TC-C MASSING STUDY

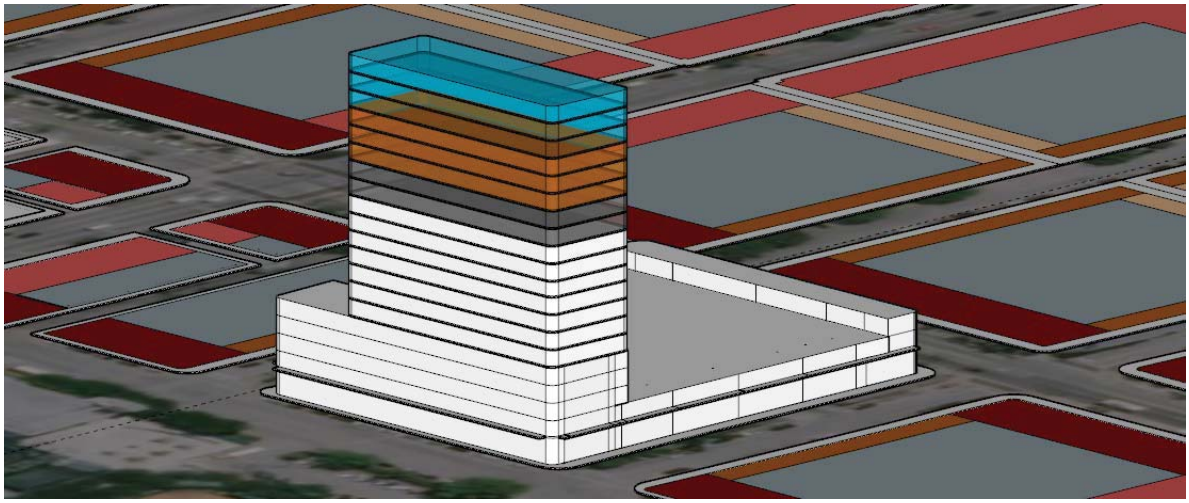
Legend

- Up to 125 FT – 11 stories (**White**)
- 125-145 FT – Approximately 13 stories (**Gray**)
- 145-175 FT – Approximately 16 stories (**Orange**)
- 175-200 FT – Approximately 19 stories (**Turquoise**)

TC-C MASSING STUDY - OPTION A

(Block from 71st to 72nd St.)

Option to maximize floor area while providing public benefits.

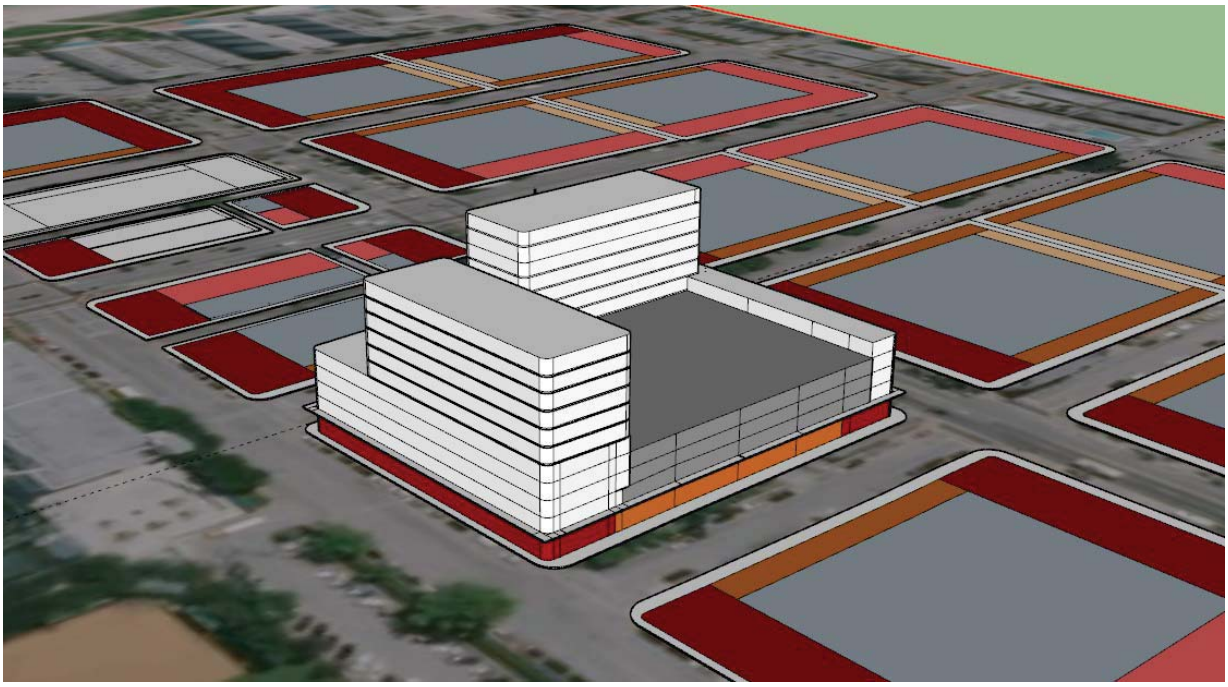


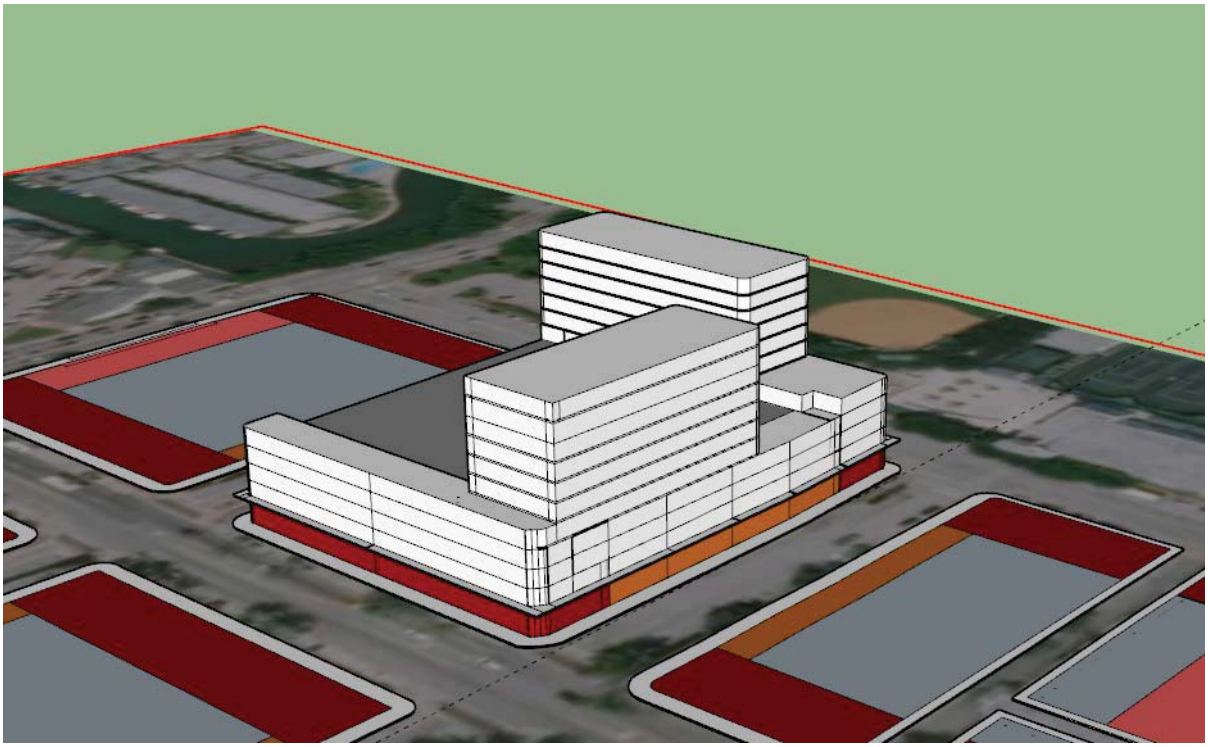


TC-C MASSING STUDY - OPTION B

(Block from 71st to 72nd St.)

Option to maximize floor area without providing public benefits.

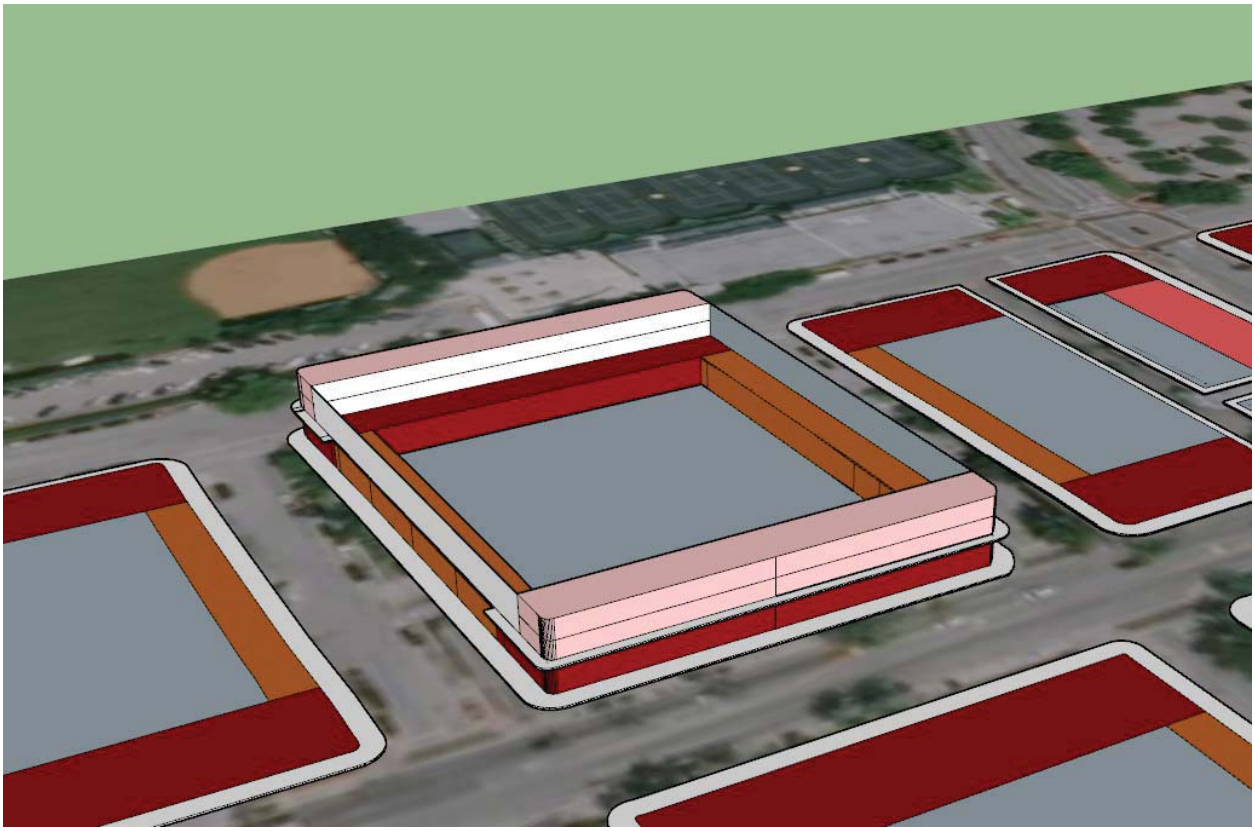




TC-C MASSING STUDY - BASE REGULATIONS

(Block from 71st to 72nd St.)

Minimum required habitable space pursuant to the regulations for Class A and Class C roadways.



TC-C Massing Study Bird's Eye Renderings

Legend

- Approved Hotel Development (**Green**)
    - 3.5 FAR at 125 feet

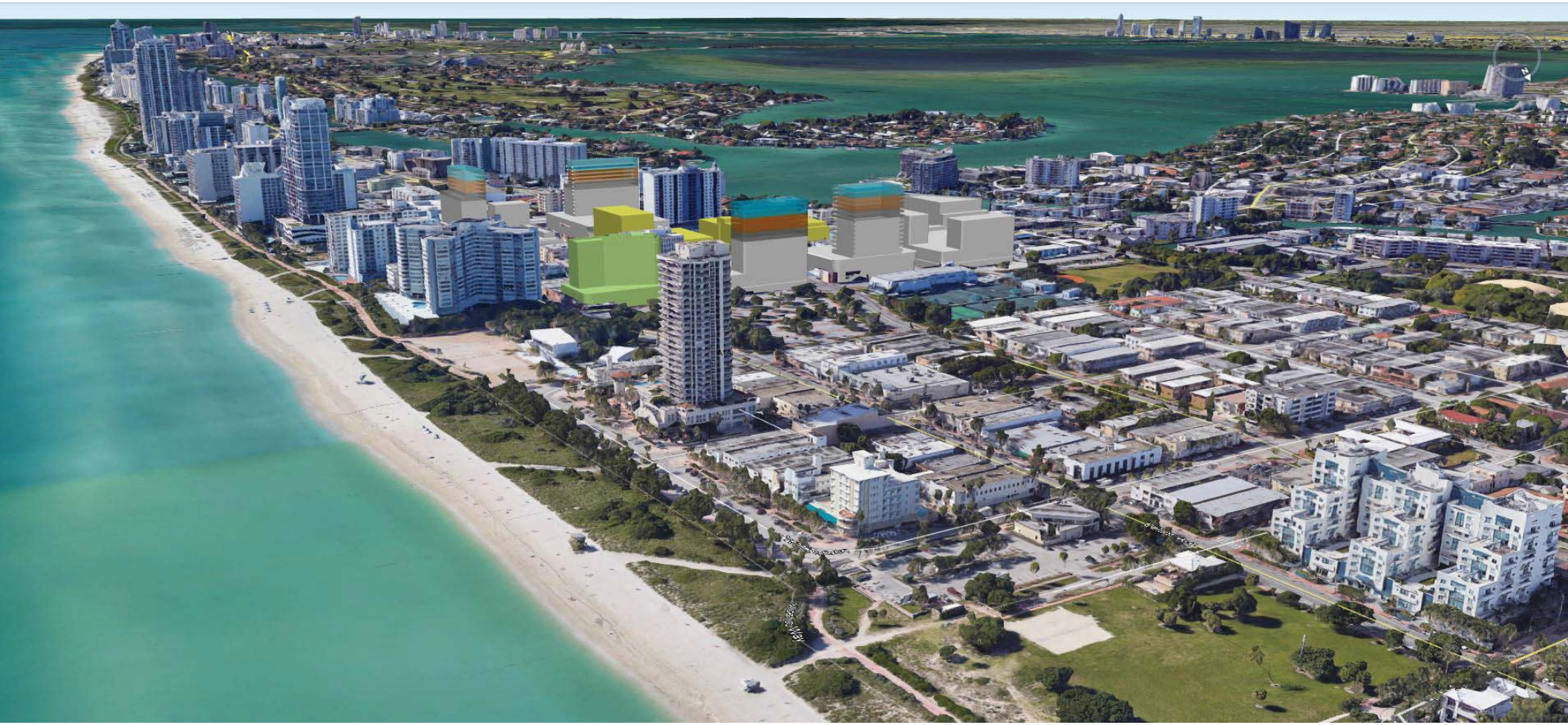
- Land Swap Parcels Proposed Development (**Yellow**)

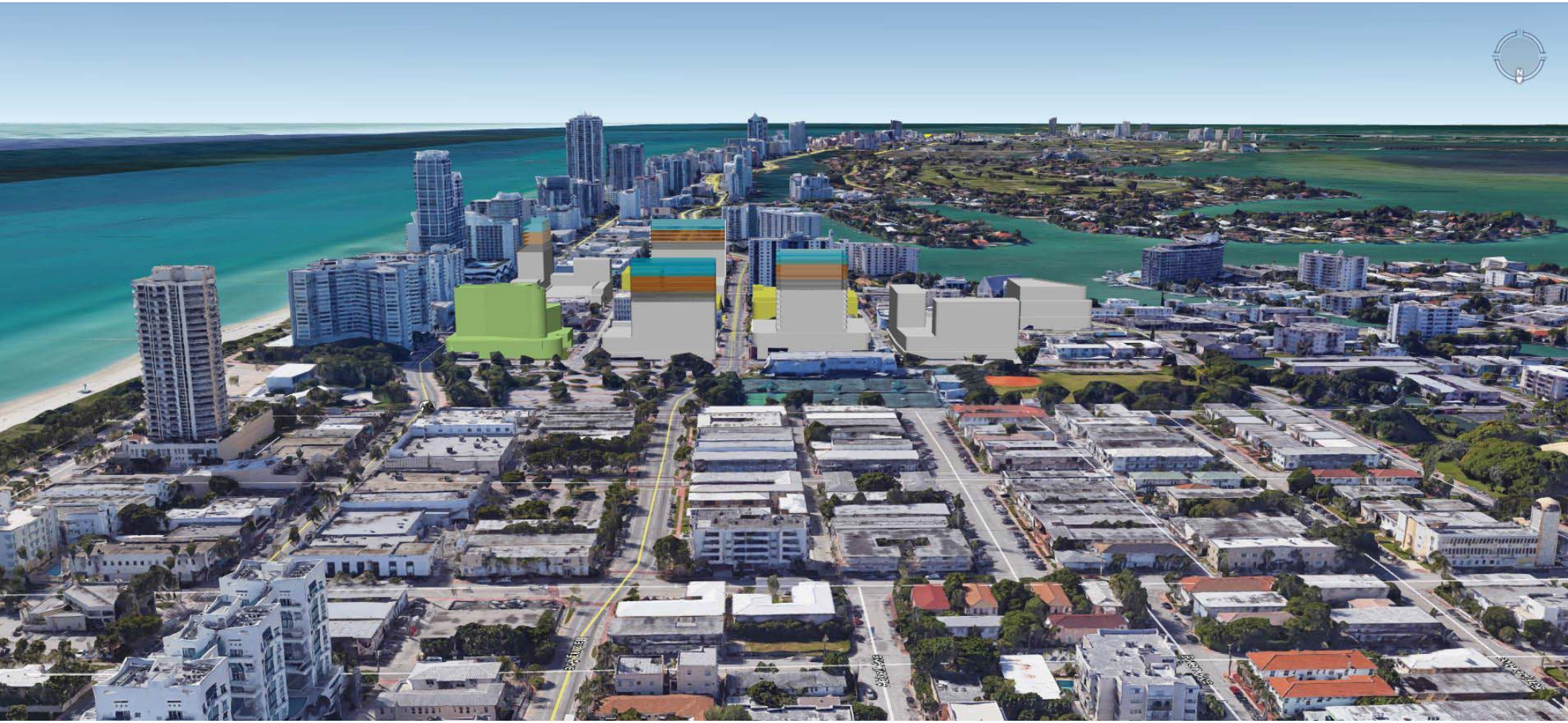
- Massing Study Samples
    - Up to 125 FT – 11 stories (**White**),
    - 125-145 FT – Approximately 13 stories (**Gray**)
    - 145-175 FT – Approximately 16 stories (**Orange**)
    - 175-200 FT – Approximately 19 stories (**Turquoise**)

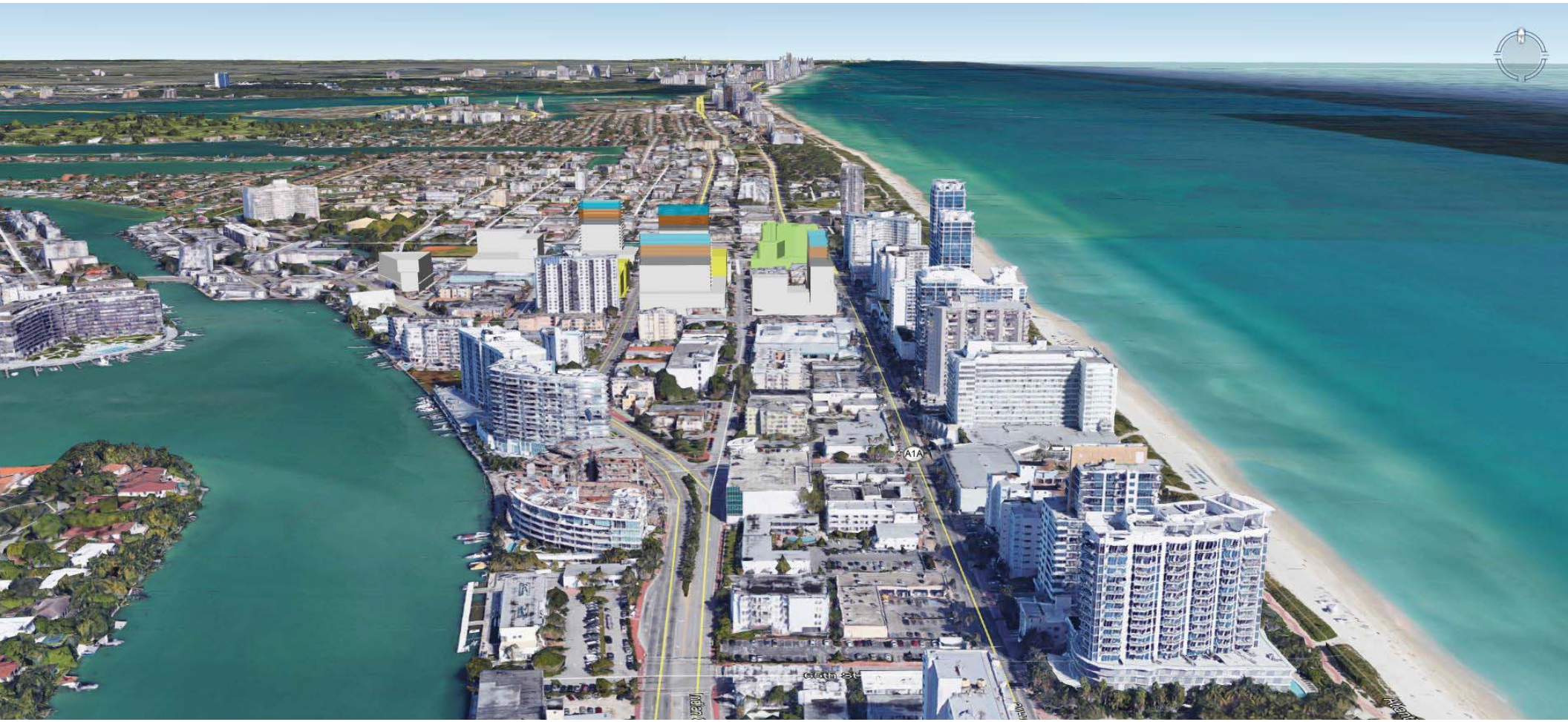
A1A
Bayfront Park Dr


Atlantic Way
Collins Ave
15 Place
17th St
Lincoln Rd
Dilido Island
A1A
Bay Rd
Dilido Dr
934
Dilido Island






Collins Ave
Harding Ave
Byron Ave
Abbott Ave


A1A
69th St


Herring Ave
A1A
934


A1A
Biscayne Ave
Ponce De Leon Blvd


934
A1A
Atlantic Way


934
A1A
Indian Creek Dr