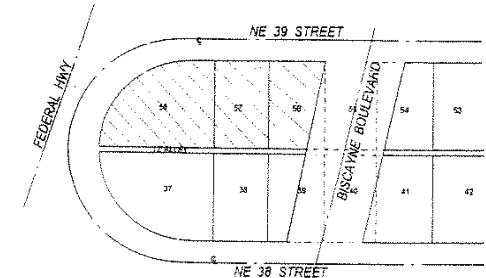
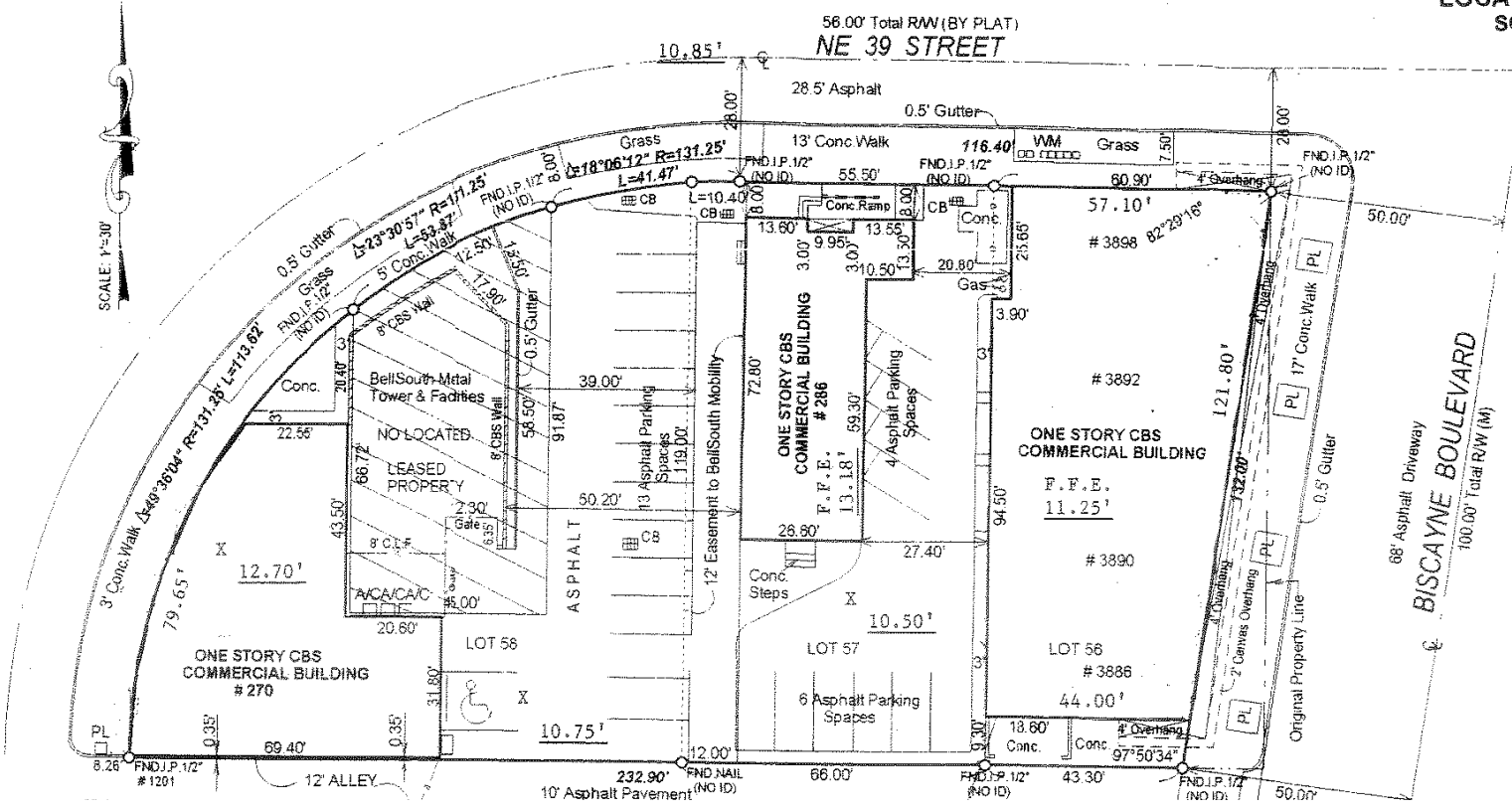


LOCATION SKETCH
SCALE: NTS



CERTIFIED TO: 3886-3898 BISCAYNE, LLC.,
270/286 N.E. 39 STREET, INC., SALMON,
KANNER, DAMIAN & RODRIGUEZ, P.A., FIRST
AMERICAN TITLE INSURANCE COMPANY, GIBRALTAR
BANK, FSB., ITS SUCCESSORS AND/OR ASSIGNS,
ATIMA.

SITE DATA	
Lot Area - SF	27,698
Lot Coverage SF - Permitted 80%	22,158
FLR	8
Public Benefit Bonus - 30%	66,475
Total FLR	288,059
Setbacks FT	
Frontage	10'
Side	0'
Frontage above 8th Floor	20'
Side above 8th Floor	30'
Height (Stories)	
Min	2
Max	12
Bonus	20

RESIDENTIAL PROGRAM - DOUBLE LOADED	
Ground Floor Area - SF	22,158
Lobby / Leasing / Loading - SF	13,295
Commercial - SF	8,863
Parking - SF	66,474
Second Floor	22,158
Third Floor	22,158
Fourth Floor	22,158
Commercial - Total Parking	27
Residential - Total Parking incl. Visitor	157
Parking Required	183
30% Parking Reduction	55
Total Parking Required	128
Total Parking Provided	166

RESIDENTIAL PROGRAM - DOUBLE LOADED	
Residential GSF	199,427
Circ. / Cores - SF	39,885
NSF	159,542
Residential Amenities - SF	3,989
Residential NRSF	155,553
Units	95
Residential Stories	16
Average Unit Size - SF	1,637
Total Floor Area	288,059

3886 BISCAYNE BLVD, MIAMI FL
Development Assumptions

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