

## Errata Sheet: Miami River Demand and Market Assessment Waterfront Industrial Parcels (Lambert Advisory, LLC.)

The Miami River Demand and Market Assessment Waterfront Industrial Parcels report prepared by Lambert Advisory is amended in the following ways. No change impacts any conclusion or recommendation of the report.

- On Page 8 of 21, paragraph 5, line 3, “55 percent” is changed to “50 percent”.
- On Page 12 of 21, the table labeled “Comparison of Short Tons per Acre” is replaced with the following:

Port	Acres	2006 Short Tons	Short Tons/Acre
Tampa	2,500	46,230,948	18,492
Port Everglades	1,742	24,824,426	14,251
Jacksonville	1,400	22,210,244	15,864
Port Manatee	1,100	4,118,507	3,744
Canaveral	886	4,071,593	4,595
Miami	650	7,572,798	11,650
Palm Beach	153	2,764,545	18,069
Panama City	125	3,563,628	28,509
Pensacola	50	1,332,047	26,641
<b>Total/Average</b>	<b>8,606</b>	<b>116,688,736</b>	<b>13,559</b>
<b>USACE Short Tons</b>			
	Acres	Estimate*	Short Tons/Acre
Miami River Parcels in MD County - 2006	72.97	557,000	7,633
Miami River Parcels in MD County - 2029	72.97	745,730	10,220
Miami River Parcels in MD County- 2057	72.97	1,064,409	14,587
*Except 2006 which is actual			

- On Page 16 of 21, paragraph 3, line 1, “twenty-two” is changed to “twenty-five” and on line 2, “686” should be changed to “772.”
- On Page 16 of 21, the table labeled “Miami River-City of Miami Boating Slip Inventory” is replaced with the following:

Jan. 2008	# Facilities	Estimated Slip Count		
		Wet	Dry	Total
Public Access Marinas (PAM)	8	316	53	369
Private Residential	2	96	0	96
Private Club	1	60	0	60
Combined	14	113	134	247
<b>Total</b>	<b>25</b>	<b>585</b>	<b>187</b>	<b>772</b>

- On Page 16 of 21, paragraph 4, line 1, “6 percent” is changed to “6.8 percent”
- On Page 19 of 21, paragraph 4, line 1, “NW 17<sup>th</sup> Avenue” is replaced with “NW 12<sup>th</sup> Avenue”

- On Page 20 of 21, paragraph 2, line 1, “NW 17<sup>th</sup> Avenue” is replaced with “NW 12<sup>th</sup> Avenue”
- On Page 21 of 21, paragraph 1, line 2, “so that” is struck
- On Page 21 of 21, bullet 2, line 1, “only 140” is replaced with “187”

Corresponding to a number of changes above, the Appendix has been amended to represent the changes to Tables 2.1 and 5.1, and Maps 2, and 5. These maps and tables are attached.

# Map 2 Permitted Marine Facilities in Miami-Dade County

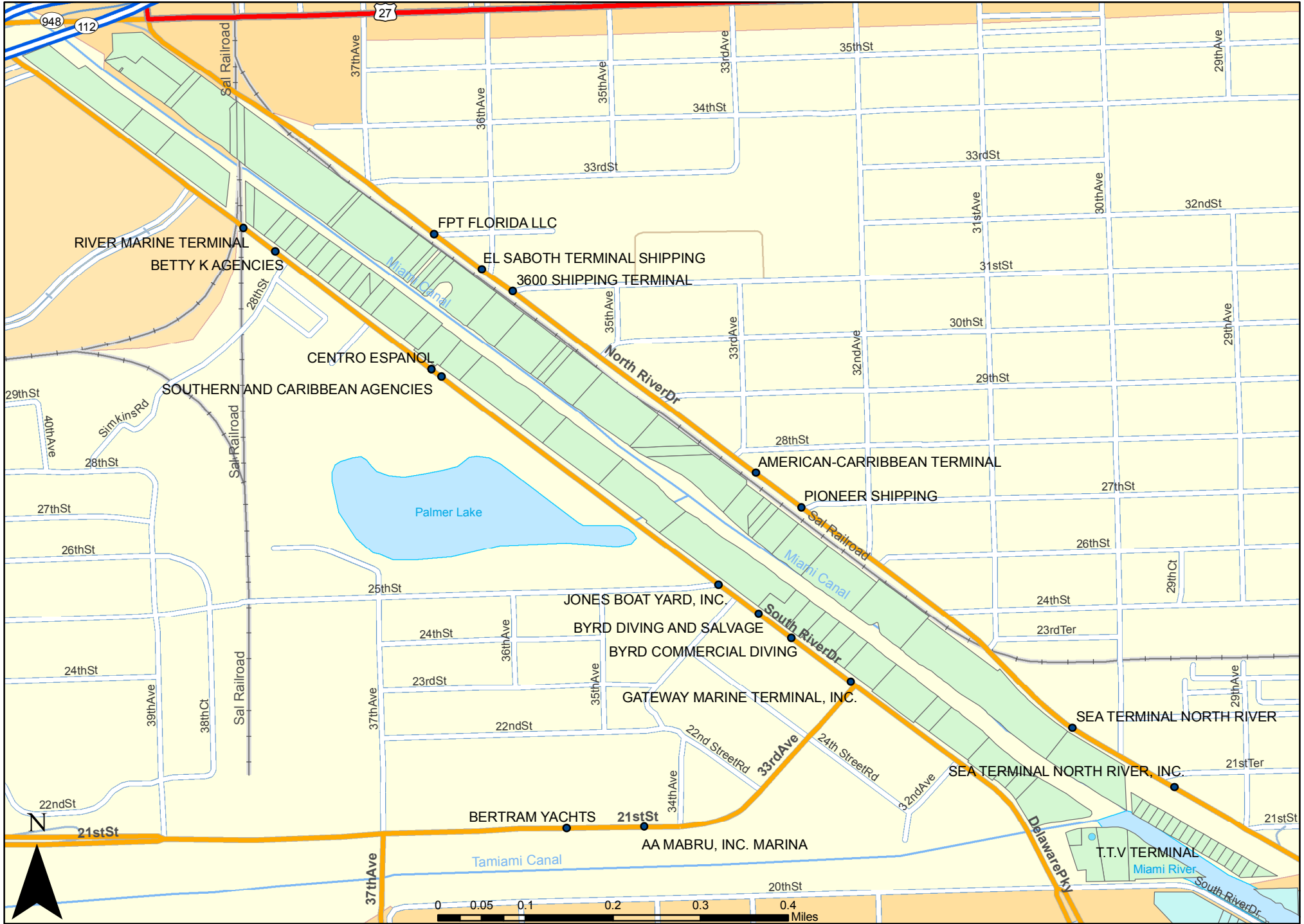


Table 2.1

## Miami River DERM Marine Operating Permits as of January, 2008 in Miami-Dade County

Address	Facility Name	Wet Slips	Dry Slips	Combined Total	Commercial Vessels	Recreational Vessels	Permit Type
3701 NW SOUTH RIVER DR, MIAMI, FL, 33142	BETTY K AGENCIES (USA) LLC	1	0	1	1	0	Commercial
3611 NW SOUTH RIVER DR, MIAMI, FL, 33142	SOUTHERN AND CARIBBEAN AGENCIES INC.	1	0	1	1	0	Commercial
3163 NW SOUTH RIVER DR, MIAMI, FL, 33142	BERNUTH MARINE SHIPPING, INC	4	0	4	4	0	Commercial
3175 NW 20TH ST, MIAMI, FL, 33142	GLASS - TECH CORP.	20	26	46	2	44	Combined
3312 NW NORTH RIVER DR, MIAMI, FL, 33142	AMERICAN-CARRIBBEAN TERMINAL, INC.	1	5	6	1	5	Combined
3615 NW SOUTH RIVER DR, MIAMI, FL, 33142	BESANCON	3	0	3	3	0	Commercial
3615 NW SOUTH RIVER DR, MIAMI, FL, 33142	CENTRO ESPANOL	3	0	3	3	0	Commercial
3630 NW NORTH RIVER DR, MIAMI, FL, 33142	M.T.B. ?(EL SABOTH TERMINAL SHIPPING)	5	0	5	5	0	Commercial
3399 NW SOUTH RIVER DR, MIAMI, FL, 33142	JONES BOAT YARD, INC.	14	26	40	5	35	Combined
3300 NW NORTH RIVER DR, MIAMI, FL, 33142	AMERICAN-CARRIBBEAN TERMINAL, INC.	9	0	9	6	3	Combined
3603 NW SOUTH RIVER DR, MIAMI, FL, 33142	ATLANTIC AEROMARINE ASSOC. INC.	8	10	18	10	8	Combined
3038 NW NORTH RIVER DR, MIAMI, FL, 33142	ANTILLEAN MARINE SHIPPING CORP.	3	0	3	3	0	Commercial
2974 NW NORTH RIVER DR, MIAMI, FL, 33142	SEA TERMINAL NORTH RIVER, INC.	4	0	4	4	0	Commercial
3201 NW SOUTH RIVER DR, MIAMI, FL, 33142	TMM INTERNATIONAL	2	0	2	2	0	Commercial
3600 NW NORTH RIVER DR, MIAMI, FL, 33142	3600 SHIPPING TERMINAL	2	0	2	2	0	Commercial
3030 NW NORTH RIVER DR, MIAMI, FL, 33142	SEA TERMINAL NORTH RIVER	3	0	3	3	0	Commercial
3301 NW SOUTH RIVER DR, MIAMI, FL, 33142	GATEWAY MARINE TERMINAL, INC.	2	0	2	2	0	Commercial
3250 NW NORTH RIVER DR, MIAMI, FL, 33142	PIONEER SHIPPING INC	2	0	2	2	0	Commercial
3795 NW SOUTH RIVER DR, MIAMI, FL, 33142	RIVER MARINE TERMINAL	3	0	3	3	0	Commercial
3345 NW SOUTH RIVER DR, MIAMI, FL, 33142	BYRD COMMERCIAL DIVING	1	0	1	1	0	Commercial
3369 NW SOUTH RIVER DR, MIAMI, FL, 33142	BYRD DIVING AND SALVAGE	6	6	12	2	10	Combined
3350 NW 21ST ST, MIAMI, FL, 33142	AA MABRU MARINA	15	0	15	2	13	Combined
3480 NW 21ST ST, MIAMI, FL 33142	BERTRAM YACHT	32	0	32	15	17	Combined
3001 NW SOUTH RIVER DR, MIAMI, FL, 33142	T.T.V TERMINAL	3	0	3	3	0	Commercial
3700 NW NORTH RIVER DR, MIAMI, FL, 33142	FPT FLORIDA LLC	1	0	1	1	0	Commercial
<b>Total:</b>		<b>148</b>	<b>73</b>	<b>221</b>	<b>86</b>	<b>135</b>	

# Miami River Marine Facilities in the City of Miami

(Based on DERM Marine Operating Permits, January, 2008)

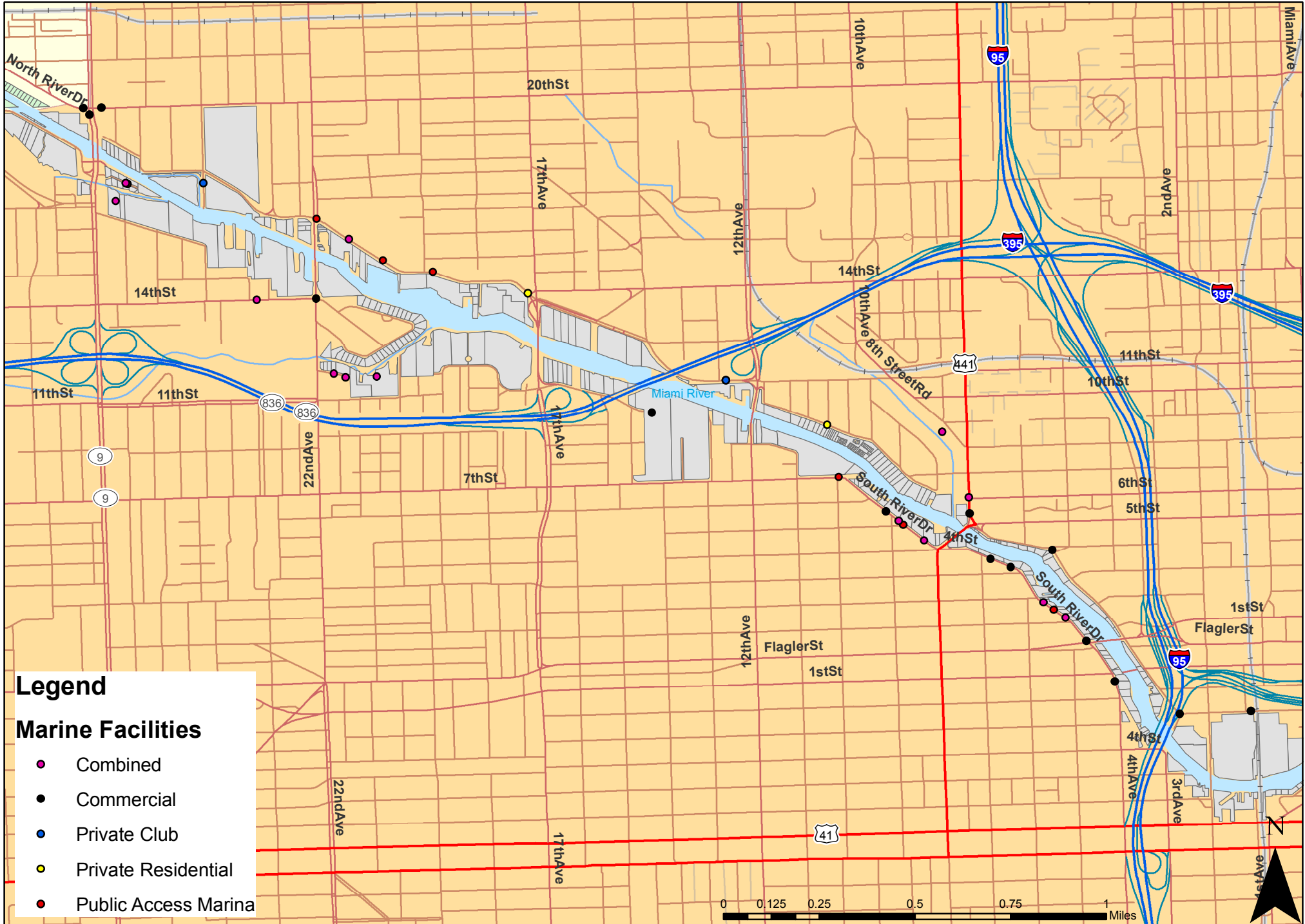


Table 5.1

## Miami River DERM Marine Operating Permits as of January, 2008 in the City of Miami

Address	Facility Name	Wet Slips	Dry Slips	Combined Total	Commercial Vessels	Recreational Vessels	Permit
961 NW 7TH ST, MIAMI, FL, 33136	ANCHOR MARINE	10	5	15	0	15	Public Access Marina
501 NW SOUTH RIVER DR, MIAMI, FL, 33136	CLEANSE A YACHT DBA CAY MARINE SERVICE	4	13	17	0	17	Public Access Marina
201 NW SOUTH RIVER DR, MIAMI, FL, 33128	TINEO GROUP LLC	26	0	26	0	26	Public Access Marina
2190 NW NORTH RIVER DR, MIAMI, FL, 33125	AUSTRAL INT. MARINA CORP.	35	11	46	0	46	Public Access Marina
2000 NW NORTH RIVER DR, MIAMI, FL, 33125	2000 MIAMI RIVER MARINA, LLC	88	0	88	0	88	Public Access Marina
200 BISCAYNE BOULEVARD WAY, MIAMI, FL, 33125	DUPONT PLAZA MARINA	20	0	20	11	9	Public Access Marina
1884 NW NORTH RIVER DR, MIAMI, FL, 33125	HURRICANE COVE INC.	130	20	150	3	147	Public Access Marina
2490 NW 18TH TER, MIAMI, FL, 33125	MARTIN'S POINT	18	5	23	2	21	Public Access Marina
1700 NW NORTH RIVER DR, MIAMI, FL, 33125	RIVER RUN YACHT CLUB CONDOMINIUM ASSOCIATION	71	0	71	0	71	Private Residential
1000 NW NORTH RIVER DR, MIAMI, FL, 33136	SNUG HARBOR TOWN HOUSE	25	0	25	0	25	Private Residential
1800 NW 24TH AVE, MIAMI, FL, 33125	ISLA DEL MAR YACHT CLUB	60	0	60	0	60	Private Club
555 NW SOUTH RIVER DR, MIAMI, FL, 33136	5TH STREET TERMINAL, INC.	4	0	4	4	0	Commercial
325 NW SOUTH RIVER DR, MIAMI, FL, 33128	BASSAS CARGO INT'L., INC.	6	0	6	6	0	Commercial
1201 NW SOUTH RIVER DR, MIAMI, FL, 33125	BIMINI SHIPPING INC.	3	0	3	3	0	Commercial
2722 NW 20TH ST, MIAMI, FL, 33125	BUNNELL FOUNDATION, INC.	3	0	3	3	0	Commercial
122 SW 3RD ST, MIAMI, FL, 33130	FLORIDA POWER AND LIGHT CO., MIAMI CENTRAL S/C	3	0	3	3	0	Commercial
236 SW NORTH RIVER DR, MIAMI, FL, 33130	GARCIA BROTHERS SEAFOOD	9	0	9	9	0	Commercial
135 SW SOUTH RIVER DR, MIAMI, FL, 33130	M.R. LOBSTER & S. CRABS	8	0	8	8	0	Commercial
510 NW 7TH AVE, MIAMI, FL, 33136	MANNY SEAFOOD CO.	4	0	4	4	0	Commercial
2660 NW 20TH ST, MIAMI, FL, 33125	MIAMI-DADE ARTIFICIAL REEF STAGING SITE	2	0	2	2	0	Commercial
450 NW NORTH RIVER DR, MIAMI, FL, 33128	NRD SHIPPING & MARINE	4	0	4	4	0	Commercial
1960 NW 27TH AVE, MIAMI, FL, 33125	ORKIN EXTERMINATING	3	0	3	3	0	Commercial
31 NW SOUTH RIVER DR, MIAMI, FL, 33128	P & L TOWING AND TRANSPORTATION, INC.	1	0	1	1	0	Commercial
2199 NW SOUTH RIVER DR, MIAMI, FL, 33125	RIVER TERMINAL SERVICES, INC.	3	0	3	3	0	Commercial
377 NW SOUTH RIVER DR, MIAMI, FL, 33128	TRANS CARIBBEAN SHIPPING DOCKING	3	0	3	3	0	Commercial
517 NW SOUTH RIVER DR, MIAMI, FL, 33136	5TH STREET TERMINAL INC.	6	8	14	6	8	Combined
151 NW SOUTH RIVER DR, MIAMI, FL, 33128	BISCAYNE TOWING & SALVAGE	10	0	10	7	3	Combined
2151 NW 12TH ST, MIAMI, FL, 33125	C & F MARINE CORP.	20	20	40	6	34	Combined
2115 NW 12TH ST, MIAMI, FL, 33125	EMA INVESTMENT INC	12	12	24	13	11	Combined
2277 NW 14TH ST, MIAMI, FL, 33125	FLORIDA DETROIT DIESEL - ALLISON	8	1	9	6	3	Combined
1270 NW 11TH ST, MIAMI, FL, 33125	MERRILL - STEVENS DRY DOCK CO.	20	20	40	8	32	Combined
2100 NW NORTH RIVER DR, MIAMI, FL, 33125	MIAMI YACHT & ENGINE WORKS LLC	5	19	24	2	9	Combined
437 NW SOUTH RIVER DR, MIAMI, FL, 33128	NORSEMAN SHIPBUILDING CORP.	18	15	33	8	25	Combined
2535 NW 18TH TER, MIAMI, FL, 33125	THE BEST YACHT REPAIR,	6	3	9	3	6	Combined
243 NW SOUTH RIVER DR, MIAMI, FL, 33128	TINEO GROUP LLC	19	4	23	18	5	Combined
2629 NW 16TH ST RD, MIAMI, FL, 33125	AGRA YACHT CORP.	4	14	18	4	14	Combined
2051 NW 11TH ST, MIAMI, FL, 33125	CONSOLIDATED YACHT CORP.	45	17	62	20	42	Combined
830 NW 8TH ST RD, MIAMI, FL, 33136	POPEYE MARINE CORP.	11	25	36	6	30	Combined
600 NW 7TH AVE, MIAMI, FL, 33136	GANDARA MARINE ENTERPRISES, INC.	4	31	35	10	25	Combined
<b>Total:</b>		<b>731</b>	<b>243</b>	<b>974</b>	<b>189</b>	<b>772</b>	