

May 18, 2016

Quadrum Miami Beach, LLC
c/o Adrienne Grandolfo, Esq.
1601 Washington Avenue, Suite 300
Miami Beach, Florida 33139

Re: Nautilus Hotel – Traffic Statement

Dear Adrienne:

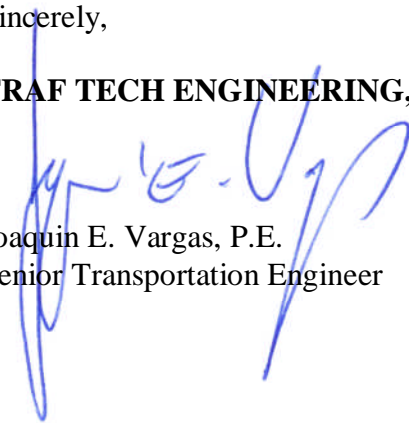
Traf Tech Engineering, Inc. is pleased to provide you with this traffic memorandum in support of the proposed text change to the existing/approved CUP order to increase occupancy in connection with the Nautilus Hotel located 1825 Collins Avenue in the City of Miami Beach.

The Nautilus Hotel CUP was approved in 2015 with 250 hotel rooms (existing use at the time) plus a proposed 315-seat restaurant and lobby lounge as well as other accessory food and beverage uses. It is our understanding that the proposed text change will increase the premises occupancy number but the number of hotel rooms and restaurant seats will remain the same. Since traffic studies for projects like the Nautilus are based on hotel rooms and restaurant seats, and since the number of hotel rooms and the number of seats in the restaurant will not change as a result of the proposed text change, the 2015 traffic study is still applicable for purposes of modifying the occupancy capacity of the Nautilus Hotel.

Please give me a call if you have any questions relative to the information provided herein.

Sincerely,

TRAF TECH ENGINEERING, INC.


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