

**SPECIAL APPLICATION FOR AN AMENDMENT
TO THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

2016 APR -7 A 10: 00
PLANNING & ECONOMIC DEVELOPMENT
METROPOLITAN PLANNING SECT

1. APPLICANT

AMB Codina Beacon Lakes, LLC, a Delaware limited liability company
8355 NW 12 Street
Doral, Florida 33126

2. APPLICANTS' REPRESENTATIVE

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By: Tracy Slavens 4/7/16
Tracy R. Slavens, Esq. Date

By: Joseph G. Goldstein 4/7/16
for Joseph G. Goldstein, Esq. Date

NOTE: *This application is being submitted to the Miami-Dade County Department of Regulatory and Economic Resources (RER) as a Special Application to amend the Comprehensive Development Master Plan simultaneously with the filing of the Notice of Proposed Change with the Florida Department of Economic Opportunity, South Florida Regional Planning Council, and RER for the Beacon Lakes Development of Regional Impact.*

3. DESCRIPTION OF REQUESTED CHANGE

A. Following changes to the Land Use Element are being requested.

- i. The re-designation of approximately 48± gross acres of land within the subject property from "Business and Office" to "Restricted Industrial and Office" for processing concurrently with an application to amend a Development of Regional Impact (DRI) development order pursuant to Sec. 2-116.1(5)(a), Code of Miami-Dade County, Florida.

- ii. The re-designation approximately 63± gross acres of land within the subject property from "Restricted Industrial and Office" to "Business and Office" for processing concurrently with an application to amend a Development of Regional Impact (DRI) development order pursuant to Sec. 2-116.1(5)(a), Code of Miami-Dade County, Florida.
- iii. The release of the Declaration of Restrictions recorded in Official Records Book 27747 at Page 3899 of the Public Records of Miami-Dade County, Florida (the "Declaration of Restrictions") and acceptance of a new declaration of restrictions.

B. Description of the Subject Area.

The Beacon Lakes Development of Regional Impact (the "DRI") was originally approved with a subject property of approximately 480± gross acres of land located in Sections 35 and 36, Township 53, Range 39, of unincorporated Miami-Dade County, Florida. More specifically, the DRI is located south of NW 25 Street between NW 117 Avenue and NW 132 Avenue and south of NW 17 Street between NW 132 Avenue and NW 137 Avenue. The Applicant has acquired 45± net acres of land, which it plans to add to the DRI as part of the concurrent notice of a proposed change and companion zoning application processes. A legal description of the subject property is provided in Exhibit A-1.

The subject property of request A.i. consists of approximately 48± gross acres of land located south of NW 17 Street between NW 132 Avenue and NW 137 Avenue and is more specifically described in the legal description provided in Exhibit A-2 (the "Southwest Parcel").

The subject property of request A.ii. consists of approximately 63± gross acres of land located south of NW 22 Street, west of theoretical NW 117 Place and is more specifically described in the legal description provided in Exhibit A-3 (the "East Parcel").

A legal description for the proposed additional lands to and boundary expansion of the Beacon Lakes DRI is provided for your reference as Exhibit A-4 (the "Expansion Area").

C. Acreage.

Subject application area: 111± gross acres
 Acreage owned by Applicants: 69.15± gross acres

D. Requested Change.

- i. It is requested that the Southwest Parcel be re-designated on the Land Use Plan map from "Business and Office" to "Restricted Industrial and Office."

- ii. It is requested that the East Parcel be re-designated on the Land Use Plan map from "Restricted Industrial and Office" to "Business and Office."
- iii. It is requested the Declaration of Restrictions is released and a new declaration of restrictions is accepted for the East Parcel.

4. REASONS FOR AMENDMENT

The Beacon Lakes DRI is a mixed-use industrial, commercial, and office development located in Sections 35 and 36, Township 53, Range 39, in unincorporated Miami-Dade County. The Beacon Lakes DRI is located in the North Central Tier of the County intersecting with, near, or abutting (a) five section line roads: NW 117th Avenue, NW 127th Avenue, NW 137th Avenue, NW 12th Street, and NW 25th Street; and (b) two expressways: State Road 836 and the Homestead Extension of the Florida Turnpike (HEFT). The Property is located within Minor Statistical Area ("MSA") 3.2. There are residents living in that portion of MSA 3.2 bounded by the Turnpike and S.W. 137th to the east and west, respectively, and by N.W. 12th Street and S.W. 8th Street to the north and south, respectively. East of the Beacon Lakes DRI is the Beacon Tradeport DRI, which includes the Dolphin Mall, Ikea, and the Lightspeed Industrial Park. The predominant use of the land located to the south of SR 836 is residential. The Rinker cement plant lies to the west of the Beacon Lakes DRI boundary.

The DRI was originally approved in 2002 and has developed over time. In 2008, the Board of County Commissioners approved a Notice of Propose Change to modify the DRI development program to reduce the warehouse square footage from 6,600,000 square feet to 5,300,000 square feet and to increase the commercial use from 75,000 square feet to 495,000 square feet and to increase the office use from 150,000 square feet to 175,000 square feet. Since that modification, the industrial and office components of the DRI have developed but the commercial component has not. At the present time, the funded roadway improvements in the immediate study area – inclusive of the ramp to ramp connections between the HEFT and the SR 836 Extension – make the Southwest Parcel more desirable for industrial and warehouse use.

The commercial component was originally planned for the Southwest Parcel. However, the Applicant has recently acquired 45± acres of land along theoretical NW 117 Place. These new lands, along with a portion of land south of NW 22 Street, have been identified as a more appropriate location for the commercial component. As such, the Applicant is seeking the approval of a Notice of a Proposed Change to modify the DRI to include the newly acquired lands into the DRI subject property and, simultaneously, a Special Application to amend the CDMP and a zoning application to accomplish this modified development plan for the DRI.

The proposed amendments further Land Use Element Policy 9B, which encourages that amendments i) satisfy a deficiency in the Plan map to accommodate projected

population or economic growth of the County; ii) enhance or impede provision of services at or above adopted LOS Standards; iii) be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and iv) enhance or degrade environmental or historical resources, features or systems of County significance. The amendments will serve to better accommodate the demand for industrial and commercial lands within this portion of the County. The relocation of the uses will redirect patrons of the uses and result in improved traffic flow in the area. The approval of this application will result in a more compatible distribution of uses within the DRI. The amendments will not have an impact on environmental or historical resources, features or systems of County significance.

Re-designation of the Southwest Parcel

The Applicant is seeking the redesignation of the Southwest Parcel from “Business and Office” to “Restricted Industrial and Office.” The Southwest Parcel was originally designated “Restricted Industrial and Office” and was redesignated “Business and Office” as part of the 2008 amendment to the DRI. At that time, a site plan was also approved that contemplated a 470,000 square foot retail development. As noted above, the retail development was never built. This is, in part, a result of the economic downturn that was experienced in the years following that approval. Today and looking forward, the Southwest Parcel has a character that makes it a more appropriate location for industrial uses under the “Restricted Industrial and Office” category based on its location, the character of the surrounding area, and access.

The location of the Southwest Parcel is better suited for “Restricted Industrial and Office” uses based on the pattern of development in the surrounding area. The Southwest Parcel is adjacent to the warehouse development built within the DRI and in the Pan American Business Park. Since 2008, a significant amount of industrial and warehouse uses have been developed west of NW 129 Avenue. These uses include a Hyundai Mobis auto parts facility, an Amazon.com distribution facility, and Goya Foods of Miami. In 2008, the County expressed concerns regarding the proximity of the Southwest Parcel to the fat rendering plant located 180 feet to the east. Staff perceived the noxious odors released by the existing plant “to be a potential ‘nuisance’ to the type of residential and restaurant uses allowed under the proposed ‘Business and Office’ designation.” The Applicant sought to satisfy this concern by proffering the Declaration of Restrictions to address the issue of incompatibility, which prohibits residential use on the Southwest Parcel. The risk of nuisance is significantly reduced if the Southwest Parcel is developed with industrial uses.

The access to the Southwest Parcel, both today and based on planned improvements, makes it an ideal location for “Restricted Industrial and Office” uses. The Southwest Parcel has virtually direct access to the SR 836 Extension ramp. The Applicant has recently obtained information indicating that the Florida Department of Transportation, the Miami-Dade Expressway Authority, and Florida’s Turnpike have funded the construction of new access ramps connecting the HEFT with the SR 836 Extension. This improvement when combined with the proximity to the SR 836 Extension ramp, will make truck access to the DRI, particularly to the Southwest Parcel, significantly

more efficient and direct. This direct highway access is ideal for industrial use. In addition, Miami-Dade Transit service to the Southwest Parcel is limited. An extension of nearby routes to adequately service a retail development at this location would have been expensive and inefficient. In 2008 dollars, it was determined that any extension of service from the Dolphin Mall to the application site would have an estimated annual operating cost in excess of \$900,000 and may not have been financially feasible without significant financial commitments. This lack of access to the Southwest Parcel was not ideal for retail development.

Based on the foregoing factors, the redesignation of the Southwest Parcel from "Business and Office" to "Restricted Industrial and Office" is appropriate and should be approved.

Re-designation of the East Parcel

Since the inception of the DRI, the Applicant has been actively developing Beacon Lakes. Recently, the Applicant has purchased additional lands along theoretical NW 117 Place. These lands are south of the future television production studio facility planned at the southwest corner of NW 25 Street and NW 117 Avenue and north of the proposed Miami-Dade Transit Dolphin Station Park and Ride Facility. These lands are designated "Restricted Industrial and Office" on the Land Use Plan Map and were brought in to the UDB during the October 2012 Cycle EAR-Based Amendment Application No. 1, Part C, Parcel 296 to amend the CDMP. The lands, when combined with the property already owned by the Applicant south of NW 22 Street to form the East Parcel, are more appropriate for retail development. As such, the Applicant is requesting the redesignation of the East Parcel from "Restricted Industrial and Office" to "Business and Office." The Applicant is seeking to preserve the industrial/warehouse entitlement on this land (at FAR 0.40) and will reallocate this industrial/warehouse entitlement to the other portions of the DRI.

The Applicant intends to shift the proposed retail development from the Southwest Parcel to the East Parcel. The East Parcel is ideally located for commercial uses under the "Business and Office" category. Within Beacon Lakes, it would be just south of the television production studio facility, which will be a major employment center for both the surrounding area and the County. The East Parcel lies directly north of the Miami-Dade Transit Dolphin Station Park and Ride Facility. These two abutting uses create an increased demand for commercial use in this portion of the DRI and their proximity will encourage a synergy between the uses.

The redesignation of the East Parcel from "Restricted Industrial and Office" to "Business and Office" is compatible with the pattern of development along the NW 117 Avenue Corridor. NW 117 Avenue is the western access point for both Dolphin Mall and Ikea. The relocation of commercial use from the Southwest Parcel to the East Parcel will complement the nearby retail uses. In addition, the proposed redesignation of the East Parcel also serves to relocate the retail development away from the fat rendering plant, which was a compatibility concern in 2008.

Based on these factors, the redesignation of the East Parcel from "Restricted Industrial and Office" to "Business and Office" is appropriate and should be approved.

Modification of the Declaration of Restrictions

In 2008, the Applicant proffered the Declaration of Restrictions in connection with the approval of the redesignation of the Southwest Parcel. The Declaration of Restrictions prohibits residential use within the Southwest Parcel. The proposed redesignation of the Southwest Parcel to "Restricted Industrial and Office" would negate the need for the Declaration of Restrictions. That said, the Applicant intends to agree to the same restriction for the East Parcel in the event that the request for its redesignation to "Business and Office" is approved. As such, the Applicant is requesting a release of the Declaration of Restrictions and acceptance by Miami-Dade County of a new declaration of restrictions with similar terms for the East Parcel. The Applicant requests approval of this request.

Accordingly, approval of the requested Amendment would further the implementation of the following CDMP policies:

OBJECTIVE LU-1: The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LAND USE POLICY 1A: High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.

LAND USE POLICY 1B: Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers, and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility.

LAND USE POLICY 1C: Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

LAND USE POLICY 1G: Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not

necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

LAND USE POLICY 10: Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agricultural Areas, through its CDMP amendment process, regulatory and capital improvements programs, and intergovernmental coordination activities.

LAND USE POLICY 4A: When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

LAND USE POLICY 5B: All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Regulatory and Economic Resources shall be the principal administrative interpreter of the CDMP.

LAND USE POLICY 7A: Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to promote mobility, produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.

LAND USE POLICY 7D: Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable and attractive environment for pedestrians of all ages and abilities.

LAND USE POLICY 8B: Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the

spatial distribution of the residential population, among other salient social, economic and physical considerations.

LAND USE POLICY 8E: Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii) Enhance or impede provision of services at or above adopted LOS Standards;
- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
- iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

LAND USE POLICY 9T: The County shall consider provisions to allow horizontal mixed-use developments, defined as the horizontal integration of parcels with different primary uses within the same site or block, in appropriate future land use categories in the Urban Development Boundary.

LAND USE OBJECTIVE 10: Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multi-modal transportation systems (Energy Efficiency/Conservation).

LAND USE POLICY 10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

5. ADDITIONAL MATERIAL SUBMITTED

Additional information will be supplied at a later date under separate cover.

6. COMPLETED FORMS

Attachments: Legal Descriptions of Property and Parcels – Composite Exhibit A
Disclosure of Interest Form – Exhibit B
Location Map for Application – Exhibit C
Aerial Photograph – Exhibit D
Section Sheet – Exhibit E
Notice of Proposed Change To A Previously Approved DRI – Exhibit F

EXHIBIT A-1**LEGAL DESCRIPTION - BEACON LAKES CDMP APPLICATION SUBJECT PROPERTY**

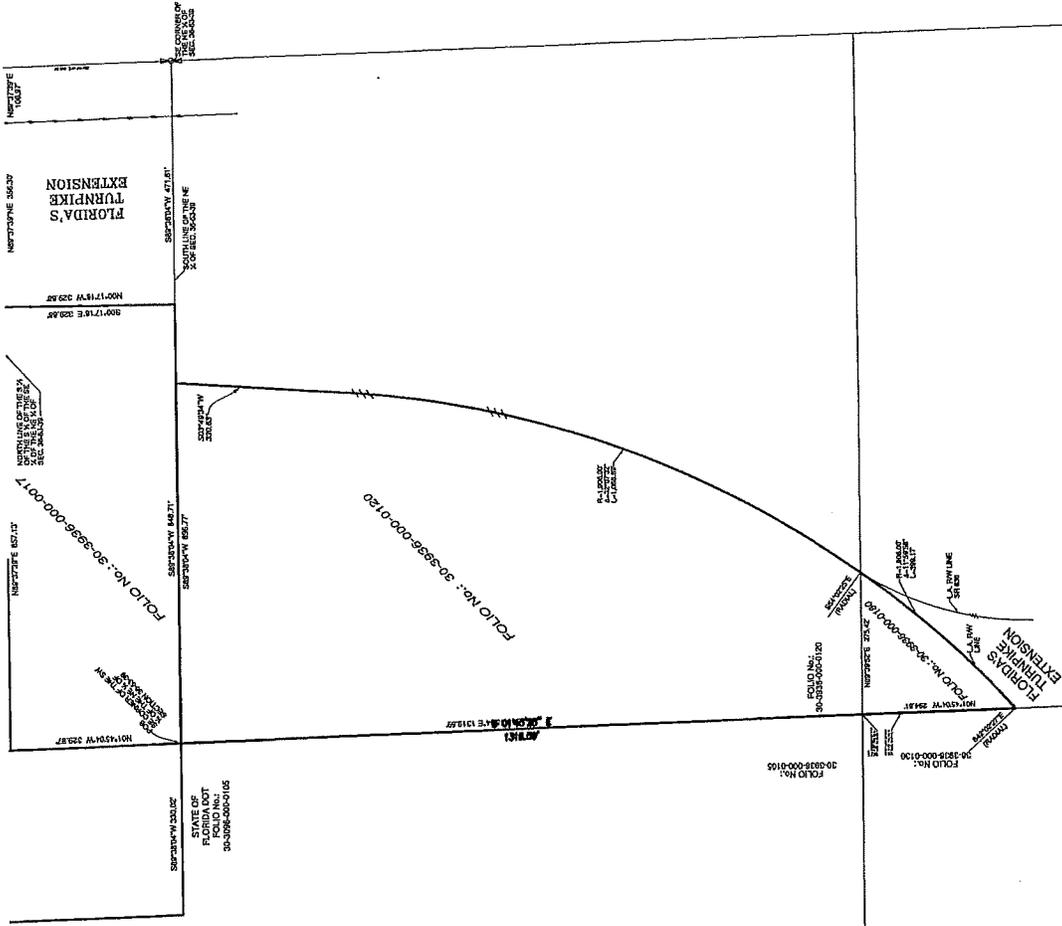
Commence at the Northeast corner of said Section 36; thence S89°34'40"W along the North line of said Section 36, as basis of bearing, for 520.12 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence S01°43'10"E, a distance of 135.64 feet; thence N89°34'55"E, a distance of 100.04 feet; thence S01°44'07"E, a distance of 178.29 feet to a point of curvature; thence 575.21 feet along the arc of a curve to the right, said curve having a radius of 22,768.26 feet, and a central angle of 01°26'51" to a point of tangency; thence S00°17'16"E for a distance of 100.65 feet; thence continue S00°17'16"E for a distance of 659.74 feet; thence S00°17'18"E for a distance of 989.69 feet to a point on the South line of the Southeast ¼ of said section 36; thence S89°38'04"W along said south line for a distance of 152.20 feet; thence S03°49'34"W for a distance of 330.52 feet to a point of curvature; thence 1467.86 feet along the arc of a curve to the right, said curve having a radius of 1906.00 feet and a central angle of 44°07'30" to a point of intersection with a non-tangent line, a radial line to said point bears S42°02'27"E; thence N01°45'04"W for a distance of 1614.28 feet; thence S89°38'04"W along the South line of the Southeast ¼ of said section 36 for a distance of 330.02 feet; thence N01°45'41"W for a distance of 1319.23 feet; thence S89°36'44"W along the South line of the North ½ of the Northeast ¼ of said Section 36 for a distance of 990.39 feet; thence S89°36'14"W along the South line of the North ½ of the Northwest ¼ of said Section 36 for a distance of 2640.80 feet; thence N01°50'23"W along the West line of said Section 36 for a distance of 1317.45 feet; thence N89°34'22"E along the North line of the Northwest ¼ of said Section 36 for a distance of 2642.45 feet; thence N89°34'40"E along the North line of the Northeast ¼ of said Section 36 for a distance of 2, 121.83 feet to the POINT OF BEGINNING.

Commence at the Northeast corner of Section 35, Township 53 South, Range 39 East in Miami-Dade County, Florida; thence S01°50'23"E along the East line of said Section 35, as basis of bearing, for 89.04 feet; thence S89°49'08".W along a line 89.00 feet South of and parallel to the North line of the Northeast ¼ of said Section 35 for 100.04 feet to the POINT OF BEGINNING of the following described parcel of land; thence S01°50'23"E along a line 100.00 feet West of and parallel to the East line of said Section 35 for 2546.00 feet; thence S89°45'12"W along the South line of the Northeast 1/4 of said Section 35 for 2546.65 feet to the Center of said Section 35; thence S01°46'33"E along the East line of the Southwest ¼ of said Section 35, as basis of bearing, for 2090.28 feet to a point on the future SR 836 limited access R/W line; thence S89°46'43"W for a distance of 1274.10 feet to a point of curvature; thence 1335.77 feet along the arc of a curve to the left, said curve having a radius of 2042.00 feet, and a central angle of 37°28'47" to a point of intersection with a non-tangent line, a radial line to that point bears N37°42'04"W; thence S89°42'09"W for a distance of

82.20 feet to a point 35 feet east of the West line of said Section 35; thence N01°45'25"W parallel to the West line of said Section 35 for a distance of 2511.55 feet; thence N89°46'04"E along the North line of the Southwest ¼ of said Section 35 for a distance of 2278.90 feet; thence N01°46'58"W along the West line of the East 1/8 of the Northwest 1/4 of said Section 35 for 2549.31 feet; thence N89°50'59"E along a line 89.00 feet South of and parallel to the North line of the Northwest ¼ of said Section 35 for 330.66 feet; thence N89°49'08"E along a line 89.00 feet South of and parallel to the North line of the Northeast ¼ said Section 35 for 1221.52 feet to the POINT OF BEGINNING.

SPECIFIC PURPOSE SURVEY

EXHIBIT A-1
BEACON LAKES CDMP APPLICATION
LEGAL DESCRIPTION



| | |
|-----------|-------------------------|
| PROJECT | BEACON LAKES |
| SURVEY | SPECIFIC PURPOSE SURVEY |
| DATE | SEC 36-53-39 |
| SCALE | 1" = 100' |
| DATE | 10/15/18 |
| BY | |
| CHK | |
| DATE | |
| REVISIONS | |

LUDOVICI & ORANGE
 CONSULTING ENGINEERS, INC.
 278 PALMWAY AVENUE, CORAL GABLES, FLORIDA 33134 • 305.448.1600 • LB 1012

THIS DOCUMENT CONSISTS OF SIX (6) SHEETS AND EACH SHEET SHOULD BE CHECKED FOR ACCURACY AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

SPECIFIC PURPOSE SURVEY

EXHIBIT A-1
BEACON LAKES CDMP
APPLICATION
LEGAL DESCRIPTION



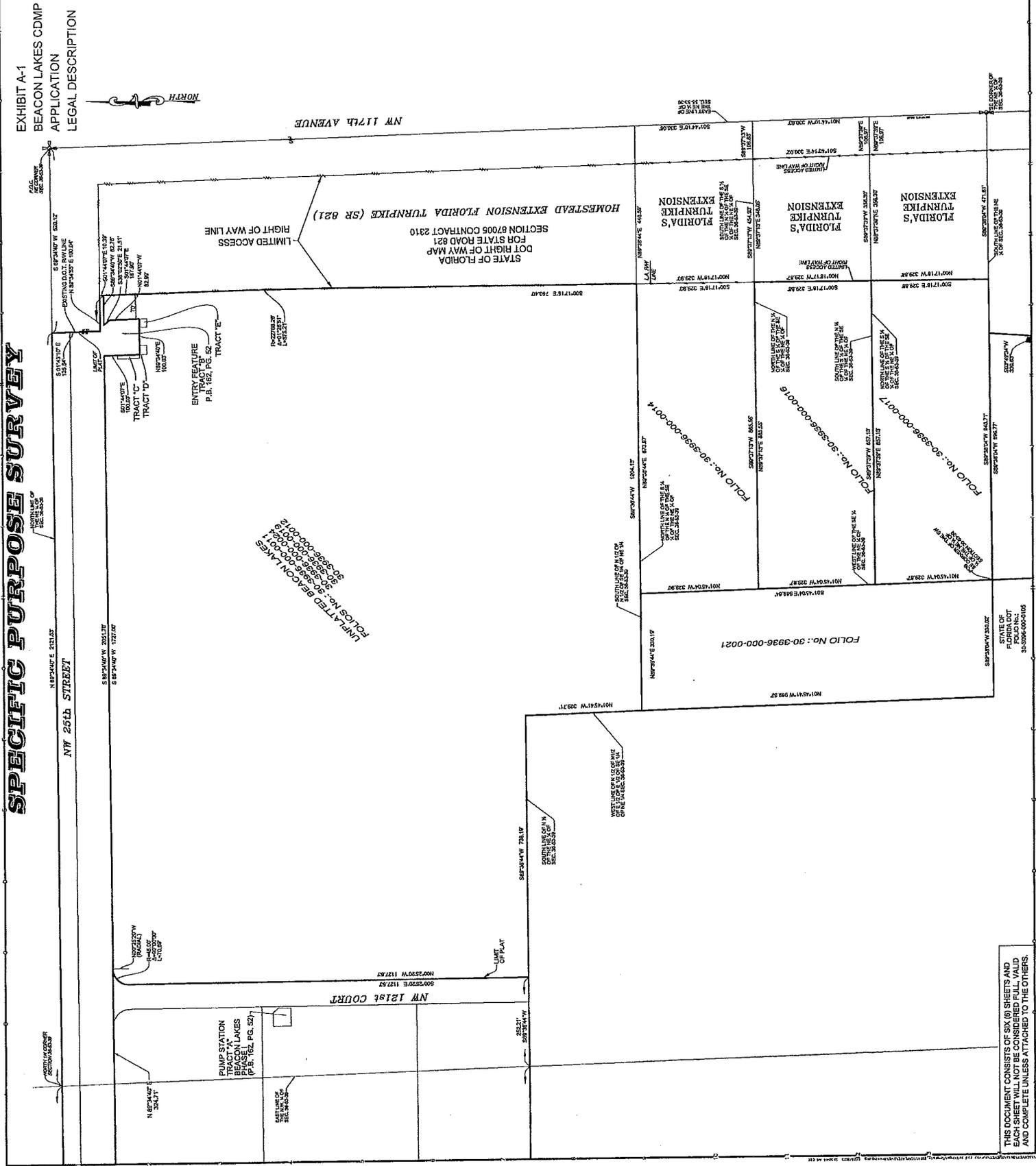
MIAMI-DADE COUNTY, FLORIDA
SEC 36-53-39

BEACON LAKES
SPECIFIC PURPOSE SURVEY

5
OF 5 SHEETS

| REVISIONS | DATE | BY |
|-----------|------|----|
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LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
238 PALMERHOAVEN AVENUE, SUITE 100, BEACON LAKES, FLORIDA 33414 • 202-449-1800 • 407-314-1912



THIS DOCUMENT CONSISTS OF SIX (6) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULLY VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

Exhibit A-2
Southwest Parcel Legal Description

**NAME OF PROJECT
LEGAL DESCRIPTION**

LEGEND AND ABBREVIATIONS:

| | | | |
|--------|------------------------|---------|------------------|
| ⊙ | Centerline | P.B. | Plat Book |
| △ | Central Angle of Curve | R | Radius |
| L | Length of Curve | R/W | Right-of-Way |
| O.R.B. | Official Record Book | SEC. | Section |
| POB | Point of Beginning | SQ. FT. | Square Feet |
| POC | Point of Commencement | TYP. | Typical |
| POT | Point of Termination | U.E. | Utility Easement |
| PG. | Page | | |

SURVEYOR'S REPORT:

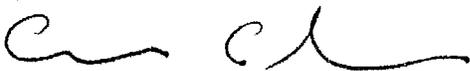
- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This sketch does not represent a land survey.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of Two (2) sheets and each sheet will not be considered full, valid and complete unless attached to the others.
- Bearings are based on an assumed value of N01°45'25"W along the West line of the Southwest 1/4 of Section 35, Township 53 South, Range 39 East as shown in Plat Book 168, Page 16 of the Public Records of Miami-Dade County, Florida.

LEGAL DESCRIPTION:

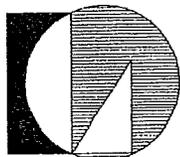
LOTS 1 AND 2 OF BLOCK 1 OF BEACON LAKES SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168 AT PAGE 16 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 1,986,045 SQUARE FEET OR 45.60 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

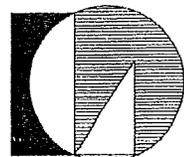
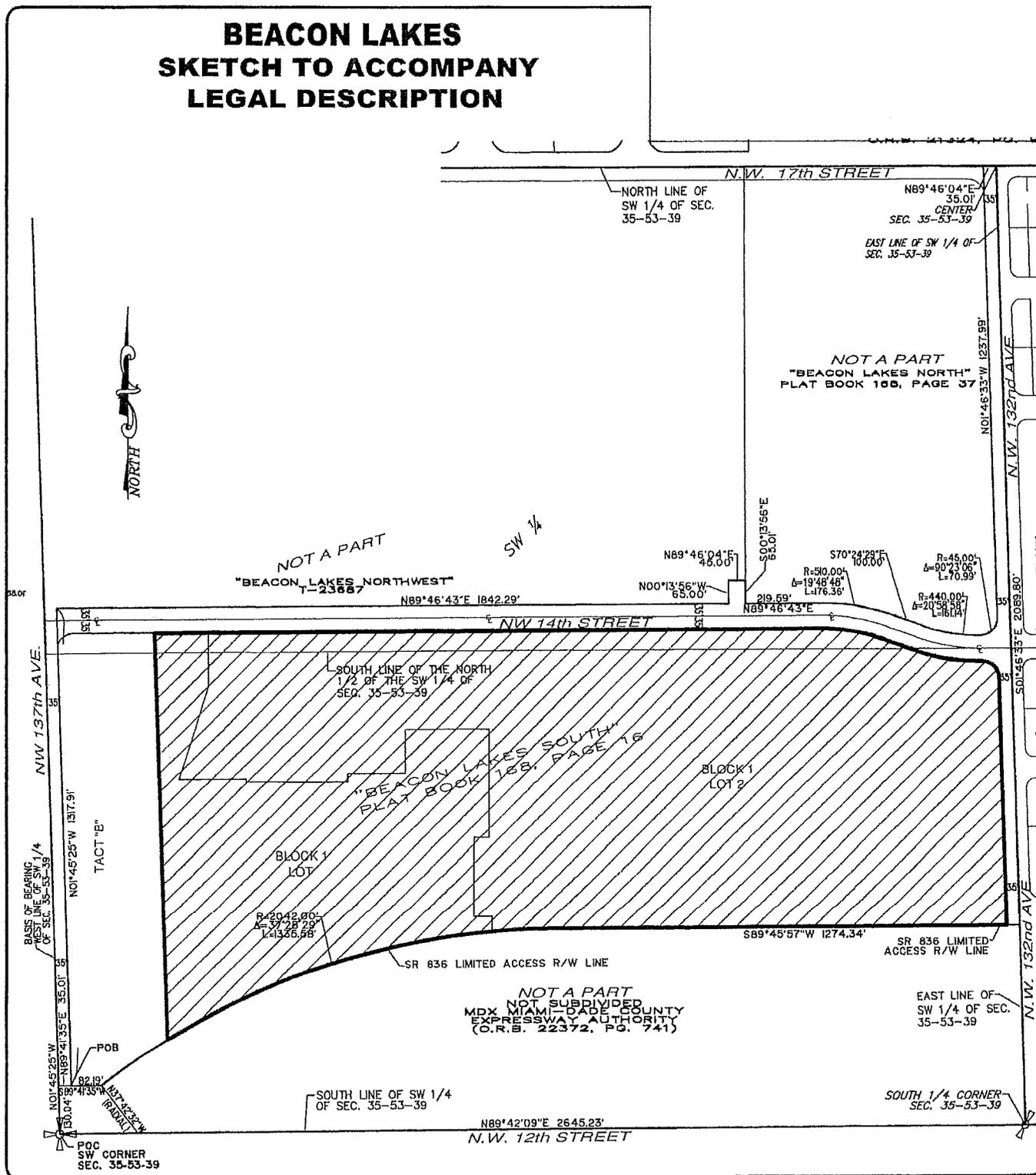
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1800 | info@ludovici-orange.com

| |
|------------------|
| DRAWN: BBL |
| CHECKED: AS |
| SCALE: AS NOTED |
| DATE: 1-08-16 |
| PROJ. #: 2015 15 |

SHEET:
1
OF 2 SHEETS

Exhibit A-2
Southwest Parcel Legal Description

**BEACON LAKES
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: BBL
CHECKED: AS
SCALE: AS NOTED
DATE: 1-08-16
PROJ. #: 2015 15

SHEET:
2
OF 2 SHEETS

EXHIBIT A-3
East Parcel Legal Description

**BEACON LAKES
LEGAL DESCRIPTION**

LEGEND AND ABBREVIATIONS:

| | | | |
|--------|------------------------|---------|--------------|
| § | Section line | P.B. | Plat Book |
| R | Radius | R/W | Right-of-Way |
| △ | Central Angle of Curve | SEC. | Section |
| L | Length of Curve | SQ. FT. | Square Feet |
| O.R.B. | Official Record Book | | |
| POB | Point of Beginning | | |
| POC | Point of Commencement | | |
| PG. | Page | | |

SURVEYOR'S REPORT:

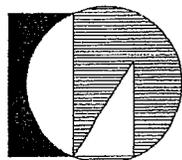
- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This sketch does not represent a land survey.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of Four (4) sheets and each sheet will not be considered full, valid and complete unless attached to the others.
- Bearings are based on an assumed value of S89°34'40"W along the South line of the Northeast ¼ of Section 36, Township 53 South, Range 39 East in Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida



**LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.**

CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

| |
|------------------|
| DRAWN: BBL |
| CHECKED: AS |
| SCALE: NTS |
| DATE: 1/08/16 |
| PROJ. #: 2015 15 |

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| SHEET: |
| 1 |
| OF 4 SHEETS |

EXHIBIT A-3
East Parcel Legal Description

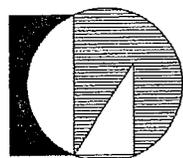
**BEACON LAKES
LEGAL DESCRIPTION**

LEGAL DESCRIPTION:

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S01°44'10"E, AS BASIS OF BEARING ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 981.62 FEET; THENCE S89°34'40"W FOR A DISTANCE OF 429.70 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE S00°17'16"E ALONG THE WEST RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION FLORIDA TURNPIKE (SR 821) FOR A DISTANCE OF 668.04 FEET; THENCE S00°17'18"E FOR A DISTANCE OF 989.69 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 152.20 FEET AS SURVEYED (152.66 FEET RECORDED BY DOT MAP); THENCE S03°49'34"W FOR A DISTANCE OF 330.52 FEET TO A POINT OF CURVATURE; THENCE 1467.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1906.00 FEET AND A CENTRAL ANGLE OF 44°07'30" TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 36, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S42°02'27"E; THENCE N01°45'04"W ALONG SAID WEST LINE FOR A DISTANCE OF 1614.28 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.02 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE N01°45'41"W ALONG SAID WEST LINE FOR A DISTANCE OF 1656.90 FEET; THENCE N89°34'40"E FOR A DISTANCE OF 1221.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,774,302 SQUARE FEET OR 63.689 ACRES, MORE OR LESS.



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

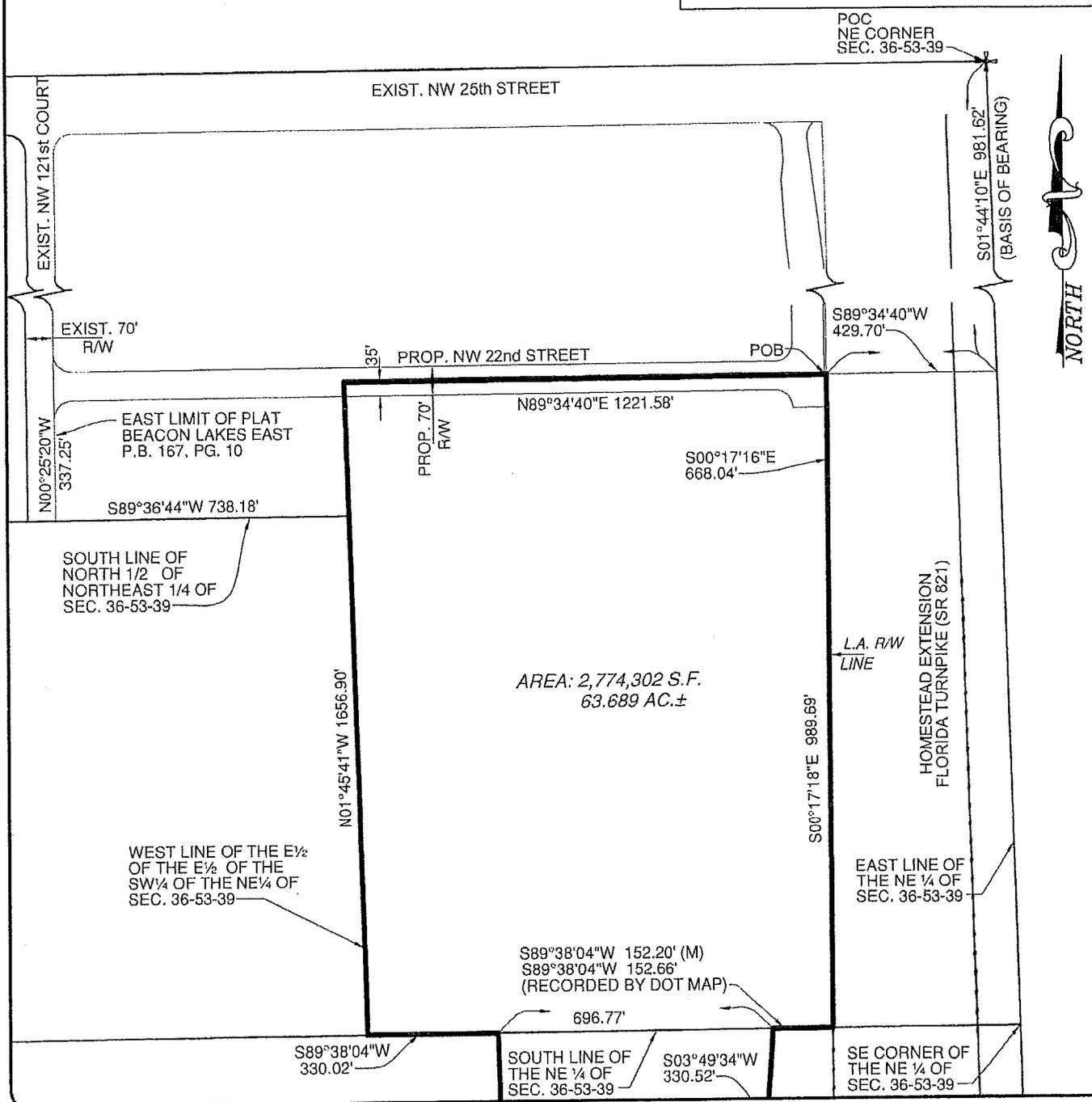
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

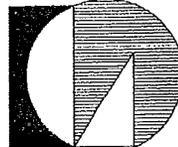
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| DRAWN: BBL |
| CHECKED: AS |
| SCALE: NTS |
| DATE: 1/08/16 |
| PROJ. #: 2015 15 |

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| SHEET: |
| 2 |
| OF 4 SHEETS |

EXHIBIT A-3
East Parcel Legal Description

**BEACON LAKES
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**





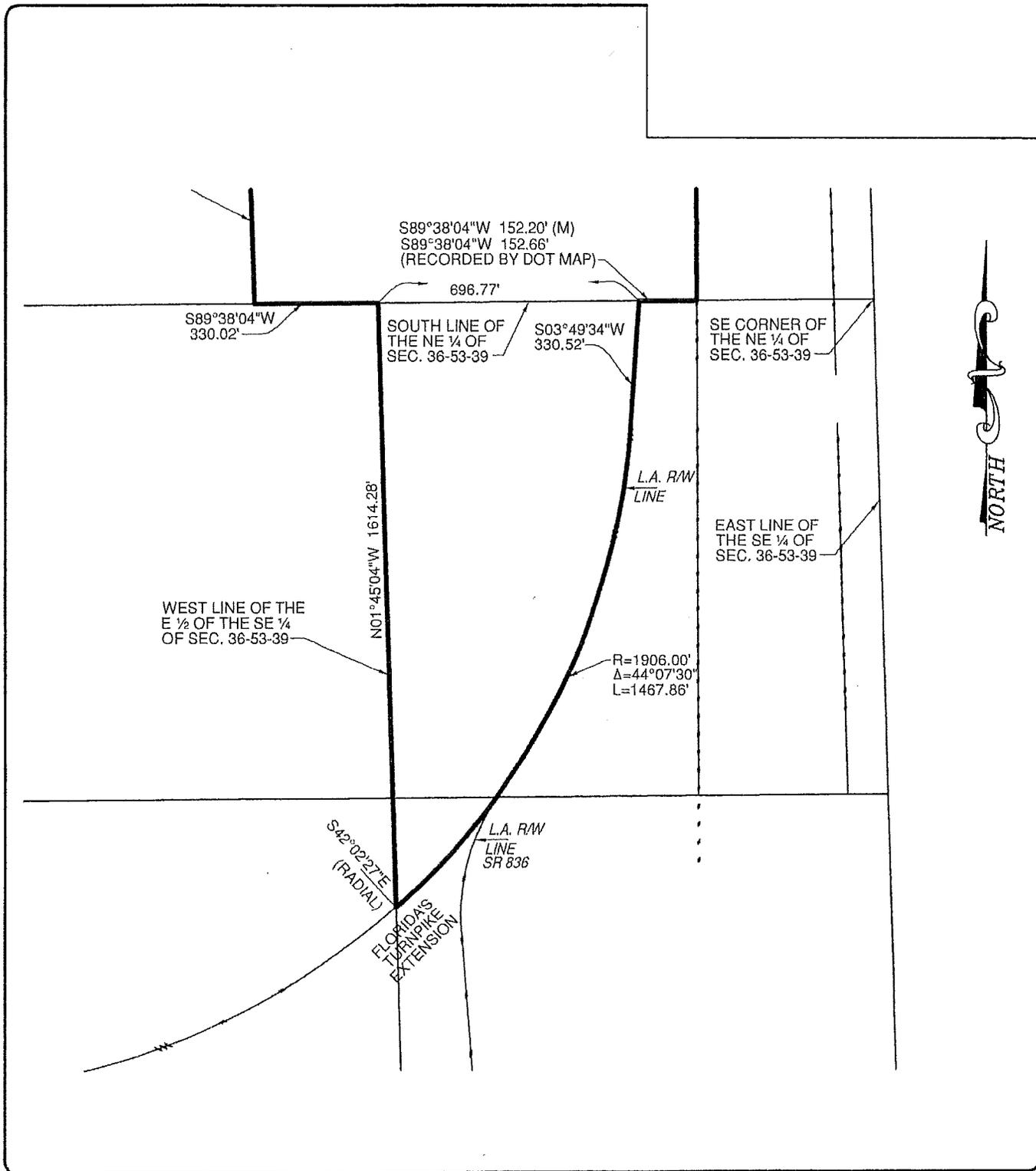
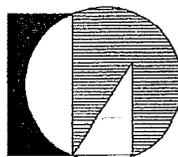
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

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| DRAWN: BBL |
| CHECKED: AS |
| SCALE: NTS |
| DATE: 1/08/16 |
| PROJ. #: 2015 15 |

SHEET:
3
OF 4 SHEETS

\\sfp\erp\ludovici\ludovici\proj\2015\2015 15 BEACON LAKES\0812015 15 LEGAL AND SKETCH.dwg
1/8/2016 10:40 AM

EXHIBIT A-3
East Parcel Legal Description

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

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| DRAWN: BBL |
| CHECKED: AS |
| SCALE: NTS |
| DATE: 1/08/16 |
| PROJ. #: 2015 15 |

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| SHEET: |
| 4 |
| OF 4 SHEETS |

EXHIBIT A-4
Legal Description for Expansion Area

LEGAL AND SKETCH

SURVEYOR'S NOTES:

1. Bearings are based on an assumed value of S89°38'04"W along the South line of the Northeast ¼ of Section 36, Township 53 South, Range 39 East in Miami-Dade County, Florida.
2. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This sketch does not represent a land survey.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

| | | | | | |
|------|-----------------------|---|---------------|------|--------------|
| POC | Point of Commencement | L | Length | AC. | Acres |
| POB | Point of Beginning | Δ | Central Angle | S.F. | Square feet |
| SEC. | Section | R | Radius | R/W | Right-of-Way |

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code pursuant to Section 472.027, Florida Statutes; and, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

By: _____
Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

PROJ. NO: 2015 15 | DATE: 9-11-15 | DRAWN: BBL | CHECKED: AS | SCALE: AS NOTED



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

BEACON LAKES
SHEET 1 OF 4 SHEETS

EXHIBIT A-4Legal description of Beacon Lakes DRI expansion area:

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 36; THENCE S89°38'04"W, AS BASIS OF BEARING ALONG THE SOUTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 36 FOR A DISTANCE OF 471.61 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 152.20 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION FLORIDA'S TURNPIKE (SR 821); THENCE S03°49'34"W FOR A DISTANCE OF 330.52 FEET TO A POINT OF CURVATURE; THENCE 1467.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1906.00 FEET AND A CENTRAL ANGLE OF 44°07'30" TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 36, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S42°02'27"E; THENCE N01°45'04"W ALONG SAID WEST LINE FOR A DISTANCE OF 1614.28 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 36; THENCE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.02 FEET TO A POINT ON THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 36; THENCE N01°45'41"W ALONG SAID WEST LINE FOR A DISTANCE OF 989.49 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 36; THENCE N89°36'44"E ALONG SAID NORTH LINE FOR A DISTANCE OF 1204.24 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION FLORIDA'S TURNPIKE (SR 821); THENCE S00°17'18"E ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 989.69 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,964,128 SQUARE FEET OR 45.09 ACRES MORE OR LESS.

EXHIBIT A-4
Legal Description for Expansion Area

LEGAL AND SKETCH

LEGAL DESCRIPTION:

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°38'04"W, AS BASIS OF BEARING ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 471.61 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 152.20 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION FLORIDA'S TURNPIKE (SR 821); THENCE S03°49'34"W FOR A DISTANCE OF 330.52 FEET TO A POINT OF CURVATURE; THENCE 1467.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1906.00 FEET AND A CENTRAL ANGLE OF 44°07'30" TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 36, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S42°02'27"E; THENCE N01°45'04"W ALONG SAID WEST LINE FOR A DISTANCE OF 1614.28 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.02 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE N01°45'41"W ALONG SAID WEST LINE FOR A DISTANCE OF 989.49 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE N89°36'44"E ALONG SAID NORTH LINE FOR A DISTANCE OF 1204.24 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION FLORIDA'S TURNPIKE (SR 821); THENCE S00°17'18"E ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 989.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,964,128 SQUARE FEET OR 45.09 ACRES MORE OR LESS.

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2015 15 | DATE: 9-11-15 | DRAWN: BBL | CHECKED: AS | SCALE: AS NOTED



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

BEACON LAKES

SHEET 2 OF 4 SHEETS

EXHIBIT A-4
Legal Description for Expansion Area

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

AMB CODINA BEACON LAKES, LLC

NORTH LINE OF THE S
1/2 OF THE N 1/2 OF THE
SE 1/4 OF THE NE 1/4 OF
SEC. 36-53-39

N89°36'44"E(C) 1204.13'(C)
N89°36'44"E(M) 1204.24'(M)

WEST LINE OF THE E1/2
OF THE E1/2 OF THE
SW1/4 OF THE NE1/4 OF
SEC. 36-53-39

N01°45'41"W(C) 989.49'(C)

S00°17'18"E 989.69'(M)

LIMITED ACCESS
RIGHT OF WAY LINE

FLORIDA'S TURNPIKE EXTENSION

LIMITED ACCESS
RIGHT OF WAY LINE

N.W. 117th AVENUE



AMB CODINA BEACON LAKES LLC
C/O PROLOGIS TAX COORDINATOR

S89°38'04"W(C)
330.02'(C)

S03°49'34"W
330.52'

S89°38'04"W
471.61'(SURVEY)
(BASIS OF BEARING)

SOUTH LINE OF
THE NE 1/4 OF
SEC. 36-53-39

MATCH LINE "A-A"

SOUTH LINE OF
THE NE 1/4 OF
SEC. 36-53-39

POC
SE CORNER OF
THE NE 1/4 OF
SEC. 36-53-39

OWNER: STATE OF
FLORIDA DOT

POB
S89°38'04"W 152.20'(M)
S89°38'04"W 152.66'
(RECORDED BY DOT
MAP)

THIS DOCUMENT CONSISTS OF FOUR (4)
SHEETS AND EACH SHEET WILL NOT BE
CONSIDERED FULL, VALID, AND COMPLETE
UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2015 15

DATE: 9-11-15

DRAWN: BBL

CHECKED: AS

SCALE: NTS



LUDOVICI & ORANGE

CONSULTING ENGINEERS, INC.

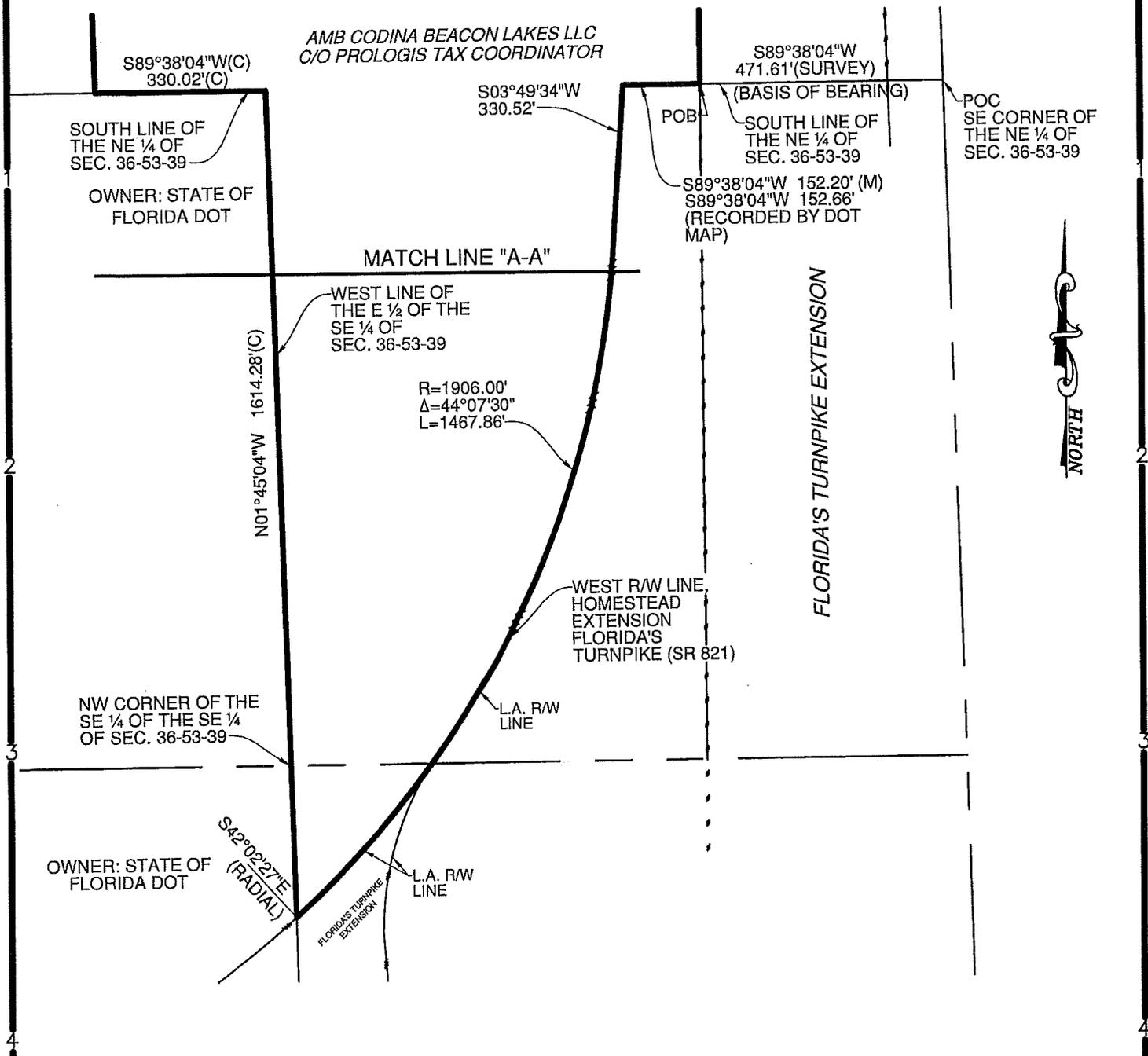
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

BEACON LAKES

SHEET 3 OF 4 SHEETS

EXHIBIT A-4
Legal Description for Expansion Area

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

| | | | | |
|-------------------|---------------|------------|-------------|------------|
| PROJ. NO: 2015 15 | DATE: 9-11-15 | DRAWN: BBL | CHECKED: AS | SCALE: NTS |
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LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

BEACON LAKES
SHEET 4 OF 4 SHEETS

**EXHIBIT "B"
DISCLOSURE OF INTEREST**

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT(S) NAME AND ADDRESS:

APPLICANT: AMB Codina Beacon Lakes, LLC
Pier One, Bay One,
San Francisco, CA 94111

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

| <u>APPLICANT</u> | <u>OWNER OF RECORD</u> | <u>FOLIO NUMBER</u> | <u>SIZE IN ACRES</u> |
|------------------|------------------------|---------------------|----------------------|
|------------------|------------------------|---------------------|----------------------|

SEE ATTACHED EXHIBIT B-1

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2., above.

| <u>APPLICANT</u> | <u>OWNER</u> | <u>LESSEE</u> | <u>CONTRACTOR FOR PURCHASE</u> | <u>OTHER (Attach Explanation)</u> |
|------------------|--------------|---------------|--------------------------------|-----------------------------------|
| <u>X</u> | <u>X</u> | | | |

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

a. **If the applicant is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.**

| <u>INDIVIDUAL'S NAME AND ADDRESS</u> | <u>PERCENTAGE OF INTEREST</u> |
|--------------------------------------|-------------------------------|
|--------------------------------------|-------------------------------|

- b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: AMB Codina Beacon Lakes, LLC

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF STOCK

AMB Codina Beacon Lakes, LLC is ultimately owned by Prologis, Inc., a publicly traded company (NYSE: PLD)

- c. If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: _____

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: _____

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF INTEREST

- e. If the applicant is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation,

Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS

PERCENTAGE OF INTEREST

Date of Contract _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership, or trust.

5. **DISCLOSURE OF OWNER'S INTEREST:** Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

a. If the owner is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

b. If the owner is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME _____

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF STOCK

c. If the owner is a TRUSTEE, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest

held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME: _____

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- d. If the owner is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: _____

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF OWNERSHIP

- e. If the owner is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS AND OFFICE (if applicable)

PERCENTAGE OF INTEREST

Date of Contract _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

AMB CODINA BEACON LAKES, LLC

BY: [Signature]

PRINT NAME: Travis Harvey

TITLE: Vice President

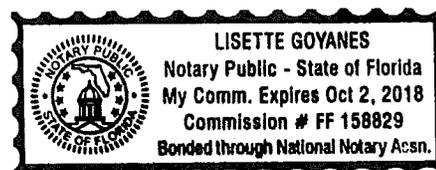
Sworn to and subscribed before me

this 21 day of December, 2015

My Commission Expires:

[Signature]

Notary Public, State of Florida at Large (SEAL)



Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one person or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

EXHIBIT B-1

PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

| FOLIO | ACRES | OWNER | APPLICANT |
|------------------|---------------|------------------------------|-----------|
| 30-3935-013-0010 | 12.7 | Beacon Lakes Retail I, LLC | |
| 30-3935-013-0020 | 32.9 | Beacon Lakes Retail II, LLC | |
| 30-3936-000-0012 | 21.53 / 15.97 | AMB Codina Beacon Lakes, LLC | (X) |
| 30-3936-000-0021 | 7.5 | AMB Codina Beacon Lakes, LLC | X |
| 30-3936-000-0014 | 6.6 | AMB Codina Beacon Lakes, LLC | X X |
| 30-3936-000-0016 | 6.52 | AMB Codina Beacon Lakes, LLC | X |
| 30-3936-000-0017 | 6.46 | AMB Codina Beacon Lakes, LLC | X X |
| 30-3936-000-0120 | 17.04 | AMB Codina Beacon Lakes, LLC | X |
| 30-3936-000-0022 | 2.50 | AMB Codina Beacon Lakes, LLC | X |
| 30-3936-000-0180 | 1.0 | AMB Codina Beacon Lakes, LLC | X |
| TOTAL | 114.75 | | |

add

*Add
013-009
w/parcel
X a portion
-5,5526
RD PA

EXHIBIT "C"

**LOCATION MAP FOR SPECIAL APPLICATION TO AMEND
THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

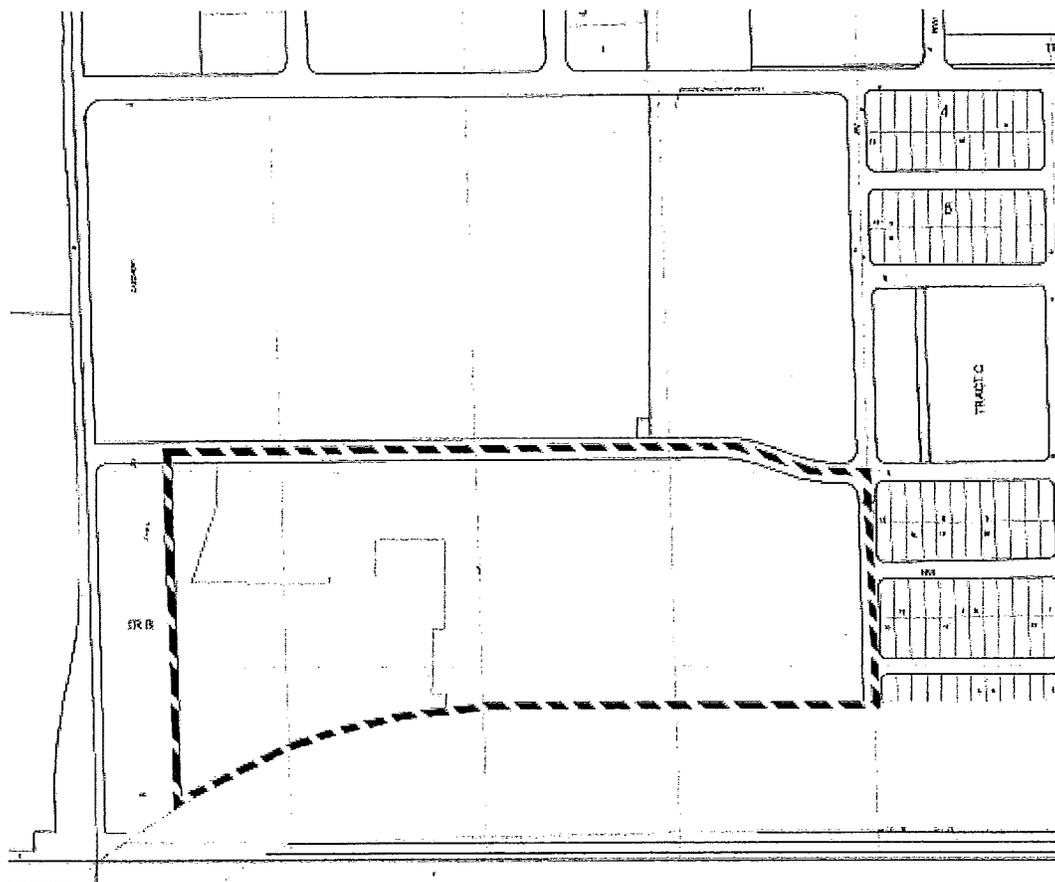
APPLICANT/REPRESENTATIVE

AMB Codina Beacon Lakes, LLC / Tracy R. Slavens, Esq. & Joseph G. Goldstein, Esq.

DESCRIPTION OF SUBJECT AREA

The subject property consists of a total of 111± gross acres of land located in Sections 35 and 36, Township 53 South, Range 39 East, in unincorporated Miami-Dade County, Florida. More specifically, i) the Southwest Parcel consists of 48± gross acres of land located south of NW 17 Street between NW 132 Avenue and NW 137 Avenue in the southwest corner of the Beacon Lakes DRI and ii) the East Parcel consists of 63± gross acres of land located south of NW 22 Street and east of NW 117 Place, in the east portion of the Beacon Lakes DRI.

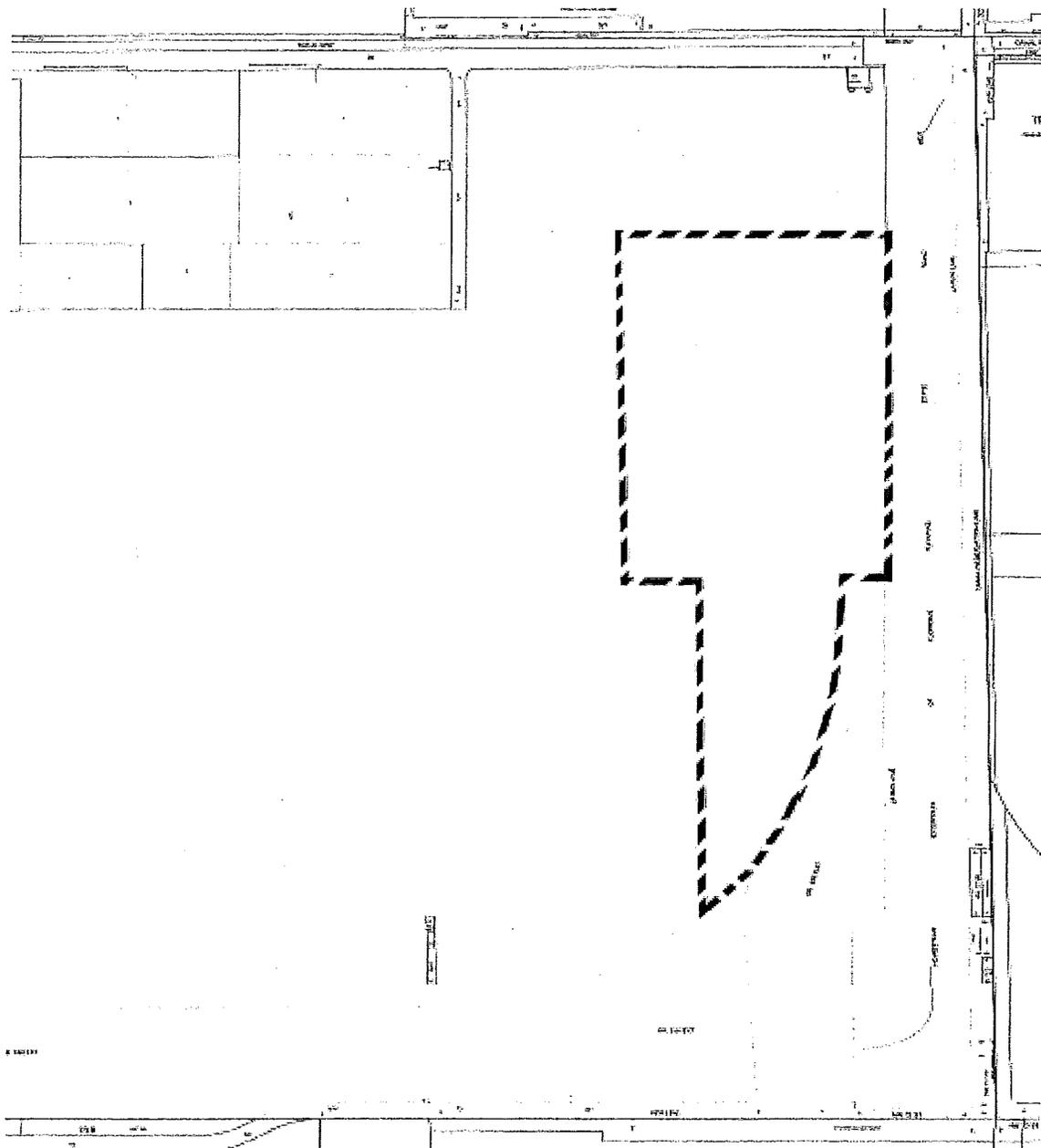
i) LOCATION MAP FOR SOUTHWEST PARCEL



 Area owned by Applicant

 Area owned by Others

ii) LOCATION MAP FOR EAST PARCEL



 Area owned by Applicant

 Area owned by Others