

PROPERTY ENTITLEMENTS

40 gross acres outside of the UDB, with a terminal designation, which includes the following entitlements:

- (1) May include minimum of 400 truck parking and other commercial motor vehicle storage spaces, including overnight parking and other support uses, including;
 - (2) Vertical shipping container storage, not exceeding six (6) levels in height;
 - (3) Up to 90,000 square feet of transloading, which encompasses transfer of cargo from one load unit to another. Incidental overnight storage and shipping of the cargo is permitted, but warehouses and order fulfillment operations are prohibited.
- (4) Truck services and support, such as:
 - (a) up to 6,000 square feet of truck maintenance and repair;
 - (b) refueling and electric vehicle charging positions/stations;
 - (c) truck parts and tire sales and replacement;
 - (d) up to 3,500 square feet of truck washing facilities with closed loop recycling; and
 - (e) truck weighing scales;
- (5) Up to 30,000 square feet of accessory commercial and personal service uses that serve the needs of the truckers/workers, such as but not limited to:
 - (a) Convenience retail, dining establishments, offices; and
 - (b) Laundry, showers, restrooms, storage lockers, lounge, fitness facilities, etc.
- (6) The foregoing and other uses that are ancillary or similar thereto are permitted.
- (7) A minimum of 10% of the gross area of the MIA Transport Hub property must be retained as open space. Open space includes exterior surface areas consisting of outdoor, at-grade space, including but not limited to greens, squares, plazas, courtyards, terraces, lawns, entrance features, greenbelts, unpaved passive and active recreation areas, water retention areas, canals and other water bodies, paseos (when designed predominantly for pedestrians), pedestrian paths, bicycle paths and/or associated landscaped areas, landscaping within road rights of way