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Memorandum

To: Frank Toskan
Untario SB LP

From: Adrian K. Dabkowski, P.E., PTOE
Cory D. Dorman, E.I.

Cc: Darren Zakreski, Untario SB LP
Michael Larkin, Esq., Bercow, Radell, Fernandez, and Larkin, LLC

Date: April 25, 2017

Subject: 161 Washington Avenue
Loading Area Maneuverability Analysis Summary

The purpose of this memorandum is to provide a summary of the loading area maneuverability analysis performed for the proposed redevelopment located at 161 Washington Avenue in Miami Beach, Florida. Loading and unloading vehicle access is provided along Collins Court as it does with the current use. Collins Court is a 20-foot wide, one-way northbound alley between 1st Street and 2nd Street and serves as a service access for several buildings along the adjacent streets. Collins Court is approximately 400 feet long between 1st Street and 2nd Street. A site location map is included in Attachment A.

A maneuverability analysis was performed utilizing Transoft Solutions Inc. *AutoTURN 10.0* software which applies vehicle turning templates consistent with American Association of State Highway and Transportation Officials' (AASHTO), *A Policy on Geometric Design of Highways and Streets*, 2011. The analysis was prepared assuming a single-unit truck (SU-30) design vehicle and a loading van/passenger car (P) design vehicle for both loading/unloading and by-passing operation. As shown in the maneuverability analysis in Attachment B, SU-30 and P design vehicles are able to pass another SU-30 or P design vehicle on Collins Court adjacent to the proposed redevelopment. Collins Court serves as a service/loading access from South Pointe Drive to Espanola Way. Therefore, the loading for the proposed redevelopment is consistent with the existing loading operations of this area.

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Attachment A

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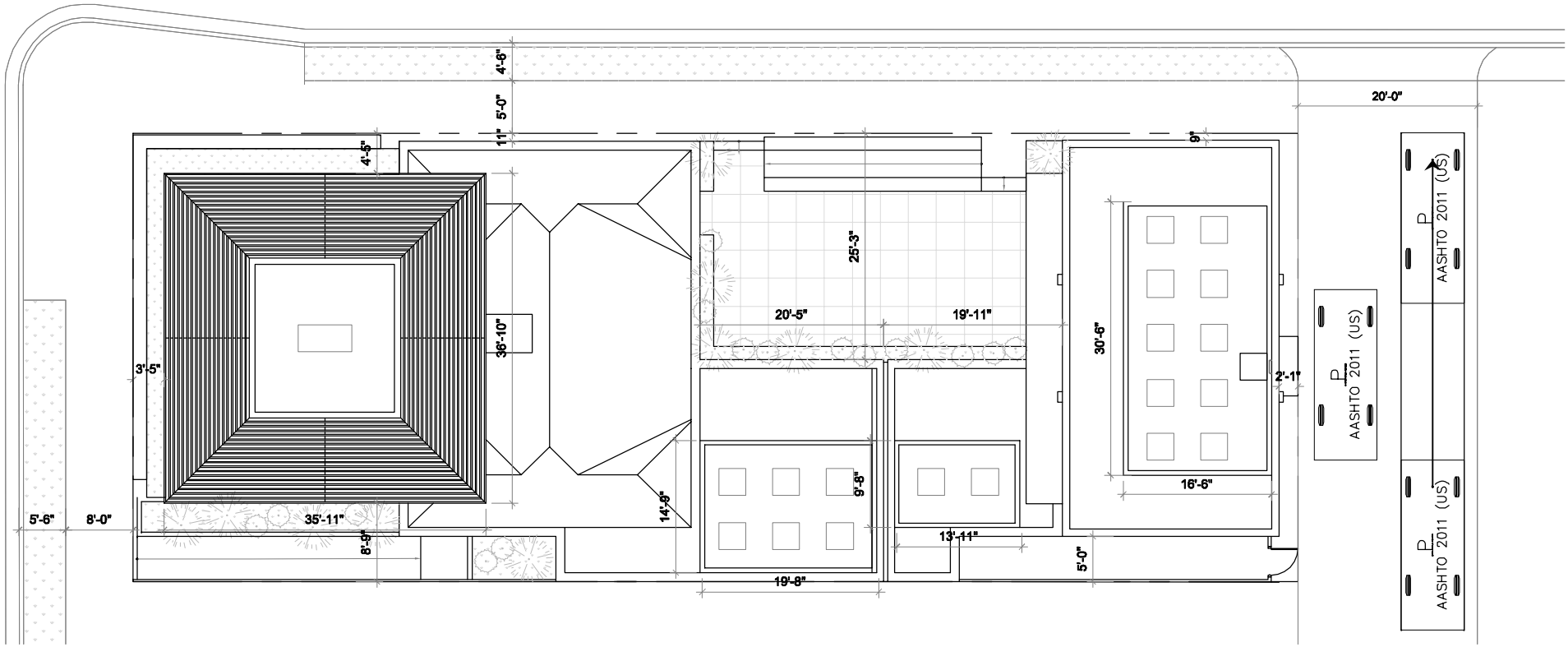
Figure 1
Location Map
161 Washington Avenue
Miami Beach, Florida

Attachment B

AutoTURN P Design Vehicle



AutoTURN SU-30 Design Vehicle