERAL NOTES
S-4	NPDES EROSION CONTROL INSPECTION FORMS

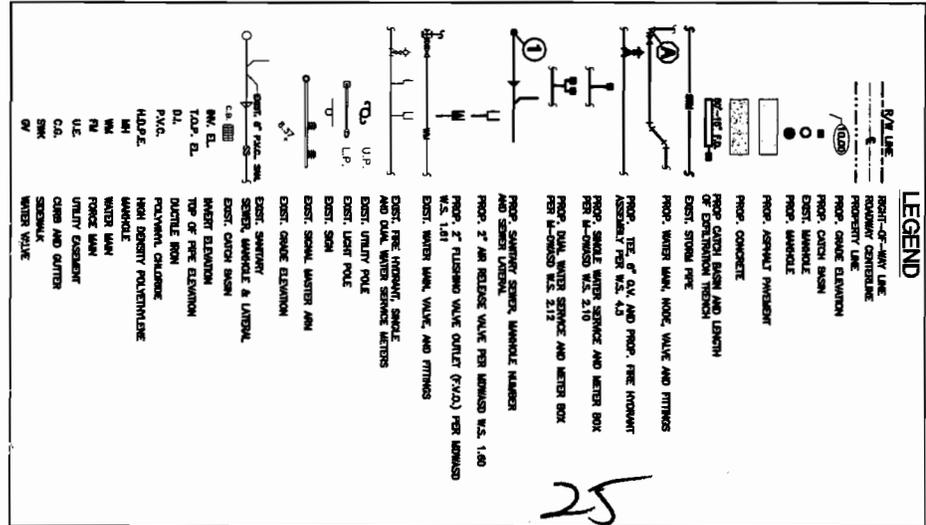


### CERTIFICATION:

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORMS WITH THE REQUIREMENTS OF THE MANUAL OF PRACTICE AND STANDARDS FOR PROFESSIONAL ENGINEERS AND SURVEYORS, AS ADOPTED BY THE FLORIDA LEGISLATURE, CHAPTER 72-320, F.S.

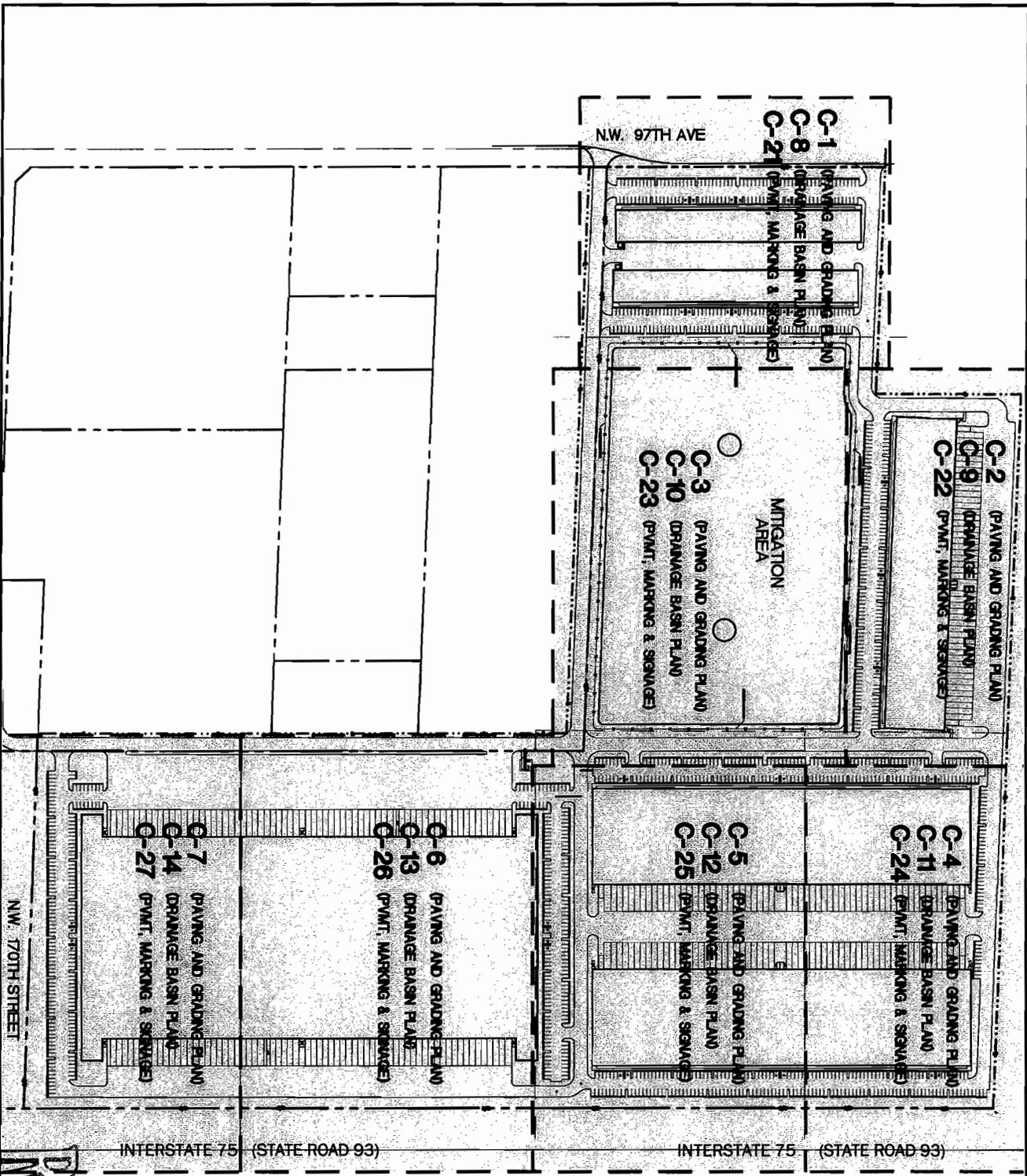


**MSA** Milan, Swain & Associates, Inc.  
2025 S.W. 32nd Avenue, Miami, Florida 33145  
TEL: (305) 441-0123 FAX: (305) 441-0888  
CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS  
CERTIFICATE OF AUTHORIZATION NO. 5460



APPROVED BY: *[Signature]* DATE: 4/6/09  
REGISTERED ENGINEER NO. 13134  
STATE OF FLORIDA

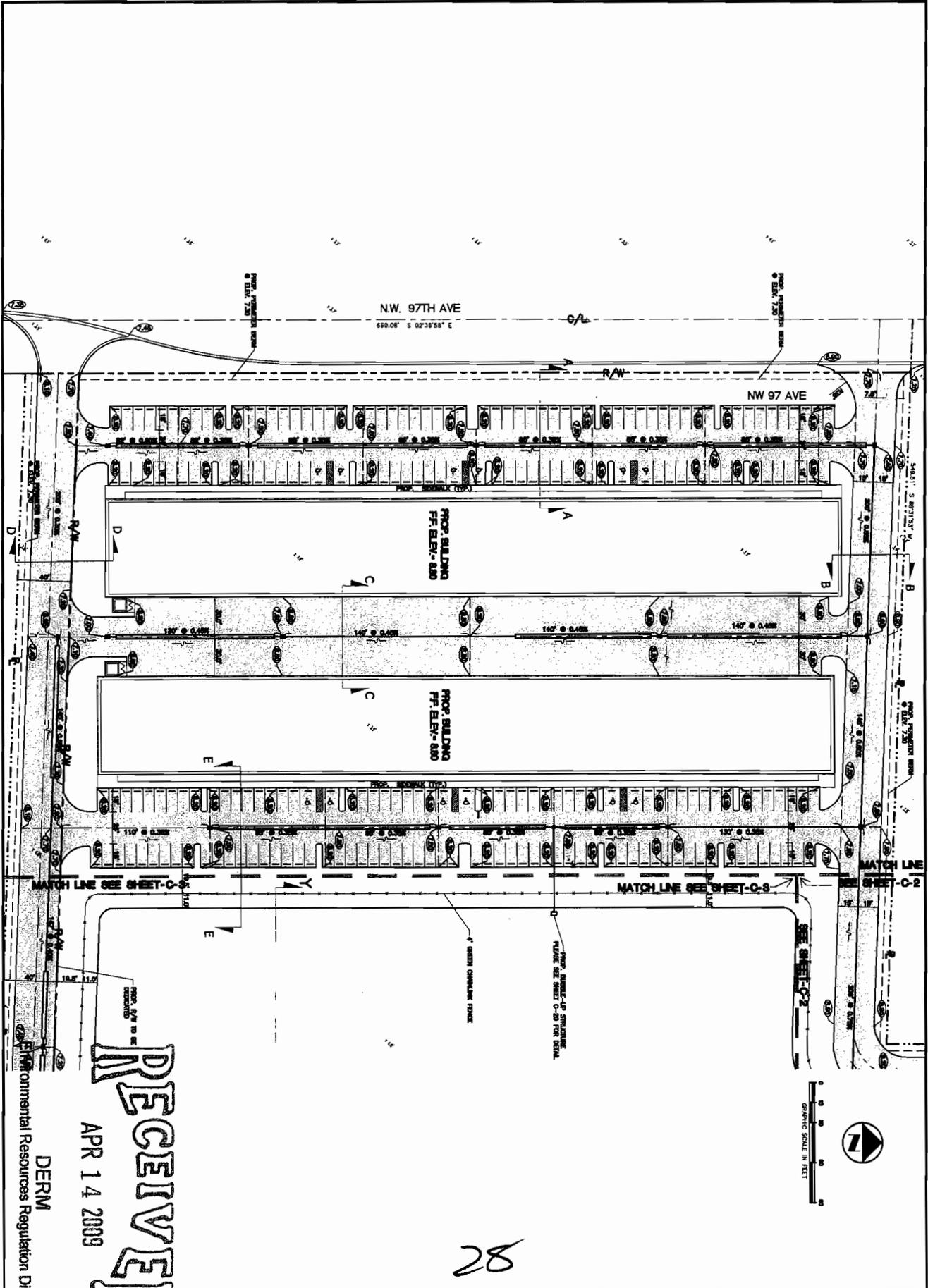




27

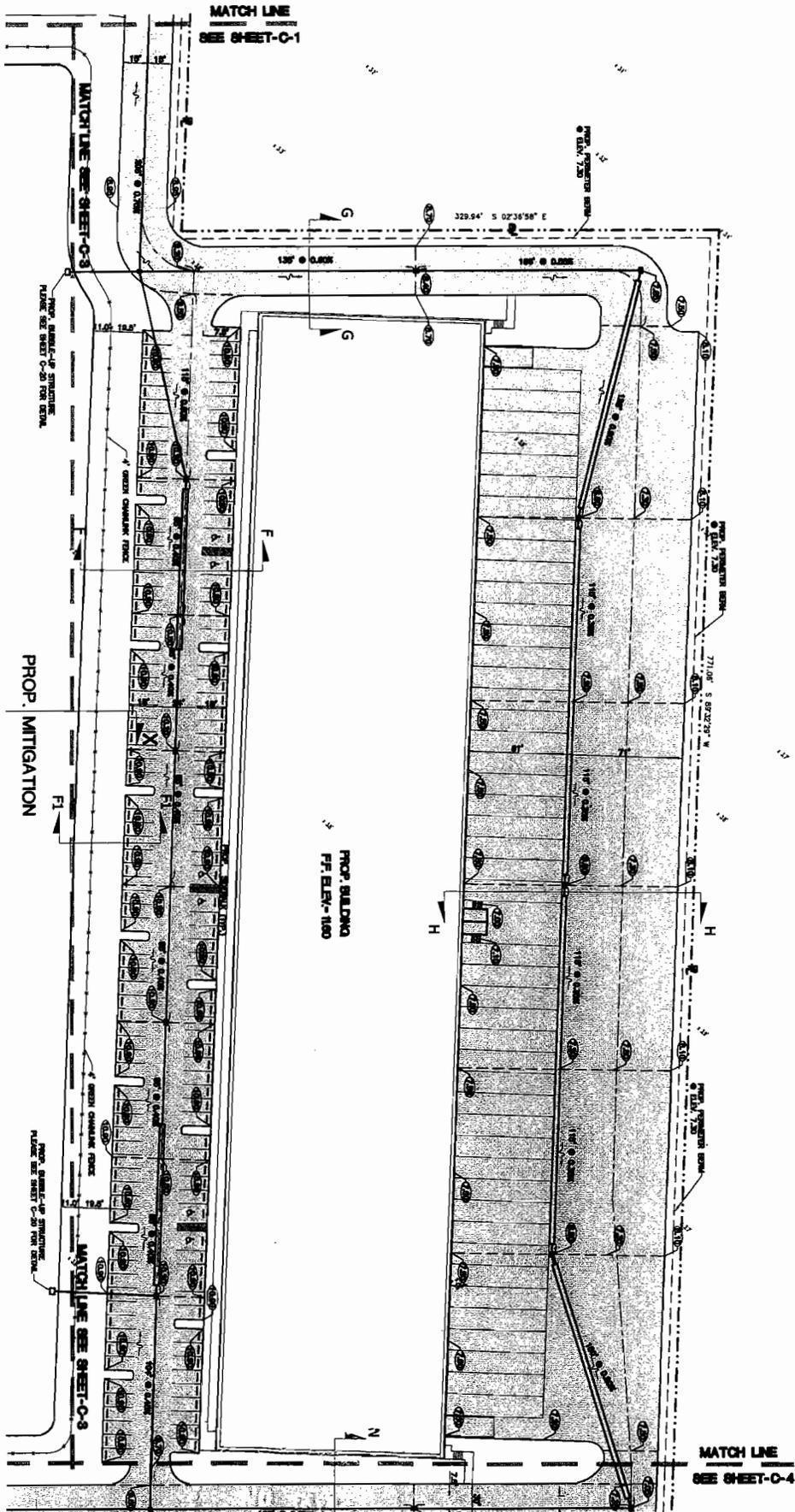
**RECEIVED**  
 APR 14 2009

SCALE AS NOTED DRAWN BY: J. G. B. / AV-01 CHECKED BY: J. G. B. / AV-01 SHEET G-3	FOR: AMB PROPERTY CORPORATION PROJECT: AMB I-75 BUSINESS PARK	KEY MAP <i>Michael 4/6/09</i>	<b>MSA</b> Milian, Swain & Associates, Inc. 2225 S.W. 32nd AVENUE, MIAMI, FLORIDA 33146 TEL. (305)441-0123 FAX (305)441-0888 CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5400	REVISIONS DESCRIBED
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 APR 14 2009  
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 Environmental Resources Regulation Division  
 SHEET C-1

SCALE AS SHOWN PROJECT NO. AM-01	PROPERTY CORPORATION AMB I-75 BUSINESS PARK	PAVING AND GRADING PLAN <i>Editha/4/6/09</i>	<b>MSA</b> Milne, Swain & Associates, Inc. 2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33148 TEL. (305)441-0123 FAX (305)441-0888 CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5400	REVISIONS SHEET NO. _____ DESCRIPTION _____
	DATE: _____			DRAWN BY: _____ CHECKED BY: _____



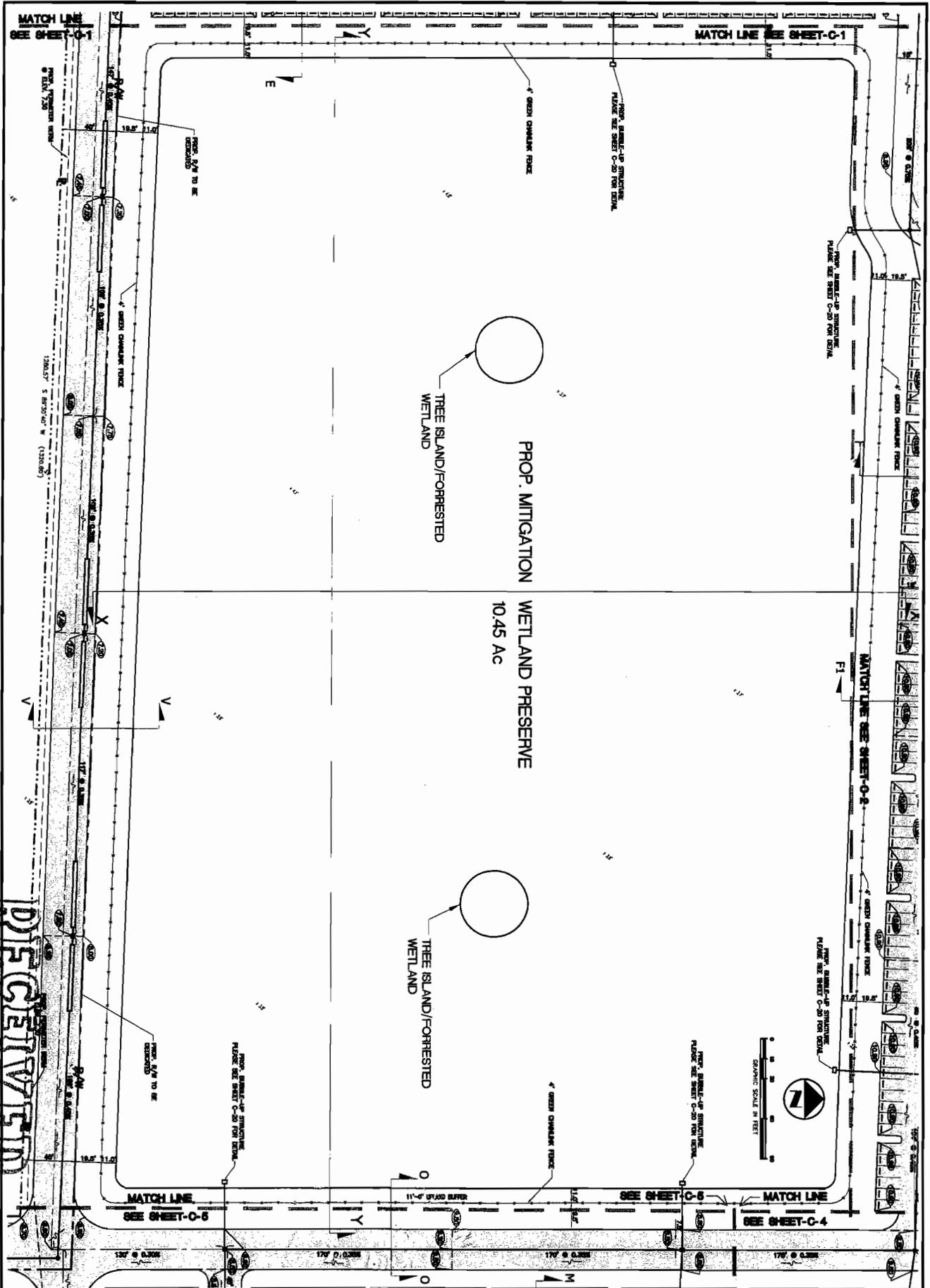
RECEIVED

APR 14 2009

DERM  
 Environmental Resources Regulation Division

NO. 1 AMB PROPERTY CORPORATION PROJECT: AMB I-75 BUSINESS PARK DRAWN BY: <i>Michael Helwig</i> CHECKED BY: <i>Michael Helwig</i>	PAVING AND GRADING PLAN DATE:	<b>MSA</b> Milan, Swain & Associates, Inc. 2020 S.W. 32nd AVENUE, MIAMI, FLORIDA 33145 TEL. (305)441-0123 FAX (305)441-0888 CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5460	REVISIONS NO. DESCRIPTION
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29

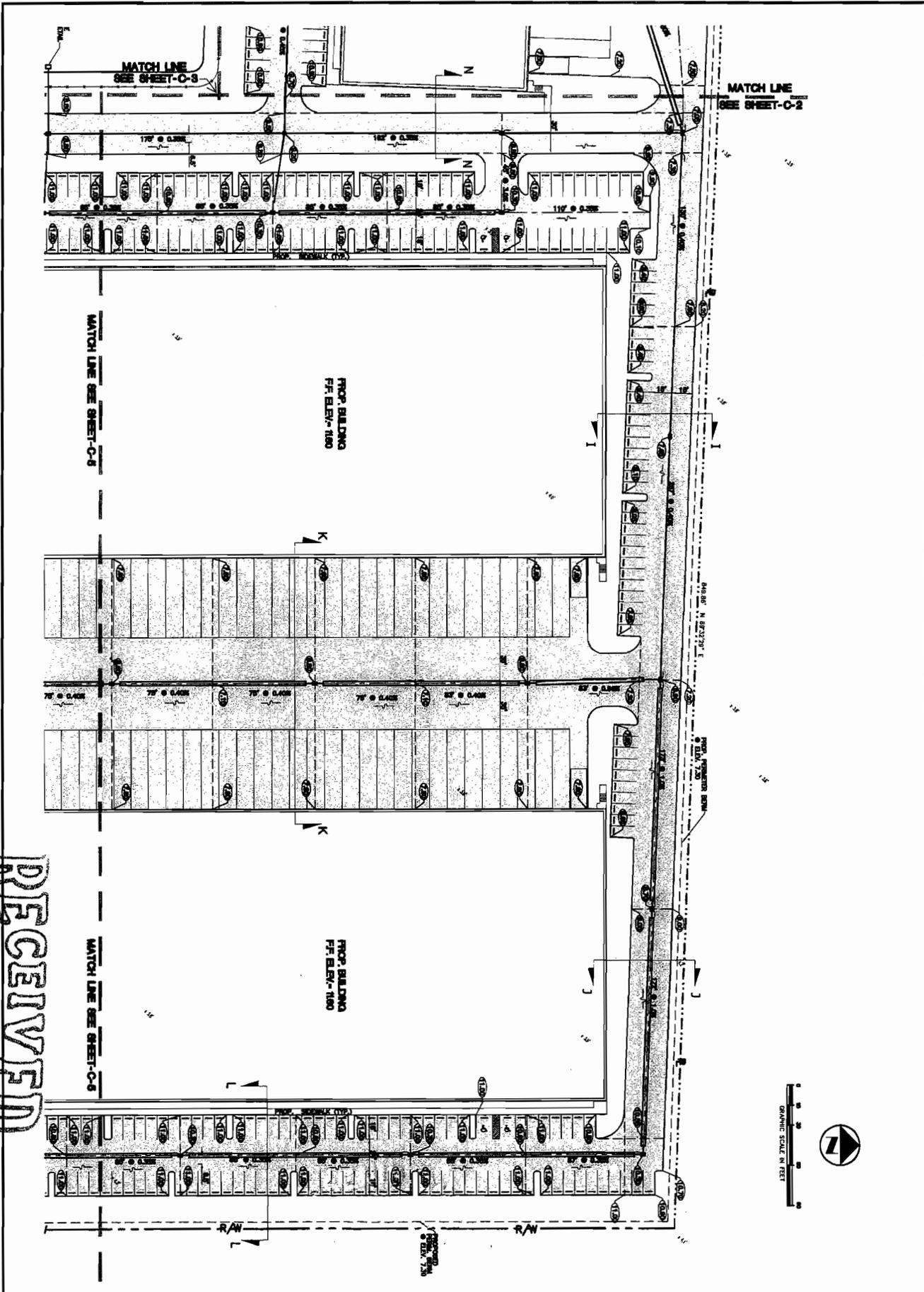


**RECEIVED**  
 APR 14 2009

DERM

SHEET <b>C-3</b>	SCALE AS NOTED	DRAWN BY J. B. B.	CHECKED BY J. B. B.	DATE 04/14/09	PROJECT AMB PROPERTY CORPORATION AMB I-75 BUSINESS PARK	DRAWING TITLE PAVING AND GRADING PLAN	DESIGNER <i>Arthur H. Miller</i>	PROJECT NO. 09000	SHEET NO. 01	TOTAL SHEETS 03	REVISIONS NONE
	<b>MSA</b> Milas, Swain & Associates, Inc. 3025 S.W. 33rd AVENUE, MIAMI, FLORIDA 33149 TEL. (305)441-0125 FAX (305)441-0125 CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5600			DATE 04/14/09			PROJECT NO. 09000			SHEET NO. 01	

30

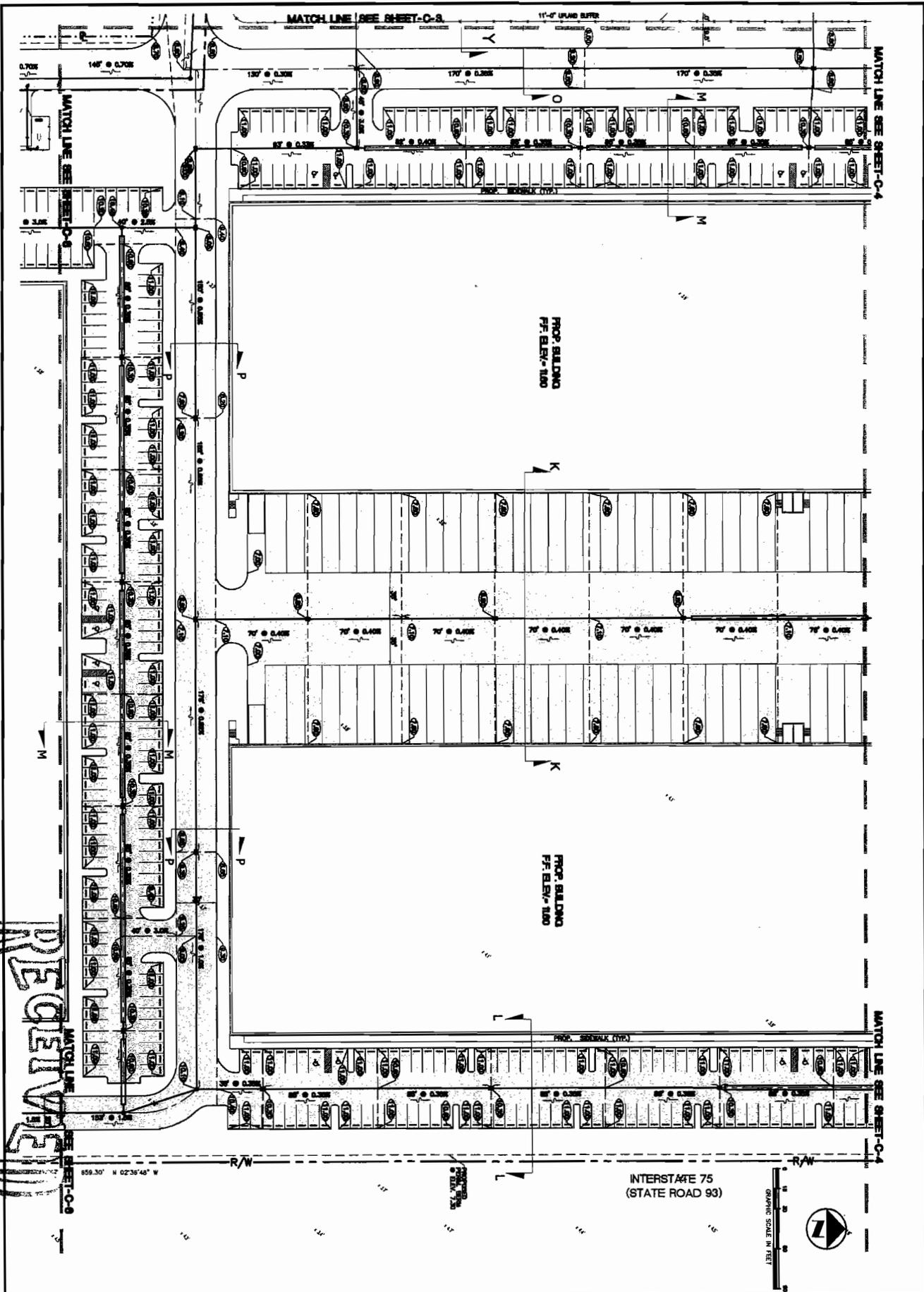


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SCALE AS SHOWN DRAWING NO. AM-01 SHEET C-4	OWNER AMB PROPERTY CORPORATION	PROJECT AMB I-75 BUSINESS PARK	DRAWN BY J.L.	CHECKED BY J.L.	DATE 4/6/09	TITLE PAVING AND GRADING PLAN	PROJECT NO. 041619	MSA Milian, Swain & Associates, Inc. 8928 S.W. 32nd AVENUE, MIAMI, FLORIDA 33146 TEL. (305)441-0123 FAX (305)441-0888 C.E. & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5480	REVISIONS DESCRIPTION
	3/								



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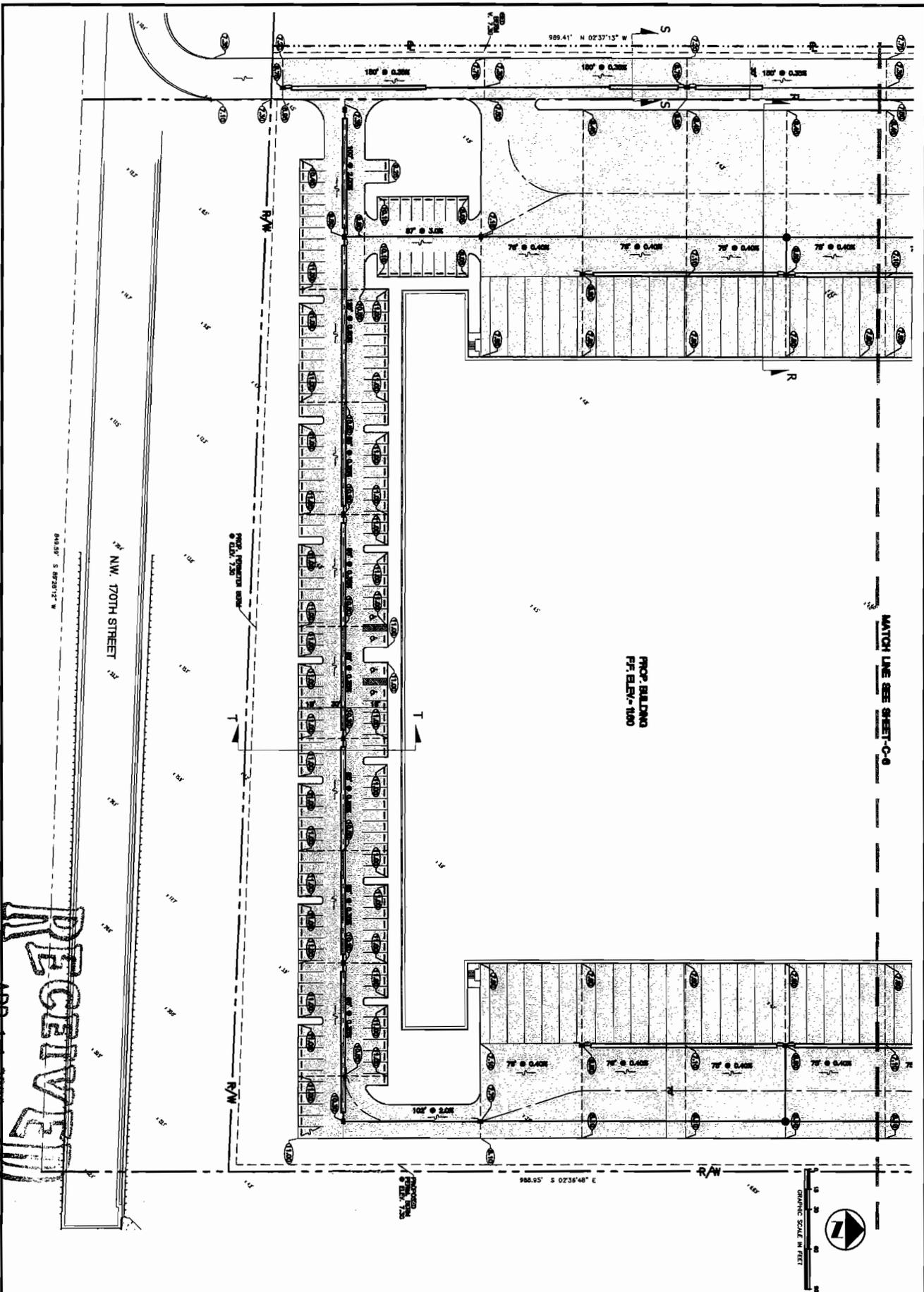
APR 14 2009

DERM  
 Environmental Resources Regulation Division

SHEET C-5	FOR AMB PROPERTY CORPORATION PROJECT AMB I-76 BUSINESS PARK	PAVING AND GRADING PLAN <i>Milman 4/6/09</i>	<b>MSA</b> Milman, Swain & Associates, Inc. 2025 S.W. 33rd AVENUE, MIAMI, FLORIDA 33145 TEL. (305)441-0123 FAX (305)441-0888 CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5480	DATE DESCRIPTION
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32





PROP. BUILDING  
P.F. ELEV. - 100

MATCH LINE SEE SHEET C-8

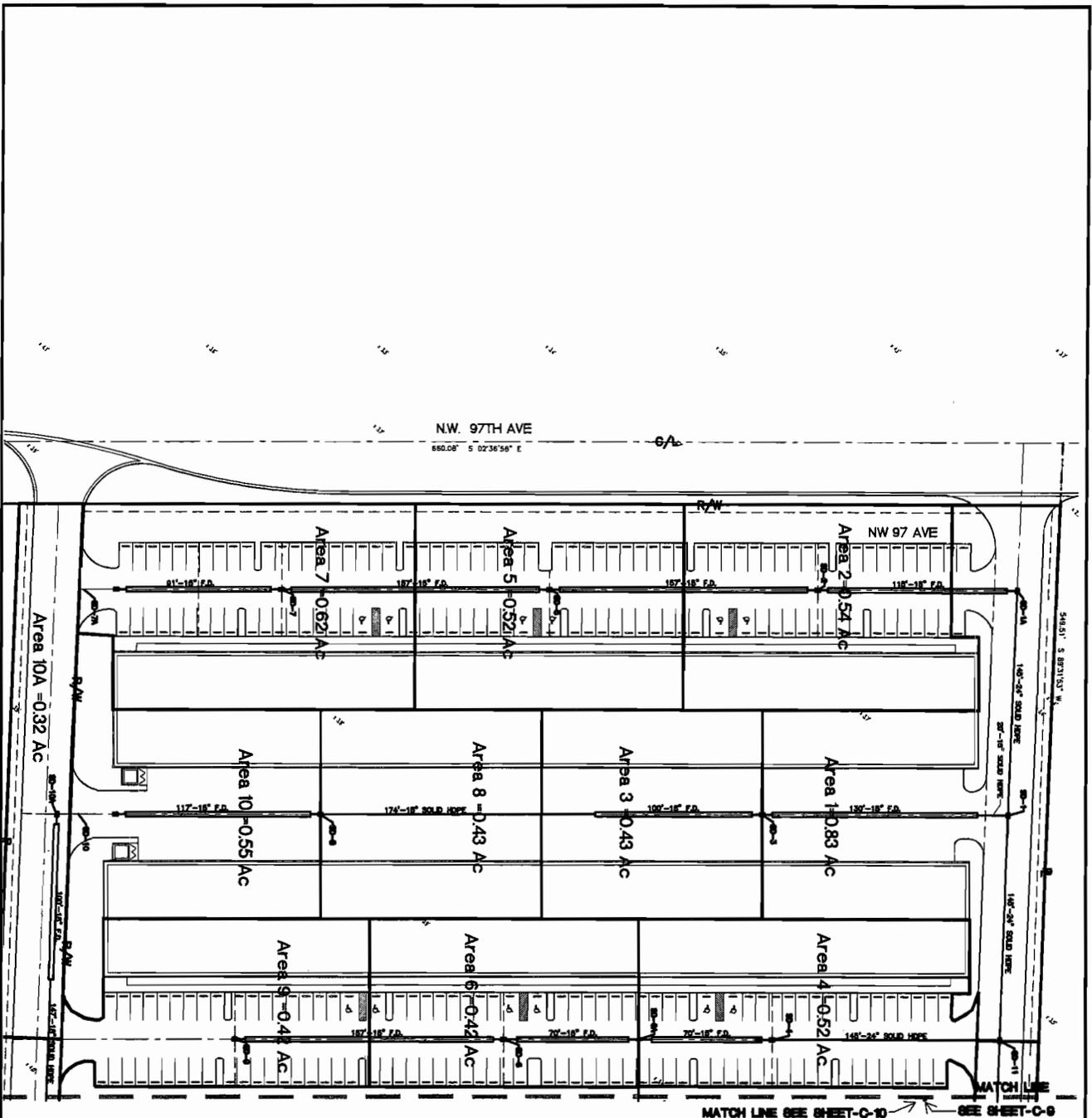


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SHEET C-7	SCALE AS NOTED	PROJECT AMB I-75 BUSINESS PARK	DRAWING BY C. J. B.	CHECKED BY C. J. B.	DATE APR 14 2009	REVISIONS NO. DESCRIPTION
	PROJ. NO. AMB-01	PAYING AND GRADING PLAN <i>MSA</i> 4/16/09	CLIENT AMB PROPERTY CORPORATION	DRAWN BY C. J. B.	CHECKED BY C. J. B.	DATE APR 14 2009

**MSA** Milias, Swain & Associates, Inc.  
 2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33145  
 TEL. (305)441-0125 FAX (305)441-0888  
 CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS  
 CERTIFICATE OF AUTHORIZATION NO. 5460

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NW 97TH AVE  
880.08' S 02°36'56" E

NW 97 AVE

Area 10A = 0.32 Ac

Area 7 = 0.62 Ac

Area 5 = 0.52 Ac

Area 2 = 0.54 Ac

Area 10 = 0.55 Ac

Area 8 = 0.43 Ac

Area 3 = 0.43 Ac

Area 1 = 0.88 Ac

Area 9 = 0.44 Ac

Area 6 = 0.42 Ac

Area 4 = 0.52 Ac

MATCH LINE SEE SHEET C-10

MATCH LINE SEE SHEET C-9

BASIN	STRUCTURE	CONTRIBUTING AREA (ACS)	EXFILTRATION TRENCH (LF)
BASIN 1	SD-1, SD-1A	0.83	186
BASIN 2	SD-2	0.54	157
BASIN 3	SD-3	0.43	100
BASIN 4	SD-4	0.42	70
BASIN 5	SD-5	0.52	157
BASIN 6	SD-6, SD-6A	0.42	146
BASIN 7	SD-7, SD-7A	0.62	170
BASIN 8	SD-8	0.43	0
BASIN 9	SD-9	0.42	79
BASIN 10	SD-10	0.55	117
BASIN 10A	SD-10A	0.32	100



TOTAL OF EXFILTRATION TRENCH INCLUDE THE R/W- 7898 LF

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AMB PROPERTY CORPORATION  
AMB 1-75 BUSINESS PARK

GRABAGE BASIN PLAN  
Attachment 4/6/09

**MSA** Milnes, Swain & Associates, Inc.  
2026 S.W. 32nd AVENUE, MIAMI, FLORIDA 33146  
TEL. (305)441-0123 FAX (305)441-0888  
CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS  
CERTIFICATE OF AUTHORIZATION NO. 5480

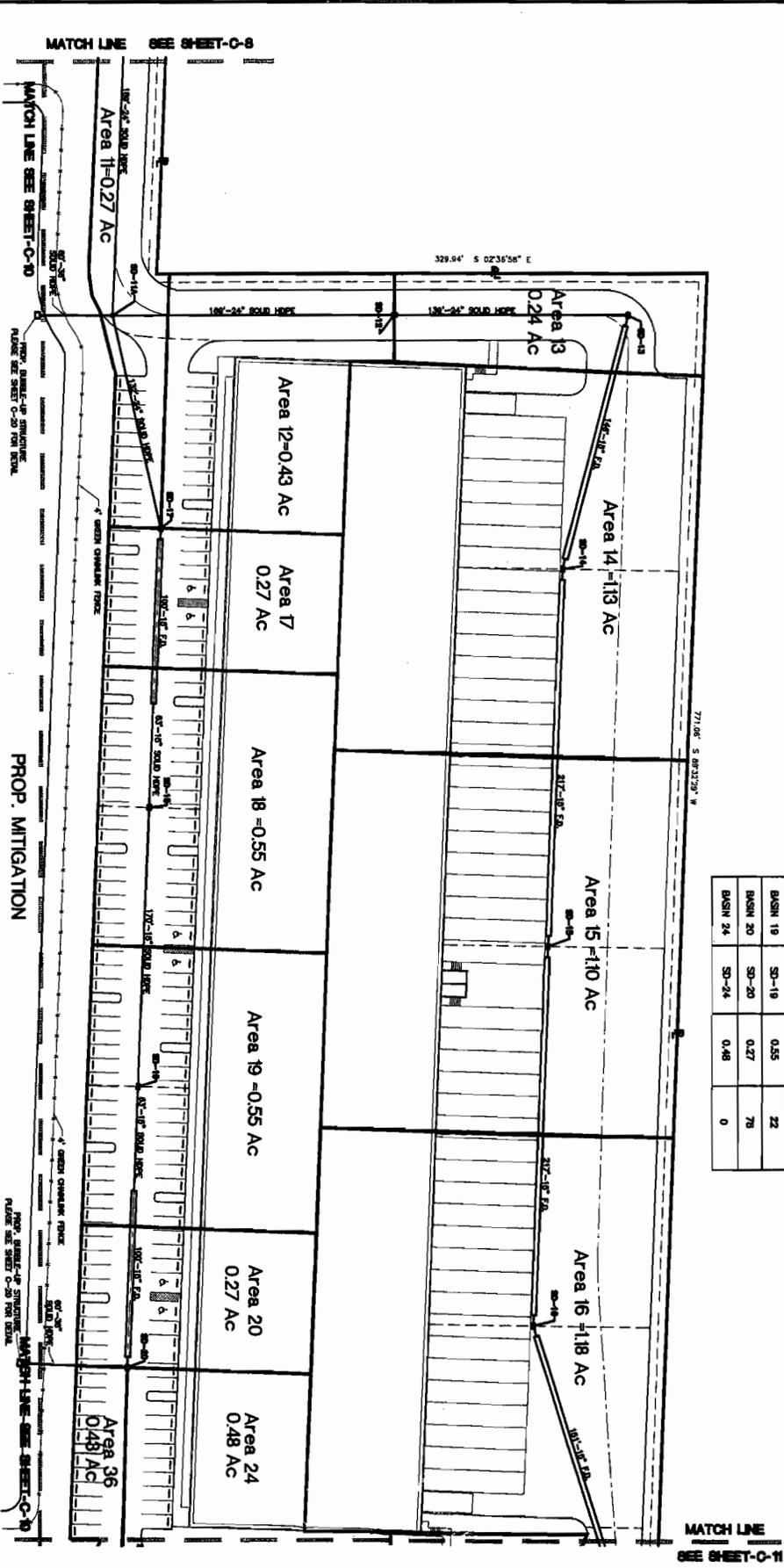
REVISIONS

DERM  
Environmental Resources Reclamation Co., Inc.

Handwritten initials/signature.

TOTAL OF EXPLORATION TRENCH  
INCLUDE THE PPM= 7896 LF

BASIN	STRUCTURE CONTROLS AREA (SQ FT)	EXPLORATION TRENCH (LF)
BASIN 11	SD-11	0.27
BASIN 12	SD-12	0.43
BASIN 13	SD-13	0.24
BASIN 14	SD-14	1.13
BASIN 15	SD-15	1.10
BASIN 16	SD-16	1.18
BASIN 17	SD-17	0.27
BASIN 18	SD-18	0.55
BASIN 19	SD-19	0.27
BASIN 20	SD-20	0.27
BASIN 24	SD-24	0.48



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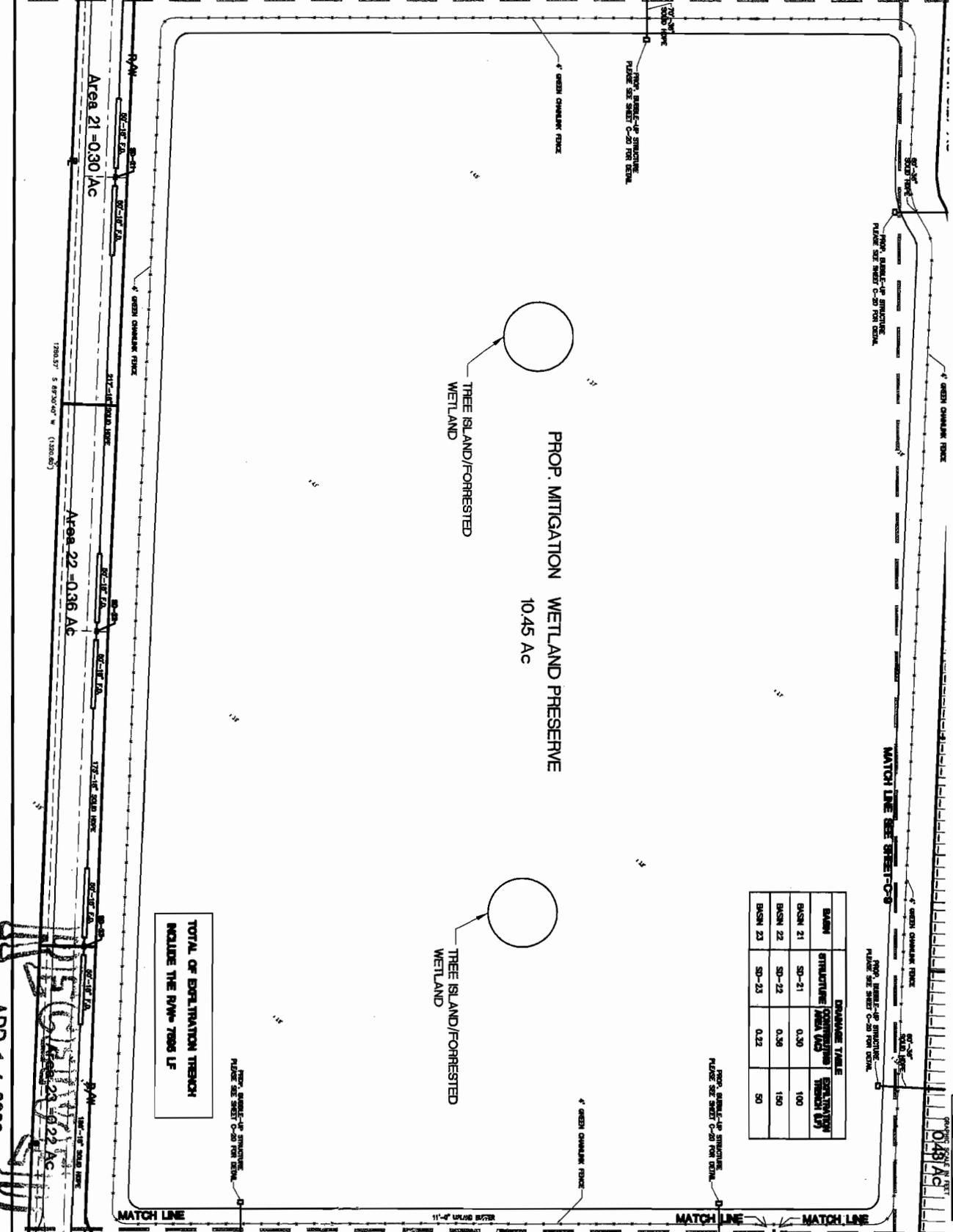
SCALE AS NOTED FINAL NO. AM-01 SHEET C-9	AMB PROPERTY CORPORATION AMB I-75 BUSINESS PARK APR 14 2009	DRAINAGE BASIN PLAN MSA APR 14 2009	<b>MSA</b> Milian, Swain & Associates, Inc. 2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33145 TEL. (305)441-0123 FAX (305)441-0888 CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5400	REVISIONS NO. DESCRIPTION
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DFRM  
Environmental Remediation Regulation Division

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MATCH LINE SEE SHEET C-8

MATCH LINE SEE SHEET C-8



BASIN	STRUCTURE	WETLAND PRESERVE	WETLAND PRESERVE
BASIN 21	SD-21	0.30	100
BASIN 22	SD-22	0.36	150
BASIN 23	SD-23	0.22	50

TOTAL OF EXFILTRATION TRENCH INCLUDE THE NPM+ TRENCH LF

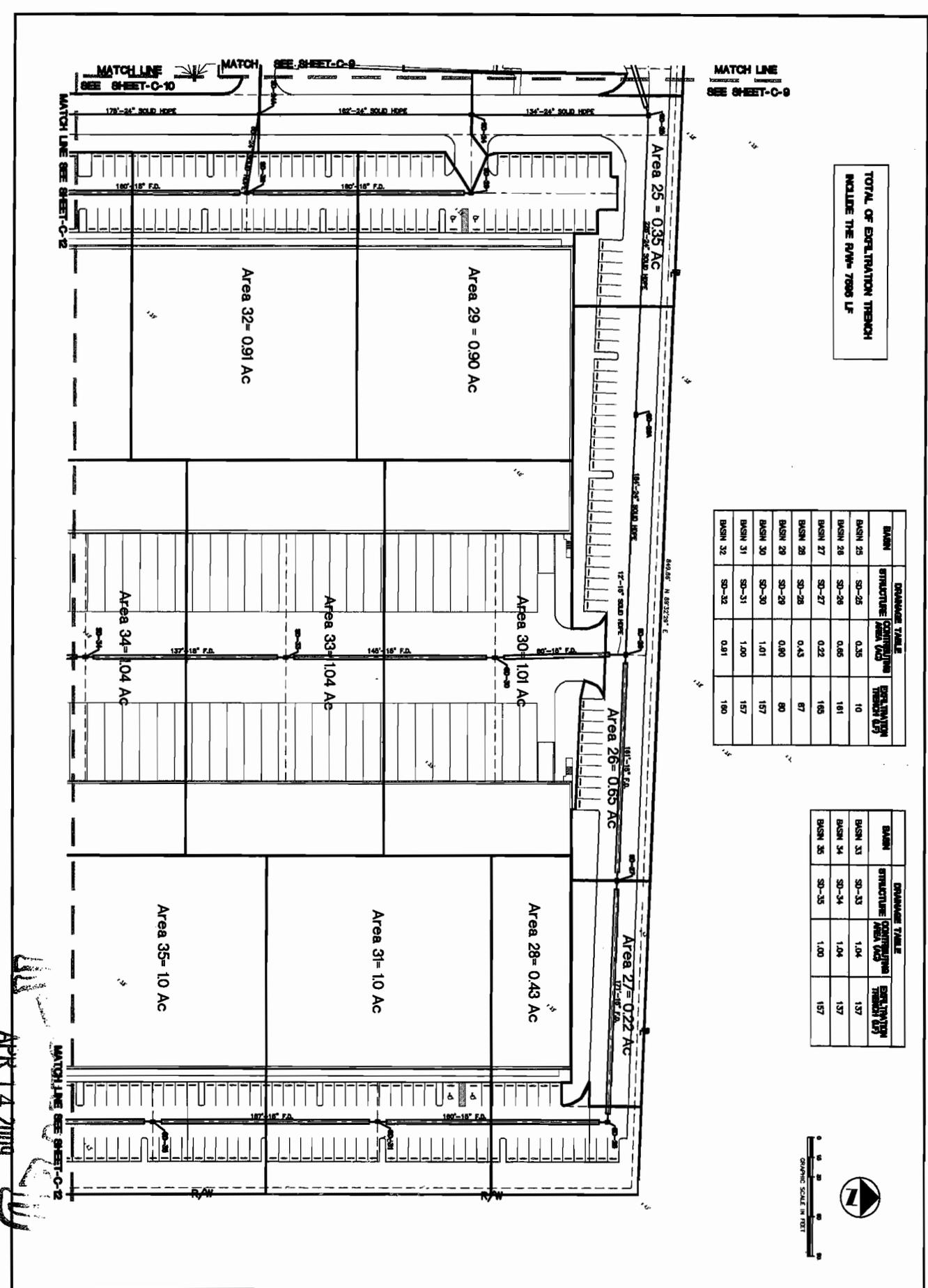
APR 14 2009

**REGULATORY**

Environmental Resources Regulation Division

<p>AMB PROPERTY CORPORATION AMB I-75 BUSINESS PARK</p>	<p>DRAINAGE BASIN PLAN <i>[Signature]</i> 4/6/09</p>	<p><b>MSA</b> Milian, Swain &amp; Associates, Inc. 2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33148 TEL. (305)441-0123 FAX (305)441-0888 CIVIL &amp; ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5460</p>	<p>REVISIONS</p>
<p>SCALE: AS NOTED SHEET: C-10</p>	<p>DATE: APR-09</p>	<p>PROJECT: 46609</p>	<p>NOV</p>

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TOTAL OF EXPLORATION TRENCH INCLUDE THE PAV-7000 LF

BASIN	DRAINAGE STRUCTURE	CENTRIFUGAL AREA (SQ FT)	EXPLORATION TRENCH (LF)
BASIN 25	SD-25	0.35	10
BASIN 26	SD-26	0.65	161
BASIN 27	SD-27	0.22	165
BASIN 28	SD-28	0.43	87
BASIN 29	SD-29	0.80	80
BASIN 30	SD-30	1.01	157
BASIN 31	SD-31	1.00	157
BASIN 32	SD-32	0.91	160

BASIN	DRAINAGE STRUCTURE	CENTRIFUGAL AREA (SQ FT)	EXPLORATION TRENCH (LF)
BASIN 33	SD-33	1.04	137
BASIN 34	SD-34	1.04	137
BASIN 35	SD-35	1.00	157

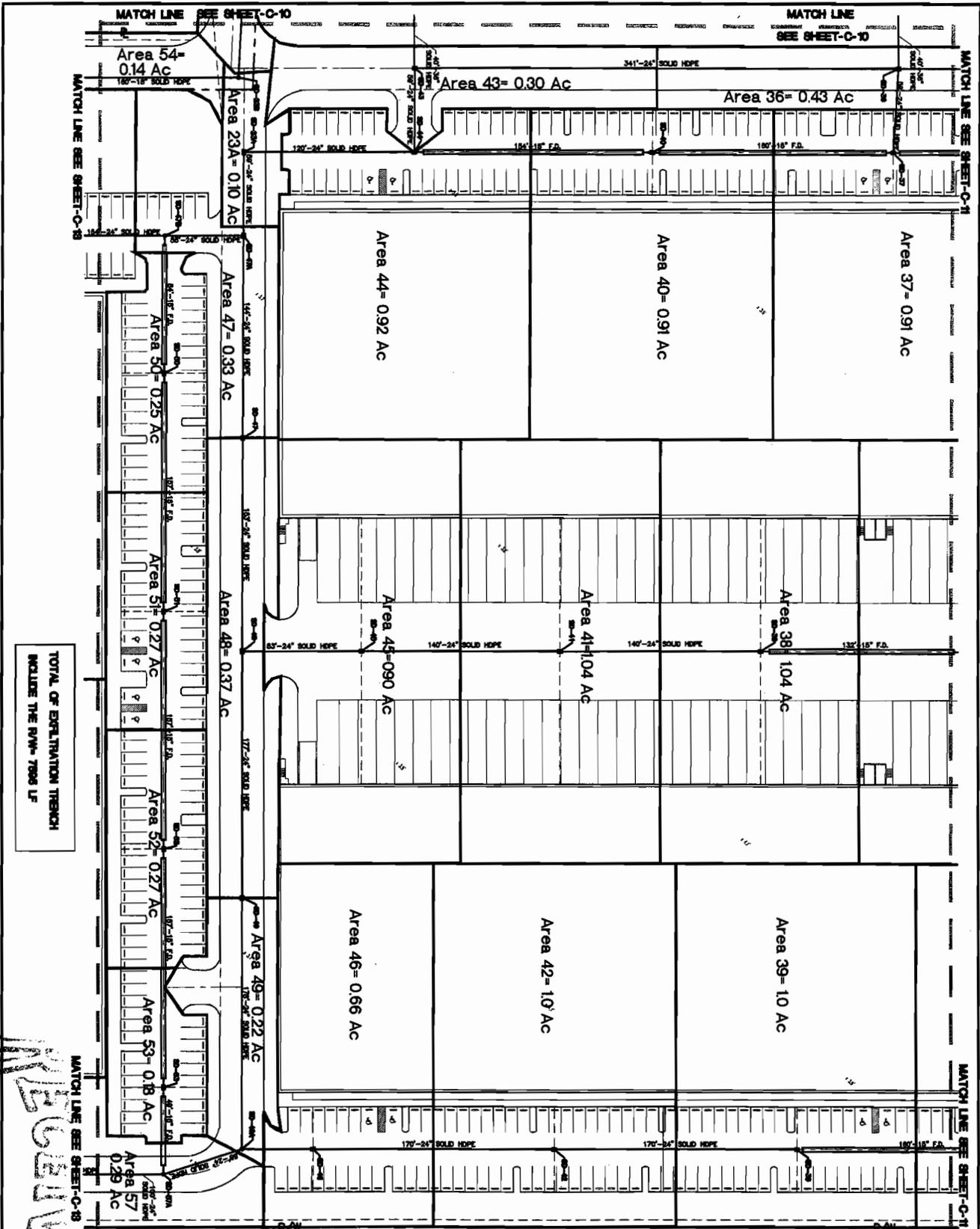


APR 14 2009

AMB PROPERTY CORPORATION AMB I-75 BUSINESS PARK	DRAINAGE BASIN PLAN <i>M. Swain</i>	<b>MSA</b> Milten, Swain & Associates, Inc. 2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33145 TEL. (305)441-0123 FAX (305)441-0888 CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 6400	REVISIONS NO. _____ DESCRIPTION _____
SCALE AS NOTED PROJ. NO. AM-01 SHEET C-11	DRAWN BY: [Signature] CHECKED BY: [Signature]	DATE: [Signature]	DATE: [Signature]

DERM  
Environmental Resources Regulator Division

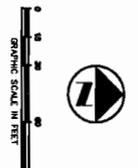
28



TOTAL OF EXPLANTATION TRENCH INCLUDE THE R/W= 7898 LF

BASELINE	CONTRIBUTION
NO.	AREA (AC)
BAS. 23A	0.10
BAS. 36	0.43
BAS. 37	0.91
BAS. 38	1.04
BAS. 39	1.00
BAS. 40	0.91
BAS. 41	1.04
BAS. 42	1.00
BAS. 43	0.30
BAS. 44	0.33
BAS. 45	0.90
BAS. 46	0.66
BAS. 47	0.33
BAS. 48	0.37
BAS. 49	0.22
BAS. 50	0.25
BAS. 51	0.27
BAS. 52	0.27
BAS. 53	0.18
BAS. 54	0.14
BAS. 57	0.29

BASELINE	CONTRIBUTION
NO.	AREA (AC)
BAS. 23A	0
BAS. 36	1.90
BAS. 37	1.29
BAS. 38	1.91
BAS. 39	1.91
BAS. 40	1.91
BAS. 41	0
BAS. 42	0
BAS. 43	0
BAS. 44	0
BAS. 45	0
BAS. 46	0
BAS. 47	0
BAS. 48	0
BAS. 49	0
BAS. 50	1.97
BAS. 51	1.97
BAS. 52	1.97
BAS. 53	1.11
BAS. 54	0
BAS. 57	1.9

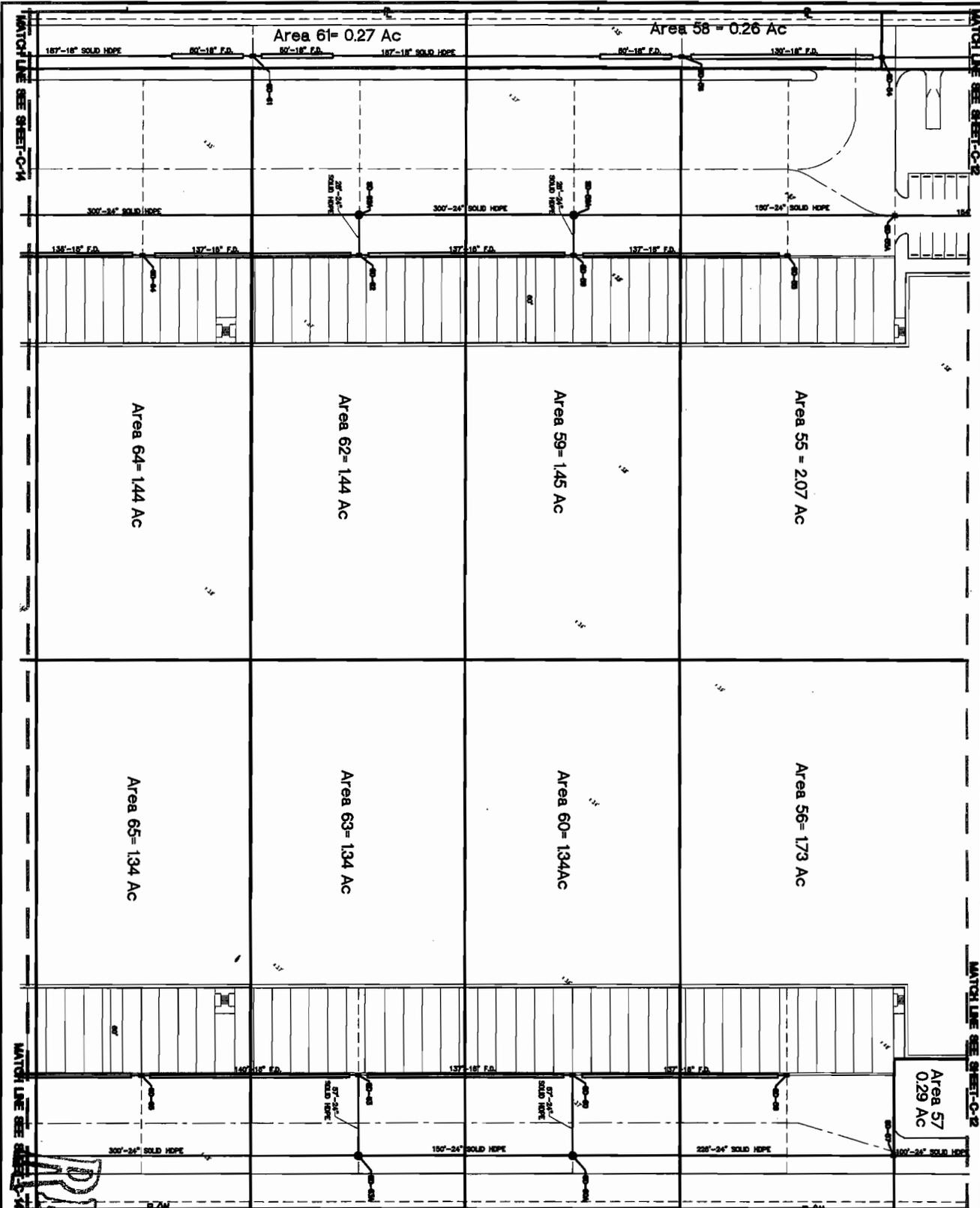


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SCALE: AS NOTED PROJ. No.: AM-01 SHEET: C-12	AMB PROPERTY CORPORATION AMB I-75 BUSINESS PARK	DRAINAGE BASIN PLAN <i>Arthur 4/6/09</i>	<b>MSA</b> Milian, Swain & Associates, Inc. 2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33145 TEL. (305)441-0123 FAX (305)441-0888 CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5490	REVISIONS
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 Environmental Resources Regulation Division

35



Basin	Structure	Area (Ac)
BAS. 55	SD-55A	2.07
BAS. 56	SD-56	1.73
BAS. 57	SD-57A	0.29
BAS. 58	SD-58	0.26
BAS. 59	SD-59	1.45
BAS. 60	SD-60A	1.34
BAS. 61	SD-61	0.27
BAS. 62	SD-62A	1.44
BAS. 63	SD-63A	1.34
BAS. 64	SD-64	1.44
BAS. 65	SD-65	1.34

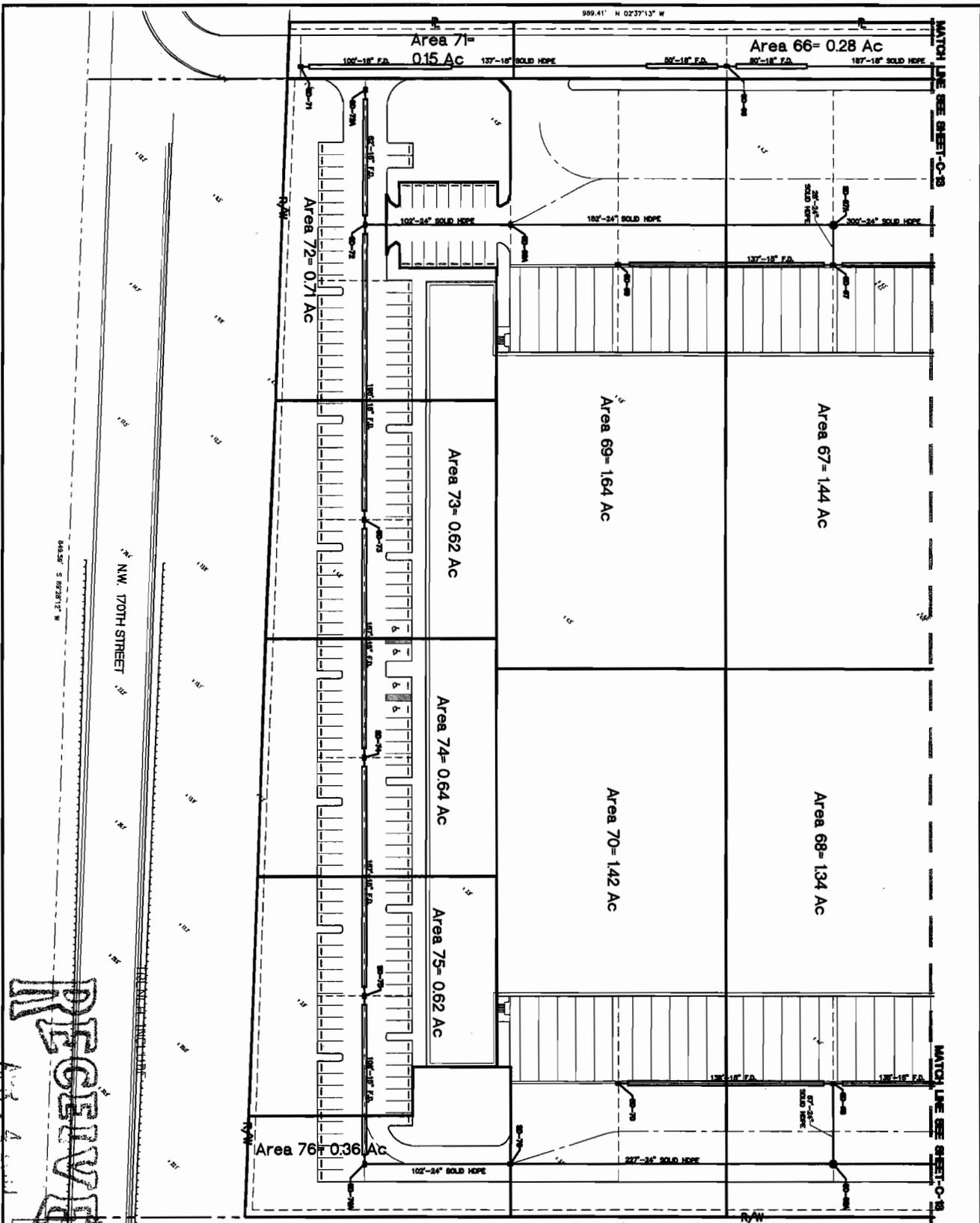
Structure	Area (Ac)
BAS. 65	1.34
BAS. 64	1.38
BAS. 63	1.38
BAS. 62	1.30
BAS. 61	1.00
BAS. 60	1.37
BAS. 59	1.30
BAS. 58	1.80
BAS. 57	0
BAS. 56	0.89
BAS. 55	0.27

APR 14 2009  
 R. J. ...  
 ...

SCALE: AS SHOWN DRAWN BY: ... CHECKED BY: ... DESIGNED BY: ...	AMB PROPERTY CORPORATION AMB 1-75 BUSINESS PARK	DRAINAGE BASIN PLAN 4/16/09	<b>MSA</b> Milan, Swain & Associates, Inc. 2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33146 TEL. (305)441-0123 FAX (305)441-0808 CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5460	REVISIONS NO. DESCRIPTION
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DATE OF EXPIRATION  
THIS PLAN INCLUDES  
REVISED UP TO 7/2008 LP

SCALE  
AS NOTED  
PROJ. NO.  
SHEET NO.  
SHEET  
C-14

DRAINAGE TABLE	
BASIN	STRUCTURE
BAS. 66	100
BAS. 67	130
BAS. 68	151
BAS. 69	82
BAS. 70	70
BAS. 71	100
BAS. 72	200
BAS. 73	157
BAS. 74	157
BAS. 75	157
BAS. 76	28

DRAINAGE TABLE	
BASIN	STRUCTURE
BAS. 66	0.28
BAS. 67	1.44
BAS. 68	1.34
BAS. 69	1.64
BAS. 70	1.42
BAS. 71	0.15
BAS. 72	0.71
BAS. 73	0.62
BAS. 74	0.64
BAS. 75	0.62
BAS. 76	0.36



AMB PROPERTY CORPORATION  
AMB 1-75 BUSINESS PARK

DRAINAGE BASIN PLAN

M. Swain

DATE: 4/16/09

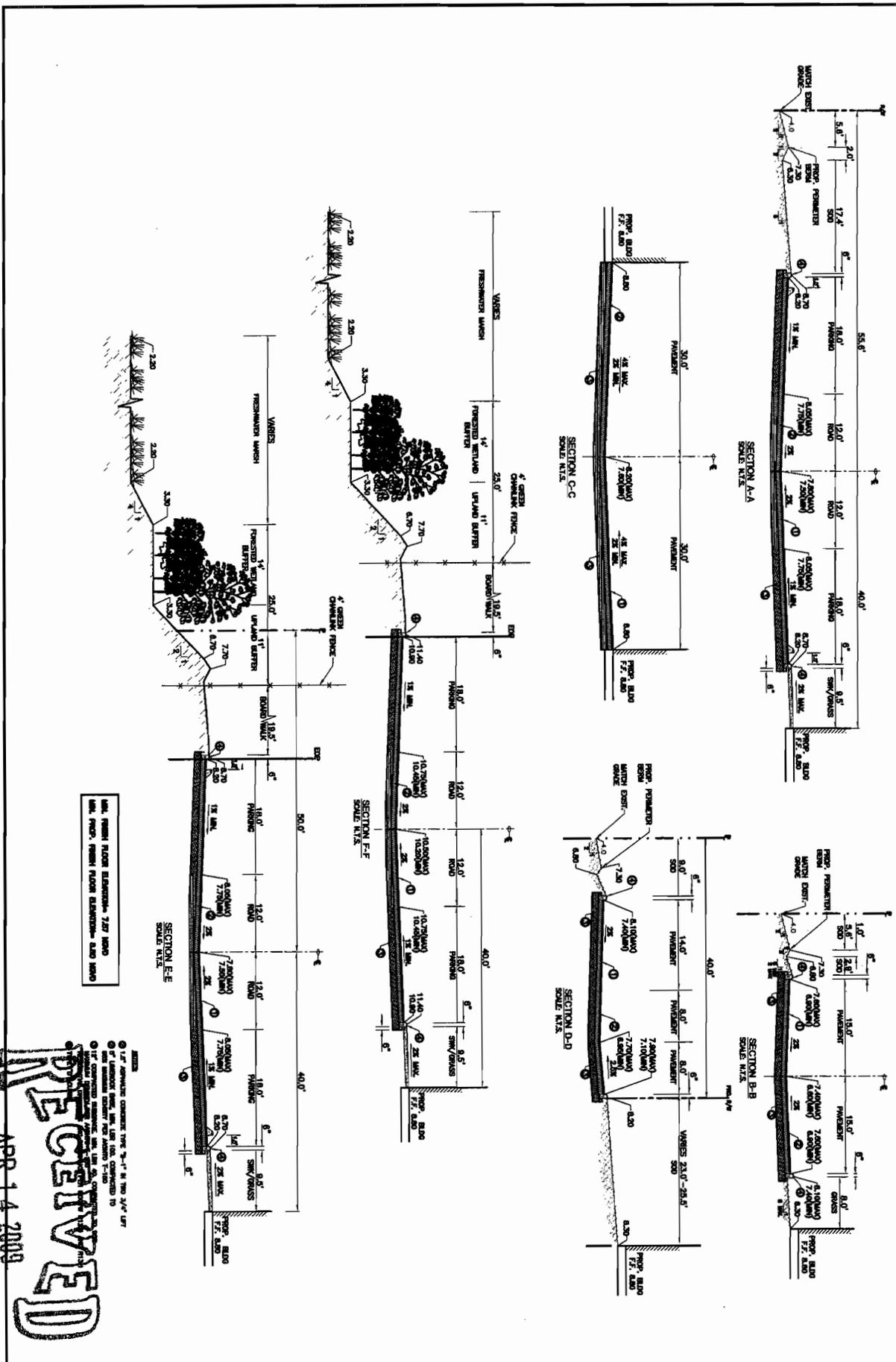
MSA

Milian, Swain & Associates, Inc.  
2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33146  
TEL. (305)441-0123 FAX (305)441-0888  
CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS  
CERTIFICATE OF AUTHORIZATION NO. 5460

NO.	DESCRIPTION

4/1

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SEE PLAN SHEET 2009-001 FOR ELEVATIONS AND DIMENSIONS  
 SEE PLAN SHEET 2009-001 FOR ELEVATIONS AND DIMENSIONS

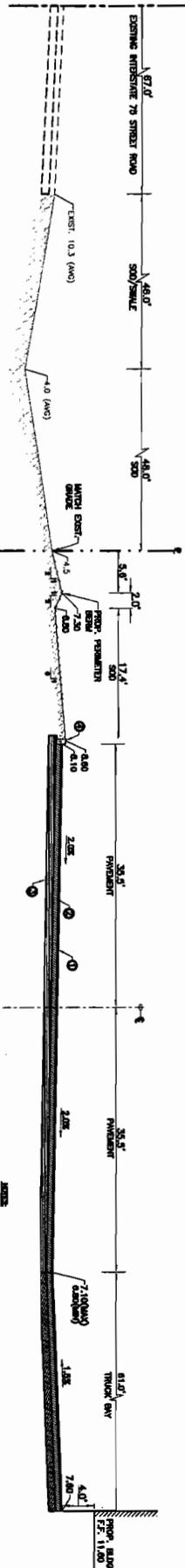
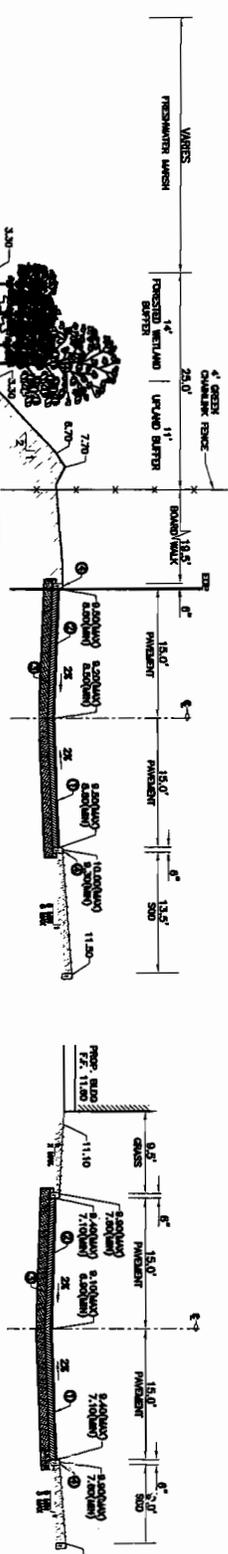
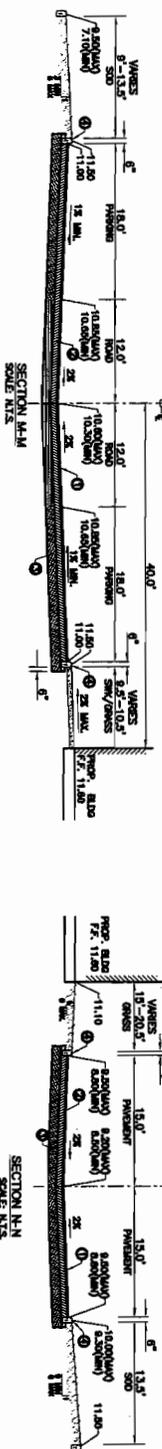
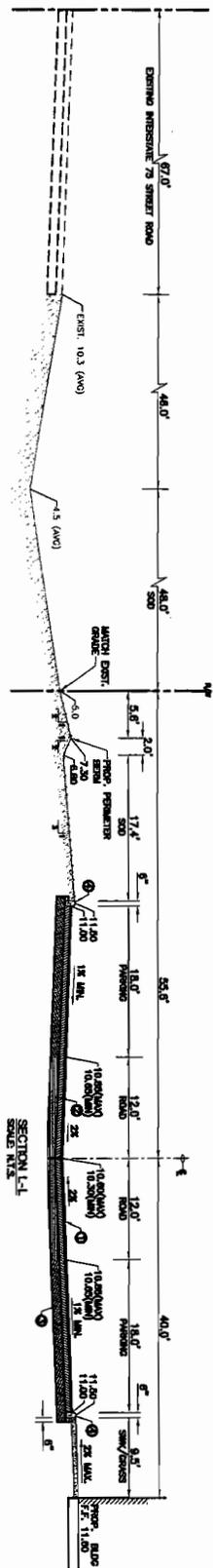
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SCALE: AS SHOWN PROJ. NO.: AM-01 SHEET: C-15	AMB PROPERTY CORPORATION AMB I-75 BUSINESS PARK	TYPICAL SECTION 4/6/09	<b>MSA</b> Milian, Swain & Associates, Inc. 2028 S.W. 32nd AVENUE, MIAMI, FLORIDA 33146 TEL. (305)441-0123 FAX (305)441-0688 CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5480	REVISIONS NO. DESCRIPTION
	DATE: 4/14/09 DRAWN BY: [Signature] CHECKED BY: [Signature] REVISIONS:			

92



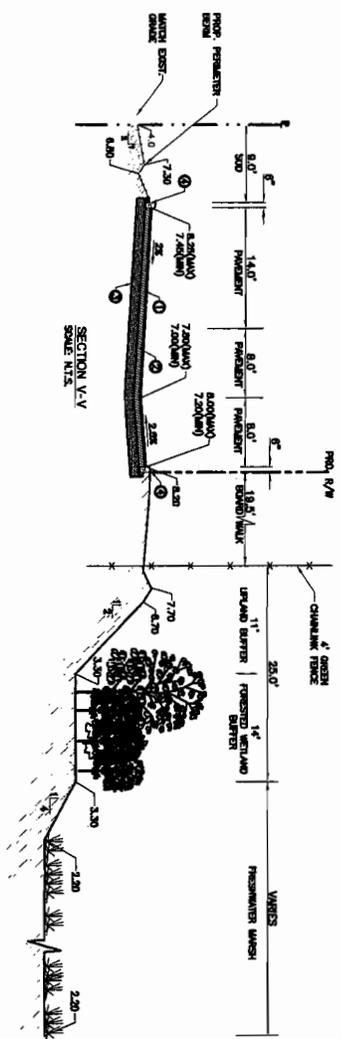
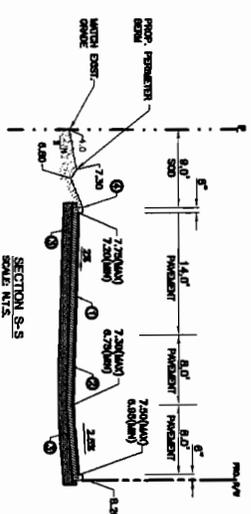
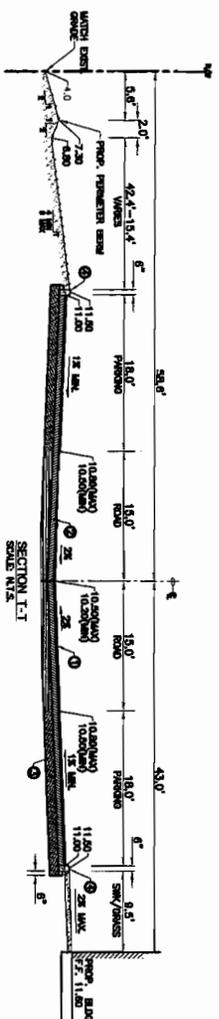
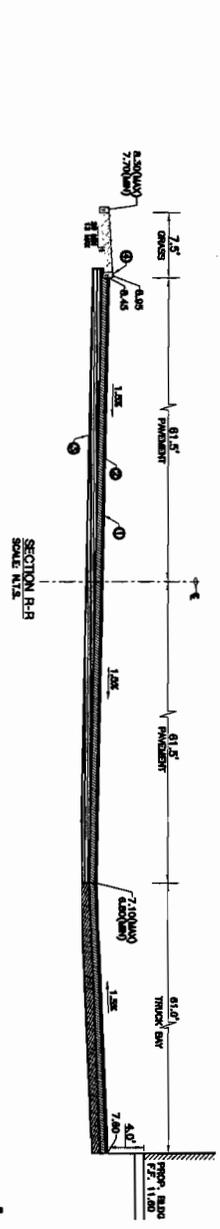


1.0" CURB  
 1.5" SAND  
 6.0" SAND/CRUSHED STONE  
 12.0" CONCRETE ROAD BASE  
 18.0" CONCRETE PAVEMENT  
 5.0% SLOPE

- NOTES:
- 1. IF APPROVED TO CONSTRUCT TYPE "A" IN 18" 3/4" 15'
  - 2. IF APPROVED TO CONSTRUCT TYPE "B" IN 18" 3/4" 15'
  - 3. IF APPROVED TO CONSTRUCT TYPE "C" IN 18" 3/4" 15'
  - 4. IF APPROVED TO CONSTRUCT TYPE "D" IN 18" 3/4" 15'
  - 5. IF APPROVED TO CONSTRUCT TYPE "E" IN 18" 3/4" 15'
  - 6. IF APPROVED TO CONSTRUCT TYPE "F" IN 18" 3/4" 15'
  - 7. IF APPROVED TO CONSTRUCT TYPE "G" IN 18" 3/4" 15'
  - 8. IF APPROVED TO CONSTRUCT TYPE "H" IN 18" 3/4" 15'
  - 9. IF APPROVED TO CONSTRUCT TYPE "I" IN 18" 3/4" 15'
  - 10. IF APPROVED TO CONSTRUCT TYPE "J" IN 18" 3/4" 15'
  - 11. IF APPROVED TO CONSTRUCT TYPE "K" IN 18" 3/4" 15'
  - 12. IF APPROVED TO CONSTRUCT TYPE "L" IN 18" 3/4" 15'
  - 13. IF APPROVED TO CONSTRUCT TYPE "M" IN 18" 3/4" 15'
  - 14. IF APPROVED TO CONSTRUCT TYPE "N" IN 18" 3/4" 15'
  - 15. IF APPROVED TO CONSTRUCT TYPE "O" IN 18" 3/4" 15'
  - 16. IF APPROVED TO CONSTRUCT TYPE "P" IN 18" 3/4" 15'
  - 17. IF APPROVED TO CONSTRUCT TYPE "Q" IN 18" 3/4" 15'
  - 18. IF APPROVED TO CONSTRUCT TYPE "R" IN 18" 3/4" 15'
  - 19. IF APPROVED TO CONSTRUCT TYPE "S" IN 18" 3/4" 15'
  - 20. IF APPROVED TO CONSTRUCT TYPE "T" IN 18" 3/4" 15'
  - 21. IF APPROVED TO CONSTRUCT TYPE "U" IN 18" 3/4" 15'
  - 22. IF APPROVED TO CONSTRUCT TYPE "V" IN 18" 3/4" 15'
  - 23. IF APPROVED TO CONSTRUCT TYPE "W" IN 18" 3/4" 15'
  - 24. IF APPROVED TO CONSTRUCT TYPE "X" IN 18" 3/4" 15'
  - 25. IF APPROVED TO CONSTRUCT TYPE "Y" IN 18" 3/4" 15'
  - 26. IF APPROVED TO CONSTRUCT TYPE "Z" IN 18" 3/4" 15'

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SCALE: AS SHOWN SHEET NO. AM-01 SHEET C-17	PROJECT: AMB PROPERTY CORPORATION FROM: AMB I-75 BUSINESS PARK	TITLE: TYPICAL SECTION DATE: 4/16/09	<b>MSA</b> Milian, Swain & Associates, Inc. 2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33149 TEL. (305)441-0123 FAX (305)441-0688 C.E. & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5460	REVISIONS NO. DESCRIPTION
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1. FINISH FLOOR ELEVATION- 7.27 (MSL)  
 2. FINISH FLOOR ELEVATION- 6.80 (MSL)

- NOTES**
- 1" OF ASPHALTIC CONCRETE TYPE 3-A-1" IN AND 3/4" LAY
  - 1" OF ASPHALTIC BINDER AND 1.5" OF 1.5" LAY COMPACTED TO 95% RELATIVE DENSITY
  - 1" OF ASPHALTIC SAND AND 1.5" OF 1.5" LAY COMPACTED TO 95% RELATIVE DENSITY
  - 1" OF ASPHALTIC SAND AND 1.5" OF 1.5" LAY COMPACTED TO 95% RELATIVE DENSITY
  - 1" OF ASPHALTIC SAND AND 1.5" OF 1.5" LAY COMPACTED TO 95% RELATIVE DENSITY

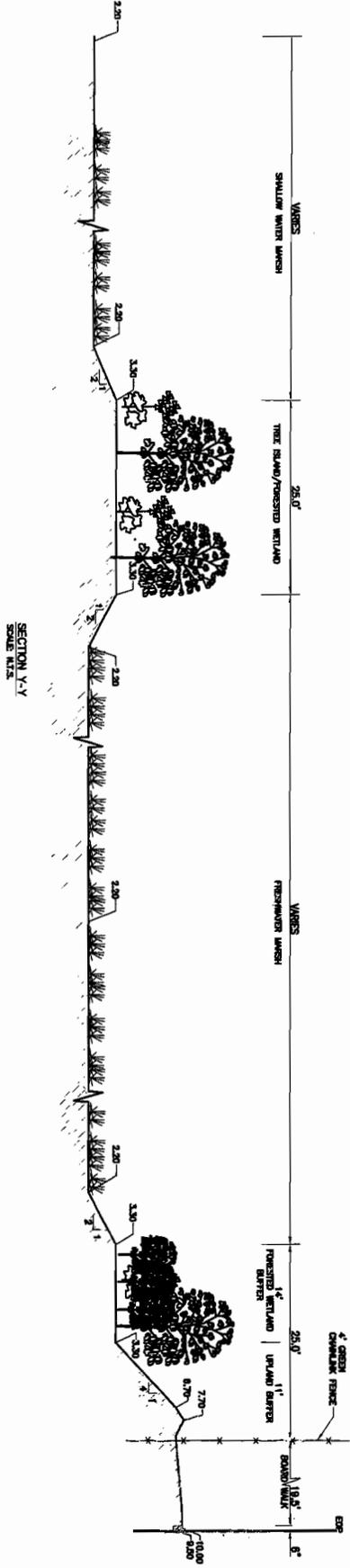
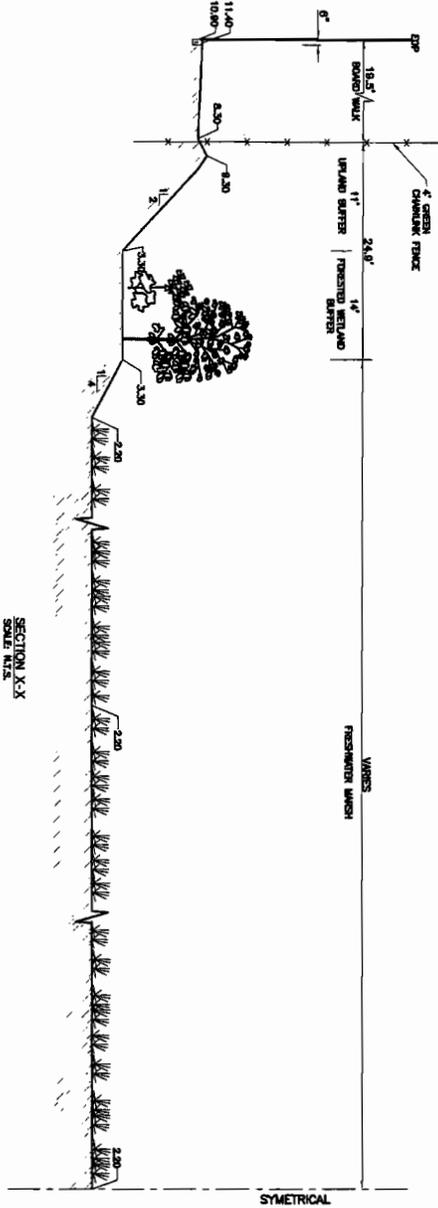
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PROJECT: AMB PROPERTY CORPORATION SHEET: AM-01 SCALE: AS SHOWN DATE: APR 01 SHEET: C-18	TYPICAL SECTION DRAWN BY: <i>4/6/09</i> CHECKED BY:	<b>MSA</b> Milian, Swain & Associates, Inc. 2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33145 TEL: (305) 441-1414 FAX: (305) 441-1415 CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5460	REVISIONS NO. DESCRIPTION
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- NOTES:
- TOTAL AREA: 11.16 AC
  - UPLAND BUFFER AREA (FROM EXISTING EDGE OF CONCRETE DRIVEWAY TO EXISTING BUFFER TOAD) : 0.77 AC
  - PRESERVED BUFFER: 0.77 AC
  - FRESHWATER MARSH: 0.42 AC
  - TREE ISLAND BUFFER: 0.20 AC
  - TREE ISLAND PRESERVED WETLAND: 0.20 AC
  - SHALLOW WATER MARSH: 8.79 AC
  - ALL WETLANDS ARE CLASSIFIED AS "B" WETLANDS
  - ALL WETLANDS ARE CLASSIFIED AS "B" WETLANDS
  - ALL WETLANDS ARE CLASSIFIED AS "B" WETLANDS

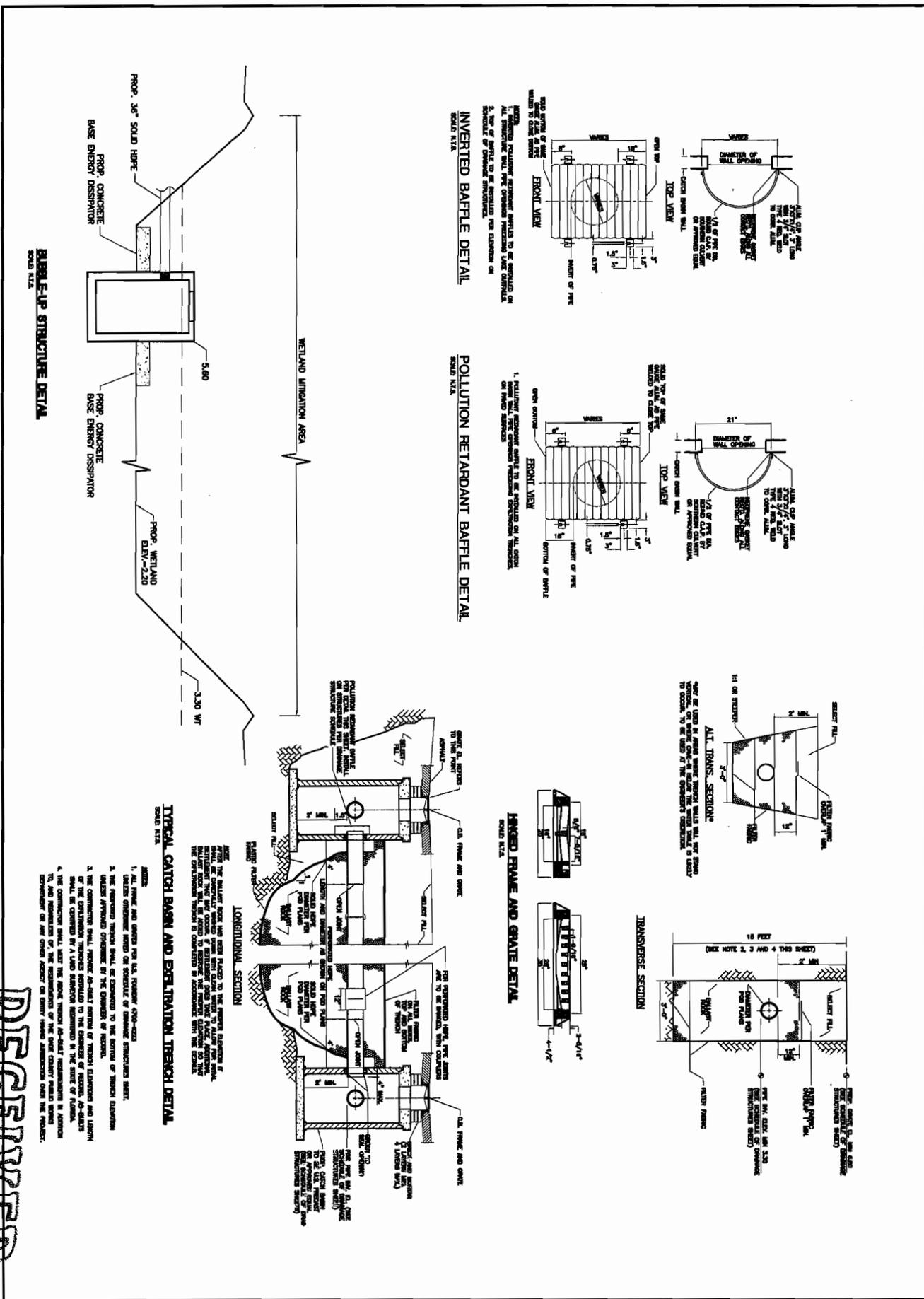
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 APR 14 2003

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PROJECT: AMB PROPERTY CORPORATION LOCATION: AMB 1-76 BUSINESS PARK		TYPICAL SECTION <i>Michael A. Logan</i>	<b>MSA</b> Milian, Swain & Associates, Inc. 2028 S.W. 32nd AVENUE, MIAMI, FLORIDA 33145 TEL: (305)441-0123 FAX: (305)441-0808 CIVIL & ENVIRONMENTAL ENGINEERING • DESIGN • SURVEYING • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5480	REVISIONS DATE: _____ DESCRIPTION: _____
SCALE: AS NOTED PROJ. NO.: AM-01 SHEET: 18A	DRAWN BY: B.S.L. CHECKED BY: B.S.L.	DATE: _____ DRAWN BY: B.S.L. CHECKED BY: B.S.L.		

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REVISIONS	
NO.	DESCRIPTION

SHEET <b>C-20</b>	PROJECT NO. <b>AM-01</b>	SCALE <b>AS SHOWN</b>	DRAWN BY <b>AMC</b>	CHECKED BY <b>AMC</b>	DATE <b>04/14/09</b>
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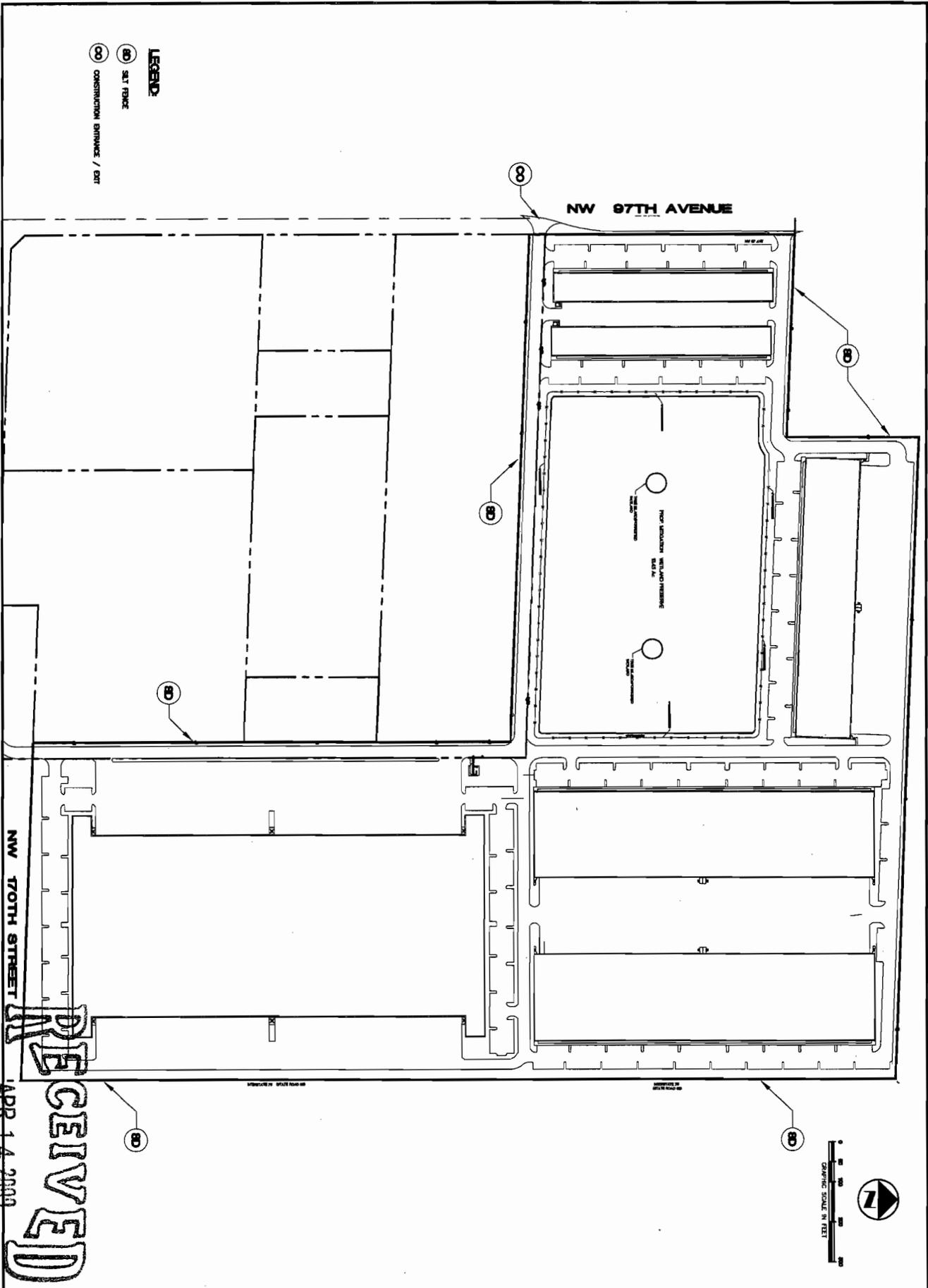
OWNER <b>AMB PROPERTY CORPORATION</b>	PROJECT <b>AMB I-75 BUSINESS PARK</b>	DRAWING TITLE <b>DRAINAGE DETAILS</b>	DESIGNER <b>Michael Holley</b>	DATE <b>04/14/09</b>
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<b>MSA</b> Milton, Svain & Associates, Inc. 2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33145 TEL. (305)441-0123 FAX (305)441-0888 CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5480
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**LEGEND**  
 (B) Silt Fence  
 (C) Construction Entrance / Exit



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SCALE AS SHOWN 1" = 40'-0" 1/8" = 10'-0" SHEET 9-1	OWNER AMB PROPERTY CORPORATION	PROJECT AMB 1-75 BUSINESS PARK	PREPARED BY MSA	CHECKED BY [Signature] 4/6/00	DATE 4/6/00	REVISIONS [Table with 2 columns: NO., DESCRIPTION]
	EROSION AND TURBIDITY CONTROL SILT FENCE		MSA Milian, Swain & Associates, Inc. 2028 S.W. 32nd AVENUE, MIAMI, FLORIDA 33146 TEL. (305)341-0123 FAX (305)341-0858 CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 8460			

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THIS IS A PRELIMINARY DESIGN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT IN OBTAINING SUCH PERMITS AND APPROVALS.

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

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SCALE AS NOTED PROJECT NO. AMB-01 SHEET 9-4	AMB PROPERTY CORPORATION AMB I-75 BUSINESS PARK	<b>EROSION AND TURBIDITY CONTROL RESTRICTION FORM</b> <i>Michael</i>	<b>MSA</b> Milian, Swain & Associates, Inc. 2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33146 TEL. (305)441-0123 FAX (305)441-0808 CIVIL & ENVIRONMENTAL ENGINEERS • UTILITY MANAGEMENT • FINANCIAL CONSULTANTS CERTIFICATE OF AUTHORIZATION NO. 5480	REVISIONS CHECKED BY DATE
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ATTACHMENT B

Affidavits for Limited Liability Companies

**AFFIDAVIT OF MEMBERS, MANAGING MEMBERS, AND MANAGERS  
OF NON- FLORIDA (FOREIGN) LIMITED LIABILITY COMPANY**

WE, (print full name(s) and all title(s) of person(s) or entity(s) in the following spaces; if more space needed print additional names and title(s) on separate paper marked as Exhibit A and attach Exhibit A to this Affidavit)

<u>Full name</u>	<u>Title(s)</u>
AMB Property II, L.P	Managing Member
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

hereby swear or affirm that :

- The foregoing persons or entities set forth above and on Exhibit A, if applicable, which Exhibit A is attached hereto and incorporated herein by reference hereto, constitute and are all of the Members, Managing Members, and Managers, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, or the equivalent\* thereof, of the Non-Florida (Foreign) Limited Liability Company known as AMB HFC GP, LLC (Print name of the Non-Florida (Foreign) Limited Liability Company as the name appears in the Articles of Organization, as that term is defined by Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, or the equivalent\* thereof, currently filed with the Secretary of State of the State of California ) (Print name of State where Articles of Organization, or the equivalent\* thereof, creating the Non-Florida (Foreign) Limited Liability Company are filed) or other jurisdiction, to wit, \_\_\_\_\_(Print the name of the country or other jurisdiction where the Articles of Organization, or the equivalent\* thereof, creating the Non-Florida (Foreign) Limited Liability Company are filed;

---

\* The term “equivalent” shall mean for the purposes of this Affidavit, with respect to “persons” or “entities”, any person or entity which has or may have any one or more of the duties or powers or obligations or responsibilities or authorities, real or apparent, of a Member, Managing Member, or Manager, as those terms are defined in Section 608.402, Fla. Stat. (2004), as same may be amended from time to time. The term “equivalent” shall mean for the purposes of this Affidavit, with respect to instruments or documents or articles of organization or operating agreements or written agreements or oral agreements, any written agreement or oral agreement or instrument or document which has or may have any one or more of the functions or purposes of any instrument, document, operating agreement, written agreement or oral agreement described or mentioned in this Affidavit.

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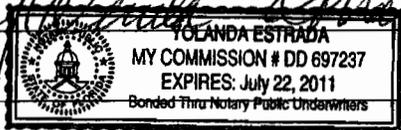
2. There are no Members, Managing Members or Managers, or the equivalent\* thereof, of the aforesaid Non-Florida (Foreign) Limited Liability Company other than the persons or entities set forth above and on Exhibit A, if applicable.
3. There are no provisions in any Articles of Organization, or the equivalent\* thereof, of the aforesaid Non-Florida (Foreign) Limited Liability Company or in any operating agreement, written or oral, or the equivalent\* thereof, of the aforesaid Non-Florida (Foreign) Limited Liability Company, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, which prohibit, restrict or limit in any way or in any manner the execution of the instrument or document attached hereto and incorporated herein by reference hereto, to wit, FW 07-076 (Print the title of the instrument or document) by any of the foregoing persons or entities set forth above and on Exhibit A, if applicable, for and on behalf of the aforesaid Non-Florida (Foreign) Limited Liability Company and to bind and obligate the aforesaid Non-Florida (Foreign) Limited Liability Company as set forth in the foregoing instrument or document.
4. All of the foregoing persons or entities set forth above and on Exhibit A, if applicable, are authorized by the aforesaid Non-Florida(Foreign) Limited Liability Company, to execute the instrument or document attached hereto and incorporated herein by reference hereto, to wit, FW 07-076 (Print the title of the instrument or document) for and on behalf of the aforesaid Non-Florida (Foreign) Limited Liability Company and to bind and obligate the aforesaid Non-Florida (Foreign) Limited Liability Company as set forth in the foregoing instrument or document.
5. All of the provisions of this Affidavit shall be construed in accordance with the laws of the State of Florida.

AMB Property II, L.P., Managing Member  
 By: AMB Property Holding Corporation, a Maryland corporation, its general partner  
 Vice President of Development, AMB Property Holding Corporation  
VP Development  
 Title(s)

[Handwritten Signature]  
 Signature

Sworn to and subscribed before me this 7 day of July, 2009 (year) by John Morgan (print name legibly), who is personally known to me or who has produced \_\_\_\_\_ (type of identification).

[Handwritten Signature] (Signature of Notary Public)



(Print, type or stamp name of notary public)

(Add additional Signature, Title(s), and Notary Public areas for all other Members, Managing Members, and Managers of LLC, as Exhibit A)

**AFFIDAVIT OF MEMBERS, MANAGING MEMBERS, AND MANAGERS  
OF NON- FLORIDA (FOREIGN) LIMITED LIABILITY COMPANY**

WE, (print full name(s) and all title(s) of person(s) or entity(s) in the following spaces; if more space needed print additional names and title(s) on separate paper marked as Exhibit A and attach Exhibit A to this Affidavit)

<u>Full name</u>	<u>Title(s)</u>
<u>AMB HFC, L.P.</u>	<u>Managing Member</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

hereby swear or affirm that :

1. The foregoing persons or entities set forth above and on Exhibit A, if applicable, which Exhibit A is attached hereto and incorporated herein by reference hereto, constitute and are all of the Members, Managing Members, and Managers, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, or the equivalent\* thereof, of the Non-Florida (Foreign) Limited Liability Company known as AMB I-75, LLC Print name of the Non-Florida (Foreign) Limited Liability Company as the name appears in the Articles of Organization, as that term is defined by Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, or the equivalent\* thereof, currently filed with the Secretary of State of the State of Delaware (Print name of State where Articles of Organization, or the equivalent\* thereof, creating the Non-Florida (Foreign) Limited Liability Company are filed) or other jurisdiction, to wit, N/A (Print the name of the country or other jurisdiction where the Articles of Organization, or the equivalent\* thereof, creating the Non-Florida (Foreign) Limited Liability Company are filed);

---

\* The term "equivalent" shall mean for the purposes of this Affidavit, with respect to "persons" or "entities", any person or entity which has or may have any one or more of the duties or powers or obligations or responsibilities or authorities, real or apparent, of a Member, Managing Member, or Manager, as those terms are defined in Section 608.402, Fla. Stat. (2004), as same may be amended from time to time. The term "equivalent" shall mean for the purposes of this Affidavit, with respect to instruments or documents or articles of organization or operating agreements or written agreements or oral agreements, any written agreement or oral agreement or instrument or document which has or may have any one or more of the functions or purposes of any instrument, document, operating agreement, written agreement or oral agreement described or mentioned in this Affidavit.

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2. There are no Members, Managing Members or Managers, or the equivalent\* thereof, of the aforesaid Non-Florida (Foreign) Limited Liability Company other than the persons or entities set forth above and on Exhibit A, if applicable.
3. There are no provisions in any Articles of Organization, or the equivalent\* thereof, of the aforesaid Non-Florida (Foreign) Limited Liability Company or in any operating agreement, written or oral, or the equivalent\* thereof, of the aforesaid Non-Florida (Foreign) Limited Liability Company, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, which prohibit, restrict or limit in any way or in any manner the execution of the instrument or document attached hereto and incorporated herein by reference hereto, to wit, Class IV Permit FW 07-076 (Print the title of the instrument or document) by any of the foregoing persons or entities set forth above and on Exhibit A, if applicable, for and on behalf of the aforesaid Non-Florida (Foreign) Limited Liability Company and to bind and obligate the aforesaid Non-Florida (Foreign) Limited Liability Company as set forth in the foregoing instrument or document.
4. All of the foregoing persons or entities set forth above and on Exhibit A, if applicable, are authorized by the aforesaid Non-Florida(Foreign) Limited Liability Company, to execute the instrument or document attached hereto and incorporated herein by reference hereto, to wit, Class IV Permit FW 07-076 (Print the title of the instrument or document) for and on behalf of the aforesaid Non-Florida (Foreign) Limited Liability Company and to bind and obligate the aforesaid Non-Florida (Foreign) Limited Liability Company as set forth in the foregoing instrument or document.
5. All of the provisions of this Affidavit shall be construed in accordance with the laws of the State of Florida.

AMB HFC, L.P., Managing Member  
 By: AMB HFC GPC, LLC  
 By: AMB Property II, L.P.  
 By: AMB Property Holding Corporation,  
 a Maryland corporation, its general  
 partner  
 Vice President of Development, AMB  
 Property Holding Corporation  
VP Development  
 Title(s)

[Handwritten Signature]  
 Signature

Sworn to and subscribed before me this 7 day of July, 2009 (year)  
 by John Morgan (print name legibly), who is personally known to me  
 or who has produced \_\_\_\_\_ (type of identification).

[Handwritten Signature] (Signature of Notary Public)  
[Stamp] (Print, type or stamp name of notary public)

**(Add additional Signature, Title(s), and Notary Public areas for all other Members, Managing Members, and Managers of LLC, as Exhibit A)**

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## Exhibit B – Chain of Ownership

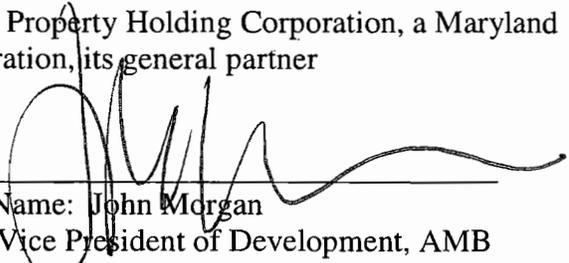
AMB I-75, LLC  
a Delaware limited liability company

By: AMB HFC, L.P.,  
its sole member

By: AMB HFC GP, LLC,  
its general partner

By: AMB Property II, L.P.,  
its sole member

By: AMB Property Holding Corporation, a Maryland  
corporation, its general partner

By:   
Print Name: John Morgan  
Title: Vice President of Development, AMB  
Property Holding Corporation

**OFFICER'S CERTIFICATE  
OF  
AMB PROPERTY HOLDING CORPORATION**

The undersigned, Eugene F. Reilly, President of AMB Property Holding Corporation, a Maryland corporation (the "Company"), certifies on behalf of the Company, as follows:

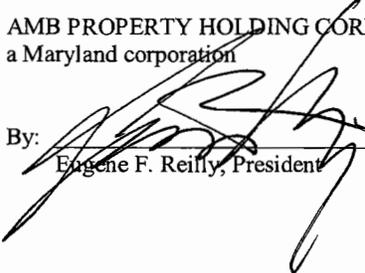
1. That pursuant to resolutions adopted by the Board of Directors of the Company on September 27, 2007 (the "Resolutions"), the officers of the Company are empowered and authorized, acting on behalf of the Company in its individual capacity, and on behalf of its subsidiaries, without further specific authority from the Board of Directors (including any committee thereof), to enter into on behalf of and to bind the Company and its subsidiaries in all matters related to the development of the property in Miami-Dade County, Florida, legally described in the attached Exhibit "A" (the "Property"), including but not limited to join in the filing with the Board of County Commissioners a petition for a Special Taxing district for the subdivision known as "AMB I-75 Business Park" pursuant to Chapter 18 of the Code of Miami-Dade County.

2. That as of the date hereof John Morgan, Vice President of Development, East Region of the Company is an Authorized Officer, as defined in the Resolutions, and as such has the authority to enter into negotiations, execute documents and bind the Company and its subsidiaries. Specifically Mr. Morgan is authorized, directed and empowered to execute any and all applications, petitions and other documents pertaining to the Special Taxing District for the subdivision known as "AMB I-75 Business Park" pursuant to Chapter 18 of the Code of Miami-Dade County, Florida, as well as any and all applications, petitions, permits and other documents pertaining to the development of the Property.

The Resolutions have not been amended, superseded or revoked and are in full force and effect on the date hereof and shall remain in effect until such time the Resolutions are revoked.

IN WITNESS WHEREOF, I have hereunto set my hand to be effective as of February 19, 2008.

AMB PROPERTY HOLDING CORPORATION,  
a Maryland corporation

By:   
Eugene F. Reilly, President

STATE OF Massachusetts

COUNTY OF Suffolk

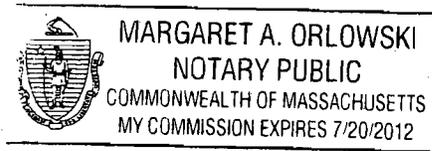
I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgements, personally appeared Eugene F. Reilly the Manager/Member of AMB I-75, LLC, a Delaware limited liability company, () to me personally known or () produced identification in the form of \_\_\_\_\_, and who

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executed the foregoing resolution and acknowledged before me that he executed the same for the purposes herein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 23 day of July, 2009.

Margaret A. Orłowski  
Notary Public State of MASSACHUSETTS  
My Commission expires 7/20, 2012.



ATTACHMENT C

Applicants/Agents Letter

Engineer's Certification Letter

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# RS ENVIRONMENTAL CONSULTING, INC.

## Permit Applicant/ Authorized Agent Statement

July 7, 2009

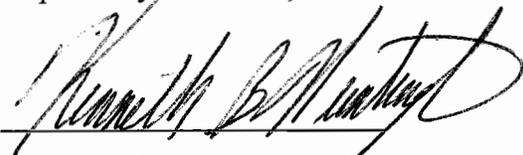
Miami-Dade County DERM  
Wetland Resources Section  
701 N.W. 1<sup>st</sup> Court  
Miami, Florida 33136

**RE: Class IV Standard Form Permit Application Number FW 07-076 (Folio nos. 30-2009-001-0340, -0350, -0360, -0370, -0380, -0390, -0400, -0450, -0460, and -0475) and EEOS Application #: 2007-CLIV-PER-00076, AMB I-75 Business Park for the Dredging and Filling of 67.5 Acres of Wetlands for the Construction of a Commercial Development and the enhancement of 10.45 acres of wetlands in Section 9, Township 52S, Range 40E.**

By the attached Class IV Standard Form permit application with supporting documents, I, Mr. Kenneth Huntington, am the permit applicant (applicant's authorized agent) and hereby request permission to perform the following: Class IV Standard Form Permit Application Number FW 07-076 (Folio nos. 30-2009-001-0340, -0350, -0360, -0370, -0380, -0390, -0400, -0450, -0460, and -0475) and EEOS Application #: 2007-CLIV-PER-00076, AMB I-75 for the Dredging and Filling of 67.5 Acres of Wetlands for the Construction of a Commercial Development and the enhancement of 10.45 acres of wetlands in Section 9, Township 52S, Range 40E. I understand that a Miami-Dade County Class IV Standard Form Permit is required to perform this work.

If approval is granted for the proposed work by the Board of County Commissioners, complete and detailed plans and calculations of the proposed work shall be prepared by an engineer registered/licensed in the State of Florida in accordance with the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. Said plans and calculations shall be subject to the review and approval of the Department of Environmental Resources Management. The permit applicant will secure the services of an engineer registered/licensed in the State of Florida to conduct inspections throughout the construction period, and said engineer shall prepare all required drawings of record.

Respectfully submitted,



Mr. Kenneth Huntington, Vice President, RS Environmental Consulting, Inc. Environmental Resources Regulation Division  
Authorized Agent

RECEIVED  
JUL 23 2009

DERM

PO Box 161158 - Miami, FL 33116-1158 T: (305) 383-3404 F: (305) 383-3270

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# **MSA** Milian, Swain & Associates, Inc.

Civil Engineers • environmental scientists and engineers • utility management • financial consultants

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File: A14-01

July 1, 2009

Miami-Dade County DERM  
Wetland Resources Section  
701 NW 1<sup>st</sup> Court, 6<sup>th</sup> Floor  
Miami, Florida 33136

**RE: Class IV Standard Form Permit Application Number FW 07-076 (Folio nos. 30-2009-001-0340, -0350, -0360, -0370, -0380, -0390, -0400, -0450, -0460, and -0475), AMB I-75 Business Park for the Dredging and Filling of 67.5 Acres of Wetlands for the Construction of a Commercial Development and the enhancement of 10.45 acres of wetlands in Section 9, Township 52S, Range 40E.**

Ladies and Gentlemen:

This letter will certify that I am an engineer registered/licensed in the State of Florida, qualified by education and experience in the area of construction, and that to the best of my knowledge and belief, the proposed work does not violate any laws of the State of Florida or any provision of the Code of Miami Dade County which may be applicable, that diligence and recognized standard practices of the engineering profession have been exercised in the engineer's design process for the proposed work, and in my opinion based upon my knowledge and belief, the following will not occur:

- a. Harmful obstruction or undesirable alteration of the natural flow of the water within the area of the proposed work.
- b. Harmful or increased erosion, shoaling of channels or stagnant areas of water.  
(Not applicable to class IV permits)
- c. Material injury to adjacent property.
- d. Adverse environmental impacts from changes in water quality or quantity. (Applicable to class IV permits only)

Further, I have been retained by the applicant to provide inspections throughout the construction period and prepare a set of reproducible record prints of drawings showing changes made during the construction process based upon the marked-up prints, drawings, and other data furnished by the contractor to me.

Sincerely,

**MILIAN, SWAIN & ASSOCIATES, INC.**

  
Arsenio Milian, P.E. #13134  
President

cc: Document Control File

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ATTACHMENT D

Zoning Approval Letter

DERM Water Control's Cut & Fill Approval

Mitigation Acceptance Letter

# Memorandum



**Date:** May 5, 2009

**To:** Brandon Blue, Biologist II  
Wetlands Resources Section, DERM

**From:**   
Maria Teresa Fojo, Acting Assistant Director for Zoning  
Department of Planning and Zoning

**Subject:** Class 1V Permit FW 07-076  
AMB I-75, LLC

---

The proposed usage of the property upon which the proposed work would occur does not violate any zoning law applicable to the area of the proposed work.

Should you have any question regarding this matter, please contact this office at extension 2117.

MTF/dah

**RECEIVED**  
MAY 28 2009

DERM  
Environmental Resources Regulation Division

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# Memorandum



Date: May 4, 2009

To: Martha Garcia, Biologist II  
Wetlands Resources Section

From: Rogelio Mata, Engineer II  
Water Control Section *RM*

Subject: Class IV Application FW 07-076  
AMB I-75, LLC  
Property located West of I-75 and North of 170<sup>th</sup> Street  
Section 09-52-40  
Folio no. 30-2009-001-0340, 0350, 0360, 0370, 0380, 0390, 0400, 0450, 0460,  
and 0475

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Water Control Section has reviewed the submitted site plans entitled, AMB I-75 Business Park Plan signed and sealed by Arsenio Milian, P.E. on April 6, 2009 to determine fill encroachment criteria and offers the following comments:

1. The proposed work will not result in adverse environmental impacts to water quality or water quantity.
2. Property is located within the Western C-9 Basin, where a permit from the South Florida Water Management District may be required.
3. An Individual Environmental Resource Permit issued by the South Florida Water Management District, and a Class II permit issued by the Department of Environmental Resources Management, must be obtained before construction of the proposed surface water management system, or final plat approval.

If you should have any questions, please advise.



**EVERGLADES**  
MITIGATION BANK

May 14, 2008

John Morgan  
AMB Property Corporation  
3424 Peachtree Road NE, Suite 125  
Atlanta, GA 30326

**Re: Everglades Mitigation Bank Credit Reservation:  
South Florida Water Management District Application # 080104-8,  
Miami-Dade County Department of Environmental Resources  
Management Permit # FW07-076, U. S. Army Corps of Engineers  
Permit # SAJ-2007-6469**

Dear Mr. Morgan:

Please be advised that the Everglades Mitigation Bank (the "EMB") has reserved the 13.0 Freshwater Forested mitigation credits necessary to offset the unavoidable wetland impact for the above referenced project. Phase I of the EMB has a signed Mitigation Banking Instrument acknowledged by both FDEP and USACE and sufficient credits are currently available on the EMB ledger to offset the proposed impacts. **The EMB acknowledges receiving a deposit for the above referenced credits.**

Please contact me at 561-694-6388 for any additional information or questions regarding this matter.

Regards,

Joseph R. Sicbaldi  
Everglades Mitigation Bank

**RECEIVED**  
APR 28 2008

DERM  
Environmental Resources Regulation Division



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**EVERGLADES**  
MITIGATION BANK

January 14, 2009

AMB I-75, LLC  
c/o AMB Property Corporation  
Mr. John Morgan, VP  
Pier 1, Bay 1  
San Francisco, CA 94111

**Re: Everglades Mitigation Bank Credit Reservation:  
South Florida Water Management District Permit # 080104-8  
U S Army Corps of Engineers Permit # SAJ-2007-6469  
Miami-Dade County Department of Environmental Resources  
Management Permit # FW07-076**

Please be advised that the Everglades Mitigation Bank (the "EMB") has reserved 25 Freshwater Herbaceous mitigation credits necessary to offset the unavoidable wetland impact for the above referenced project. Phase II of the EMB has a signed Mitigation Banking Instrument acknowledged by both FDEP and USACE and sufficient credits are currently available on the EMB ledger to offset the proposed impacts. **The EMB acknowledges receiving a deposit for the above referenced credits.**

Please contact me at 561-694-6388 for any additional information or questions regarding this matter.

Regards,

Joseph R. Sicbaldi  
Everglades Mitigation Bank

**RECEIVED**  
APR 28 2009

DERM  
Environmental Resources Regulation Division



ATTACHMENT E

Adjacent Property Owner's List

RS Environmental Consulting, Inc.  
PO Box 161158  
Miami, FL 33116

SEVILLA GROUP INC  
16333 NW 84 PL  
MIAMI FL 33016-6642

IRVING FRIEDMAN TR  
% UNIVERSAL AIRCRAFT PARTS INC  
125 W 22 ST  
HIALEAH FL

GENESIS PARTNERS DEV ENTERP LLC  
P O BOX 820237  
PEMBROKE PINES FL 33082

THE GRAHAM COMPANIES  
6843 MAIN ST  
MIAMI LAKES FL 33014-2048

ROYAL GARDENS INVESTMENTS LLC  
3450 W 84 ST #201  
HIALEAH FL 33018-

TIITF/STATE OF FL  
3900 COMMONWEALTH BLVD  
TALLAHASSEE FL 32399-

SHOMA HOMES AT TREASURE COVER INC  
8550 NW 33 ST STE 100 MIAMI FL  
33122-1941

JULIO DENIS &W NEIDA  
9160 NW 171 ST MIAMI FL  
33018-

ODALYS HERNANDEZ-CHAO  
P O BOX 126941  
HIALEAH FL 33012-1615

ALFREDO IGLESIAS & W CARMEN  
17120 NW 91 PL  
MIAMI FL 33018-

OCTAVIO R ESPERON  
17140 NW 91 PL  
MIAMI FL 33018-6638

JORGE A VILLAR &W ELA I SURIS  
17160 NW 91 PL  
MIAMI FL 33018-

MARIO L OLIVERA &W OFELIA L &  
MADELYN ALFONSO  
17180 NW 91 PL  
MIAMI FL 33018-

OSVALDO L CORTES &W NORMA SUAREZ  
17200 NW 91 PL  
MIAMI FL 33018-

MICHAEL FERNANDEZ &W IVON  
17220 NW 91 PL  
MIAMI FL 33018-

PATRICIA F GONZALEZ  
17240 NW 91 PL  
MIAMI FL 33018-

MAYTE DEL MARMOL  
17260 NW 91 PL  
HIALEAH FL 33018-

MAYTE DEL MARMOL  
17260 NW 91 PL  
HIALEAH FL 33018-

LUIS F RODRIGUEZ &W CRISTINA  
17320 NW 91 PL  
MIAMI FL 33018-

YUDERMIS IZQUIERDO &  
JULIO A HIDALGO  
17340 NW 91 PL  
HIALEAH FL 33018-

COSME M LOPEZ &W IVETT C  
17360 NW 91 PL  
MIAMI FL 33018-

FRANCISCO D GONZALEZ &W MARIA I  
17400 NW 91 PL  
MIAMI FL 33018-

ROBERTO DELGADO  
17416 NW 91 CT  
MIAMI FL 33018-

MICHEL A MARTINEZ  
17436 NW 91 PL  
MIAMI FL 33018-

LUIS PERDOMO &W MICHELLE  
17446 NW 91 PL  
MIAMI FL 33018-

ALEXIS D QUINTANA &W DAGMARIS  
17456 NW 91 CT  
MIAMI FL 33018-0000

REINA B ARBELO  
17466 NW 91 PL  
MIAMI FL 33018-

JORGE B GARCIA & MARIA C  
17476 NW 91 CT  
MIAMI FL 33018-

MIGUEL A ILLANCE &W AYMEE  
17516 NW 91 CT  
MIAMI FL 33018-

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OSCAR ALVAREZ  
17546 NW 91 CT  
MIAMI FL 33018-0000

JOSE M PLASENSIA &W MATLIDE  
17616 NW 91 CT  
MIAMI FL 33018-0000

SONIA S SEOANE  
17646 NW 91 CT  
MIAMI FL 33018-0000

LUIS M GONZALEZ JR  
17676 NW 91 CT  
MIAMI FL 33018-

RAMON J GONZALEZ &W ALICIA  
17686 NW 91 CT  
MIAMI FL 33018-

ISMAEL PRADO &W UDELIA G  
17696 NW 91 CT  
MIAMI FL 33018-

ARMANDO GUTIERREZ  
17706 NW 91 PL  
MIAMI LAKES FL 33016-0000

IBIS SOLER &  
ANTONIO MORALES (JTRS)  
17736 NW 91 PL  
MIAMI FL 33016-0000

MAYRA GONZALEZ &H LAZARO  
17766 NW 91 PL  
MIAMI FL 33018-

ISAAC CASTRO TRS  
17796 NW 92 PL  
MIAMI LAKES FL 33016-

ATTACHMENT F

Project Report

PROJECT REPORT

CLASS IV PERMIT APPLICATION NO. FW 07-076

AMB I-75, LLC

July 7, 2009

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Staff's recommendation of approval for the above-referenced project is based upon the applicable evaluation factors set forth in Section 24-48.3, Code of Miami-Dade County. The following is a summary evaluation of the proposed project with respect to each applicable evaluation factor:

1. Potential Adverse Environmental Impact – The proposed project will result in an adverse environmental impact to 67.50 acres of wetlands. However, the restoration and preservation of 10.45 acres on-site and the mitigation, as set forth in Number 14 below, will compensate for the loss of wetland values associated with the proposed project.
2. Potential Cumulative Adverse Environmental Impact – The proposed project will result in minimal cumulative adverse environmental impacts. However, the restoration and preservation of 10.45 acres on-site and the mitigation, as set forth in Number 14 below, will compensate for the loss of wetland values associated with the proposed project within the subject property.
3. Hydrology - The proposed project, as designed, is not reasonably expected to adversely affect surface water drainage or retention of storm water.
4. Water Quality – The proposed project, as designed, is not reasonably expected to adversely affect applicable Miami-Dade County water quality standards.
5. Wellfields – The proposed project is not located within a wellfield protection area.
6. Water Supply – The proposed project is not reasonably expected to adversely affect the water supply.
7. Aquifer Recharge – The proposed project is not reasonably expected to adversely affect aquifer recharge.
8. Aesthetics - The proposed project is designed to be aesthetically compatible with the surrounding area.
9. Navigation – Not applicable.
10. Public Health - The proposed project is not reasonably expected to adversely affect the public health.
11. Historic Values – The proposed project is not reasonably expected to adversely affect historic values.
12. Archaeological Values – There is no known archaeological site located within the boundaries of this application.

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13. Air Quality – The proposed project is not reasonably expected to adversely affect air quality.
14. Marine and Wildlife Habitats - The proposed project will result in the dredging and filling of 67.50 acres of wetlands. As part of this project, the applicant is requesting to excavate 10.45 acres within the 67.50-acre project area, utilize the excavated material as fill for the project area, and then backfill the excavation to create a wetland preservation area. The wetlands that will be impacted within the project area are characterized as herbaceous prairie with moderate levels of *Melaleuca*, an invasive plant species. The southern 22.26 acres are considered forested wetlands and contain native tree species, predominantly swamp bays. In addition, secondary impacts to 2.88 acres of adjacent herbaceous prairie impacted with *Melaleuca* are expected to result from the project. Compensatory mitigation for the ecological impacts related to the removal of the wetland communities will be accomplished by purchasing 17.75 herbaceous wetland mitigation credits and 12.35 forested wetland mitigation credits in the Everglades Mitigation Bank, owned and managed by Florida Power & Light Company. The wetland restoration and enhancement projects conducted within the Everglades Mitigation Bank have enhanced property in the South Dade Wetland Basin by removing exotic vegetation, replanting with native species, restoring filled areas to natural wetland grade and reestablishing a fire management program. In addition, a restrictive covenant has been proffered for the preservation of 10.45 acres of wetlands on-site.
15. Wetland Soils Suitable for Habitat - The proposed project will result in the permanent removal of wetland soils. However, the restoration and preservation of 10.45 acres on-site and the mitigation, as set forth in Number 14, will result in the enhancement of existing wetland habitat and soils by restoring appropriate wetland elevations and removing exotics, thereby promoting re-vegetation with native wetland plant species and soil-vegetative interactions.
16. Floral Values - The proposed project will impact herbaceous wetlands. However, the restoration and preservation of 10.45 acres on-site and the mitigation, as set forth in Number 14 above, will provide for the establishment of native wetland vegetation appropriate for promoting the natural ecosystem.
17. Faunal Values - The proposed project will disturb native wildlife habitat. However, the restoration and preservation of 10.45 acres on-site and the mitigation, as set forth in Number 14 above, will provide for high quality habitat for native fauna.
18. Rare, Threatened and/or Endangered Species – The proposed project is not reasonably expected to result in adverse impacts to rare, threatened or endangered species.
19. Natural Flood Damage Protection - The property is located within the Western C-9 Basin, where an Individual Environmental Resources Permit from the South Florida

Water Management District may be required. In addition, a Class II Permit from the Department of Environmental Resources Management must be obtained before construction of the proposed surface water management system or final plat approval. (See Attachment D)

20. Wetland Values – The proposed project will result in the dredging and filling of 67.50 acres of wetlands. However, the restoration and preservation of 10.45 acres on-site and the mitigation, as set forth in Number 14 above, will compensate for the loss of wetland values associated with the proposed project.
21. Land Use Classification – The Miami-Dade County Planning and Zoning Department has determined the proposed work does not violate any zoning law applicable to the area of the proposed work. (See Attachment D)
22. Recreation – The proposed project does not conflict with the recreation elements of the Miami-Dade County Comprehensive Development Master Plan and/or the Biscayne Bay Management Plan.
23. Other Environmental Values Affecting the Public Interest – There are no other known environmental factors that will affect the public interest.
24. Standard Construction Procedures and Practices and Design and Performance Standards - The proposed project complies with the standard construction procedures and practices and design and performance standards of the applicable portions of the following:
  - a. Miami-Dade County Public Works Manual
  - b. Chapter 33B of the Code of Miami-Dade County
25. Comprehensive Environmental Impact Statement (CEIS) - In the opinion of the Director of DERM, the proposed mitigation plan will compensate for the loss of wetland values associated with the proposed project. As such, a CEIS was not required by DERM to evaluate the proposed project.
26. Conformance with All Applicable Federal and State Laws and Regulations – The proposed project is in conformance with the following applicable State, Federal and local laws and regulations:
  - a. United States Clean Water Act (US Army Corps of Engineers and US Environmental Protection Agency)
  - b. Federal Endangered Species Act (US Fish & Wildlife Service)
  - c. Florida Department of Environmental Protection Regulations
  - d. Chapter 24 of the Code of Miami-Dade County
  - e. Rules of the South Florida Water Management District
  - f. Basis of Review for Surface Water Management Permit Applications within the South Florida Water Management District

27. Conformance with the Miami-Dade County Comprehensive Development Master Plan (CDMP) – In the opinion of DERM, the proposed land use is consistent with the CDMP. Specifically, the proposed project complies with the following CDMP Elements and Policies:

LAND USE ELEMENT:

Objective 1 – Growth management - The proposed project is generally consistent with the goals, objectives and policies contained in the Conservation, Aquifer Recharge and Drainage Element.

Objective 3/Policies 3B, 3C - Protection of natural resources and systems. - The proposed project is consistent with all applicable environmental regulations, as well as all other elements of the CDMP. The proposed project is compatible with surrounding land uses and does not involve development in the Big Cypress area of Critical State concern or the East Everglades.

CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT:

Objective 2/Policy 2A – Protection of ground and surface water resources – The proposed project adheres to all relevant storm water management criteria.

Objective 3/Policies 3A, 3B, 3D - Wellfield protection areas. - The proposed project is located over 2 miles outside of the maximum cone of influence for the Northwest Wellfield protection area. The project, as designed, is not reasonably expected to adversely affect the water quality reaching the Northwest Wellfield.

Objective 3/Policy 3E - Limestone mining within the area bounded by the Florida Turnpike, the Miami-Dade/Broward Levee, N.W. 12 Street and Okeechobee Road. - The proposed project is not located within the above referenced area.

Objective 4/Policies 4A, 4B, 4C - Water storage, aquifer recharge potential and maintenance of natural surface water drainage. - The proposed project is not reasonably expected to adversely affect water storage, aquifer recharge potential, or natural surface water drainage.

Objective 5/Policies 5A, 5B, 5F - Flood protection and cut and fill criteria - The property is located within the Western C-9 Basin, where an Individual Environmental Resources Permit from the South Florida Water Management District may be required. In addition, a Class II Permit from the Department of Environmental Resources Management must be obtained before construction of the proposed surface water management system or final plat approval.

Objective 6/Policy 6A - Areas of highest suitability for mineral extraction. - The proposed project is not located in an area proposed or suitable for mineral extraction.

Objective 6/Policy 6B - Guidelines for rock quarries for the re-establishment of native flora and fauna. – Not applicable.

Objective 6/Policy 6D - Suitable fill material for the support of development. – The proposed project will not cause premature urban encroachment. The proposed project must use suitable fill material in order to meet the requirements of Chapter 24 of the Code of Miami-Dade County.

Objective 7/Policy 7A - No net loss of high quality relatively unstressed wetlands. – The wetlands associated with this project are not high quality. The loss of wetland values associated with the proposed project will be mitigated as set forth in Number 14 above.

Objective 9/Policies 9A, 9B, 9C - Protection of habitat critical to Federal or State-designated threatened or endangered species. - The proposed project is not reasonably expected to affect any rare, threatened, or endangered species.

28. Conformance with Chapter 33B, Code of Miami-Dade County (East Everglades Zoning Overlay Ordinance) – The proposed project is not within the East Everglades Zoning overlay area.

29. Conformance with Miami-Dade County Ordinance 81-19 (Biscayne Bay Management Plan) – The proposed project is not within the area of the Biscayne Bay Management Plan.

30. Conformance with Manatee Protection Plan – Not applicable.

31. Consistency with Miami-Dade County Criteria for Lake Excavation – Not applicable.

32. Municipality Recommendation - The project is located within unincorporated Miami-Dade County.

33. Coastal Resources Management Line – Not Applicable.

34. Maximum Protection of a Wetland's Hydrological and Biological Functions Through Adherence to the Following Fill Limitations: -

- i) Placement of the minimum fill necessary to provide for the land usage alternative which results in the least adverse environmental impact and the least cumulative adverse environmental impact – The proposed project uses the minimum amount of fill necessary to provide for the proposed land usage alternative.

- ii) Placement of temporary fill pads and fill roads for the purpose of conducting rock mining. - Not applicable.

The proposed project was also evaluated for compliance with the minimum required standards contained in Section 24-48.3 (2), (3), and (4) of the Code of Miami-Dade County. The following is a summary of the proposed project's compliance with said standards:

24-48.3 (2) Dredging and/or Filling for Class I Permit – Not applicable.

24-48.3 (3) Docks and Piers for Mooring Purposes - Not applicable.

24-48.3 (4) Clean Fill in Wetlands - The proposed project involves the placement of clean fill material only as defined in Section 24-5 of the Code of Miami-Dade County.

24-48.3 (6) Basin Fill Criteria – The property is located within the Western C-9 Basin, where an Individual Environmental Resources Permit from the South Florida Water Management District may be required. In addition, a Class II Permit from the Department of Environmental Resources Management must be obtained before construction of the proposed surface water management system or final plat approval.

#### SUMMARY

BASED ON THE FOREGOING, IT IS RECOMMENDED THAT A CLASS IV PERMIT BE APPROVED.



Evan Skornick, Wetland Resources Section Manager  
Environmental Resources Regulation Division



Martha Garcia, Biologist 2  
Wetland Resources Section