MEMORANDUM

EPC
Agenda Item No. 2(D)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: February 12, 2015

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

SUBJECT: Resolution waiving Administrative Rules for Economic Development Fund Project 124 of Building Better Communities General Obligation Bond Program; approving allocation of $9,500,000.00 from Building Better Communities General Obligation Bond Program Project No. 124 to Rosal Westview, LLC to fund Rosal Westview Business Park Economic Development Project

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Chairman Jean Monestime.

R. A. Cuevas, Jr.
County Attorney

RAC/smm

/

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: March 3, 2015

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

SUBJECT: Agenda Item No.

Please note any items checked.

_____ **"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**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No.
3-3-15

RESOLUTION NO. _____

RESOLUTION WAIVING ADMINISTRATIVE RULES FOR ECONOMIC DEVELOPMENT FUND PROJECT 124 OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM; APPROVING ALLOCATION OF $9,500,000.00 FROM BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 124 TO ROSAL WESTVIEW, LLC TO FUND ROSAL WESTVIEW BUSINESS PARK ECONOMIC DEVELOPMENT PROJECT; AND DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO NEGOTIATE TERMS OF A GRANT AGREEMENT WITH ROSAL WESTVIEW, LLC PURSUANT TO BOND PROGRAM'S ADMINISTRATIVE RULES AND PRESENT SUCH GRANT AGREEMENT OR, ALTERNATIVELY, A REPORT FOR CONSIDERATION BY BOARD

WHEREAS, Appendix A to Resolution No. R-914-04 (the "Public Infrastructure Resolution"), lists projects eligible for funding from the Building Better Communities General Obligation Bond Program (the "Bond Program") by project number, municipal project location, commission district, project description, street address, and project funding allocation; and

WHEREAS, one of the projects listed in Appendix A to the Public Infrastructure Resolution and approved by the voters for funding is Project No. 124 – Economic Development Fund ("Project 124") with a project description that states "Provide infrastructure improvements to spur economic development and attract new businesses to the community in order to create jobs"; and

WHEREAS, the goal of Project 124 is to encourage private sector development that will create jobs and cause economic development which will have long term benefits to the community; and

WHEREAS, Rosal Westview, LLC submitted an application for Project 124 funding, a copy of which is attached to this resolution as Exhibit A, for funding public infrastructure costs associated with the development of a mixed use, retail and commercial, business park totaling up to 900,000 square feet all as detailed in Exhibit A to be located in the County's urban infill area (the "Rosal Westview Business Park Project"); and

WHEREAS, this Board wishes to approve an allocation of $9,500,000.00 from Project 124 to Rosal Westview, LLC for the funding of public infrastructure costs for the Rosal Westview Business Park Project upon certain employment and salary benchmarks being met, among other requirements set forth in the administrative rules of the Bond Program (the "Administrative Rules"); and

WHEREAS, the individual Grant Agreement between the County and Rosal Westview, LLC which incorporates such conditions shall be submitted to the Board for approval in the future; and

WHEREAS, this Board wishes to waive the requirement, established in Resolution No. R-668-10 and set forth in the Administrative Rules, for Rosal Westview, LLC that Project 124 allocations be made to projects with a minimum value of $10,000,000.00,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are approved and incorporated in this Resolution.

Section 2. The requirement in the Administrative Rules that each Project 124 allocation be a minimum of $10,000,000.00 is waived with regard to Rosal Westview, LLC and an allocation of $9,500,000.00 from Project 124 to Rosal Westview, LLC for the Rosal Westview Business Park Project is approved, subject to the future consideration by this Board of a grant agreement between the County and Rosal Westview, LLC.

Section 3. The County Mayor or County Mayor's designee ("County Mayor") is directed to negotiate the terms of a grant agreement with Rosal Westview, LLC pursuant to the Administrative Rules. The County Mayor shall prepare and present a grant agreement to this Board for its consideration within one hundred twenty (120) days from the effective date of this resolution, provided, however, if the County Mayor is unable to successfully negotiate the terms of such grant agreement within the requisite time period, a report detailing the status of the negotiations shall be presented to this Board instead. The County Mayor shall provide the report to this Board within one hundred twenty (120) days from the effective date of this resolution and shall place the completed report on an agenda of the Board pursuant to Ordinance No. 14-65.

The Prime Sponsor of the foregoing resolution is Chairman Jean Monestime. It 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:

Jean Monestime, Chairman
Esteban L. Bovo, Jr., Vice Chairman

Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of March, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

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

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. JRA

Juliette Antoine

Exhibit A

Economic Development Fund

Building Better Communities
General Obligation Bond Program

EDF General Project Overview

WESTVIEW BUSINESS PARK
Project Title

ROSAL WESTVIEW, LLC
Name of Business

1/27/2015
Date Submitted

After review of this *Project Overview* the Office of Economic Development and International Trade may request additional information including a business plan executive summary, market assessment, financial projections, and development site plans. The submission of this project overview does not guarantee funding.

Jack Osterholt, Director
Regulatory and Economic Resources Department
STEPHEN P. CLARK CENTER, 111 N.W. 1st STREET, SUITE 1900
MIAMI, FLORIDA 33128
Telephone (305) 375-1254 Fax (305) 679-7895
www.miamidade.gov/oedit

MIAMI-DADE COUNTY

ECONOMIC DEVELOPMENT, GENERAL PROJECT OVERVIEW

MIAMI-DADE COUNTY

1. BUSINESS INFORMATION

A. Name of Business Unit: Rosal Westview, LLC

B. Mailing Address: 3050 Biscayne Blvd. Suite 300
Street Address

Miami (*City*) Florida (*State*) 33137 (*Zip Code*)

C. Primary Contact Person of Parent Company (if applicable):

Robert Saland

D. Title: President

Mailing Address: 3050 Biscayne Blvd. Suite 300
Street Address

Miami (*City*) Florida (*State*) 33137 (*Zip Code*)

Telephone: 305-538-9552 ext. 108 **Fax:** 305-538-9553

Email: bobby@landmarkco.net **Website:** www.landmarkco.net

E. Federal Employer Identification Number: 453042118

F. Unemployment Compensation Number: N/A

G. Florida Sales Tax Registration Number: N/A

H. What is the business's tax year? (ex: Jan 1 to Dec 31): Jan. 1 – Dec. 31

I. Is this business an active and duly registered for-profit Florida corporation?

Yes [X] No [ ] If no, please explain: _____

Indicate ownership status: (Note: Responding to this question is voluntary and not required. The County does not use this information as a factor in determining the award of County funds or contracts.) Check all that apply.

Minority Owned Business [ ] Woman Owned Business [ ] Privately Owned Business [X]

Publicly Owned Business [ ] None [ ]

Is this business an active and duly registered not-for-profit 501(C)(3) Florida corporation?

Yes [ ] No [X]

J. Will the business requesting grant funds own or lease the property where the project will be located?

Own [X] Lease [ ] (Note: Provide a copy of the deed showing ownership or a copy of the lease.) **SEE EXHIBIT 1**

K. If the business will own the property, is or will the property be encumbered by any mortgage and if so provide the balance of the mortgage(s). No debt at this time

2. PROJECT OVERVIEW

A. Which of the following best describes this business[1]:

[ ] New business unit to Miami-Dade County creating jobs.

[ ] Existing Miami-Dade County business creating/expanding jobs in Miami-Dade. (If an expansion, how many jobs are currently in the expanding business unit?) _____

[X] Developer building new construction for Westview Business Park that will be creating 300 jobs.

[1] Must be a separate business unit or reporting unit of a business unit that is or will be registered with the State of Florida for unemployment compensation purposes.

B. How many individuals are employed at all Florida locations? (FTE[2])

N/A

C. Are any jobs being transferred from other Florida locations? _____

Yes ☐ No ☒ If yes, how many jobs and from where? _____

Why are these jobs being transferred? _____

D. Project Location Information:

(i) What is the project's proposed location address:

North and South Side of NW 119th Street West of NW 22nd Ave. and East of NW 27th Ave.
Street Address

Miami — Florida — 33167
City — *State* — *Zip Code*

(ii) What is the project's current location address (if different):

Street Address

City — *State* — *Zip Code*

(iii) Is the project location within a current or proposed Brownfield site / area?

Yes ☒ No ☐ If yes, attach a copy of the official document designating the Brownfield area.

SEE EXHIBIT 2

(iv) Is the project location in an Enterprise Zone, Empowerment Zone or a Targeted Urban Area as defined in Section 30A-129(2) of the Miami-Dade County, FL Code of Ordinances?

Yes ☐ No ☒ If yes, which zone? _____

E. Give a full description of this proposed project. (Not to exceed 500 words. Be specific.)

SEE EXHIBIT 3

F. Explain how this proposed project will spur economic development, attract new businesses to Miami-Dade County and create jobs.

SEE EXHIBIT 4

G. Provide a complete project line item budget, including estimated cost, sources and uses of funds, a detailed description of project elements, and the portion of the project proposing to utilize Economic Development Fund grants. (EDF grants can only be used for public infrastructure.)

SEE EXHIBIT 5

H. What proportion of gross operating revenues from this project are anticipated to represent sales to customers located outside of Miami-Dade County? (If sales are not a reasonable measure, use another basis for measure and provide explanation below.)

___% Explain, if necessary: Undetermined at this time.

[2] An FTE or "full-time equivalent" job implies at least 35 hours of paid work per week per employment position.

3. JOB AND WAGE OVERVIEW

A. How many new FTE jobs are to be <u>created</u> as part of this project? What are the initial average wage and benefits?

Occupation	Avg Wage	Avg Benefits	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023
Prof., Scientist	$	$						
Research Tech.								
Senior Mgmt	$75,000	$15,000	20					
Admin. Support	$45,000	$9,000	10					
Production Wrkrs	$30,000	$6,000	180					
Other (Retail)	$25,000	$5,000	90					

Jobs created, continued

Occupation	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__	Year 20__
Prof., Scientist									
Research Tech.									
Senior Mgmt									
Admin. Support									
Production Wrkrs									
Other									

B. What employee benefits are included above? (e.g. health insurance, 401(k) contributions, vacation and sick leave, etc.)

Health Insurance, Vacation, and Sick Leave.

C. If this is an existing business located in Miami-Dade, then how many jobs are expected to be <u>retained</u> as part of this project? (Jobs in jeopardy of leaving Miami-Dade should only be included here.) N/A (Note: EDF grants cannot be used solely for the purpose of retaining existing jobs.)

D. What is the business' principal industry classification code? (Use North American Industry Classification System – NAICS.): See Below

If more than one NAICS code applies, then provide a breakdown of the project's primary business activities:

Business Unit Activities	NAICS Code	% of Project Revenues (Total = 100%)	Annualized Wages Total ($)
Transportation & Warehousing	48-49	60%	$5,400,000
Retail	44-45	30%	$2,250,000
Management	55	10%	$1,950,000

4. CAPITAL INVESTMENT OVERVIEW

A. Describe the capital investment in real and personal property (Examples: construction of new facility; remodeling of facility; upgrading, replacing, or buying new equipment. Do not include the value of land purchased for construction of a new building but include architect, engineering and design costs).

SEE EXHIBIT 6

B. List the anticipated amount (thousands of dollars) and type of major capital investment to be made by the applicant in connection with this project: (Attach separate schedule if investment will be made over more than five years)

	Year 1	Year 2	Year 3	Year 4	Year 5
Land	$19,900,000	$	$	$	$
New Construction (excl. public infrastructure)	$35,000,000	$16,000,000	$16,000,000	$16,000,000	$16,000,000
Building Renovations	$	$	$	$	$
Manufacturing Equipment	$	$	$	$	$
R & D Equipment	$	$	$	$	$
Other Equipment (computer equipment, office furniture, etc)	$	$	$	$	$
Total Capital Investment	$54,900,000	$16,000,000	$16,000,000	$16,000,000	$16,000,000

C. What is the estimated square footage of the new or expanded facility? 900,000
D. What is the deadline to make the location decision (date)? N/A
E. What is the anticipated date that construction will begin? 3/2016
F. What is the anticipated construction completion date? 3/2017
(If this project is being built in phases, then provide a commencement and completion date for each phase.)
G. What is the anticipated date that operations will commence? 5/2017
H. Submit documentation demonstrating financial capacity and financial commitments using other non-County sources to complete the project. SEE EXHIBIT 7

5. PUBLIC INFRASTRUCTURE NEEDS

A. Describe the type of public infrastructure investment needed.

B. What is the total anticipated cost of public infrastructure needed for this project? $9,500,000

C. EDF grants will be disbursed only after the public infrastructure investments are complete and negotiated performance benchmarks are met. Describe the business's capacity to finance the public infrastructure costs.

SEE EXHIBIT 7

6. ECONOMIC IMPACT AND CORPORATE RESPONSIBILITY

A. Provide a brief synopsis of any special economic impacts/benefits the project is expected to stimulate in the community, the County, and the rest of South Florida.

SEE EXHIBIT 8

B. Will business operations being supported with an Economic Development Fund grant establish a plan for maximizing the employment of persons with family incomes less than 80% of the County's median household income, or persons living in Census Block Groups where 50% of residents live in households with income less than 80% of the median? If yes, explain how that plan will be developed and implemented.

SEE EXHIBIT 8

C. Will the business operations be conducted in LEED certified (or equivalent energy efficiency rating system) buildings? If yes, at what level of certification **Silver Certification**

Yes [X] No [ ]

D. List and explain any criminal or civil fines or penalties or ongoing investigations or debarments that have been performed/imposed upon the company, its executives, its principals or its affiliates and any bankruptcy proceedings (within the past 10 years) of the applicant or its parent company. Do not leave this question blank. If there are no issues to be identified, write "NONE." Failure to disclose this information may result in this application being denied.

E. Is the company current with all its state, local and federal taxes? If no, please explain.

Yes [X] No [ ]

F. Provide any additional information you wish considered as part of this review of your request for incentives or items that may provide supplementary background information on your project or company.

SEE EXHIBIT 9

7. SIGNATURES

Application Completed By:

Signature

Robert Saland
Name

President
Title

Rosal Westview LLC
Company

Address, if different than mailing address

305-538-9522 Ext. 108
Phone number

305-538-9553
Fax Number

bobby@landmarkco.net
Email Address

1/27/2015
Date

Name of contact person, if different than above

Phone Number

Address

Address

bobby@landmarkco.net
Email Address

To the best of my knowledge, the information included in this application is accurate.

Signature (Authorized Company Officer) REQUIRED

Robert Saland
Name

President
Title

Rosal Westview, LLC
Company

3050 Biscayne Boulevard, Suite 300
Miami, Florida 33137
Address, if different than mailing address

305-538-9522 Ext. 108
Phone number

305-538-9553
Fax Number

bobby@landmarkco.net
Email Address

1/27/2015
Date

Exhibit 1

CFN 2012R0080409
OR Bk 27986 Pgs 1028 - 1033; (6pgs)
RECORDED 02/03/2012 15:49:57
DEED DOC TAX 40,500.00
SURTAX 30,375.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by,
and after recording return to:

Michael B. Denberg, Esq.
c/o Arnstein & Lehr LLP
200 South Biscayne Boulevard, Suite 3600
Miami, Florida 33131

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 17th day of August, 2011, by MIAMI NATIONAL GOLF CLUB, LLC, a Florida limited liability company ("Grantor"), whose office address is 9475 Deereco Road, Suite 404, Timonium, Maryland 21093, to ROSAL WESTVIEW, LLC, a Florida limited liability company ("Grantee"), whose office address is 1666 Kennedy Causeway, Suite 505, Miami, Florida 33141. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

WITNESETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land situate and being in Miami-Dade County, Florida (the "Real Property"):

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to the following:

1. Real estate taxes for the year 2011, and subsequent years.

2. Conditions, covenants, restrictions, reservations, limitations and easements of record; however, this provision shall not operate to reimpose same.

3. Existing applicable government building and zoning laws and other governmental regulations.

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights, ways, easements and appurtenances thereto in anywise belonging to the Real Property, and Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Real Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Real Property; and that Grantor does hereby fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

Signed and delivered in our presence:

MIAMI NATIONAL GOLF CLUB, LLC, a Florida limited liability company

By: _____
Name: ARMANDO CIGNARALE
Title: MANAGER

_____
Print Name: JOSEPH V. MARANTO

_____
Print Name: THOMAS L. THINGELSTAD

STATE OF MARYLAND

COUNTY OF BALTIMORE

The foregoing instrument was acknowledged before me this 17TH day of August, 2011 by ARMANDO CIGNARALE, as MANAGER of Miami National Golf Club, LLC, a Florida limited liability company, as the act and deed of said company. He is personally known to me ~~or has produced _____ as identification~~.

Notarial Seal:

JOSEPH V. MARANTO NOTARY PUBLIC BALTIMORE COUNTY, MD

_____
Notary Public, State of Maryland
Print Name: JOSEPH V. MARANTO
My Commission expires:
April 8, 2012

EXHIBIT "A"

Legal Description

Parcel 1:

Commence at the Southwest corner of Section twenty-seven (Sec.27), Township Fifty-Two (Twp. 52 So.) South, Range Forty-one (R-41-E) East, and running thence Easterly along the South line of said Section Twenty-seven (Sec.27) six hundred ninety-nine and one- tenth (699.1) feet to a point on the East line of Golf Drive West, which point Is the Beginning Point of the land herein described, thence on an angle of ninety-one (91) degrees forty-two (42) minutes to the left Two Hundred Eighty-two and one-tenth (282.1) feet to the beginning of a curve to the right whose radius is Eight Hundred (800) feet and whose central angle is Twenty-five (25) degrees, thence along said curve Three Hundred Forty-nine and six hundredths (349.06) feet to its point of tangent, thence along said tangent Two Hundred Fifty-nine and two hundredths (259.02) feet to the beginning of a curve to the left whose radius is Nine Hundred (900 ft.) feet and whose central angle is forty-four (44) degrees, thence along said curve Six Hundred Ninety-one and fifteen hundredths (691.15) feet to its point of tangent, thence along said tangent Two Hundred Twelve and fifty-three hundredths (212.53) feet to the beginning of a curve to the right whose radius is Three Hundred Ninety- Five (395 ft.) feet and central angle forty-nine (49) degrees and fifty five (55) minutes, thence along said curve Three Hundred Forty-four and twelve hundredths (344.12) feet to the point of tangent, thence along said tangent Five Hundred Six and Eighteen hundredths (506.18 ft.) feet to the beginning of a curve to the right whose radius is Four Hundred (400 ft.) feet and a central angle Eight (8) degrees and Thirty-five (35) minutes, thence along said curve Fifty-nine and seventeen hundredths (59.17) feet to its point of tangent, thence along said tangent Five Hundred Twenty-three and one hundredths (523.01) feet to the beginning of a curve to the left, whose radius is Three Hundred Fifty (350) feet and central angle One Hundred Thirty-one (131) degrees and thirty (30) minutes, thence along said curve Eight Hundred Three and twenty-nine hundredths (803.29) feet to its point of tangent, thence along said tangent Eleven and six tenths (11.6) feet to the beginning of a curve to the right whose radius is Two Hundred Fifty (250 ft.) and central angle One Hundred fifty-five (155) degrees and Thirty (30) minutes, thence along said curve Six Hundred Seventy-eight and fifty-five hundredths (678.55) feet to its point of tangent, thence along said tangent Three and six hundredths (3.06) feet to the beginning of a curve to the right whose radius is Nine Hundred (900) feet, and central angle thirty-seven (37) degrees and thirty (30) minutes, thence along said curve five hundred Eighty-nine and Five Hundredths (589.05) feet to its point of tangent, thence along said tangent Fifty-two and twenty-eight hundredths (52.28 ft.) feet to the beginning of a curve to the right, whose radius is Eight Hundred Fifty (850 ft.) feet and central angle Seventy-eight (78) degrees and nineteen (19) minutes; thence along said curve Eleven Hundred Sixty-two and one-tenth (1162.1) feet to its point of tangent, thence along said tangent Two Hundred Seventy-six and forty-four hundredths (276.44) feet to the beginning of a curve to the right whose radius is Four Hundred Sixty (460) feet and central angle sixty--eight (68) degrees and eleven (11) minutes, thence along said curve Five Hundred Forty-seven and Fifty-four hundredths (547.54) feet to its point of tangent, thence along said tangent Twenty-five and sixty-eight hundredths (25.68 ft.) feet to the beginning of a curve to the left whose radius is Five Hundred Five (505 ft.) feet and central angle One Hundred Thirteen (113) degrees, thence along said curve Nine Hundred Ninety-five and ninety-seven hundredths (995.97 ft.) feet to its point of tangent, thence along said tangent Ten and two tenths (10.2) feet to the beginning of a curve to the right whose radius is Four Hundred (400) feet and central angle of forty-four (44) degrees and forty-nine (49) minutes, thence along said curve Three Hundred Thirteen and Seven Thousandths (313.007) feet to it point of tangent, thence along said tangent Thirty-nine and one hundredth (39.01) feet to the beginning of a curve to the right whose radius is Five Hundred Ninety-five (595 ft.) feet and central angle forty-eight (48) degrees, and eleven (11) minutes, thence along said curve Five Hundred and Fifty-six hundredths (500.56) feet to its point of tangent, thence along said tangent Five Hundred Twenty-two

and ninety-four hundredths (522.94 ft.) feet to the beginning of a curve to the left whose radius is Three Hundred Fifty (350 ft.) feet and central angle forty-seven (47) degrees and thirty (30) minutes, thence along said curve Two Hundred Ninety and Sixteen hundredths (290.16) feet to its point of tangent, thence along said tangent Three Hundred Thirty-one and thirty-seven hundredths (331.37 ft.) feet to a point on the West line of Golf Drive East, and on the South line of said Section Twenty-seven (Sec. 27) thence from said point on an angle of ninety- one (91) degrees and forty-two (42) minutes, to the right, Six Hundred Eighty-three and eighty-five hundredths (683.85) feet to the Point of Beginning.

LESS:

All that part of the SW 1/4 of Section 27, Township 52 South, Range 41 East, Miami-Dade County, Florida, which lies within the external area formed by a 25.00 foot radius arc concave to the Northeast tangent to the North line of the South 50.00 feet of the SW 1/4 of said Section 27, and tangent to the Easterly right-of-way line of West Golf Drive as said right-of-way is shown in SECTION 1 OF GOLF PARK, according to the Plat
thereof, recorded in Plat Book 20, Page 35, of the Public Records of Miami-Dade County, Florida.

LESS:

The South 50 feet of that part of the SW 1/4 of Section 27, Township 52 South, Range 41 East, lying between Golf Drive West and Golf Drive East, as shown on the Plat of GOLF PARK, SECTION 1, recorded in Plat Book 20, Page 35, of the Public Records of Miami- Dade County, Florida.

PARCEL 2:

Beginning at the Northwest corner of Section Thirty-Four (Sec. 34), Township Fifty-two (52S) South, Range Forty-one (R 41 E) East, and running; thence Easterly along North line of said Section Thirty-four, (Sec. 34), Six Hundred ninety-nine and one-tenths (699.1) feet to a point on the East line of Golf Drive West which point is the Beginning Point of the land herein described and running thence at an angle of eighty-eight (88) degrees and eighteen (18) minutes to the right One Hundred Seventy-eight and seven hundredths (178.07) feet to the beginning of a curve to the left whose radius is Eight Hundred Fifty (850 ft.) feet and whose central angle is twenty-eight (28) degrees, thence along said curve Four Hundred Fifteen and thirty-nine hundredths (415.39 ft.) feet to its point of tangent, thence along said tangent Three Hundred and Sixty-two and sixty-nine hundredths (362.69 ft.) feet to the beginning of a curve to the right whose radius is Two Hundred (200 ft.) feet and a central angle sixty- four degrees (64 deg.) and ten (10) minutes, thence along said curve Two Hundred Twenty-three and ninety-eight hundredths (223.98) feet to its point of tangent, thence along said tangent Five Hundred Sixty-one and thirty-one hundredths (561.31 ft.) feet to the beginning of a curve to the left whose radius is Four Hundred (400 ft.) feet and central angle seventy-six (76) degrees and eight (08) minutes and thirty (30) seconds, thence along said curve Five Hundred thirty-one and fifty-seven hundredths (531.57) feet to its point of tangent, thence along said tangent Sixty-seven and eight-tenths (67.8) feet to the beginning of a curve to left whose radius Is Four Hundred Fifty (450 ft.) feet and central angle thirty-nine (39) degrees, one (01) minute and thirty (30) seconds, thence along said curve Three Hundred Six and five-tenths (306.5) feet to its point of tangent, thence along said tangent Ninety-eight and one-tenth (98.1) feet to the beginning of a curve to the right whose radius is One Hundred (100 ft.) feet and central angle Seventy-nine (79) degrees, thence along said curve One Hundred Thirty-seven and eighty-eight hundredths (137.88) feet to its point of tangency thence along said tangent Two Hundred Seventy-four and forty-two hundredths (274.42) feet to the beginning of a curve to the right whose radius Is Two hundred (200 ft.) feet and central angle forty-nine (49) degrees, thence along said curve One Hundred Seventy-one and four hundredths (171.04) feet to its point of

tangent, thence along said tangent Four Hundred Twenty-one and ninety-five (421.95) hundredths feet to the beginning of a curve to the left, whose radius is Two Hundred Fifty (250 ft.) feet and central angle One Hundred Twenty-three (123) degrees and forty (40) minutes, thence along said curve Five Hundred Thirty-nine and six-tenths (539.6 ft.) feet to its point of tangent, thence along said tangent Fifty-eight and six hundredths (58.06 ft.) feet to the beginning of a curve to the left whose radius is Eleven Hundred Fifty (1150) feet and central angle fifty-two (52) degrees and twenty (20) minutes, thence along said curve Ten Hundred Fifty and four-tenths (1050.4) feet to its point of tangent, thence along said tangent thirty-seven and forty-seven hundredths (37.47) feet to the beginning of a curve to the left whose radius is Two Hundred (200 ft.) feet and central angle eighty-nine (89) degrees sixteen (16) minutes and thirty (30) seconds, thence along said curve Three Hundred Eleven and sixty-three hundredths (311.63) feet to its point of tangent, thence along said tangent Sixty and eight hundredths (60.08 ft.) feet to the beginning of a curve to the right whose radius is Two Hundred (200 ft.) feet and central angle Thirty-three (33) degrees, fifty-six (56) minutes, and thirty (30) seconds, thence along said curve One Hundred Eighteen and forty-eight hundredths (118.48 ft.) feet to its point of tangent, thence along said tangent Four Hundred Twelve and fifteen hundredths (412.15 ft.) feet to the beginning of a curve to the right whose radius is Three Hundred Five (305 ft.) feet and central angle Twenty-six (26) degrees and thirty (30) Minutes, thence along said curve One Hundred Forty-one and seven hundredths (141.07 ft.) feet to its point of tangent, thence along said tangent Three Hundred Five and thirty-nine hundredths (305.39 ft.) feet to the beginning of a curve to the left whose radius is Seven Hundred (700 ft.) feet and central angle thirty-six (36) degrees, forty-seven (47) minutes and twenty (20) seconds, thence along said curve Four Hundred forty-nine and forty-six hundredths (449.46 ft.) feet to its point of tangent, thence along said tangent fifty-six and seventy-six hundredths (56.76 ft.) feet to the beginning of a curve to the right whose radius is One Hundred Fifty (150 ft.) feet and central angle Eighty-four (84) degrees, seventeen (17) minutes and twenty (20) seconds, thence along said curve Two Hundred Twenty and sixty-seven hundredths (220.67 ft.) feet to its point of tangent thence along said tangent sixty-three and ninety-eight hundredths (63.98 ft) feet to the beginning of a curve to the left whose radius is One Hundred Fifty (150 ft.) and central angle fifty-six (56) degrees, eighteen (18) minutes and thirty (30) seconds, thence along said curve One Hundred Forty-seven and forty-one hundredths (147.41 ft.) feet to its point of tangent, thence along said tangent fifty-four and fifteen hundredths (54.15 ft.) feet to the beginning of a curve to the left whose radius is Three Hundred (300 ft.) feet and a central angle seventy-eight (78) degrees, forty-one (41) minutes and thirty (30) seconds, thence along curve Four Hundred Twelve and three hundredths (412.03 ft.) feet to its point of tangent, along said tangent Seven Hundred Seventy-nine and six-tenths (779.6) feet to the beginning of a curve to the right whose radius is One Hundred Fifty (150 ft.) and central angle of sixty-three (63) degrees and twenty (20) minutes, thence along said curve One Hundred Sixty-five and eighty-one hundredths (165.81) feet to its point of tangent, thence along said tangent Three Hundred Forty-nine and eighty-five hundredths (349.85 ft.) feet to a point on the North line of said Section thirty-four (Sec. 34) and on the West line of Golf Drive East, thence from said point on an angle to the left of eighty-eight (88) degrees, eighteen (18) minutes, six hundred eighty-three and eighty-five hundredths (683.85) feet to the Point of Beginning.

LESS:

The North 50 feet of that part of NW 1/4 of Section 34, Township 52 South, Range 41, East, lying between Golf Drive West and Golf Drive East, as *shown* on Plat of GOLF PARK, SECTION 2, recorded in Plat Book 23, Page 46, of the Public Records of Miami-Dade County, Florida.

PARCEL 3:

Tract B, of REDI DATA SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 127, Page 84, of the Public Records of Miami-Dade County, Florida.

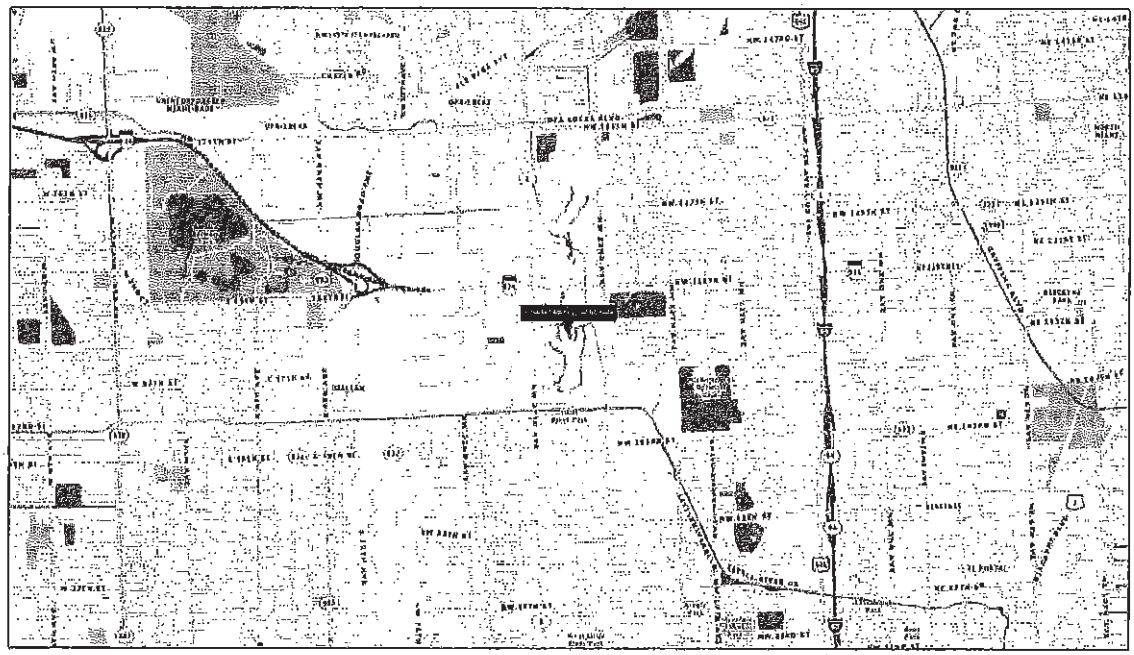
PARCEL 4:

Lots 4 through 9, LESS the East 15 feet of Lots 6 through 9 for right-of-way, Block 3, of HALOCK NO. 2, according to the Plat thereof, as recorded in Plat Book 46, Page 25, less the legal described that certain Special Warranty Deed recorded in Official Records Book 25143 Page 1189, of the Public Records of Miami-Dade County, Florida.

Exhibit 2

Business Incentives

Location : X: 906481.4807 - Y: 562405.4008



Summary:

Name	Description
Brownfield	MODEL CITY/BROWNSVILLE
Census Tract 2010	4.12
Community Development Block Group	12086
Community Development District	The location entered is not within a Community Development District boundary.
Community Redevelopment Area	The location entered is not within a Community Redevelopment Area boundary.
County Commission District	Jean Monestime
Empowerment Zone/Targeted Urban Area	The location entered is not within a Empowerment Zone/Targeted Urban Area boundary.
Enterprise Zone	The location entered is not within a Enterprise Zone boundary.
Land Use	Other inland water bodies (Lakes, Ponds, Watercourses other than rivers and canals), including road borrow pits.
MunicipalityCoastal_poly	UNINCORPORATED MIAMI-DADE
Neighborhood Revitalization Strategy Area	The location entered is not within a Neighborhood Revitalization Strategy Area boundary.
Targeted Urban Area	The location entered is not within a Targeted Urban Area boundary.
Target Urban Area Corridor	The location entered is not within a Target Urban Area Corridor boundary.

Zoning	Location: Inside the Urban Development Boundary (UDB)
Urban Development Boundary	1

Disclaimer:

** The County is continually editing and updating GIS data to improve positional accuracy and information. No warranties, expressed or implied, are provided for the positional or thematic accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file at Miami-Dade County and the County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein. Please direct all inquiries, comments, and suggestions to giv@miamidade.gov

printed: 12/10/2014

Exhibit 3

WESTVIEW BUSINESS PARK

2E – PROJECT OVERVIEW

The Westview Business Park presents an opportunity for infill development on a +/- 180 net acre property, a former golf course (Westview Country Club) that is currently vacant. The site is located in the County's Urban Infill Area, divided by NW 119th Street (Gratigny Parkway), which accesses the Palmetto Expressway (SR 826) and Interstate 75 to the west and State Road 7 (US 441) and Interstate 95 to the east. The site provides excellent access to the regional road network. The proposed mixed use development will consist of retail and industrial uses, totaling up to two million square feet when built out. This development will be a game changer for the surrounding area and the first new large scale development in the area in over twenty years. Based on the county's own analysis, if and when fully developed, utilizing a ratio of 1,000 square feet per worker, the property would generate some 2,000 jobs. The creation of job opportunities within this community is also a major goal set forth in the North Central Charrette Area Plan.

The property is subject to a Declaration of Restrictions (covenant) that limits development to a maximum of 400,000 square feet of retail and service uses and a maximum of 1.6 million square feet of office, light industrial, warehouse and flex space. The covenant also provides for the following improvements: an eastbound right turn lane on the southern segment of NW 119 Street, and an extension of an existing westbound right turn lane on the northern segment of NW 119 Street, a landscape buffer separating the industrial areas and the adjacent residential uses, the provision of a five-acre park and implementing a first source hiring program for the residents of the surrounding community.

The development will be built on the north and south sides of NW 119th Street, with the retail portions fronting on NW 119th Street and the business park to be located behind the retail. We envision a retail center with a grocery store, bank, restaurants and neighborhood shops serving local residents and commuters traveling the Gratigny Parkway. The business park has unlimited possibilities, given its close proximity to the Port of Miami and Miami International Airport. The property's quick access to highways makes it a perfect candidate for many types of businesses looking to locate in the Miami area.

Exhibit 4

WESTVIEW BUSINESS PARK

2F - ECONOMIC DEVELOPMENT: NEW JOBS / NEW BUSINESS.

Miami-Dade County has emerged as the Western Hemisphere's International Trading Center and one of the World's most vibrant and dynamic metropolises. It boasts the most populous county in the State of Florida (2.5 million per the 2010 census). Miami-Dade County is primarily driven by global trade and tourism and it is commonly known as the "Gateway to Latin America". The presence of multi-modal transportation via PortMIAMI and Miami International Airport allow this region to play an important role as an international transportation hub. Westview Business Park will capitalize on this important fact.

The Westview Business Park will be the first of its kind in Miami-Dade County's North-Central Urban Core. Most Class "A" warehouse parks built in this region are near Miami International Airport. There is an absence of new Class "A" warehouse North of Medley, Florida. There are currently 43 million square feet of industrial warehouse space in Northwest Miami-Dade County and of that only 10% is considered Class "A"; the other 90% is classified as Class "B" and "C". This lack of Class "A" space in Northwest Miami-Dade County presents the perfect opportunity to develop an institutional grade product such as Westview Business Park. The Westview Business Park will be only one of four properties in Miami-Dade County that can deliver more than 275,000 square feet of contiguous warehouse space. Since 2003, for example, Miami-Dade and the Southern Broward market only saw eight user sales greater than 275,000 square feet and only ten leases greater than 275,000 square feet. There is no doubt this project is a necessity for the growing needs of Miami-Dade County and its continuum as a global logistics hub.

Our economic study, performed by Miami Economic Associates, Inc. ("MEAI"), shows that the subject property is in an excellent location for the development of a new employment center comprised of industrial, warehouse, flex, retail, and/or office space that could provide job opportunities for residents of the market area. MEAI based this belief on several factors which include the following:

- By virtue of its location on SR 924/Gratigny Road, which connects to the Palmetto Expressway (SR 826) and I-75 to the West and State Road 7 (US 441) and I-95 to the East, the subject site provides excellent access to the regional road network.
- The subject site is located just a short distance to the East of the NW 27th -NW 37th Avenue Industrial Corridor, which extends from the Miami River north to NW 135th Street. According to a study by the Miami-Dade County Department of Planning and Zoning, only about 6

percent of the industrial space in the north portion of this corridor, which extends from NW 107th Street to 135th Street is vacant. That is a lower rate of vacancy that exists in either the West Airport Area or Hialeah. The County's study further found that the corridor had only a small amount of vacant land available.

Based on those and other factors, MEAI found that there is a clear need for more industrial warehouse development is this market area.

Companies using the Westview Business Park will be able to import and export cargo from PortMIAMI and Miami International Airport. Due to its location, these goods can be easily distributed through the Tri-County area and connected to major transportation systems to be distributed through the United States. The ability to provide a large area to develop Class "A" logistic warehouses in Miami-Dade County's North-Central Urban Core and in close proximity to major arterial roadways, provides Westview Business Park with a formidable location and business model. The development of this project will have the following economic impacts and fiscal benefits according to MEAI:

- Approximately $54 million of the $120 million that will be expended to construct the proposed project would be spent on construction labor wages and salaries with an average salary of $62,000.00

- Based on conventional ratios of workers per 1,000 square feet of space for retail and warehouse space, the project, when fully developed will be occupied by a workforce of at least 3,600 workers. It is estimated that this workforce would earn $183.6 million annually. The number of workers and their aggregate earnings would be higher if a portion of the industrial land is developed with flex and/or office uses rather than warehouse. Economic models shows that for each direct jobs at least 0.75 indirect and induced jobs are created off-site in Miami-Dade County by what is conventionally known as the "multiplier effect". Accordingly, if the on-site workforce is comprised of 3,600 workers, a total workforce of at least 6,300 workers will be created in the County. The number of indirect and induced jobs will increase if the number of direct jobs on-site is greater due to the development of flex and/or office space on a portion of the land designated for industrial use.

- Fiscal Benefits:

    - Based on a review of the taxable values of comparable projects, MEAI, estimated that 400,000 square feet of retail space and 1.6 million square feet of office space would have a total taxable value when fully developed of $240 million. Assuming

WESTVIEW BUSINESS PARK

Jurisdiction	Millage Rates/$1000 Taxable Value	Amount
Miami-Dade County		
General Fund	4.8050	$1,153,200
Debt Service Fund	0.2850	$68,400
Fire Fund	2.4496	$587,904
Fire Debt Service	0.0131	$3,144
Library	0.1795	$43,080
UMSA	2.0083	$481,992
Total	9.7405	$2,337,720
Miami-Dade Schools	8.0050	$1,921,200
Children's Trust	0.5000	$120,000

Westview Business Park will generate jobs and taxable value to one of the poorest areas in Miami-Dade County. The area needs significant infrastructure upgrades that this project will provide and will be a catalyst for new jobs and new businesses in the area.

Exhibit 5

WESTVIEW PROJECT BUDGET INDUSTRIAL PHASE I

HARD COSTS	Total	PSF
Land Purchase Price	16,000,000	20.00
Offsite Costs	12,982,467	16.23
Permits & Fees	471,183	0.59
Shell	28,633,832	35.79
Tenant Improvement Costs	6,835,590	8.54
Hard Cost Contingency	1,302,382	1.63
TOTAL HARD COSTS	**66,225,454**	**82.78**

SOFT COSTS	Total	PSF
Design	1,360,600	1.70
Commissions	2,623,661	3.28
Administrative / Operating	1,227,420	1.53
Developer Fees (Excluding Dispo Fees)	2,459,618	3.07
Closing / Transaction	481,000	0.60
Financing Costs	2,282,792	2.85
Soft Cost Contingency	314,392	0.39
TOTAL SOFT COSTS	**10,749,483**	**13.44**

TOTAL PROJECT COSTS	76,974,937	96.22

SOURCES	Total	PSF
Estimated Debt Financing	50,033,709	62.54
Estimated Equity Financing	26,941,228	33.68
Total Sources	**76,974,937**	**96.22**

Exhibit 5 cont.

WESTVIEW PROJECT BUDGET RETAIL PHASE I

HARD COSTS	Total	PSF
Land Purchase Price	3,900,000	45.88
Offsite Costs	340,000	4.00
Sitework	2,500,000	29.41
Permits & Fees	1,250,000	14.71
Shell	8,000,000	94.12
Tenant Improvement Costs	2,400,000	28.24
Hard Cost Contingency	717,250	8.44
TOTAL HARD COSTS	**19,107,250**	**224.79**
SOFT COSTS	**Total**	**PSF**
Design	450,000	5.29
Commissions	665,000	7.82
Administrative / Operating	450,000	5.29
Developer Fees (Excluding Dispo Fees)	560,000	6.59
Closing / Transaction	500,000	5.88
Financing Costs	1,185,000	13.94
Soft Cost Contingency	150,000	1.76
TOTAL SOFT COSTS	**3,960,000**	**46.59**
TOTAL PROJECT COSTS	**23,067,250**	**271.38**
SOURCES	**Total**	**PSF**
Estimated Debt Financing	14,993,713	176.40
Estimated Equity Financing	8,073,538	94.98
Total Sources	**23,067,250**	**271.38**

Exhibit 6

WESTVIEW PROJECT BUDGET INDUSTRIAL PHASE I (excluding land)

HARD COSTS	Total	PSF
Land Purchase Price	-	-
Offsite Costs	12,982,467	16.23
Permits & Fees	471,183	0.59
Shell	28,633,832	35.79
Tenant Improvement Costs	6,835,590	8.54
Hard Cost Contingency	1,302,382	1.63
TOTAL HARD COSTS	**50,225,454**	**62.78**

SOFT COSTS	Total	PSF
Design	1,360,600	1.70
Commissions	2,623,661	3.28
Administrative / Operating	1,227,420	1.53
Developer Fees (Excluding Dispo Fees)	2,459,618	3.07
Closing / Transaction	481,000	0.60
Financing Costs	2,282,792	2.85
Soft Cost Contingency	314,392	0.39
TOTAL SOFT COSTS	**10,749,483**	**13.44**

TOTAL PROJECT COSTS	60,974,937	76.22

SOURCES	Total	PSF
Estimated Debt Financing	39,633,709	49.54
Estimated Equity Financing	21,341,228	26.68
Total Sources	**60,974,937**	**76.22**

Exhibit 6 cont.

WESTVIEW PROJECT BUDGET RETAIL PHASE I (excluding land)

HARD COSTS	Total	PSF
Land Purchase Price	-	-
Offsite Costs	340,000	4.00
Sitework	2,500,000	29.41
Permits & Fees	1,250,000	14.71
Shell	8,000,000	94.12
Tenant Improvement Costs	2,400,000	28.24
Hard Cost Contingency	717,250	8.44
TOTAL HARD COSTS	**15,207,250**	**178.91**
SOFT COSTS	Total	PSF
Design	450,000	5.29
Commissions	665,000	7.82
Administrative / Operating	450,000	5.29
Developer Fees (Excluding Dispo Fees)	560,000	6.59
Closing / Transaction	500,000	5.88
Financing Costs	1,185,000	13.94
Soft Cost Contingency	150,000	1.76
TOTAL SOFT COSTS	**3,960,000**	**46.59**
TOTAL PROJECT COSTS	**19,167,250**	**225.50**
SOURCES	Total	PSF
Estimated Debt Financing	12,458,713	146.57
Estimated Equity Financing	6,708,538	78.92
Total Sources	**19,167,250**	**225.50**

Exhibit 7

WESTVIEW BUSINESS PARK

5c – BUSINESS CAPACITY

The current owner of the property, Rosal Westview, LLC, purchased the site in 2011 and currently owns the property free and clear. The principals of Rosal Westview are the same as those of Landmark Companies which is known state-wide for the acquisition, development, rehabilitation and construction of multi-family properties for rent and for sale. Together, Landmark's principals have successfully acquired, developed, sponsored and managed more than 5,000 apartment units with a cost basis of over $750 million dollars. Landmark has been doing business in Miami-Dade County for over 25 years. Landmark Companies enjoys a well-deserved reputation for getting jobs done on budget and on time. In its 25 year history Landmark has not once faced a foreclosure. In fact, neither Landmark nor its principals have ever had to restructure a loan. Because of this excellent track record, the same core of investors and lenders work with Landmark Companies year after year.

Rosal Westview, LLC is currently under contract to sell the industrial portion of the land to Panattoni Development Company, currently one of the largest private real estate development companies in the world. Since its inception in 1986, the company has developed more than 200 million square feet of commercial across all major product types. In 2014 the company began development of over 10 million square feet of space across 41 buildings in 14 different markets in the United States. Panattoni has already secured a capital partner to invest in the Westview Business Park and is capable of bringing the project to completion.

Rosal Westview, LLC will develop the retail potion of the site with the Courtelis Company, which has been developing, leasing and managing retail properties since 1963. The Courtelis Company has participated in the development of over 5 million square feet of commercial real estate. The leasing team at Courtelis has a combined 50 years of experience in leasing all types of shopping centers throughout Florida, from urban mixed use properties to enclosed malls. Members of the Courtelis team have been involved in the development and leasing of various shopping centers in Southeast Florida including The Falls, The Prado, Deerwood Town Center, Lakewood Mall, and Fontainebleau Park Plaza. Tenants in Courtelis Developments include Macys, Cinemas, Bloomingdales, TJ Maxx, Home Depot, Office Max, Winn Dixie, Wal-Mart, Marshalls, Ross, Walgreens and LA Fitness.

Exhibit 7 cont.

WESTVIEW BUSINESS PARK

5A – PROJECT INFRASTRUCTURE

The Westview Business Park infrastructure needs include roadway improvements to NW 119th Street (Gratigny Parkway), which accesses the Palmetto Expressway (SR 826) and Interstate 75 to the west, and State Road 7 (US 441) and Interstate 95 to the east. Roadway improvements include an eastbound right turn lane on the southern segment of NW 119 Street, and an extension of an existing westbound right turn lane on the northern segment of NW 119 Street, a new entrance connecting NW 22nd Avenue at theoretical NW 117th Street, improving NW 24th Avenue north and south of 119th Street. A new traffic light is to be installed on 119th Street and NW 24th Avenue. A landscaped berm surrounding the industrial portion of the property 60 feet wide by 7 feet tall to separate the business park from the surrounding neighborhood. A jogging track will be built in the county right away surrounding the property. Improve and dedicate a 5 acre neighborhood park with the following facilities, outdoor gym, site furniture, multipurpose court and playground. Other infrastructure needs include filling of lakes, drainage, environmental cleanup, upgrading the water, sewer and lift stations in the surrounding area to accommodate the new development. It is estimated that the public infrastructure cost will exceed $14,000,000.

Exhibit 8

WESTVIEW BUSINESS PARK

6 – ECONOMIC IMPACT AND CORPORATE RESPONSIBILITY

A – ECONOMIC IMPACT/COMMUNITY/SOUTH FLORIDA

Westview Business Park has the potential to offer special economic impacts and benefits to those that need it most. Located in one of the most challenged areas in Miami-Dade County, it can provide a first or second opportunity. The game changer here is providing jobs and a better quality of life to the residents of this area. To those needing jobs and lacking transportation, this project brings thousands of job opportunities close to home. To those seeking a sense of community, this development would provide a town center with shops and restaurants which would allow the local residents a sense of place.

Due to its close proximity to the Miami-Dade County line the Westview Business Park will be able to serve cargo from both PortMIAMI and Port Everglades. As of 2012, the combined PortMIAMI and Port Everglades container traffic measured 1.83 million TEUs, ranking it 11th among North American container ports and number one in Florida. PortMIAMI and Port Everglades are expanding their capacity and improving truck access and deepening their channels to support post-Panamax vessels. This facility will expand the cargo throughput of both PortMIAMI and Port Everglades. The State of Florida and South Florida's local governments have all made significant investments in our seaport and airport infrastructure. The Westview Business Park will create opportunities to leverage the State's and local governments' investments with private dollars for the development of state of the art warehousing and distribution facilities centrally located to reach Miami International Airport, PortMIAMI, Port Everglades, I-75, I-95 and the Palmetto Expressway.

B – EMPLOYMENT/FAMILIES/80% OF COUNTY'S MEDIAN HOUSEHOLD INCOME

Yes, Westview Business Park will implement a strategy to maximize the employment of persons with family incomes of less than 80% of the County's median household income, or persons living in Census Block Groups where 50% of residents live in households with income less than 80% of the median.

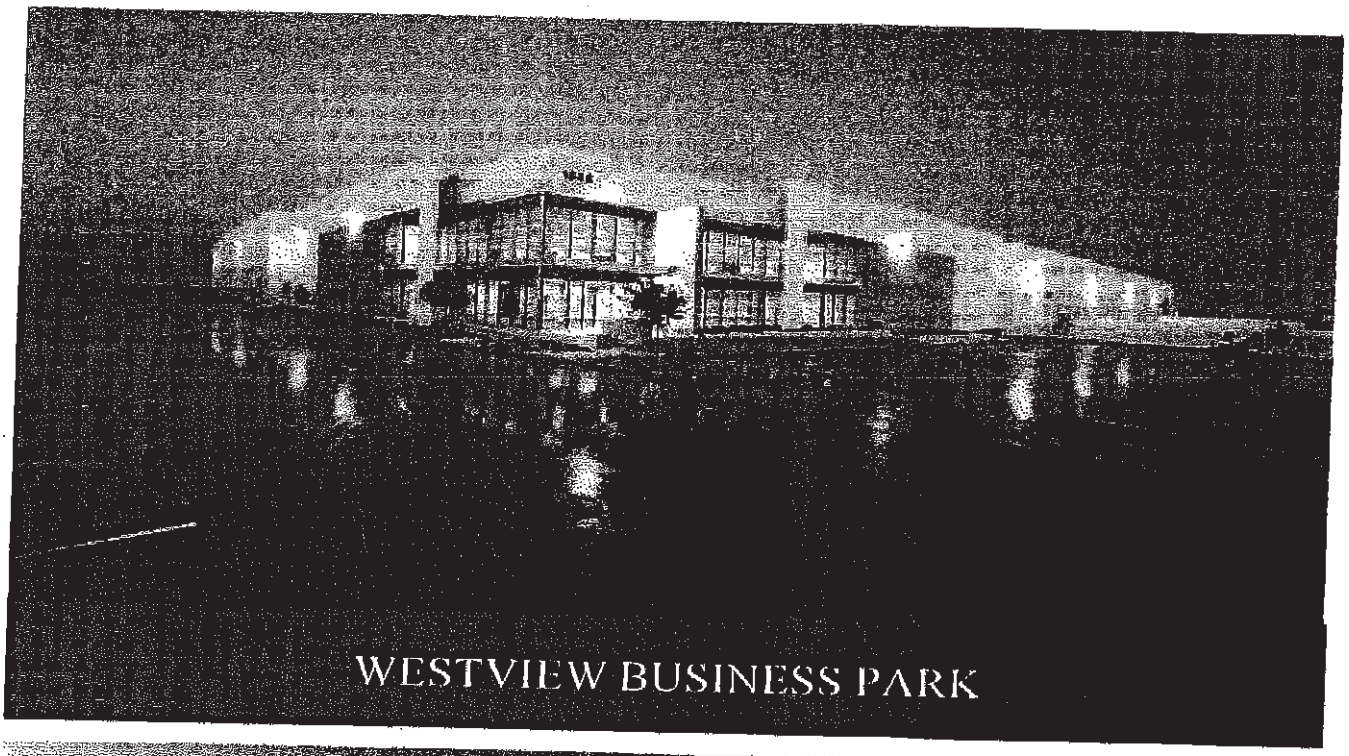
Westview Business Park Prior committed, via a Declaration of Restrictive Covenants to Miami-Dade County, to notify the South Florida Workforce Investment Board, or successor agency recognized as the "Referral Agency" under the County's First Source Hiring Referral Program established under Section 2-2092 et seq. of the Miami-Dade County Code, of all vacancies and make a good faith effort to employ candidates from the Referral Agency with priority to applicants who are residents of the zip code in which the Property is located (33167) prior to the issuance of

the first building permit for the development of the Property. The developers of Westview Business Park will also reach out to the creators of Operation 305 which was responsible for hiring minorities in the PortMIAMI Tunnel Project. Operation 305 exceeded all minority hiring goals in the development of one of the largest infrastructure jobs in this country.

Westview Business Park has also committed to use all commercially reasonable efforts to (i) utilize the local business community as well as the local workforce in the construction of the Project, (ii) recruit and retain qualified community based small businesses, including Community Small Business Enterprises ("CSBEs"), Community Based Enterprises ("CBEs") and Small Business Enterprises ("SBEs") certified under the applicable provisions of the Code of Miami-Dade County; (iii) hire and ensure the retention of qualified employees regardless of race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status or sexual orientation, and (iv) achieve an aspirational goal of awarding at least 10% of the construction contracts (based on the total construction costs of the project) to minority businesses to the extent permitted by law. The Owner agrees to hire a consulting firm, with expertise in this area, to manage and assist with the development and administration of the ongoing programming, as a good a faith effort to guarantee its overall success.

EXHIBIT "9"

Economic Development Fund
Building Better Communities



WESTVIEW BUSINESS PARK

PANATTONI®

TYPICAL DISTRIBUTION OCCUPANTS

PANATTONI®

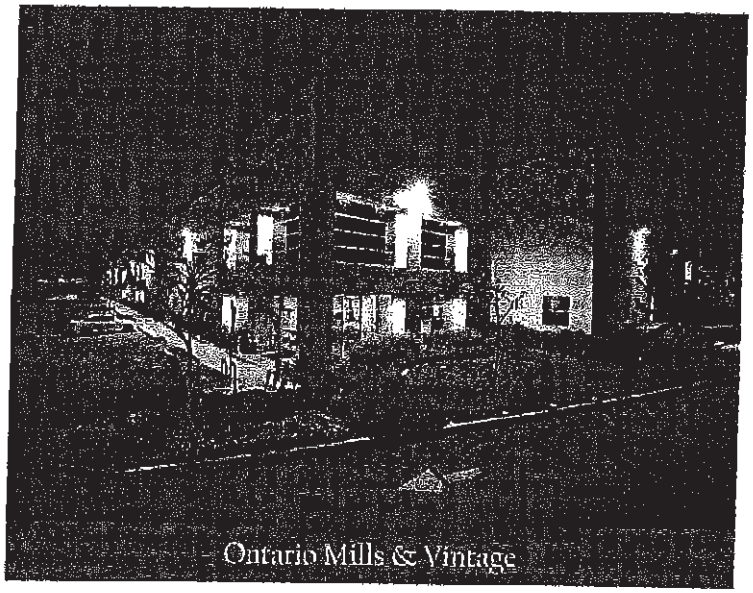
TYPICAL DISTRIBUTION OCCUPANTS (CONTINUED)

- Amazon
- BMW
- Bridgestone/ Firestone
- Canadian Tire
- Caterpillar
- Colgate-Palmolive
- Clorox
- Epson
- Georgia-Pacific
- Home Depot
- CEVA Logistics
- Federal Express
- Southern Wine
- General Electric
- Electrolux
- Caterpillar
- Hewlett Packard
- Raytheon Company
- Schmalbach Lubeca
- Southwire Company
- Technicolor Videocassette
- United Stationers
- Nestle
- Unilever
- Volkswagen
- Whirlpool
- Fresh Point
- Sysco
- Petsmart
- Iron Mountain
- Volkswagen
- Volvo

PANATTONI®

The Company

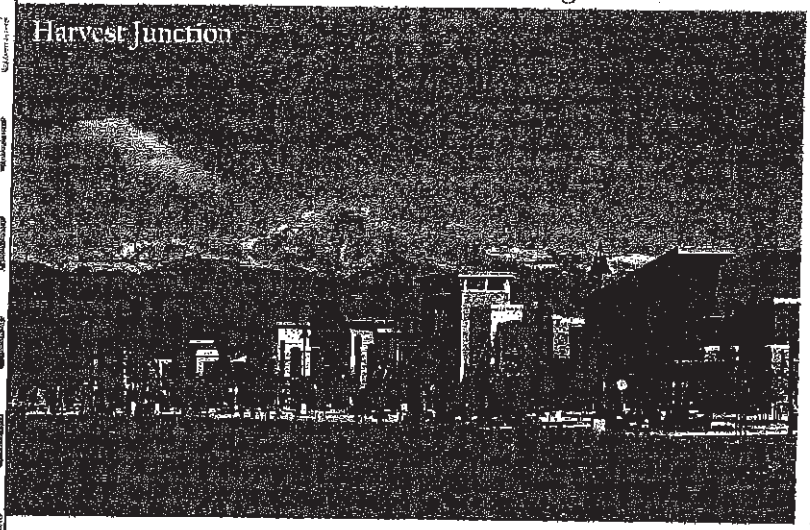
Panattoni Development Company, Inc.

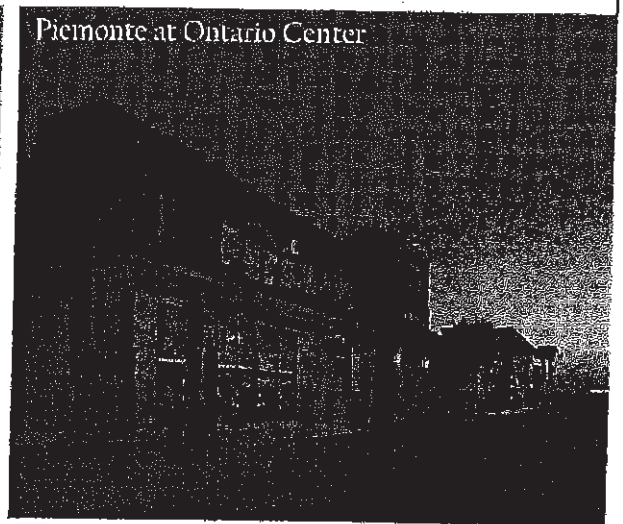

Ontario Mills & Vintage

Panattoni is one of the largest commercial real estate development companies in the world. Since inception, the company has developed 156 million square feet of space. The company is privately held and was founded in 1986 by Carl Panattoni.

Headquartered in Sacramento, California, Panattoni currently operates from 28 offices in the United States, Canada, and Europe. Buildings have been developed in 29 states and 9 countries. Notable clients include: Allstate, Amazon.com, Best Buy, BMW, Bridgestone/Firestone, CalSTRS, Clorox, Health Net, Home Depot, Georgia-Pacific, Michaels, Nationwide, Petco, Raytheon, Starbucks, Unilever, Whirlpool and Volkswagen, just to name a few. Particularly satisfying has been a large number of multiple assignments awarded by corporate clients.

Panattoni has extensive experience in the development of industrial, office, retail, and mixed-use facilities. The company has been particularly active in the area of build-to-suits, completing more than 57 million square feet of space. Panattoni has employed the design/build concept in over 90% of its assignments, producing significant savings for its clients. The company offers build-to-suit capabilities on a single project basis or multi-market solutions for international, national and regional clients.

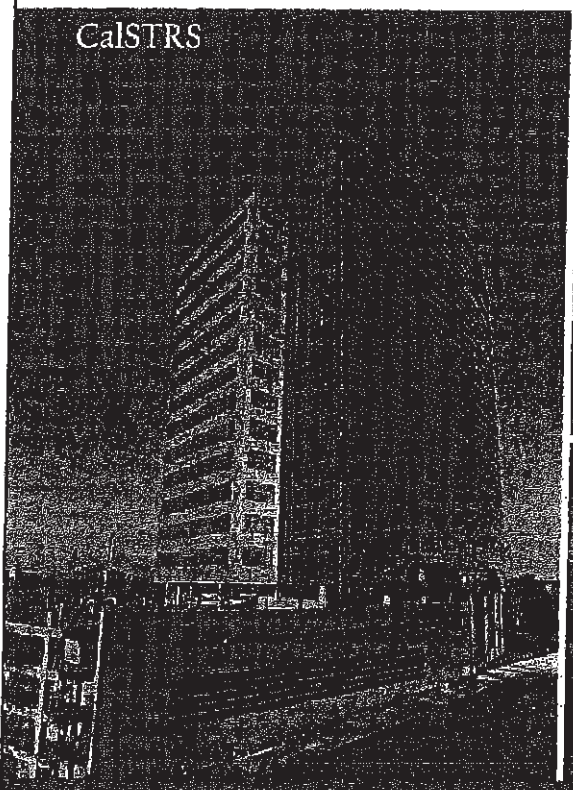

Harvest Junction

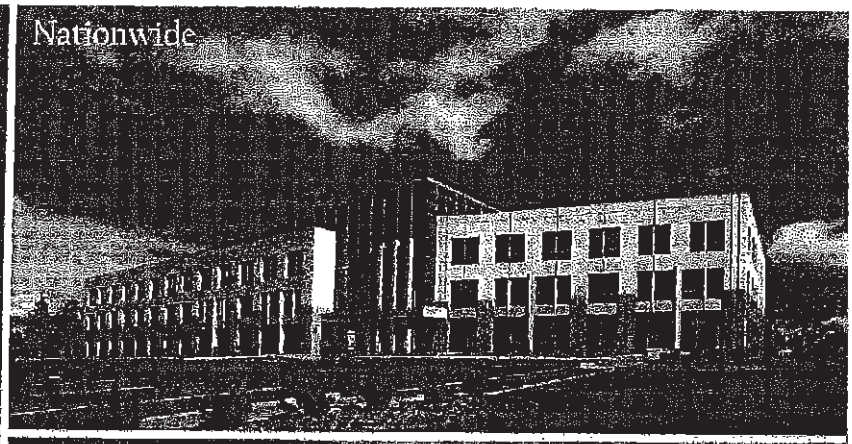

Piemonte at Ontario Center

PANATTONI®

The Company

Panattoni has experienced local partners in each of its markets. While enjoying all the benefits of an international development firm, operational and financial responsibilities for each project are fixed at the local level. This allows quick decisions that are based upon local knowledge and relationships.





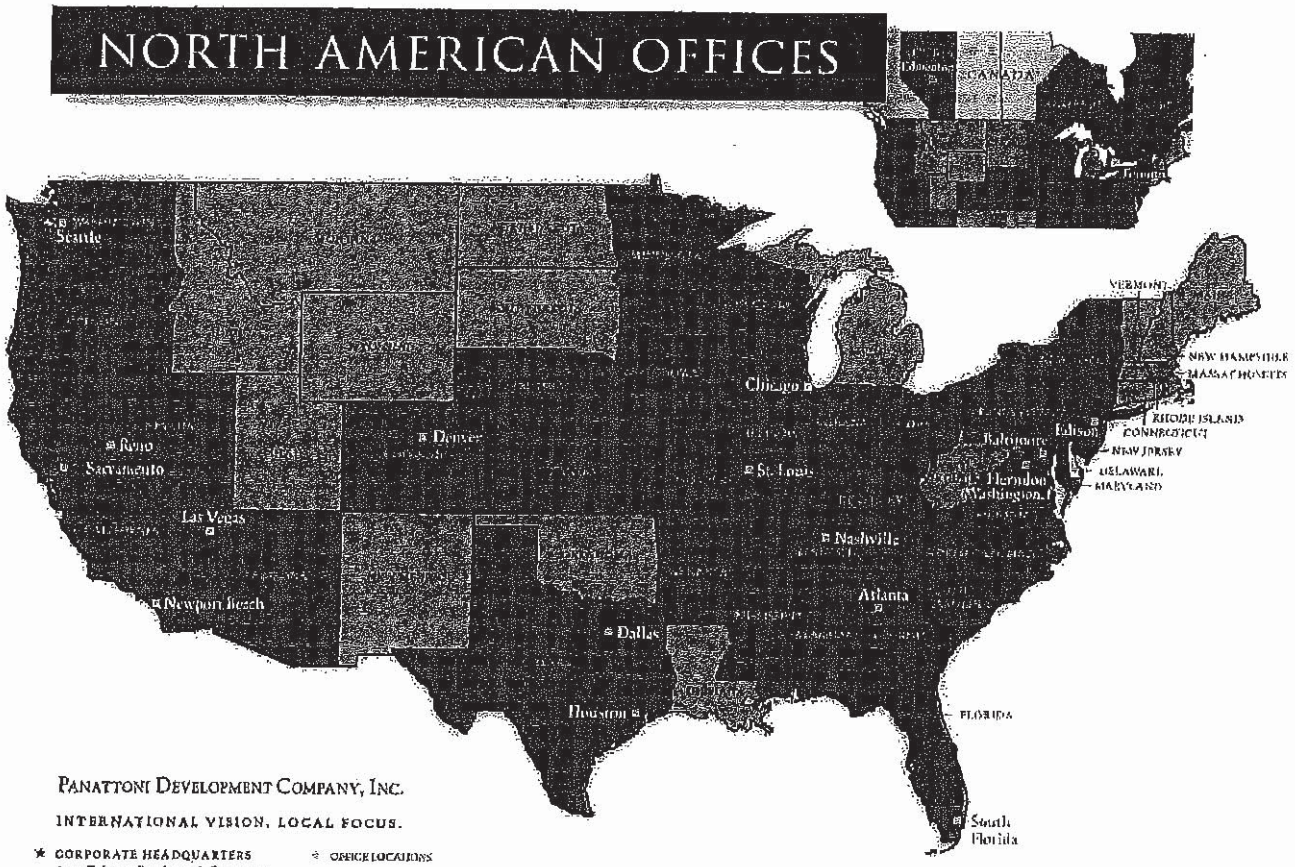
Our Mission Statement

The goal of Panattoni Development Company is to strengthen our position as a leader within the commercial real estate development industry. This is accomplished with the dedication of each team member to perform beyond expectations within all aspects of project development. As a company, Panattoni emphasizes teamwork, local market knowledge, productivity and most importantly personal integrity. By applying these principles on each transaction, we achieve the ultimate goal of client satisfaction.

PANATTONI®

The Company

NORTH AMERICAN OFFICES

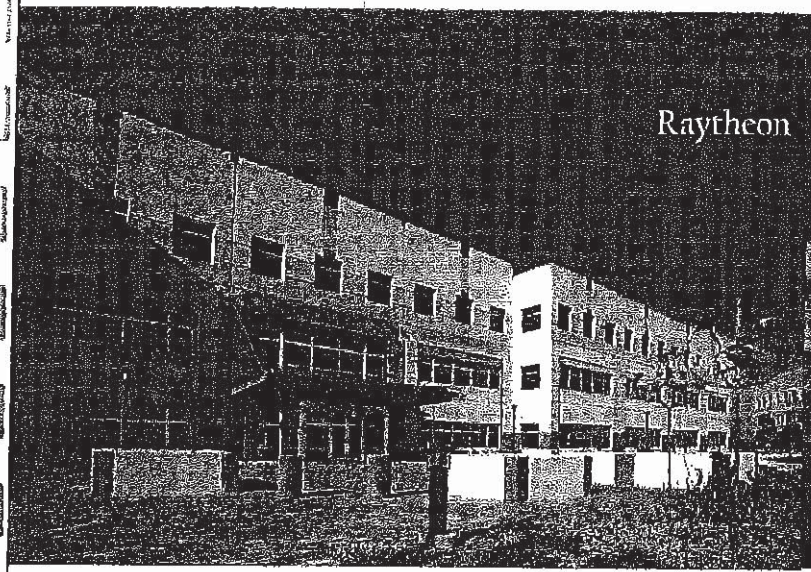


PANATTONI DEVELOPMENT COMPANY, INC.

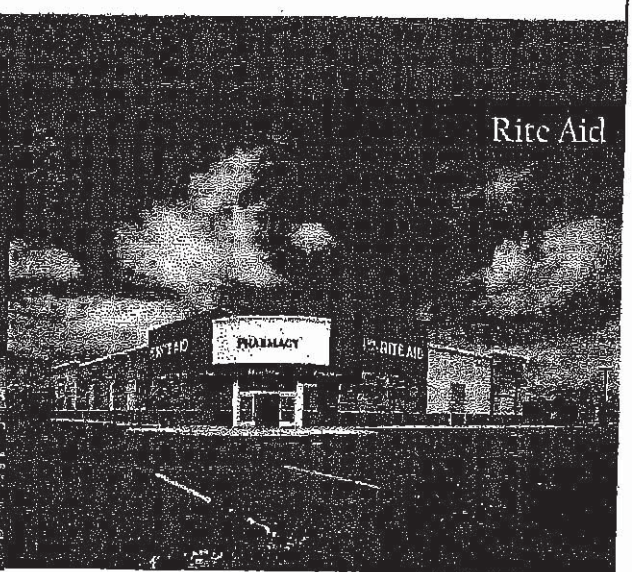
INTERNATIONAL VISION, LOCAL FOCUS.

★ CORPORATE HEADQUARTERS
8775 Folsom Boulevard, Suite 200
Sacramento, CA 95826
PH 916/381-1561

○ OFFICE LOCATIONS
■ STATES WHERE PANATTONI HAS DEVELOPED
■ PROVINCES WHERE PANATTONI HAS DEVELOPED



Raytheon



Rite Aid

PANATTONI®

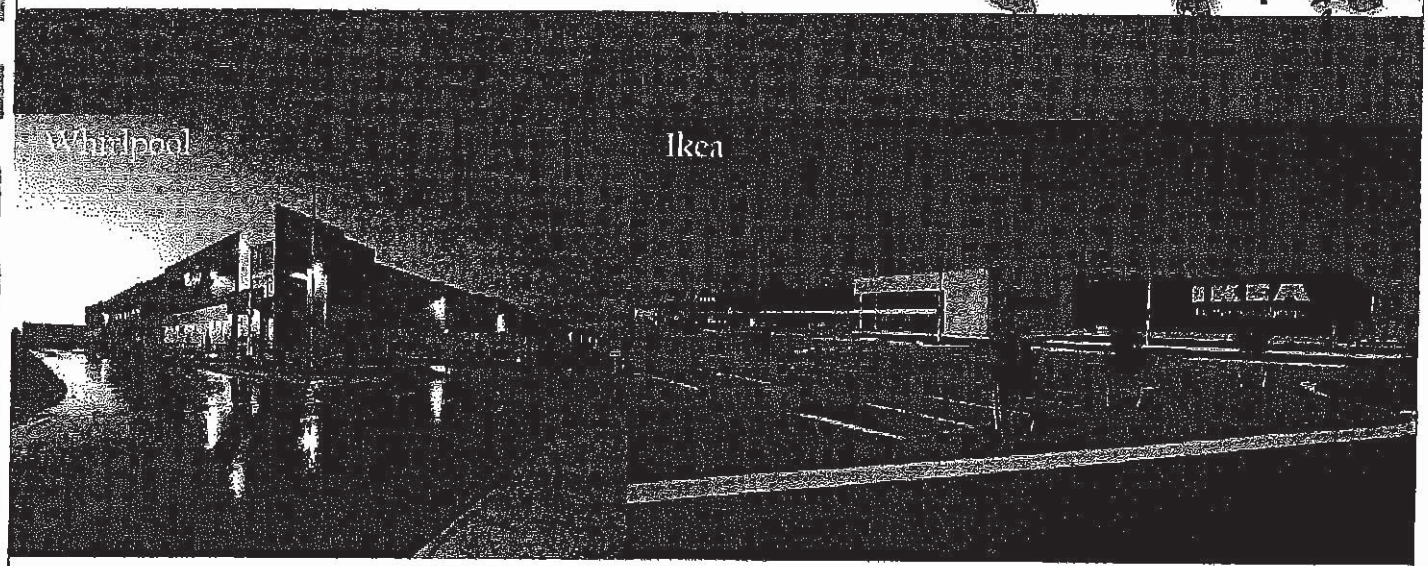
The Company

european offices

PANATTONI EUROPE

★ headquarters/ administrative office
Beech Avenue 54-80
1119 PW Schiphol-Rijk
The Netherlands
ph +31 20 3166 2004

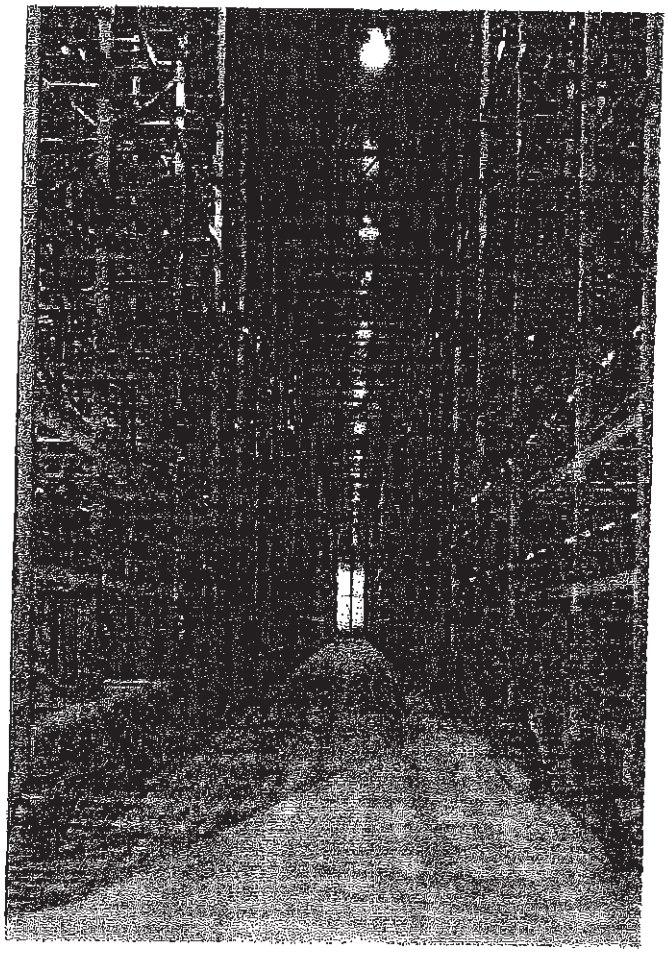
● office locations
■ administrative offices
■ countries where panattoni has developed

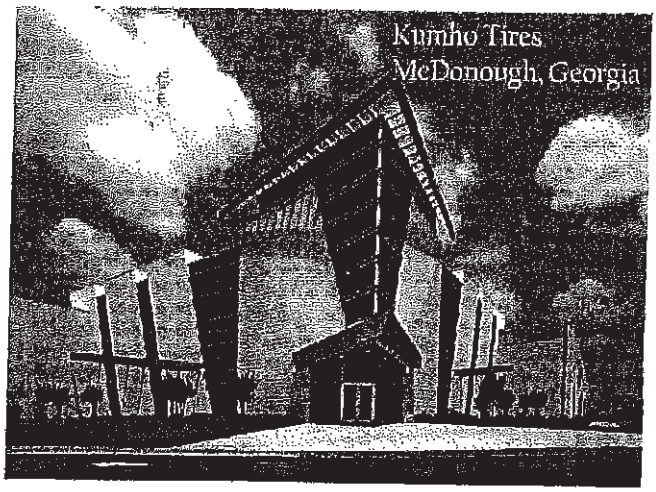


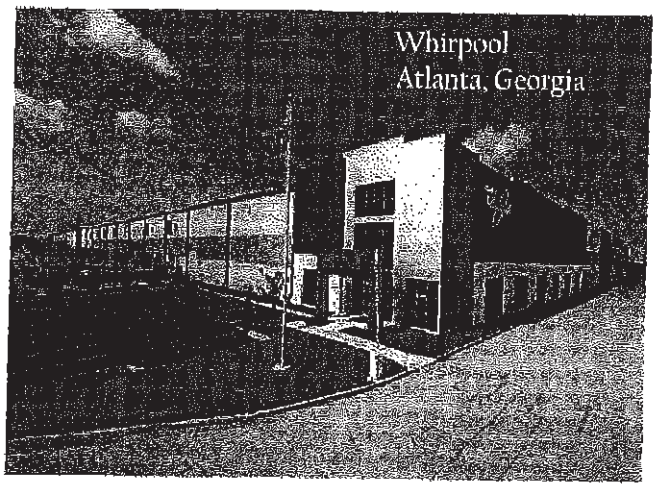
PANATTONI®

Statistics

Panattoni has completed 156 million square feet of industrial, office, flex, and retail space throughout the United States, Canada and Europe.







Panattoni's current portfolio includes:

- 30.7 million SF in North America
- 11.3 million SF in Europe

Starts/Acquisitions over last 5 years

48.5 million SF worldwide totaling $3.3 billion

- 27.9 million SF in the U.S. totaling $1.8 billion
- 2.6 million SF in Canada totaling $207 million
- 18 million SF in Europe totaling at $1.3 billion

PANATTONI®

COURTELIS COMPANY

Courtelis Company has been developing, leasing and managing retail properties since 1963. The development and asset management team led by Elias Vassilaros has participated in the development of over 5 million square feet of commercial real estate. The leasing team led by Rod Castan has a combined 50 years experience in leasing all types of shopping centers, from urban mixed use properties to enclosed malls throughout Florida. Rod Castan is the past Southern Division Operations Chairman for International Council of Shopping Centers (ICSC) and one of first recipients to ever receive the honor and professional designation of Certified Leasing Specialist (CLS) and Certified Retail Property Executive (CRX). Members of the Courtelis team have been involved in the development and leasing as the exclusive agent of various shopping centers in Southeast Florida including:

- **The Falls** (Macys, Cinemas, Bloomingdales) and **The Prado** (TJ Maxx) U.S. 1 and SW 136th Street, Miami, Florida.
- **Deerwood Town Center** (Home Depot, Office Max, Winn Dixie) 300,000 sq.ft. shopping center at SW 152 st and Florida Turnpike
- **Lakewood Mall** (Wal-Mart, Marshalls, Ross, Walgreens): University Drive and Atlantic Avenue, Margate, Florida, 350,000 sq. ft.
- **Fontainebleau Park Plaza** (Wal-Mart, LA Fitness) newly opened 235,000 sq. ft. shopping center on Flagler and 92nd Avenue.

Lakewood and The Falls have since been sold and are under different management at this time. Courtelis is currently developing **Vicenza Plaza**, a 70,000sq.ft. neighborhood shopping center in Hialeah Gardens anchored by Wal-Mart Neighborhood Market, and is also the exclusive agent for a new 150,000 sq.ft. retail development project on NW 74th Street and 107th Avenue called **Doral Commons** scheduled to open in 2016 with Publix and TJ Maxx.

Courtelis currently leases twenty three retail or mixed use properties around the state of Florida. Courtelis Company is also developing Murano at Grand Lakes, a new 240 unit class "A" multifamily development in Orlando.

Through its 48 years history of performance, the company has handled a number of third party leasing, management, development and construction assignments for institutional and privately held real estate investment firms. These clients include:

RREEF	Kislak Company
BlackRock	Landstar Homes
Alecta	Tavistock Group
Barron Collier Company	Westinghouse Communities
Lennar	Bonita Bay Group
Globe Corporation	WCI
Easton Group	Terra Group
Devcon Corporation	Everglades Foundation

Courtelis Company has negotiated leases/sales and developed properties for the following anchor tenants:

Publix	Sears
Winn Dixie	Belk
WalMart	Bealls
Sweetbay Supermarket	Regal Cinemas
Fresh Market	Bloomingdales
Sam's Club	Home Depot
Saks	Home Goods
Barnes & Noble	Office Depot
L.A. Fitness	Office Max
Best Buy	Albertsons
Stein Mart	Staples
Marshalls	Toys R Us
Ross	TJ Maxx
Trader Joes	Pier One
Bed, Bath & Beyond	The Gap

COURTELIS COMPANY HISTORY

The company was founded in Miami by Alec Courtelis. Together with W. Douglas Pitts, Sr. the current CEO of the firm, they grew the company into one of Florida's top real estate development firms. Courtelis Company, individually or as a joint venture partner, has been responsible for developing over 16,000 residential units in a number of mixed-use communities and over five million square feet of retail facilities in the Florida market.

As related to community development, Courtelis Company's involvement has covered all phases of development, from site location to product delivery. The different phases include: land acquisition, project financing, master planning based on market demands, rezoning and processing through all agencies having jurisdiction, design and construction of all infrastructure improvements, sales and marketing of finished lots or larger tracts, to builders.

Courtelis Company has also developed retail facilities varying from 50,000 square foot neighborhood centers to 450,000 square foot specialty theme retail centers. Courtelis Company has been responsible for site planning, designing, constructing, leasing and managing these commercial developments.

COMMUNITY DEVELOPMENTS

SKYLAKE

Skylake is a 330-acre, mixed-use community development in the northeast section of Miami-Dade County, Florida. As the master developer, Courtelis Company planned, zoned, developed and delivered to condominium builders, parcels of land that yielded approximately 3,000 mid and high-rise condominium apartment units. In addition, Courtelis Company developed freestanding restaurants, an office building, banks and a retail complex consisting of 350,000 square feet, which was North Miami-Dade County's first enclosed air-conditioned mall.

LAKEWOOD

Located in northwest Broward County, in the City of Margate, Courtelis Company developed a 350-acre, mixed-use community totaling 1,500 residential units consisting of garden-type apartments, townhouses and single family, as well as a 350,000 sq ft center.

UNIVERSITY LAKES MOBILE HOME PARK

In the early 1960's, Courtelis Company recognized the need of young families for affordable housing in a single-family environment. University Lakes is Miami-Dade County's largest mobile home park, located on 200+ acres, including 1,150 mobile home units, several parks, lakes, recreational facilities plus a neighborhood shopping center and rental apartments. This community is located on U.S. 41 (S.W. 8th Street) and S.W. 129th Avenue, Miami-Dade County.

BRIAR BAY COMMUNITY

Located on S.W. 136th Street, west of U.S. 1, Miami-Dade County, Courtelis Company master planned and developed this 350-acre community consisting of approximately 1,500 residences, ranging from mid-rise garden apartments, to condominiums, townhouses and single family homes.

KILLIAN PINES

In the mid 1970's, Courtelis Company developed a residential community of 80 acres located in Kendall. Development consisted of 400 single family and townhouse units.

DEVONAIRE

A joint venture with Lennar Homes, a leading national homebuilder, comprising approximately 600 acres, in Kendall. The mixed-use development included 1,500 single family and townhouse units, industrial park, an elementary school and a county park.

TRAIL RUN

A joint venture with Dade Federal Savings & Loan. Starting in 1978, Courtelis Company developed the 300 acres in West Miami-Dade and planned 1,500 units, ranging from single family to townhouses and apartments.

DEERWOOD
In the early 1980's, Courtelis Company planned this 300-acre, mixed-use development, located in S.W. Miami-Dade County. The development included 80 acres of industrial, 40 acres of commercial and the balance in residential, totaling 1,700 units.

L'ESPRIT KENTUCKY PARK
A 5,200-acre equestrian development, located between Louisville and Cincinnati. Development was completed in the late 1980's. Tracts of land varying from 15 acres to 400 acres were marketed to horse owners and breeders.

STONEBRIDGE
In 1992 Courtelis Company acquired a 220-acre site located in S.E. Orlando. It was planned, zoned and developed into 515 single-family sites and 272 apartment units.

TURTLE RUN
In 1986 Courtelis Company, in a joint venture with Lennar Homes, master planned and developed 600 acres in Coral Springs, Florida. The mixed-use development included 100 acres of commercial, 3,000 residential units, parks and a middle school site. As part of the planning process, the venture initiated and formed a community development district pursuant to Chapter 190 of the Florida Statutes to fund infrastructure improvements.

COMMERCIAL DEVELOPMENTS

CORAL PARK CENTER
This neighborhood shopping center, consisting of 50,000 square feet, was completed in 1966. Located on U.S. 41 (S.W. 8th Street) and S.W. 97th Avenue, Miami-Dade County.

SKYLAKE MALL
A 350,000 square foot air-conditioned mall developed in 1969. The center was anchored by Home Depot and J. Byrons.

UNIVERSITY LAKES CENTER
A 50,000 square foot neighborhood center within the University Lakes Mobile Home Park. Built in the mid 1970's.

AIRPARK PLAZA
This community shopping center, consisting of 175,000 square feet, is located on a 13-acre tract on N.W. 57th Avenue and N.W. 7th Street, Miami, Florida. The center is anchored by Publix Supermarket and Office Depot.

KENDALL PROFESSIONAL VILLAGE
South Miami-Dade County's first enclosed air-conditioned mini-mall shopping center, consisting of approximately 52,000 square feet. Formerly the Village Mall Shopping Center, this project was transformed into a modern office/medical complex in 1989. This project is now anchored by CVS and University of Miami Women's Center located at S.W. 97th Avenue and Kendall Drive, Miami-Dade County.

LAKEWOOD MALL
A 350,000 square foot community center originally anchored by Kmart, Winn-Dixie and Walgreens. Initial phase was started in 1972; the third and last phase was completed in 1986. During 2004-2007 the project was totally repositioned through demolition, new construction and retenanting with national tenants Walmart, Marshalls, Ross, & Staples.

NORTHSHORE
A neighborhood shopping centerwhich was constructed in North Fort Myers, Florida, in 1974. It has 50,000 sq. ft. anchored by Big Lots, Pet Supermarket and Dollar General.

BRIAR BAY SHOPPING CENTER
A 55,000 square foot neighborhood center completed in the mid 1970's anchored by Publix Supermarket and Outback Restaurant.

THE FALLS
This high-fashion theme, specialty shopping center, with a gross leasable area of approximately 800,000 square feet, includes the first Bloomingdale's to be located in the Southeast and Macy's. Lush landscaping, covered winding walkways and sparkling waterfalls combine to make this a truly unique shopping environment. The 55-acre site is located on U.S. 1 and S.W. 136th Street in South Miami-Dade County, Florida, and is part of the Briar Bay community.

VILLAGE SHOPPES
Located at S.R. 436 and I-4, Altamonte Springs, Florida, this 53,000 square foot shopping center was anchored by TGI Friday's and Ethan Allen Furniture Store.

GAINESVILLE MARKETPLACE
A 55,000 square foot neighborhood center, developed in the early 1980's in N.W. Gainesville. The center is anchored by Fresh Market.

THE CROSSINGS OF ORLANDO
An 110,000 square foot neighborhood center developed in the mid 1980's. The center is anchored by Winn-Dixie.

WEKIVA RIVER WALK
Located in the Orlando area, on S.R. 436 at Wekiva Springs Road in Apopka, Florida, this 210,000 square foot shopping center opened in 1989. It was anchored by Winn Dixie, Beall's Department Store and United Artists Movie Theatre.

DEERWOOD TOWN CENTER
The initial phase of the 40-acre commercial parcel, within the Deerwood community, included two automobile dealerships Claim Office, Kmart and Winn-Dixie. During 2004-2007 the center was repositioned through demolition, new construction and retenanting with Home Depot, Office Max and Pet Supermarket.

TURTLE RUN SHOPPES
A 200,000 square foot community center, developed in the early 1990's on a 20-acre site within the Turtle Run community. The center was anchored by Walmart and Albertson's.

THE PRADO
A 66,000 square foot specialty center built in the Briar Bay community. The center is anchored by T. J. Maxx, Pier One and Red Lobster. The center opened in October 1992. Located on U.S. 1 and S.W. 136th Street, Miami-Dade County.

WATERSIDE SHOPS
A unique shopping environment in a natural tropical setting, complete with winding waterways and waterfalls, in the world-renowned community of Pelican Bay, Naples, Florida. The center features Saks Fifth Avenue and Barnes & Noble. This 250,000 square foot center opened for business in November 1992, and is located on U.S. 41 and Seagate Drive in Naples, Florida. Waterside Shops has since been expanded with Nordstroms.

MARKETPLACE AT PELICAN BAY
A 17-acre commercial site in Pelican Bay, Naples, developed in late 1994. The neighborhood center is anchored by Publix, CVS and Stein Mart, and totals 145,000 sq.ft..

GLENGARY SHOPPES
A 99,000 square foot retail center, located in Sarasota, Florida, built in 1995-1996. The center is anchored by Barnes and Noble and Best Buy.

SABAL POINTE PLAZA
An 85,000 square foot retail center, located in Merritt Island, Florida, built in 1997. The center is anchored by Toys 'R Us, Barnes and Noble and Pier One.

MAGNOLIA SHOPPES/WESTVIEW PLAZA
A 190,000 square foot retail center, located in Coral Springs, Florida, built in 1998. The center was anchored by Albertson's Food Store and Regal Cinema (16 screens).

THE PRADO AT SPRING CREEK
A 170,000 square foot retail center, located in Bonita Springs, Florida, built in 2000 and 2001. The center was anchored by Regal Cinema and Stein Mart.

GRANADA SHOPPES
A 275,000 square foot retail center, located in Naples, Florida, built in 2001 and 2002. The center is anchored by Marshall's, Trader Joes, Haverty's Furniture and Pier One.

BED BATH & BEYOND PLAZA
A one hundred thousand square foot retail center, located in the City of Doral, Miami-Dade County, Florida. The center is anchored by Bed Bath & Beyond, Office Depot, Party City and Pier One. The center was completed in 2004.

CASCADES AT ISLEWORTH
A sixty thousand square foot retail center, located at Isleworth, Orlando, Florida. The center is anchored by Publix and Chase Bank. The center was completed in 2004.

MAGNOLIA SQUARE:
A 130,000 sq. ft. mixed-use retail and office complex built in 2007 and located in Naples, Florida. The complex is anchored by Sweetbay Food Store and Raymond James Financial.

THE BROOKS TOWN CENTER
A 80,000 sq. ft. Retail Shopping Center, anchored by SweetBay Food Store, being developed in Estero, Lee County, Florida.

RED PALMETTO SHOPPES
A 60,000 sq. ft. Retail Shopping Center, anchored by Office Depot, Chick Fil A and TD Bank. developed in Miami Lakes, Florida 2008.

VICENZA PLAZA
A 70,000 Sq.ft. neighborhood shopping center being developed in Hialeah Gardens, FL for an opening in 2012 with Miami's first ground up Wal-Mart Neighborhood market.

CONSULTANT BIOS

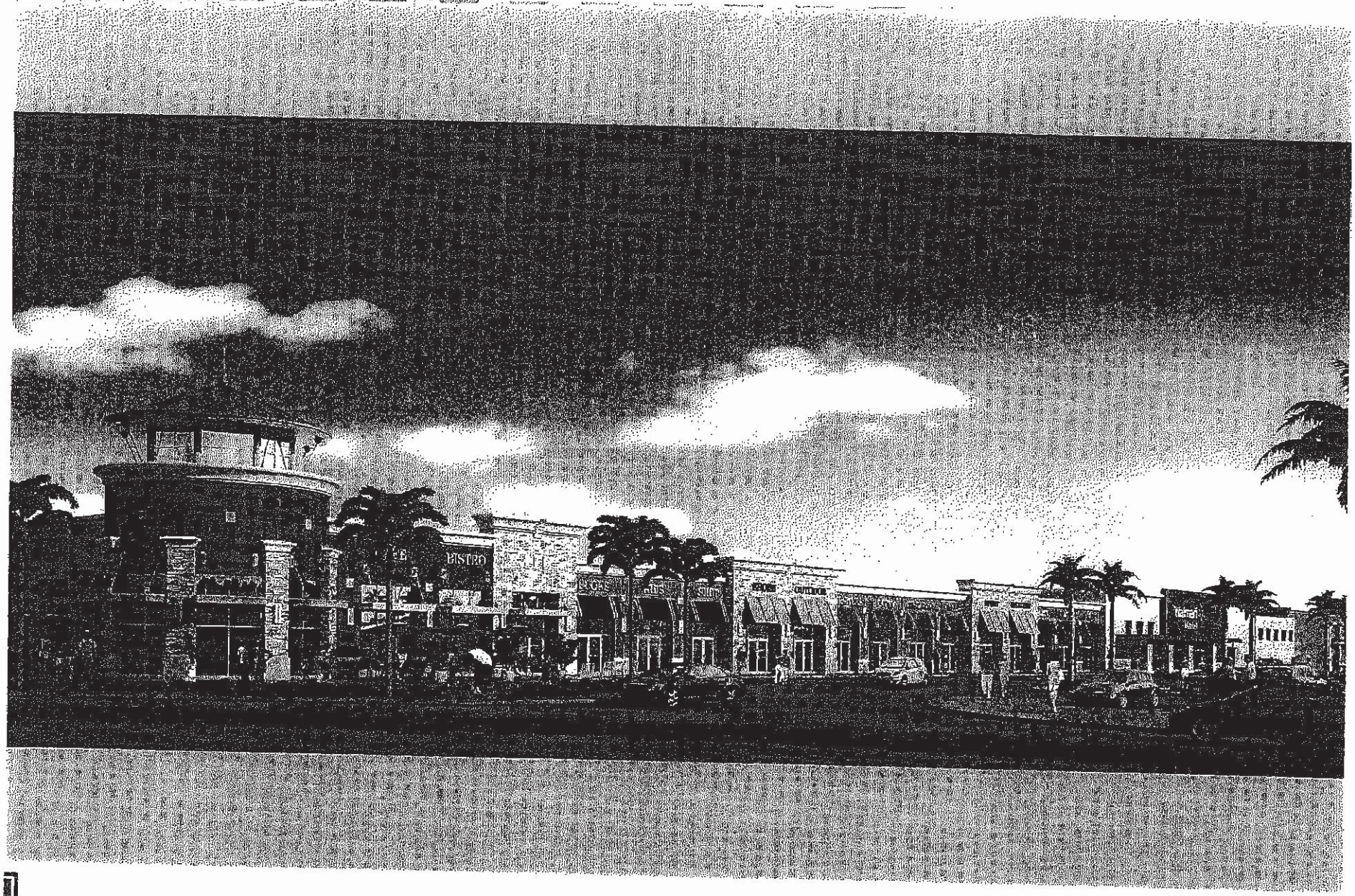
ROD L. CASTAN, SCLS, President
Leasing and Management Services rcastan@courtelis.com

Rod L. Castan has twenty nine years of experience in commercial property development, sales, leasing, and management. He is President of the Leasing and Management Division, and is currently responsible for the leasing of 20 existing properties and multiple new development projects, totaling almost 2.5 million square feet in Florida and Colorado. He has negotiated leases with major retailers such as Publix, Home Depot, and Wal-Mart. Prior to joining Courtelis Company, Rod Castan was Vice President/District Leasing Manager with Balcor Property Management. Rod Castan is the Southern Division Operations Chairman of the International Council of Shopping Centers (ICSC), past State Director for ICSC in Florida, and a Senior Certified Leasing Specialist (SCLS). He has been a lecturer and guest speaker at real estate programs at ICSC, ULI, University of Florida, FSU, FIU and Miami Board of Realtors. Rod is on the Advisory Board of the University of Florida's Masters in Real Estate program, member of the Board of Directors of Habitat for Humanity of Greater Miami and member of the Board of Directors of Naples Fifth Avenue Business Improvement District. He holds a B.B.A. degree Finance from FIU.

ELIAS VASSILAROS, President, Development and Asset Management Services evassilaros@courtelis.com

Elias M. Vassilaros has over thirty-eight years of experience in all aspects of real estate development including acquisitions of entitled and developed properties that lend themselves to redevelopment, or un-entitled tracts of land that are master planned for mixed

use developments; planning and development; financing; horizontal and vertical construction of improvements. Elias Vassilaros is the President of the Development Division and has been the Executive Vice President of Courtelis Company for over 18 years responsible for the day to day operations. Prior to that, Elias M. Vassilaros was Vice President and General Manager of Florida Ecological Company, an underground utility construction company. Elias M. Vassilaros holds a Bachelor of Science in Civil Engineering and a Master of Science from the University of Miami.



Vicenza Plaza

Hialeah Gardens Florida

Courtelis Company Development Project

THE EASTON GROUP

BED BATH &
BEYOND
STO

52

PHARMACY