ZONING FEASIBILITY REPORT

Address(s)
20 NW 41st St, Miami, FL, 33127
24 NW 41st St, Miami, FL, 33127

Folio Number(s)
01-31-24-021-0230
01-31-24-021-0240

Report Date: Tuesday, December 27, 2016

The contents of the Results herein are believed to be accurate, but are not guaranteed. The Results are indicative of the current land conditions and are intended for reference only. They should not be relied upon for development purposes, and their use does not guarantee governmental approval or permitting for any project. Results are based on basic general calculations that are rounded. Furthermore, although the results are site specific, they are based on general assumptions, such as development distances, heights and areas. They do not take into account variations such as, but not limited to easements, topography, or existing built elements. The Results should be independently verified before being relied upon for any particular site design development.
<table>
<thead>
<tr>
<th>TABLE OF CONTENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Folio Number</td>
</tr>
<tr>
<td>Address</td>
</tr>
<tr>
<td>City</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Gridics</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

**ZONING ALLOWANCES**

| Property Location | 1 |
| Allowed Uses      | 2 |
| Maximum Lot Capacity | 3 |
| Illustrations     | 4 |
| Statistics        | 5 |

**CAPACITY ANALYSIS**

| Maximum Capacity | 6 |
| Illustrations    | 7 |
| Statistics       | 8 |

In consideration for your payment of the appropriate fee, Gridics, LLC ("Gridics") grants to you the right to use attached Property Report ("Report"), subject to the following terms and conditions:

License Grant. Gridics grants to you, your employees and wholly owned affiliates a non-exclusive, non-transferable, non-sublicensable, limited license to use the Report solely for your internal business purposes.

Restrictions.

(a) You shall not disclose, use, disseminate, sublicense, distribute, sell, reproduce, or publish the Report, or any portion of the Report, to any third party, other than persons or entities who are your actual or potential customers and clients.

(b) You shall not: (i) process or combine any portion of the Report or permit any portion of the Report to be processed or combined with other data from any other source; (ii) use the Report to create, enhance or structure any database; or (iii) use the Report to create derivative products.

(c) You shall not use the Report in any way that: (i) infringes upon Gridics’ or any third party’s copyright, patent, trademark, trade secret or other intellectual property or proprietary rights or rights of publicity or privacy; (ii) violates any federal, state or local law, statute, ordinance or regulation; or (iii) is defamatory, trade libelous, unlawfully threatening or unlawfully harassing.

(d) All Gridics trade names displayed on the Report are registered or common law trademarks or service marks (collectively “Trademarks”) of Gridics, or its affiliates, licensors. You are not granted any right or license to use the Trademarks. You shall not remove, alter or obscure any Trademarks or proprietary notices or disclaimers contained in the Report. Gridics may include a disclaimer on the Report that use of the Report shall not constitute the delivery by Gridics of real estate services to any person. You will not remove, alter, or obscure any disclaimers appearing on the Services, Platform Results, or any Gridics Information.

© 2016 Gridics, LLC. All rights reserved.

The contents of the Results herein are believed to be accurate, but are not guaranteed. The Results are indicative of the current land conditions and are intended for reference only. They should not be relied upon for development purposes, and their use does not guarantee governmental approval or permitting for any project. Results are based on basic general calculations that are rounded. Furthermore, although the results are site specific, they are based on general assumptions, such as development distances, heights and areas. They do not take into account variations such as, but not limited to easements, topography, or existing built elements. The Results should be independently verified before being relied upon for any particular site design development.
<table>
<thead>
<tr>
<th>Folio Number</th>
<th>Various</th>
<th>Lot Area</th>
<th>10500 sqft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Various</td>
<td>Zoning Code</td>
<td>Miami (November 2015)</td>
</tr>
<tr>
<td>City</td>
<td>Various</td>
<td>Parcel Zoning</td>
<td>T4-L</td>
</tr>
</tbody>
</table>

### AERIAL

![Aerial View](image1)

### ZONING

![Zoning Map](image2)

### MAP

![Map](image3)

© 2016 Gridics, LLC. All rights reserved.

The contents of the Results herein are believed to be accurate, but are not guaranteed. The Results are indicative of the current land conditions and are intended for reference only. They should not be relied upon for development purposes, and their use does not guarantee governmental approval or permitting for any project. Results are based on basic general calculations that are rounded. Furthermore, although the results are site specific, they are based on general assumptions, such as development distances, heights and areas. They do not take into account variations such as, but not limited to, easements, topography, or existing built elements. The Results should be independently verified before being relied upon for any particular site design development.
<table>
<thead>
<tr>
<th>Folio Number</th>
<th>Various Lot Area</th>
<th>10500 sqft</th>
<th>Zoning Code</th>
<th>Miami Parcel Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Various</td>
<td>Various</td>
<td>City</td>
<td>Miami</td>
</tr>
<tr>
<td>City</td>
<td>Various</td>
<td>Various</td>
<td>Miami</td>
<td>Miami</td>
</tr>
</tbody>
</table>

**ZONING ALLOWANCES**

### RESIDENTIAL
- Single Family Residence: R
- Community Residence: R
- Ancillary Unit: R
- Two Family Residence: R
- Multi Family Housing: R
- Dormitory: E
- Home Office: R
- Live-Work: R

### COMMERCIAL
- Food Service Establs.: R
- Alcohol Beverage Serv.: E
- General Commercial: R

### LODGING
- Bed & Breakfast: R

### OFFICE
- Office: R

### EDUCATIONAL
- Childcare: W
- Elementary School: E
- Learning Center: E
- Middle / High School: E
- Pre-School: E
- Research Facility: R

### CIVIC
- Community Facility: W
- Recreational Facility: R
- Religious Facility: R

### CIVIC SUPPORT
- Community Support Fac.: W
- Infrastructure and Util.: W
- Marina: W
- Public Parking: W
- Transit Facilities: W

---

**ZONAR** by Gridics, LLC. All rights reserved. The contents of the Results herein are believed to be accurate, but are not guaranteed. The Results are indicative of the current land conditions and are intended for reference only. They should not be relied upon for development purposes, and their use does not guarantee governmental approval or permitting for any project. Results are based on basic general calculations that are rounded. Furthermore, although the results are site specific, they are based on general assumptions, such as development distances, heights and areas. They do not take into account variations such as, but not limited to, easements, topography, or existing built elements. The Results should be independently verified before being relied upon for any particular site design development.

© 2016 Gridics, LLC. All rights reserved.
ZONING ALLOWANCES

Maximum Lot Capacity

<table>
<thead>
<tr>
<th>Folio Number</th>
<th>Various Lot Area</th>
<th>Various</th>
<th>Zoning Code</th>
<th>Various</th>
<th>Parcel Zoning</th>
<th>Miami (November 2015)</th>
<th>T4-L</th>
</tr>
</thead>
</table>

**BUILDING INTENSITY**

- Dwelling Units per Acre: 36 du/acre
- Dwelling Units Allowed: 8 units
- Maximum Commercial Area: 6,300 ft²
- Maximum Office Area: 6,300 ft²
- Maximum Commercial Establishment Area: 4,000 ft²
- Maximum Built Area: 18,900 ft²
- Maximum Building Footprint: 6,300 ft²
- Lot Coverage: 60%
- Minimum Open Space: 15%

**HEIGHT LIMITATIONS (LEVELS)**

- Total Building Height: 3 Levels
- Principal Building Max. Height (Podium): 3 Levels
- Principal Building Min. Height (Podium): N/A
- Principal Tower Allowed Height: N/A
- Bonus Allowed Height: N/A
- Maximum Office Height: 1 Levels
- Maximum Commercial Height: 1 Levels

**SETBACKS**

- Primary Frontage Minimum Setback: 10 ft
- Secondary Frontage Minimum Setback: N/A
- Side Minimum Setback: N/A
- Rear Minimum Setback: N/A
- Second Layer Dimension: 20 ft

The contents of the Results herein are believed to be accurate, but are not guaranteed. The Results are indicative of the current land conditions and are intended for reference only. They should not be relied upon for development purposes, and their use does not guarantee governmental approval or permitting for any project. Results are based on basic general calculations that are rounded. Furthermore, although the results are site specific, they are based on general assumptions, such as development distances, heights and areas. They do not take into account variations such as, but not limited to easements, topography, or existing built elements. The Results should be independently verified before being relied upon for any particular site design development.
<table>
<thead>
<tr>
<th>Folio Number</th>
<th>Various</th>
<th>Lot Area</th>
<th>Zoning Code</th>
<th>Parcel Zoning</th>
<th>Gridics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Various</td>
<td>10500 sqft</td>
<td>Miami (November 2015)</td>
<td>T4-L</td>
<td>169 E Flagler St</td>
</tr>
<tr>
<td>City</td>
<td>Miami</td>
<td></td>
<td></td>
<td></td>
<td>Miami, FL</td>
</tr>
</tbody>
</table>

SOUTH - NORTH

EAST - WEST

Lot

Main Building

Building Setback Limit

The contents of the Results herein are believed to be accurate, but are not guaranteed. The Results are indicative of the current land conditions and are intended for reference only. They should not be relied upon for development purposes, and their use does not guarantee governmental approval or permitting for any project. Results are based on basic general calculations that are rounded. Furthermore, although the results are site-specific, they are based on general assumptions, such as development distances, heights and areas. They do not take into account variables such as but not limited to easements, topography, or existing built elements. The Results should be independently verified before being relied upon for any particular site design development.
Folio Number
Address
City

Various
Lot Area

Various
Zoning Code

Miami
Parcel Zoning

10500 sqft
Miami (November 2015)
T4-L

### ZONING ALLOWANCES

#### Statistics

<table>
<thead>
<tr>
<th>Level</th>
<th>Podium Building Levels</th>
<th>Tower Levels (with podium)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area (sq ft)</th>
<th>Maximum Built Area by Floorplate</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>18,900</td>
</tr>
</tbody>
</table>

#### Lot Occupation

- Maximum Building Footprint: 27%
- Minimum Open Space: 18%
- Other: 15%

© 2016 Gridics, LLC. All rights reserved.

The contents of the Results herein are believed to be accurate, but are not guaranteed. The Results are indicative of the current land conditions and are intended for reference only. They should not be relied upon for development purposes, and their use does not guarantee governmental approval or permitting for any project. Results are based on basic general calculations that are rounded. Furthermore, although the results are site specific, they are based on general assumptions, such as development distances, heights and areas. They do not take into account variables such as, but not limited to, easements, topography, or existing built elements. The Results should be independently verified before being relied upon for any particular site design development.
### CAPACITY ANALYSIS

#### Maximum Capacity

<table>
<thead>
<tr>
<th>Folio Number</th>
<th>Various</th>
<th>Lot Area</th>
<th>Various</th>
<th>Zoning Code</th>
<th>City</th>
<th>Miami Parcel Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Building Area**
- 18,324 ft²
  - Total Building Height: 3 Levels
  - Maximum Building Footprint: 6,300 ft²
  - Maximum Liner Footprint: 2,455 ft²
  - Maximum Tower Footprint: N/A
  - Maximum Commercial Tower Footprint: N/A
  - Common Space Area: 1,968 ft²
  - Lot Coverage: 60%
  - FLR: N/A

**Lodging Area Net**
- 7,840 ft²
  - Lodging Rooms: 16 DU
  - Lodging Room Average Size: 490 ft²
  - Lodging Height (Levels): 2 Levels

**Commercial Area Net**
- 2,000 ft²
  - Commercial Height (Levels): 1 Level

**Parking Area**
- 6,516 ft²
  - Total Parking Required: 18 Spaces
  - Total Shared Parking Required: 17 Spaces
  - Parking Structure Height: 2 Levels
  - Total Provided Parking Capacity: 18 Spaces
  - On-Street Parking Capacity: N/A
  - Off-Site Parking Capacity: N/A
  - Parking Structure Capacity: 18 Spaces
  - Parking Structure Area: 6,516 ft²
  - Underground Parking: N/A
  - Underground Parking Area: N/A
  - Surface Parking Capacity: N/A

The contents of the Results herein are believed to be accurate, but are not guaranteed. The Results are indicative of the current land conditions and are intended for reference only. They should not be relied upon for development purposes, and their use does not guarantee governmental approval or permitting for any project. Results are based on basic general calculations that are rounded. Furthermore, although the results are site specific, they are based on general assumptions, such as development distances, heights and areas. They do not take into account variations such as, but not limited to easements, topography, or existing built elements. The Results should be independently verified before being relied upon for any particular site design development.
The contents of the Results herein are believed to be accurate, but are not guaranteed. The Results are indicative of the current land conditions and are intended for reference only. They should not be relied upon for development purposes, and their use does not guarantee governmental approval or permitting for any project. Results are based on basic general calculations that are rounded. Furthermore, although the results are site specific, they are based on general assumptions, such as development distances, heights and areas. They do not take into account variables such as, but not limited to, easements, topography, or existing built elements. The Results should be independently verified before being relied upon for any particular site design development.
The contents of the Results herein are believed to be accurate, but are not guaranteed. The Results are indicative of the current land conditions and are intended for reference only. They should not be relied upon for development purposes, and their use does not guarantee governmental approval or permitting for any project. Results are based on basic general calculations that are rounded. Furthermore, although the results are site-specific, they are based on general assumptions, such as development distances, heights and areas. They do not take into account variables such as, but not limited to, easements, topography, or existing built elements. The Results should be independently verified before being relied upon for any particular site design development.
The contents of the Results herein are believed to be accurate, but are not guaranteed. The Results are indicative of the current land conditions and are intended for reference only. They should not be relied upon for development purposes, and their use does not guarantee governmental approval or permitting for any project. Results are based on basic general calculations that are rounded. Furthermore, although the results are site specific, they are based on general assumptions, such as development distances, heights and areas. They do not take into account variations such as easements, topography, or existing built elements. The Results should be independently verified before being relied upon for any particular site design development.