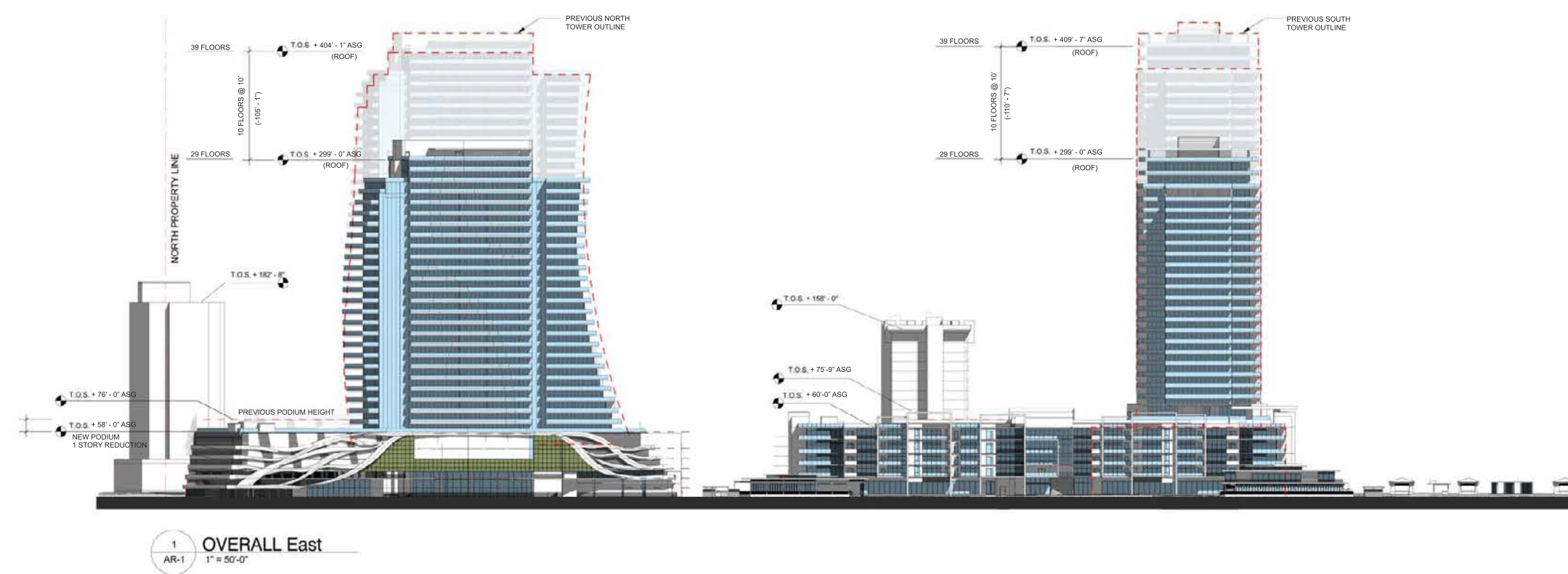


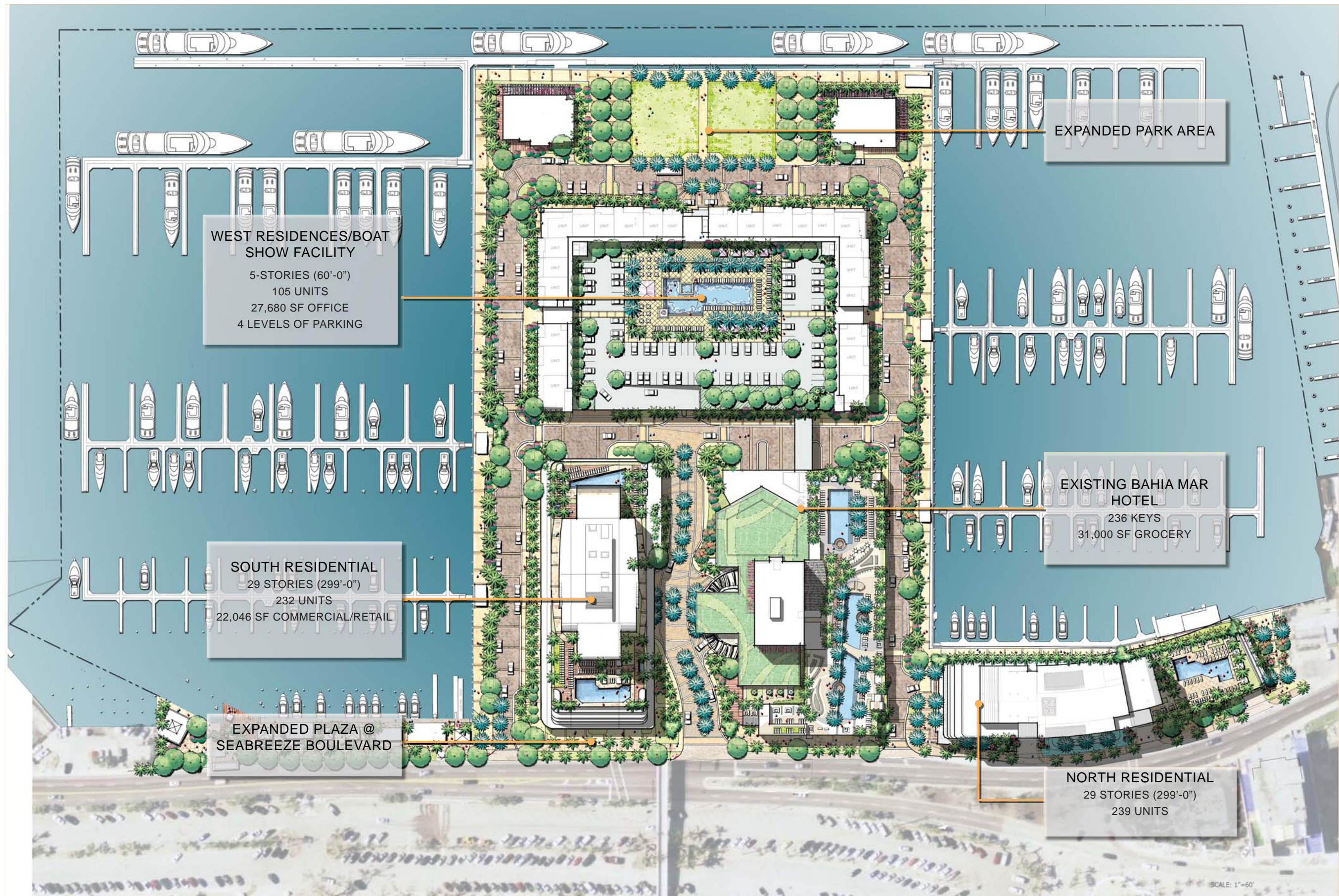


BAHIA MAR

SUMMARY OF PLAN REVISIONS

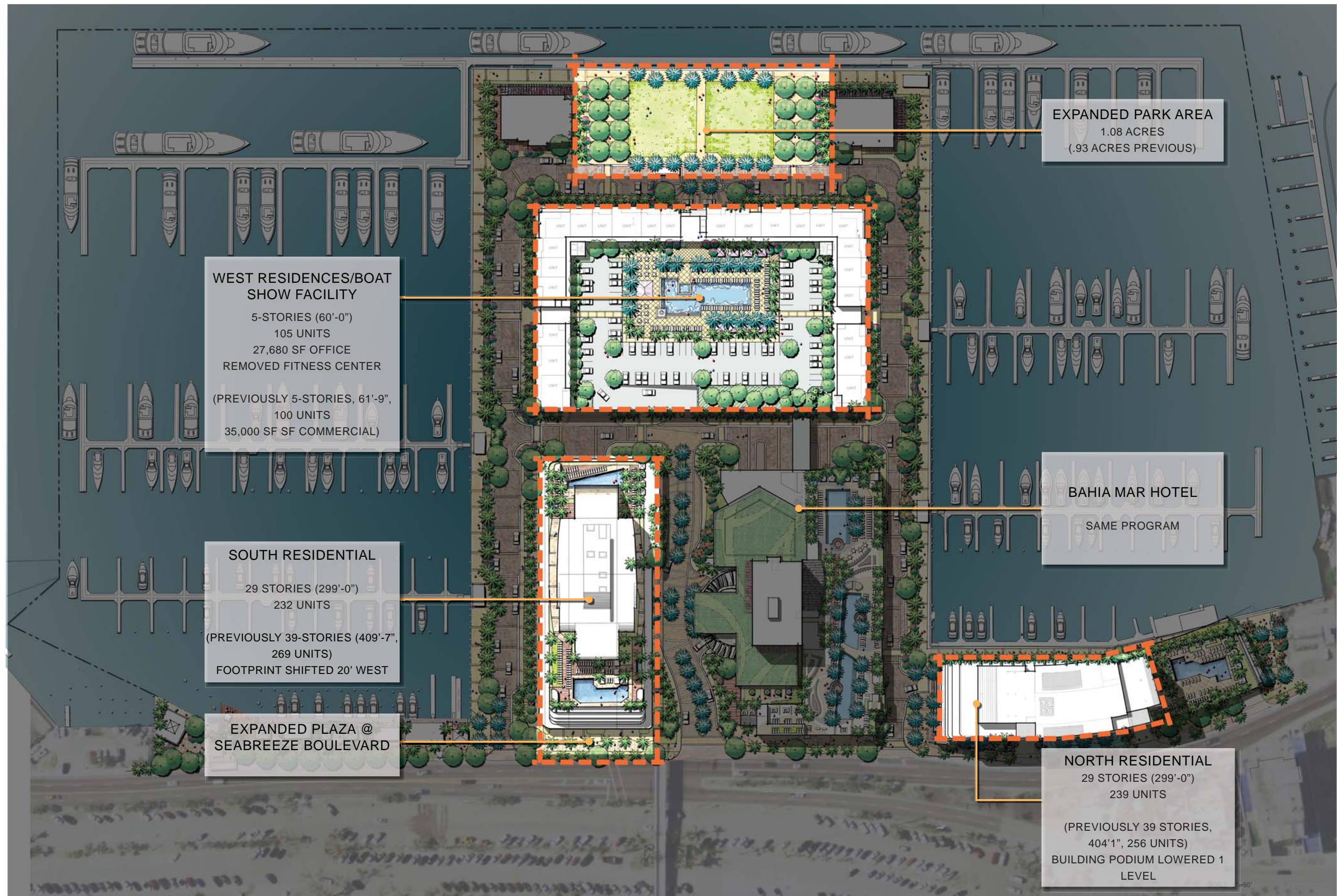
1. North Tower lowered by 10 floors (to 29 floors) including 1 level of the podium;
2. South Tower lowered by 10 floors (to 29 floors) including 1 level of the podium;
3. South Tower pushed back 20' from Seabreeze to provide larger plaza;
4. Park size increased to over an acre;
5. Commercial Space reduced by 30,781 sq.ft. (17,125 Fitness Facility and 13,656 of office space);
6. Garage shortened in the east-west dimension by +25';
7. Total gross square footage reduced by 428,052 sq. ft;
8. 21% reduction in PM Peak Hour Vehicular Trips.





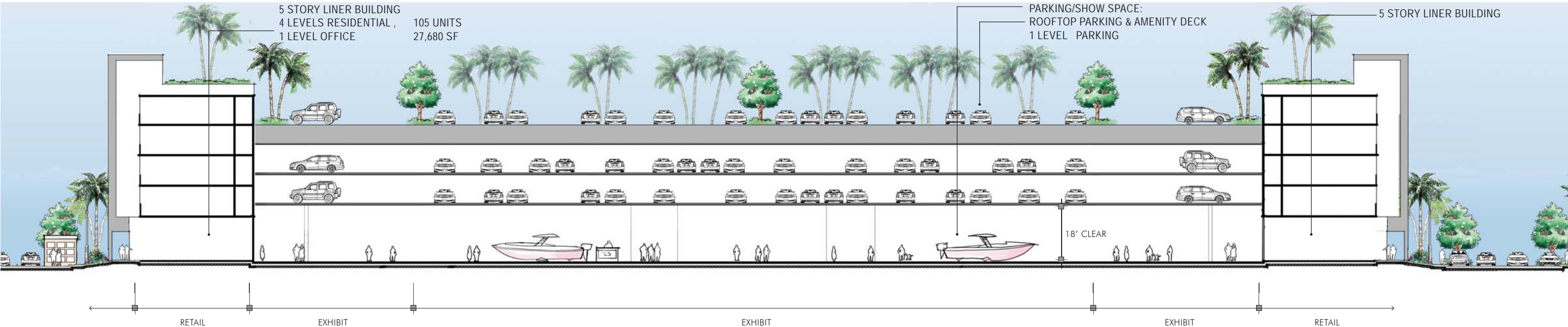
BAHIA MAR

UPDATED SITE PLAN



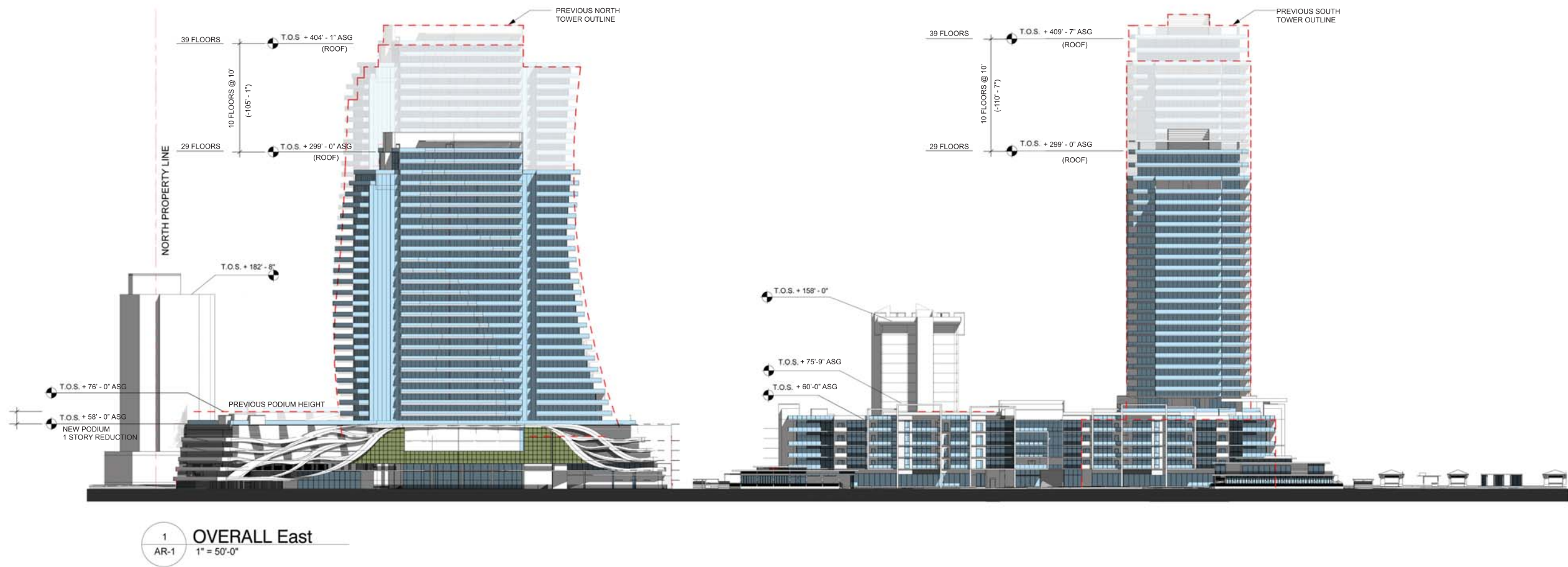
BAHIA MAR

UPDATED PLAN DIAGRAM



BAHIA MAR

UPDATED WEST GARAGE/RESIDENTIAL
AND BOAT SHOW EXHIBIT SPACE



BAHIA MAR

801 SEABREEZE BLVD. FT. LAUDERDALE, FL.
DEVELOPED BY: TATE CAPITAL & PARTNERS

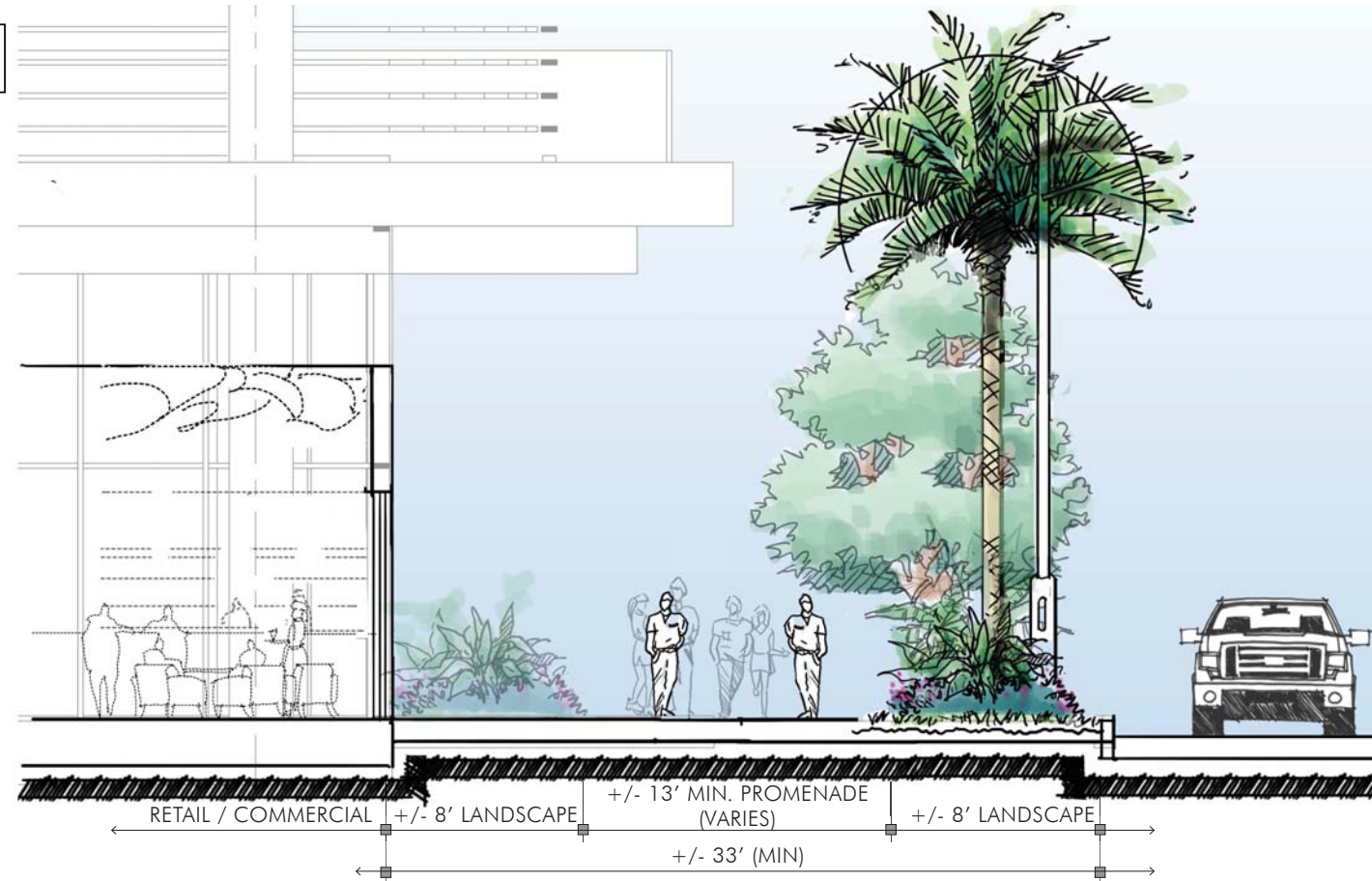


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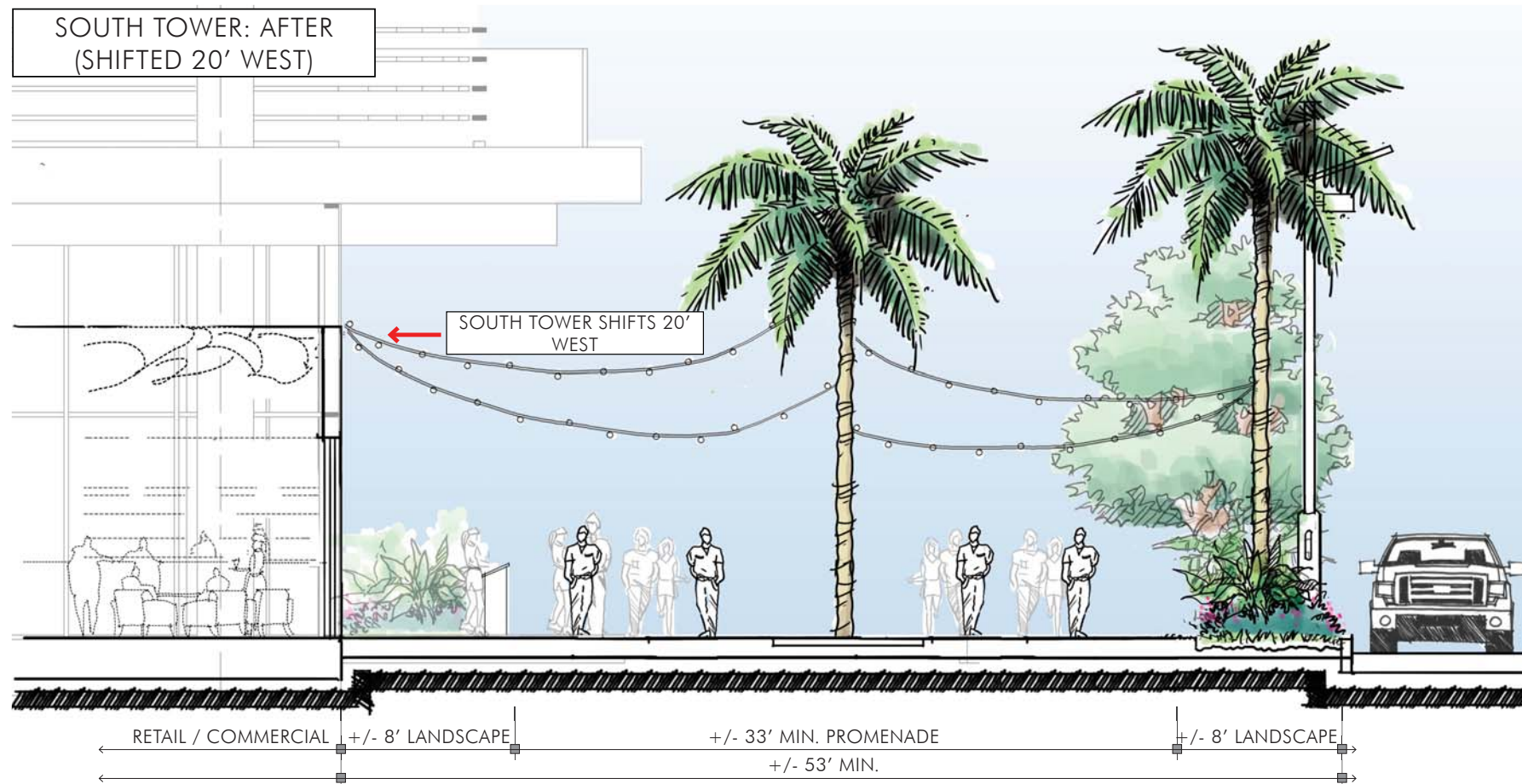
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SOUTH TOWER: BEFORE



SOUTH TOWER: AFTER
(SHIFTED 20' WEST)



BAHIA MAR

SOUTH TOWER SEABREEZE SECTION:
BEFORE AND AFTER

BAHIA MAR: I.D. COMPARISON TABLE: 3/31/2016				
		I.D. 9/23/2015 SUBMITTAL	REVISED I.D. 3/31/2016 SUBMITTAL	DIFFERENCE FROM PREVIOUS I.D.
North Tower				
Height (as measured by City in FEET)		404'-1"	299'-0"	-105'-1"
Gross Residential (SF)		506,087	362,594	-143,493
Office (SF)		6,120	0	-6,120
Unit Count		256	239	-17
Parking Spaces		483	382	-101
Restaurant (SF)		11,102	11,102	0
South Tower				
Height (as measured by City in FEET)		409'-7"	299'-0"	-110'-7"
Gross Residential (SF)		507,641	358,546	-149,095
Retail / Commercial (SF)		22,046	22,046	0
Unit Count		269	232	-37
Parking		552	438	-114
West Garage/ Residential				
Height (as measured by City in FEET)		61'-9"	60'-0"	-1'-9"
Gross Residential sf. (4 levels)		170,159	147,604	-22,555
Unit Count		100	105	5
Fitness Center SF		17,125	0	-17,125
Office SF		35,000	27,680	-7,320
Parking		688	727	39
Bahia Mar Hotel				
Height (as measured by City in FEET)		151'-1"	151'-1"	0
Residences Sellable sf.		0	0	0
Unit Count		0	0	0
Hotel Keys		236	236	0
Grocery Store		31,001	31,001	0
Parking		356	356	0
Village at Bahia Mar				
Retail / Commercial (SF)		2,651	2,651	0
Outdoor Dining (SF)		2,093	2,093	0
NW Restaurant				
Restaurant SF		7,374	7,493	119
SW Restaurant				
Restaurant SF		6,694	6,800	106
Office SF		3,605	3,389	-216
SITE PARKING				
Parking on Grade		88	80	-8
WEST PARK				
Park size (in acres)		0.93	1.08	0.15
TOTAL				
Residences Sellable SF		1,183,887	868,744	-315,143
Retail/ Commercial SF		24,697	24,697	0
Unit Count		625	576	-49
Office Space SF		44,725	31,069	-13,656
Restaurant SF		27,263	27,488	225
Hotel Keys		236	236	0
Parking Required		2,238	1,994	-244
Parking Provided (structures and surface)		2,167	1,983	-184
Fitness Center		17,125	0	-17,125
SITE AREA DATA				
F.A.R. (Upland Only)		3.4	2.8	-0.6
F.A.R. (Total Site)		1.4	1.2	-0.2
Proposed Gross Area SF		2,385,178	1,957,126	-428,052
Parking Reduction from ULDR (%)		3.2%	0.6%	-2.6%
BUILDING SEPARATION MODIFICATIONS				
Bahia Mar Hotel to North Residences		SBMHA requires 80'-10"; Proposed 77'11" between the North Residences and the Bahia Mar	SBMHA requires 59'-10"; Proposing 77'-11"	NO REQUIREMENT FOR MODIFICATION
South Residence to Boat Show Garage		SBMHA requires 81'-11"; Proposed 61'8" between the South Residences and the Boat Show Garage	SBMHA requires 59'-10"; Proposing 61'-8"	NO REQUIREMENT FOR MODIFICATION
South Residence to Bahia Mar Hotel		SBMHA requires 81'-11";"Proposing 52'7" between the South Residences and the Bahia Mar	SBMHA requires 59'-10"; Proposing 81'-7"	NO REQUIREMENT FOR MODIFICATION
VEHICLE TRIP GENERATION COMPARISON		I.D. 9/23/2015 SUBMITTAL	REVISED I.D. 3/31/2016 SUBMITTAL	DIFFERENCE FROM PREVIOUS I.D.
AM PEAK HOUR VEHICLE TRIPS:	TOTAL	329	281	-48 (15% REDUCTION)
PM PEAK HOUR VEHICLE TRIPS:	TOTAL	347	273	-74 (21% REDUCTION)
WEEKEND PEAK HOUR VEHICLE TRIPS:	TOTAL	410	367	-43 (10% REDUCTION)