



December 9<sup>th</sup>, 2024

Turner Fortin  
 Director of Acquisitions & Development  
 Iconic Equities  
 Mobile 404-863-9931  
 1508 Bay Road  
 Unit 1105  
 Miami Beach, FL 33139

**RE: Pineville Industrial Lot 4 Trip Generation Memorandum**

Dear Mr. Fortin,

This trip generation memorandum is a supplement to the Pineville Industrial Development TIA (completed by Timmons Group sealed 01/12/2018). The purpose of this memorandum is to determine if the current proposed build-out (up to and including Lot 4) exceeds trip generation values assumed in the TIA.

Per the approved TIA, Phase 1 of the subject development included 510,000 square feet (SF) of warehousing. Additionally, Phase 2 of the subject development included 340,000 SF of general light industrial.

Lot 4 will consist of 194,382 SF of general light industrial. Per aerial imagery, 510,000 SF of warehousing and 97,406 SF of general light industrial has already been constructed. Following the construction of Lot 4, the Pineville Industrial Development will consist of 510,000 SF of warehousing and 291,788 SF of general light industrial.

**Table 1** summarizes the Pineville Industrial trip generation as outlined in the TIA.

**Table 1: Pineville Industrial TIA Phases I – II Trip Generation Summary**

ITE Land Use Code	Size	ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
510 – Warehousing	510,000 SF	1,816	121	32	153	41	122	163
110 – General Light Industrial	340,000 SF	2,438	274	37	311	39	289	328
<b>Total:</b>		<b>4,254</b>	<b>395</b>	<b>69</b>	<b>464</b>	<b>80</b>	<b>411</b>	<b>491</b>

SOURCE: Pineville Industrial TIA (completed by Timmons Group sealed 01/12/2018)

**Table 2** summarizes the cumulative Pineville Industrial trip generation (including Lot 4). These values were determined by applying the projected percent buildouts to the assumed TIA trip generation shown in **Table 1**.

**Table 2: Pineville Industrial Lot 4 Trip Generation Summary**

ITE Land Use Code	Size	% Buildout	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
510 – Warehousing	510,000 SF	100%	1,816	121	32	153	41	122	163
110 – General Light Industrial	291,788 SF	86%	2,097	236	31	267	34	248	282
<b>Total:</b>			<b>3,913</b>	<b>357</b>	<b>63</b>	<b>420</b>	<b>75</b>	<b>370</b>	<b>445</b>

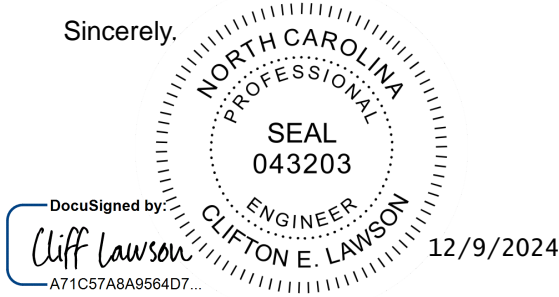


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As shown in **Tables 1 & 2**, with the construction of Lot 4, trips are not projected to exceed trip generation values assumed in the Pineville Industrial Development TIA. Therefore, no TIA update is required due to the development's construction.

Should you have any questions regarding this memorandum, do not hesitate to contact me.

Sincerely,



Cliff Lawson, PE, PTOE  
Senior Project Manager | Transportation