

EXHIBIT B

2912 COLLINS AVENUE, LLC
2912 Collins Avenue, Miami Beach, FL

OPERATIONS PLAN

FOR MECHANICAL PARKING GARAGE

1. Hours of operation for the valet parking are 24 hours a day, 7 days a week.
2. The number of employees for valet parking level will vary from 2 to 4 depending on demand as determined by the valet operator.
3. The mechanical lifts will be maintained in accordance with the manufacturer's requirements. A designated person will be on the property to monitor the operations of the mechanical lifts.
4. The mechanical lifts will operate in a quiet manner. The proposed lifts will make very little noise when being lowered and raised. In addition, all lifts are located inside a concrete building. As such, the enclosure will greatly control sounds from the lifts and vehicles.
5. In the event of a power outage, generators will assist with the operation of the mechanical lifts, minimally to remove cars from them.