

Mickey Marrero, Esq.
Bercow Radell Fernandez & Larkin
200 South Biscayne Boulevard
Suite 850
Miami, Florida 33331

July 24, 2017

Re: 121 Collins - Miami Beach, Florida
Traffic Statement

Dear Mickey:

Traf Tech Engineering, Inc. is pleased to provide you with the results of this traffic statement undertaken for the proposed parking lot to be located at 121 Collins Avenue in the City of Miami Beach in Miami-Dade County, Florida. Due to the small nature of the proposed parking lot (13 parking stalls) and the results of a transportation methodology meeting held with the City of Miami Beach's Transportation Department, a traffic statement documenting the projected number of new trips was prepared.

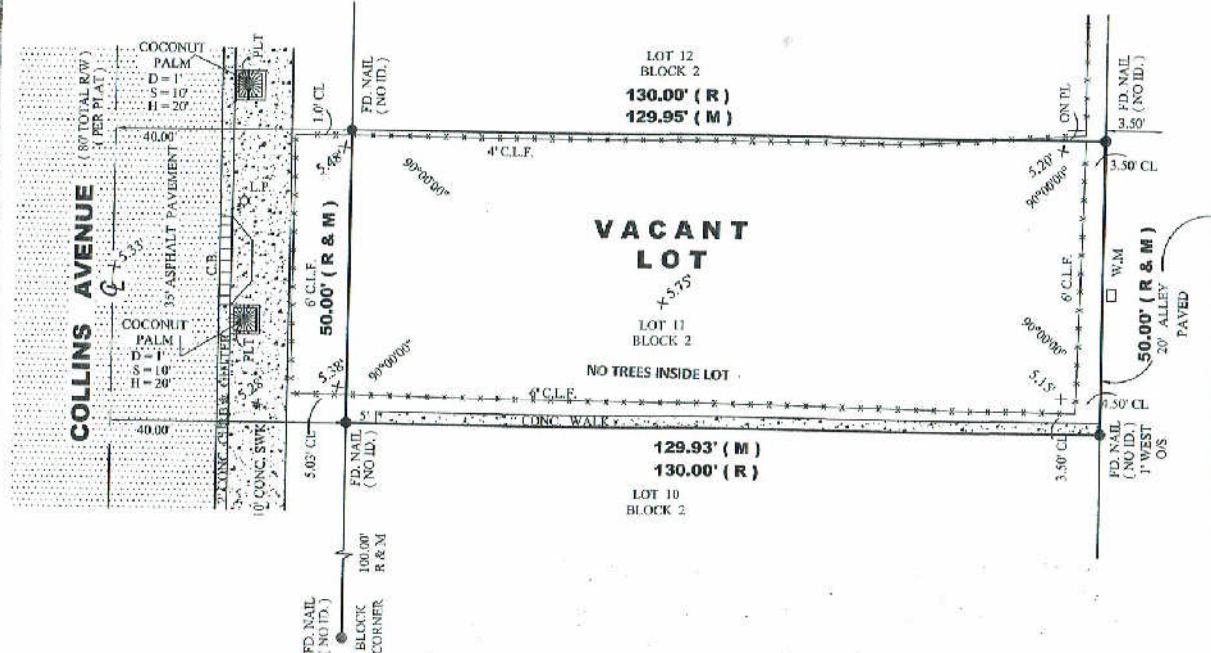
The Institute of Transportation Engineers (ITE) *Trip Generation Manual* (9th Edition) is the primary source for determining trip generation associated with new land uses. However, the subject manual does not have trip generation data for stand-alone parking lots. Since the subject parking lot will be for public use for nearby land uses, the new trips associated with the 13-space parking lot was based on information contained in the Urban Land Institute (ULI) *Shared Parking* (Second Edition) publication. According to the subject ULI document, the largest change in parking occupancy for commercial uses during the typical weekday afternoon peak period is approximately 50 percent in a one-hour period. Hence, a 50% change in parking occupancy results in approximately seven (7) peak hour trips for the proposed 13-space parking lot. The projected seven (7) peak hour trips are considered insignificant (de-minimus) from a traffic-engineering standpoint (one new peak hour trip every eight and one-half minutes).

In summary, the proposed 13 public parking spaces proposed at the 121 Collins site are projected to have an insignificant effect to the surrounding street system.

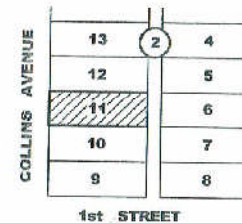
Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer



LOCATION SKETCH
SCALE: NTS



ABBREVIATIONS:
 SWA=SEWER WALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE, F=FOUND, A=AIR CONDITIONER, PM=PROPERTY MARKER, ON=ON-DECK, V=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RE=REBAR, U=UTILITY EASEMENT, CON=CONCRETE, SL=SLAB, RW=RIGHT OF WAY, DE=DEDRAGAGE EASEMENT, CL=ENTER LINE, CH=CHAMBER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASP=ASPHALT, NO=NAIL & DISC, S=SET, F=FEET, N=HIGH FLOOR ELEVATION, OS=OFFSET, HP=HYDRO PUMP, CH=CHUCK, R=HEAD POWER LINE, W=WATER METER, M=MAINTENANCE, D=DRAINAGE EASEMENT, M=SIDE.

ELEVATION BASED ON LOC. # 4231 NE
CEM# D-116 ELV. 5.03' TYPE OF SURVEY: BOUNDARY SURVEY

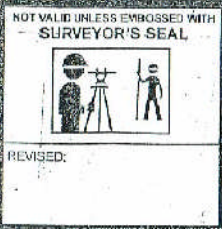
SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL GEODETTIC VERTICAL DATUM OF 1928. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

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.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PD. PAGE

Property Address: 121 Collins Ave., Miami Beach, FL 33139.

Legal Description: Lot 11, Block 2, OCEAN BEACH FLORIDA SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida.

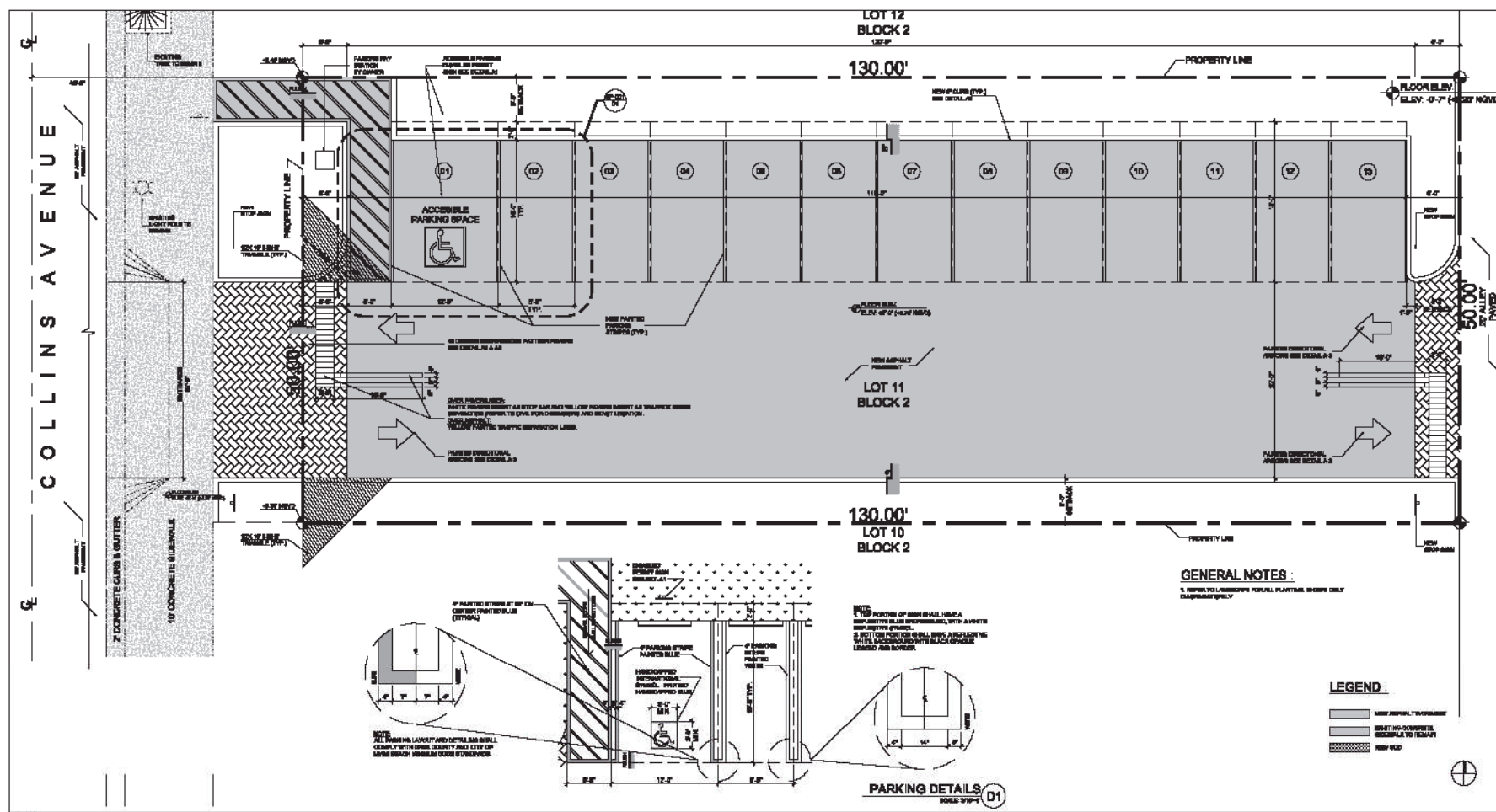


I HEREBY CERTIFY that the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.
 There are no encroachments, overlaps, easements, appurtenances or other visible easements other than as shown hereon.

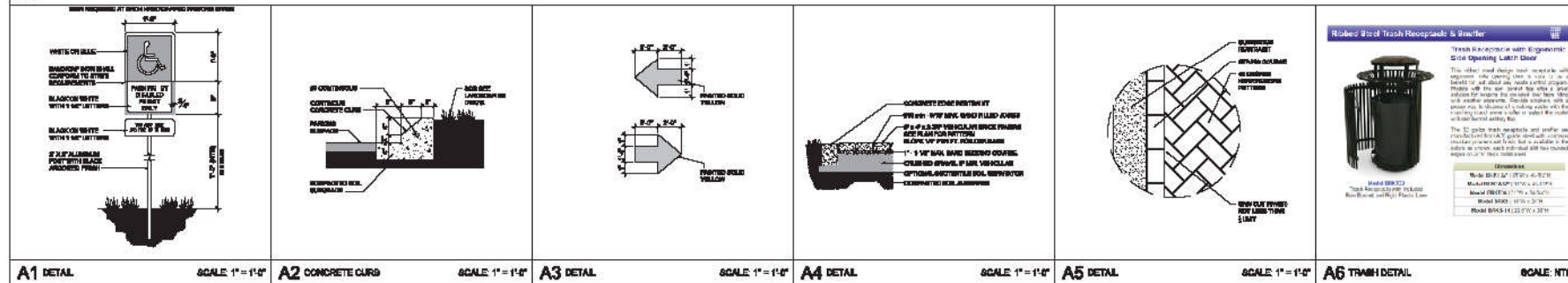
ADIS N. NUNEZ
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.
 Engineers • Land Surveyors • Planners • LB # 0007069
 555 NORTH SHORE DRIVE
 MIAMI BEACH, FL 33141
 (305) 865-1200 Email: blanco.surveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE	SUFFIX: L	DATE: 9/11/09	BASE: 8'
PANEL: 0319	COMMUNITY #	120651	
DATE: 9/10/16	SCALE: 1" = 20'	DWN. BY: S. Blanco	JOB No: 16-753



B1 SITE PLAN



NOTICE

LOT OPEN / SELF PARKING

**SUNDAY - WEDNESDAY
7AM-10PM**

**THURSDAY - SATURDAY
7AM-12AM**

LOT CLOSED / VALET ONLY

**SUNDAY - WEDNESDAY
10PM-7AM**

**THURSDAY - SATURDAY
12AM-7AM**

**CARS LEFT AFTER
CLOSING ARE SUBJECT TO TOWING,
BOOTING AND/OR PARKING NOTICE**

SIZE 18" * 24"

font style: ARIAL BOLD

ALL WHITE REFLECTIVE

NO HOLES

.80 ALUMINUM

Valet Operational Plan
121 Collins Avenue

1. Asta Parking ("Asta") shall provide an attendant Monday thru Sunday after 10 pm in the event the lot is to remain open after the posted "Lot Open" hours (see attached).
2. The valet hours may be used by cars that arrive on the property and parked by an Asta attendant.
3. During the valet hours, the lot could also be used for cars brought by a third party parking operator to the lot for an establishment in the immediate area. But, the lot would be manned during "valet hours" even in this scenario.
4. Cars parked while no attendant is present will have to be removed by the closing time indicated on posted signage.
5. Cars parked while an attendant is on duty will have to be removed by no later than 5am the following morning.
6. Asta uses "SMS Valet" which allows Asta to notify customers via text of closing hours, retrieval hours and reminder notices.
7. Unauthorized vehicles will be subject to Towing, Booting and/or Parking Notices (see attached).