

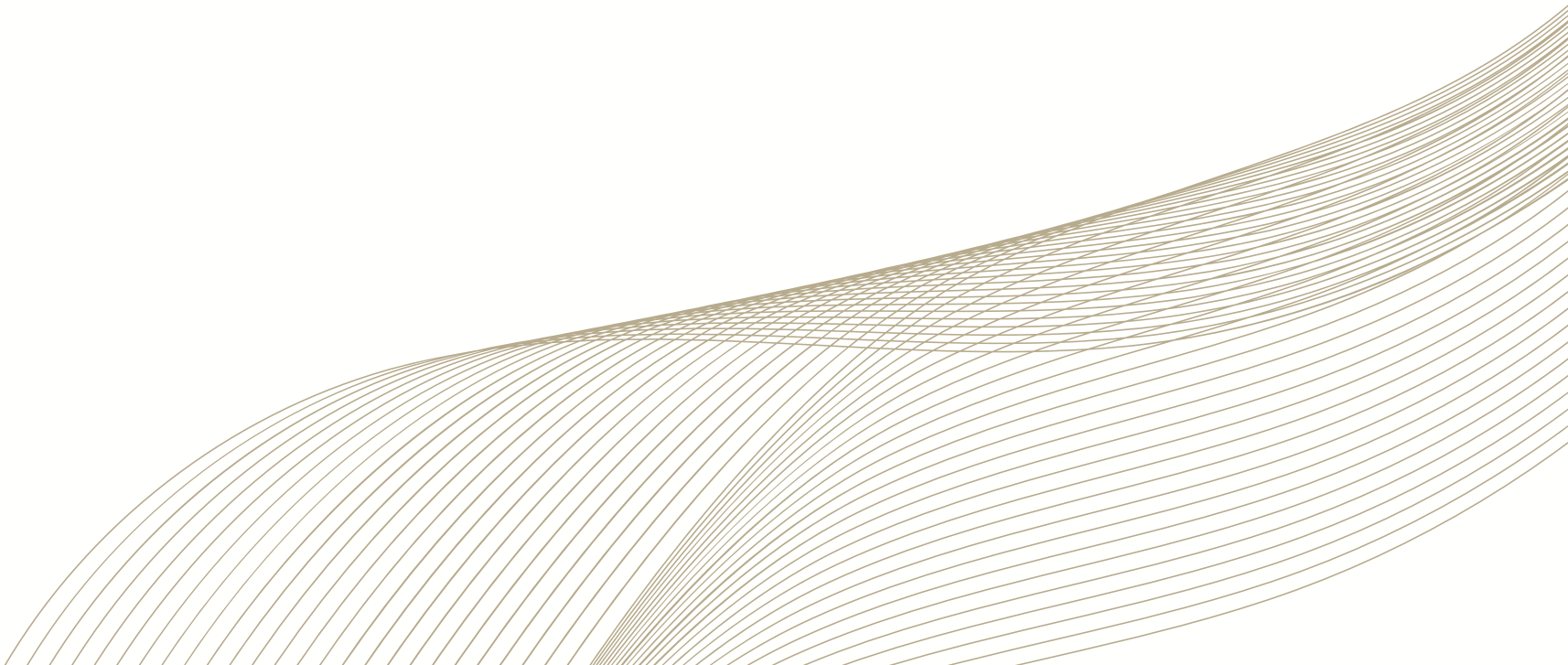
# *OPERATIONS PLAN*

## AN ICONIC HOTEL, MIAMI BEACH RENNOVATION AND EXPANSION OF HADDON HALL HOTEL

1500 COLLINS AVENUE & 1509 - 1515 WASHINGTON AVENUE  
MIAMI BEACH, FLORIDA, 33139

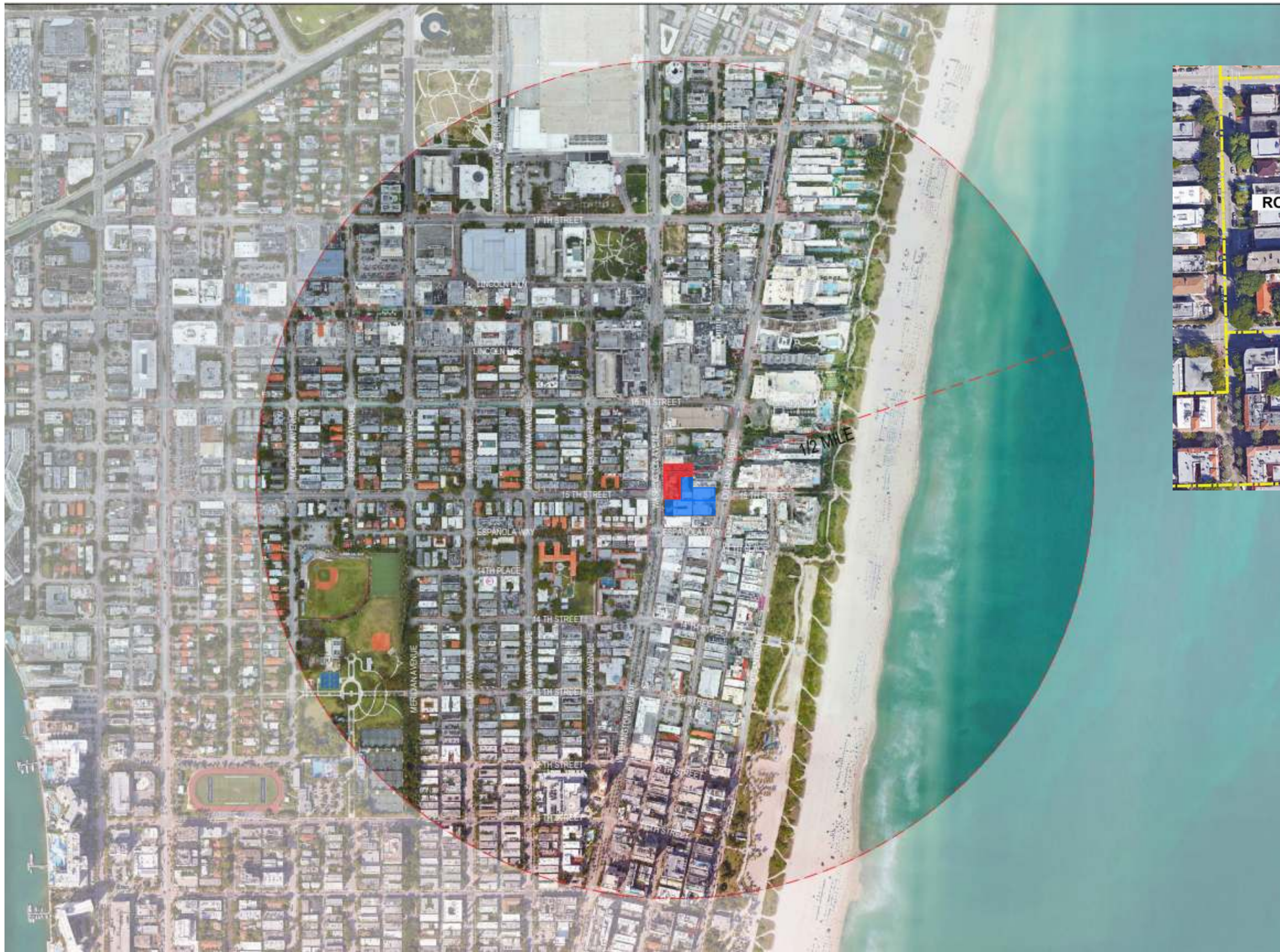
September 28, 2024

|    |                 |    |                                |
|----|-----------------|----|--------------------------------|
| 01 | SITE            | 05 | DELIVERIES & COLLECTIONS       |
| 02 | VENUES          | 06 | SECURITY                       |
| 03 | STAFFING LEVELS | 07 | CONDITIONAL USE PERMIT SUMMARY |
| 04 | HOTEL ACCESS    |    |                                |



SITE: UNIFIED TAX LOT

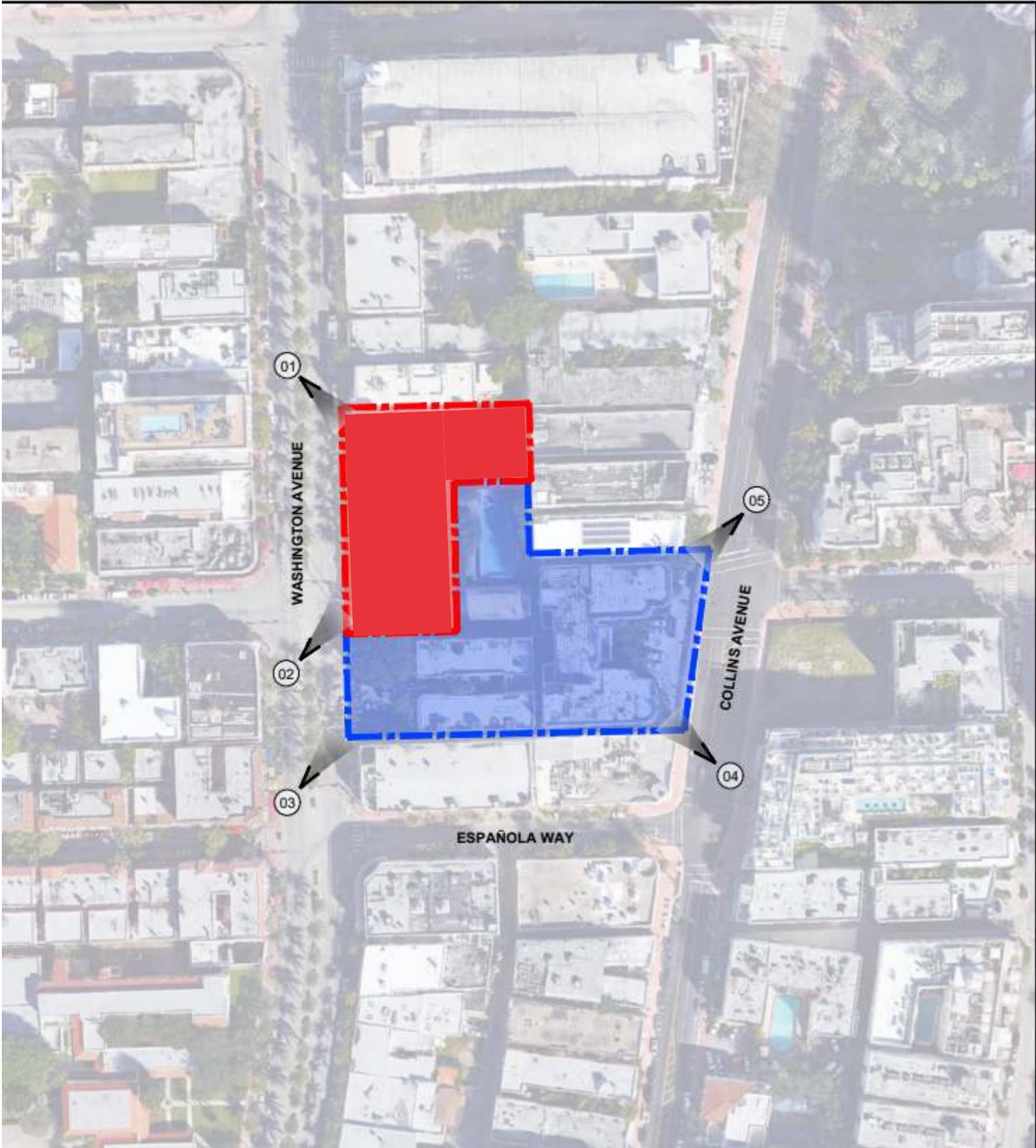
Haddon Hall Hotel, Miami Beach



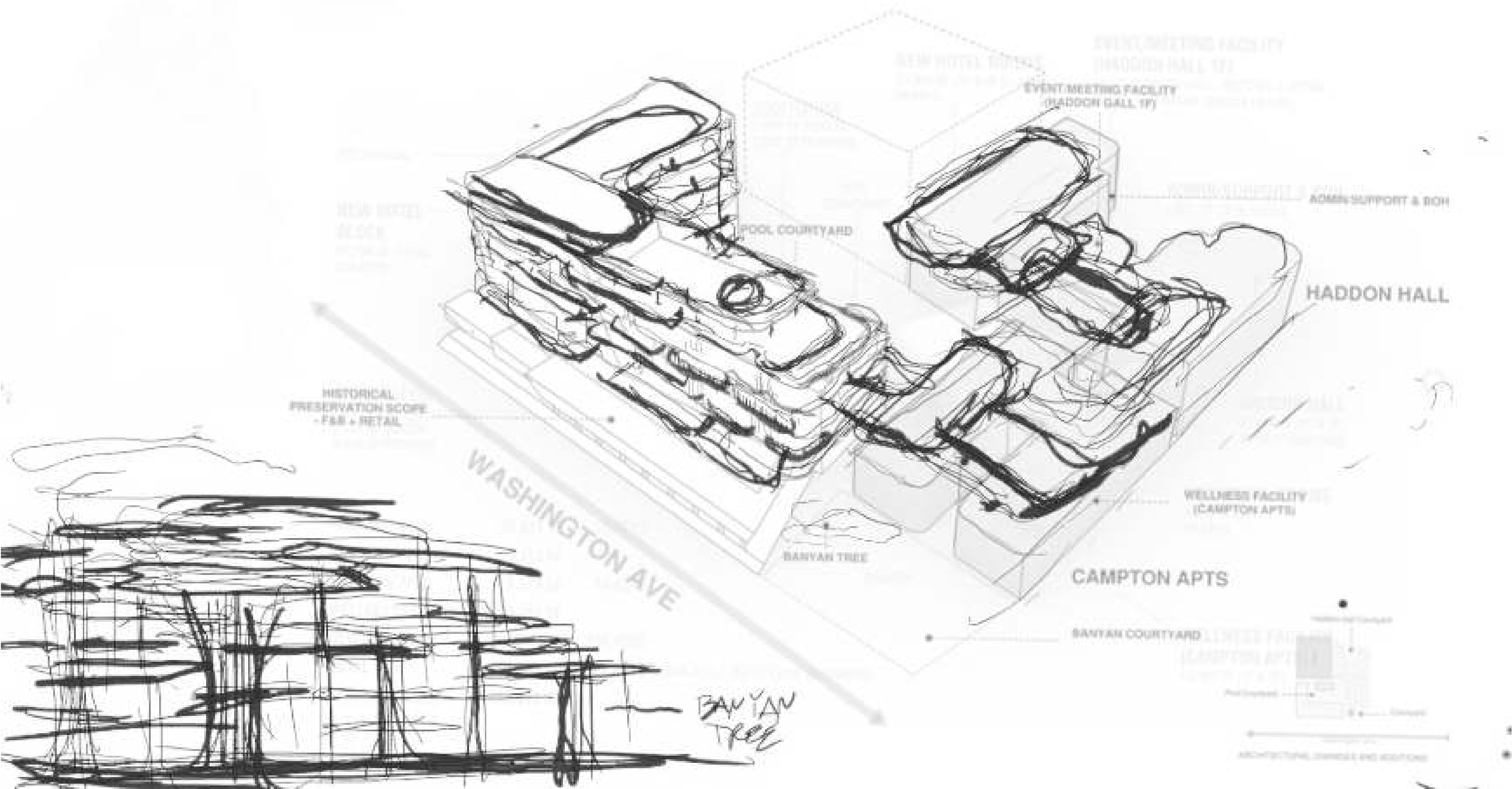
-  1500 Collins
-  1509 - 1515 Washington

SITE: UNIFIED TAX LOT

Haddon Hall Hotel, Miami Beach

















**HOTEL**

- 262 keys
- Targeting creatives, environmentally conscious travelers, families and sophisticated trendsetters



**RETAIL**

- 1,340 Retail Unit Tenant on Washington Avenue



**HOTEL FITNESS AREA**

- 1,380 SF additional fitness and exercise room for hotel guests



**SOCIAL WELLNESS CLUB**

- 10k SF dedicated public access wellness club + 8k SF rooftop garden
- Open to members and non-members
- Located in Campton Buildings on Washington Avenue



**MEETING & EVENT FACILITIES**

- Hadden Hall North Wing converted into Ballroom, opening up to garden
- 7,000 SF of event, meeting room and pre-function facilities



**GARDEN OASIS POOL COURTYARD**

- Pool Bar & Terrace, Super Cabanas, Pool Deck and Garden Lounge

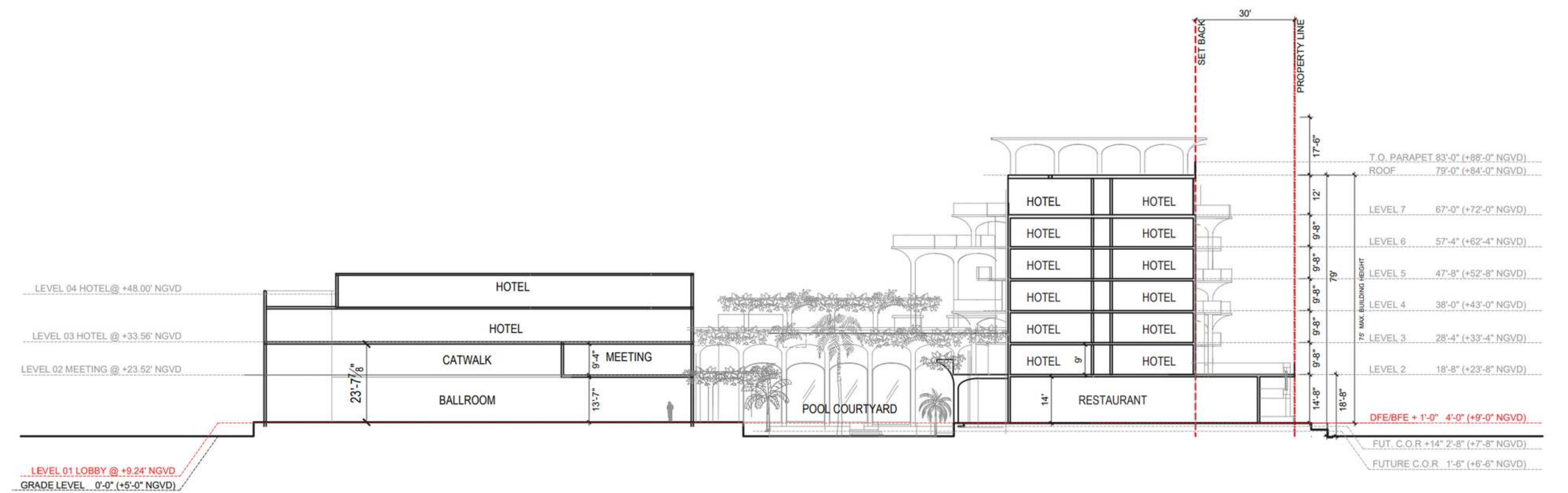


**FOOD & BEVERAGE** (Hotel Operated)

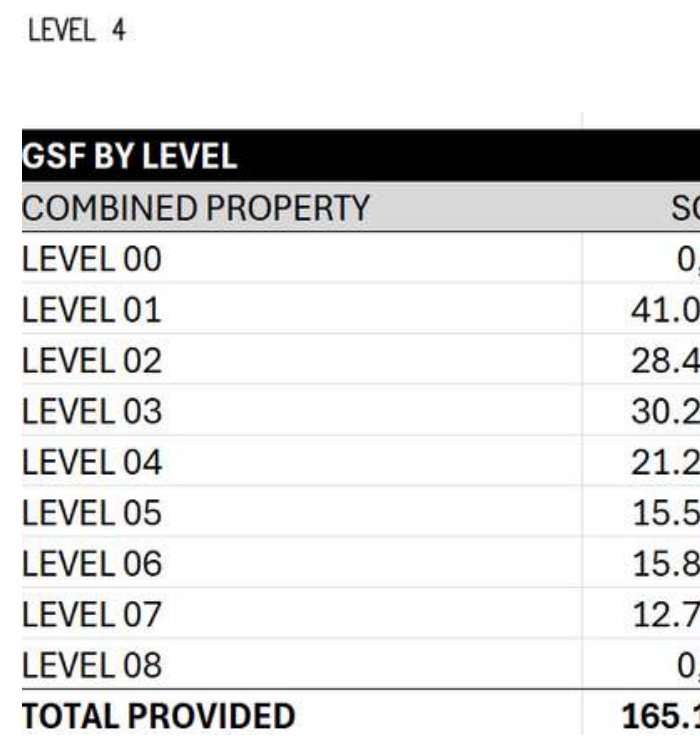
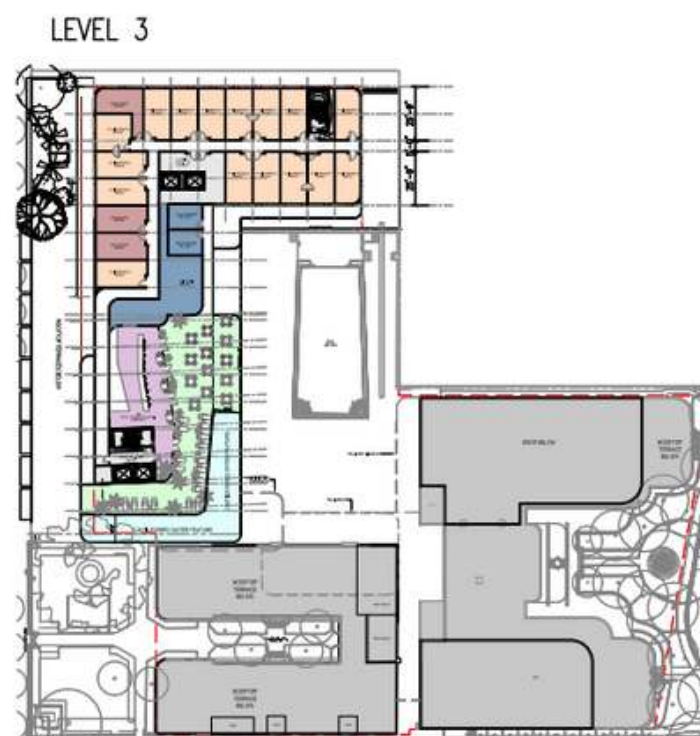
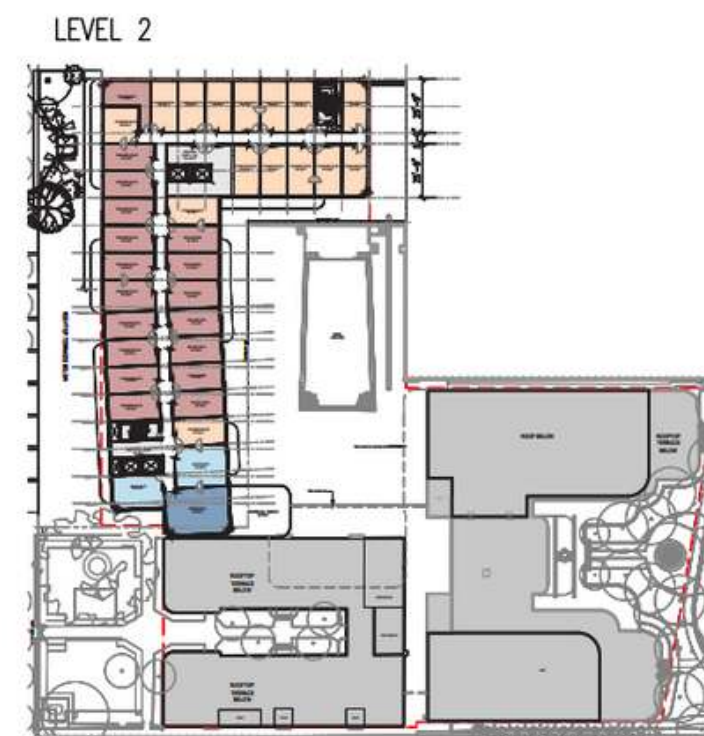
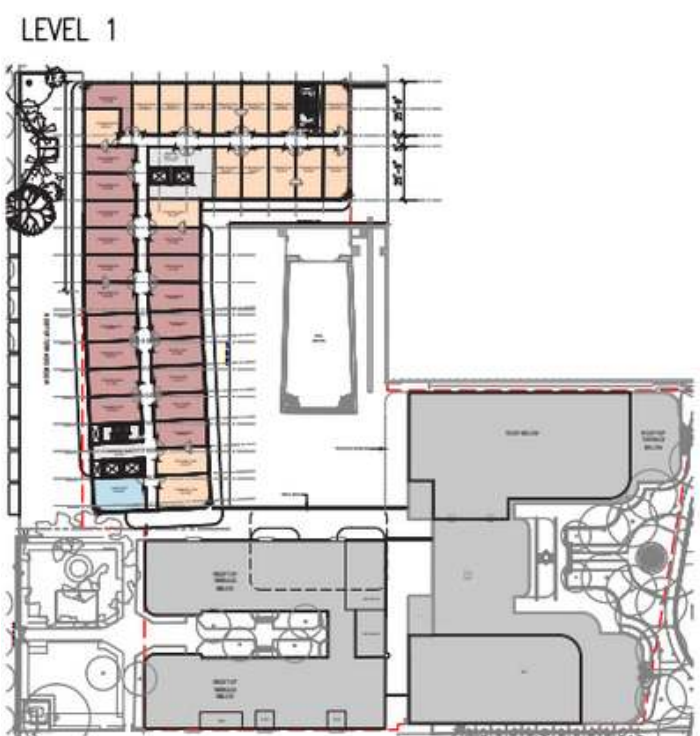
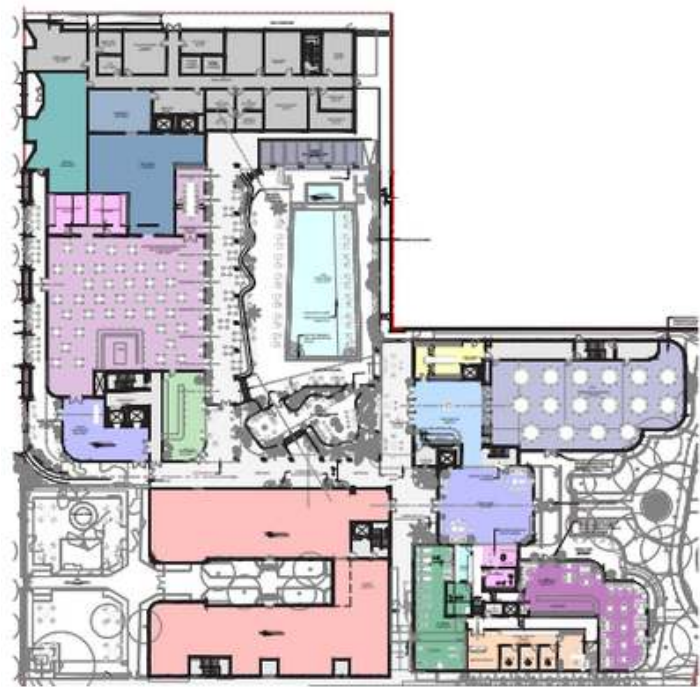
- Signature All-Day Dining
- Rooftop Terrace F&B
- Pool Bar and Garden Lounge
- Dixon's Cafe (Collins)
- Grand Lobby Bar

SITE: AMENITIES OVERVIEW - PROPOSED LONGITUDINAL SECTION

Haddon Hall Hotel, Miami Beach



## Haddon Hall Hotel, Miami Beach



LEVEL 5

LEVEL 6

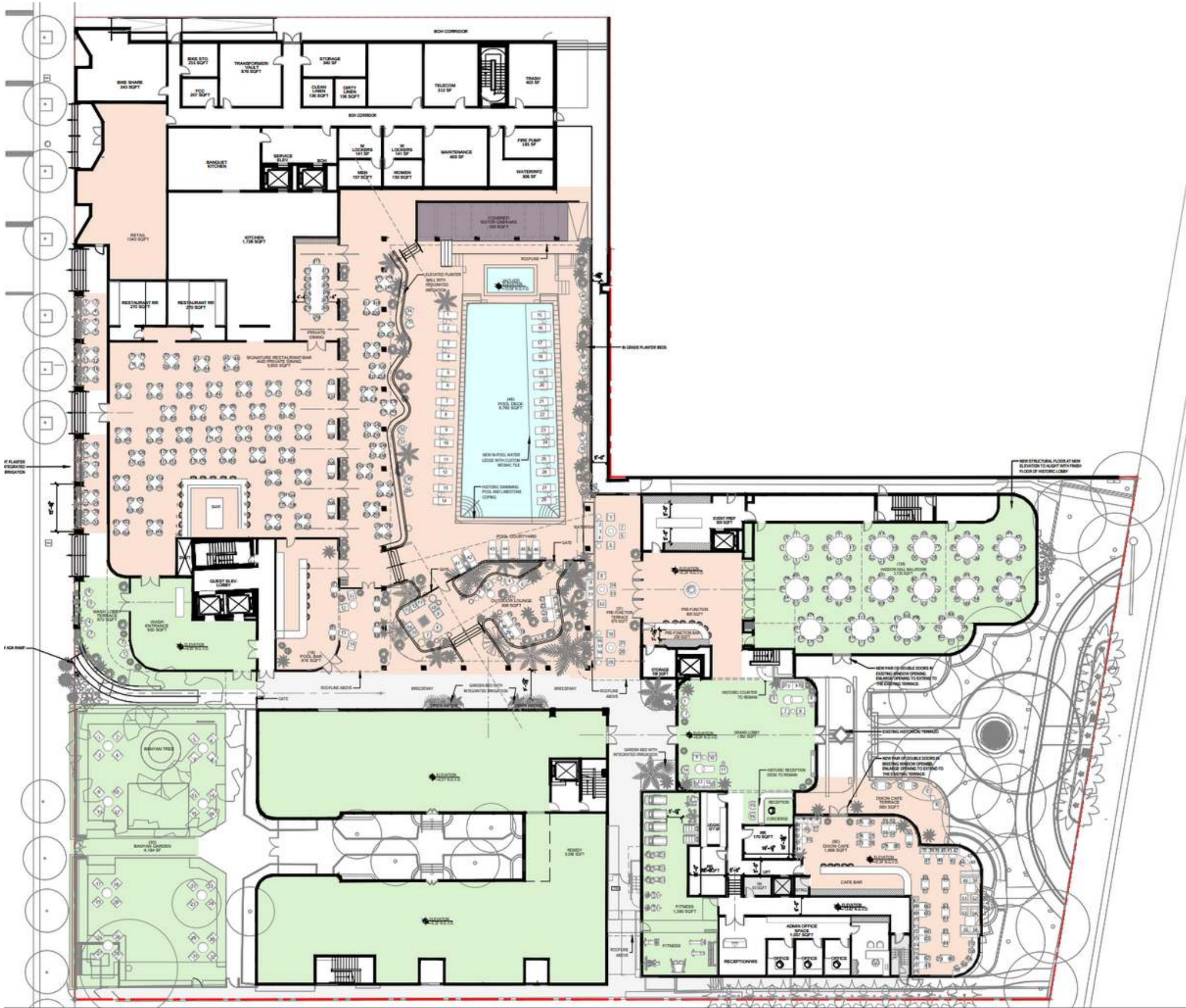
LEVEL 7

| GSF BY LEVEL      |            |
|-------------------|------------|
| COMBINED PROPERTY | SQFT       |
| LEVEL 00          | 0,00       |
| LEVEL 01          | 41.061,36  |
| LEVEL 02          | 28.413,48  |
| LEVEL 03          | 30.236,26  |
| LEVEL 04          | 21.251,76  |
| LEVEL 05          | 15.574,03  |
| LEVEL 06          | 15.852,25  |
| LEVEL 07          | 12.734,97  |
| LEVEL 08          | 0,00       |
| TOTAL PROVIDED    | 165.124,11 |

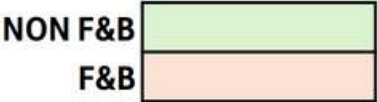
SITE: AMENITIES OVERVIEW

Haddon Hall Hotel, Miami Beach

LEVEL 1



| LEVEL 01: AMENITIES                                  | NON-F&B | F&B    | SUBTOTALS |
|------------------------------------------------------|---------|--------|-----------|
| LOCATION                                             | SQFT    | SQFT   | SQFT      |
| GRAND LOBBY                                          | 1.652   |        |           |
| WASHINGTON LOBBY TERRACE                             | 672     |        |           |
| WASHINGTON LOBBY                                     | 930     |        |           |
| PREFUNCTION BAR                                      |         | 200    |           |
| PRE-FUNCTION                                         | 800     |        |           |
| PRE-FUNCTION TERRACE                                 | 875     |        |           |
| HADDOON HALL BALLROOM                                | 3.735   |        |           |
| DIXON CAFÉ                                           |         | 1.868  |           |
| DIXON CAFÉ TERRACE                                   |         | 660    |           |
| SIGNATURE RESTAURANT/BAR AND PRIVATE DINING          |         | 5.655  |           |
| SIGNATURE RESTURANT OUTDOOR DINING (WASHINGTON SIDE) |         | 625    |           |
| SIGNATURE RESTURANT OUTDOOR DINING (POOL SIDE)       |         | 2.280  |           |
| POOL BAR                                             |         | 816    |           |
| POOL BAR TERRACE                                     |         | 464    |           |
| GARDEN LOUNGE                                        |         | 996    |           |
| POOL DECK                                            |         | 6.760  |           |
| CABANAS                                              |         | 650    |           |
| RETAIL SPACE                                         |         | 1.340  |           |
| HOTEL FITNESS                                        | 1.380   |        |           |
| BANYAN GARDEN                                        | 4.184   |        |           |
| SOCIAL WELLNESS SPA                                  | 8.477   |        |           |
| TOTAL PROVIDED                                       | 22.705  | 22.314 | 45.019    |

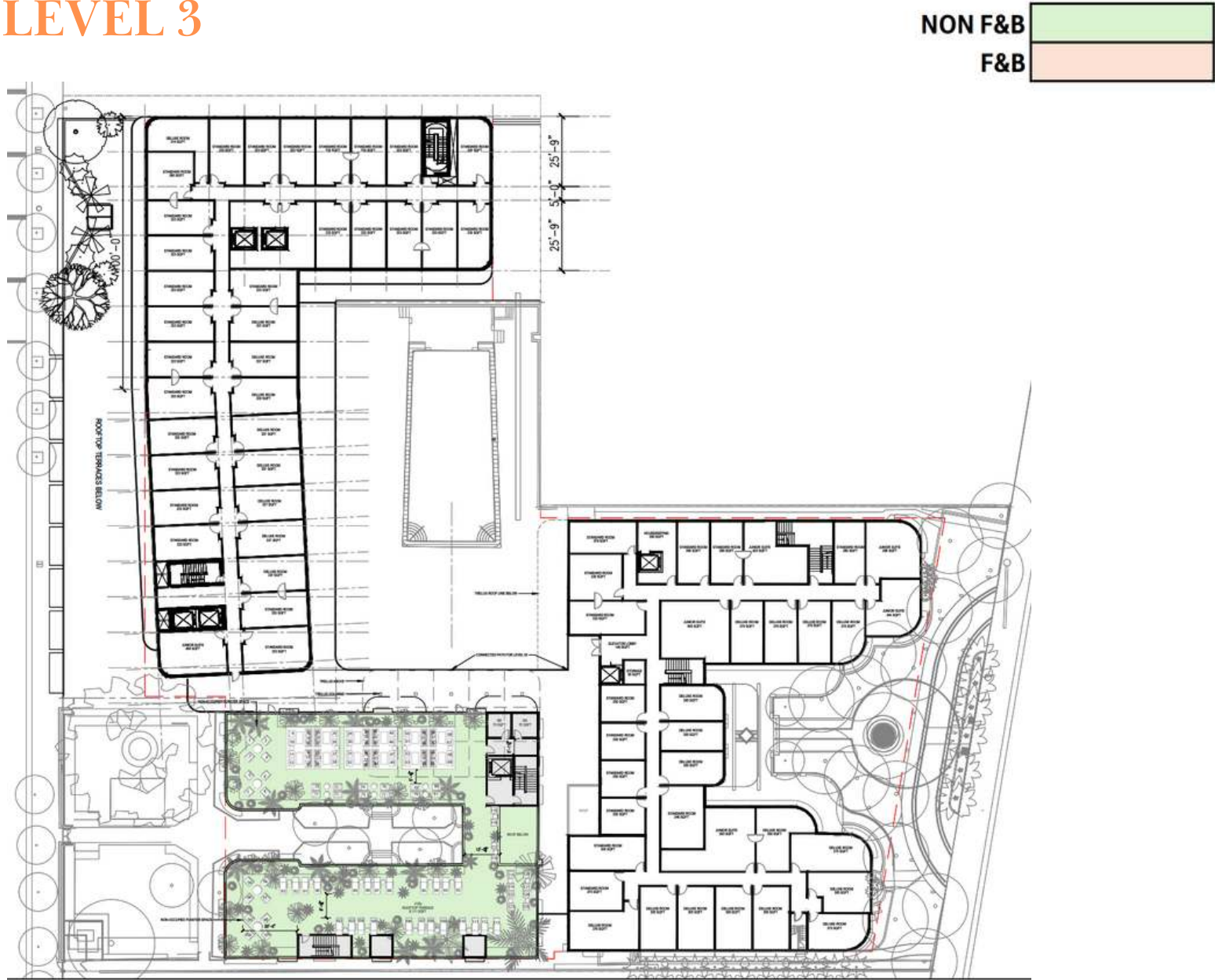


LEVEL 2



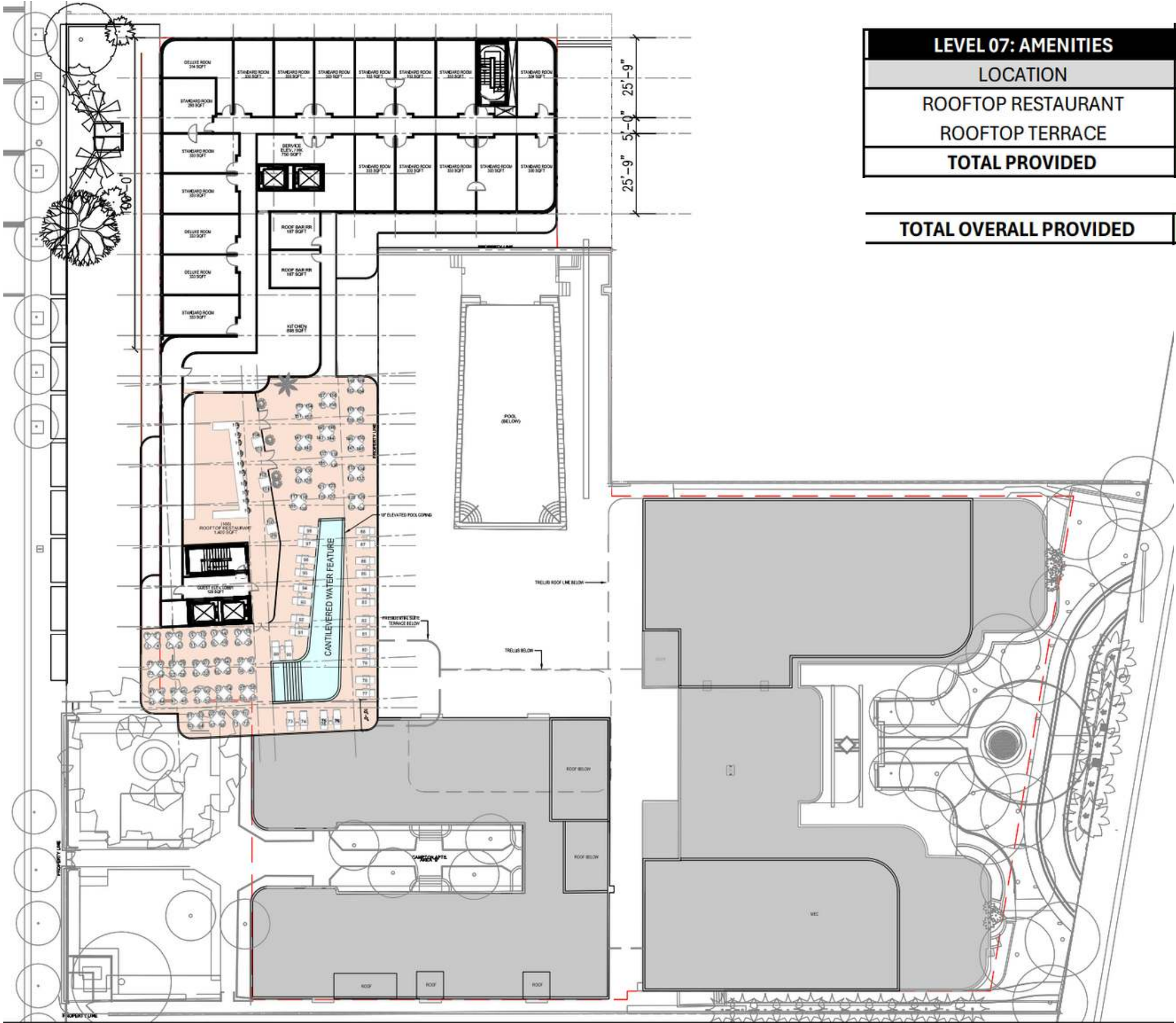
| LEVEL 02: AMENITIES | NON-F&B | F&B  | SUBTOTALS |
|---------------------|---------|------|-----------|
| LOCATION            | SQFT    | SQFT | SQFT      |
| PRE-FUNCTION        | 305     |      |           |
| MEETING ROOMS       | 834     |      |           |
| SOCIAL WELLNESS SPA | 1.200   |      |           |
| TOTAL PROVIDED      | 2.339   | 0    | 2.339     |

LEVEL 3



| LEVEL 03: AMENITIES      | NON-F&B | F&B  | SUBTOTALS |
|--------------------------|---------|------|-----------|
| LOCATION                 | SQFT    | SQFT | SQFT      |
| WELLNESS ROOFTOP TERRACE | 8.111   |      |           |
| TOTAL PROVIDED           | 8.111   | 0    | 8.111     |

LEVEL 7



| LEVEL 07: AMENITIES    | NON-F&B | F&B    | SUBTOTALS |
|------------------------|---------|--------|-----------|
| LOCATION               | SQFT    | SQFT   | SQFT      |
| ROOFTOP RESTAURANT     |         | 1.400  |           |
| ROOFTOP TERRACE        |         | 5.400  |           |
| TOTAL PROVIDED         | 0       | 6.800  | 6.800     |
|                        |         |        |           |
| TOTAL OVERALL PROVIDED | 33.155  | 29.114 | 62.269    |

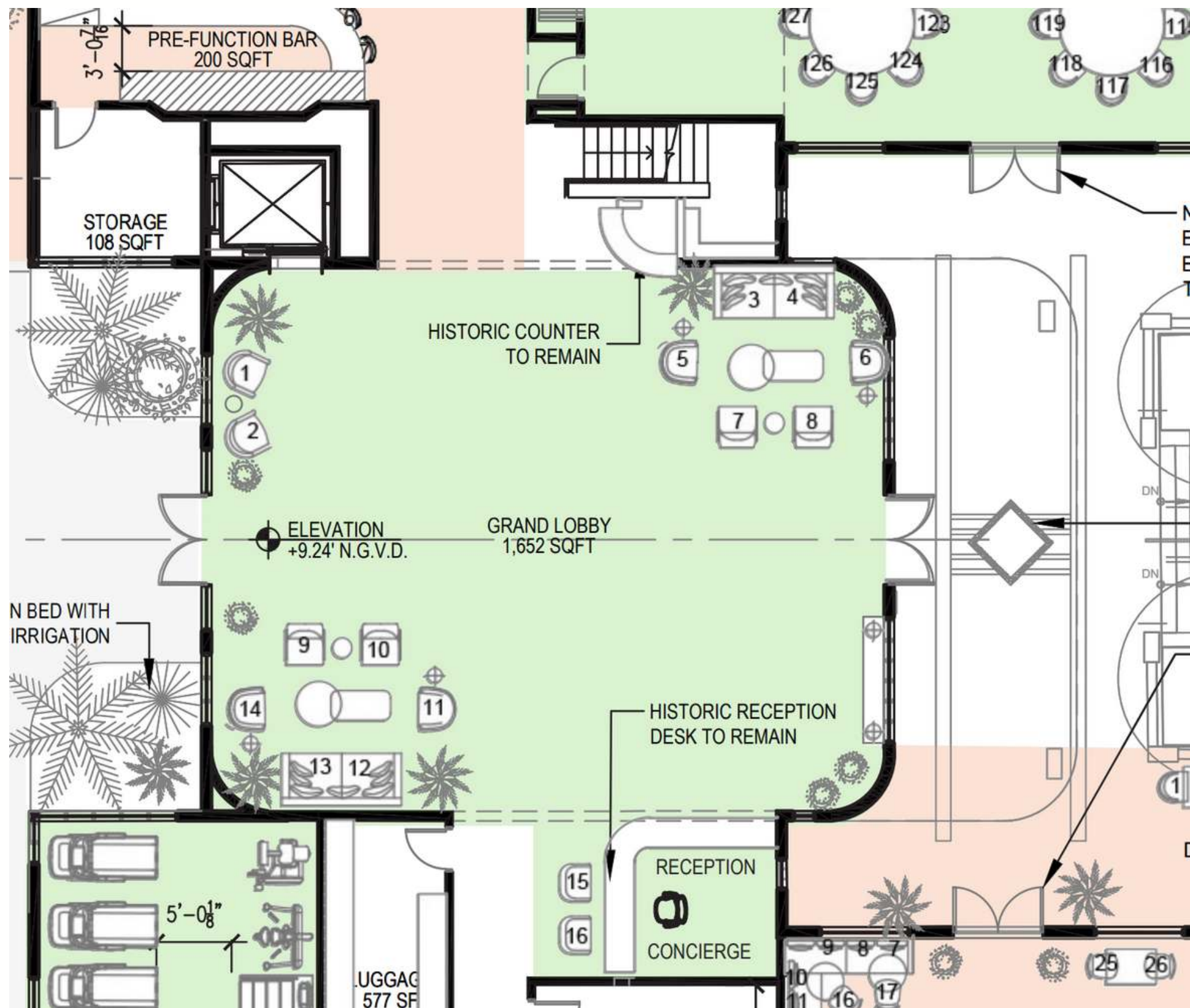
NON F&B

F&B

VENUES: GRAND LOBBY (COLLINS AVENUE)

Haddon Hall Hotel, Miami Beach

LEVEL 1  
1,652 SF Non F&B



GRAND LOBBY (Collins Ave.)

Main entrance for hotel guests and visitors from Collins Avenue. Valet reception leading hotel guests to front desk check-in. Access to Pre-Function Bar and The Dixon Cafe.

Operator: Hotel Operated

Employees: 10

Occupancy: **Total: 111**  
*\*Based on code occupancy per sf*

Seats: **Total: 16**

Hours of Operation: 24 HR

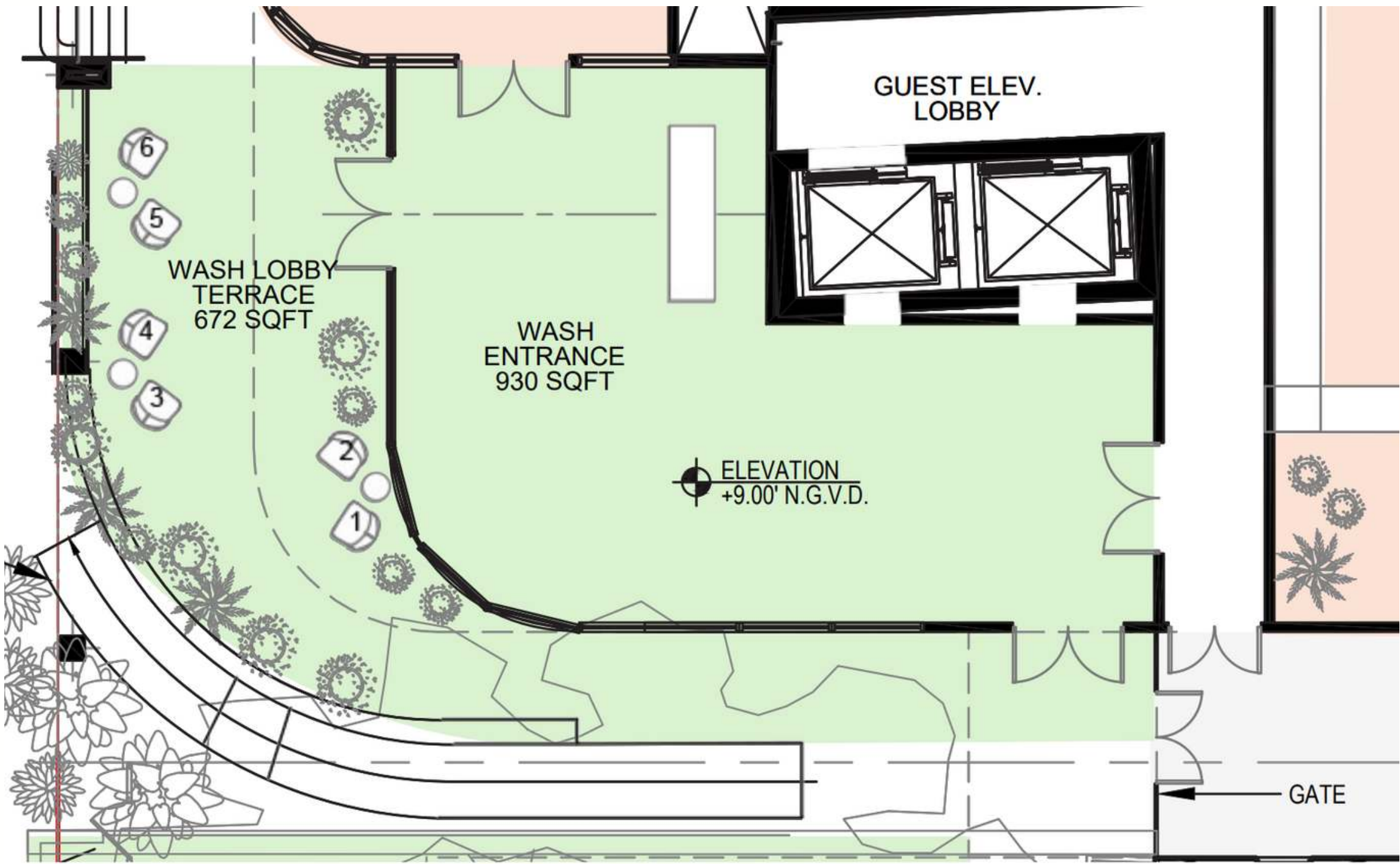
Hours of Entertainment:  
No live entertainment, Ambient background music only

VENUES: SECOND LOBBY (WASHINGTON AVENUE)

Haddon Hall Hotel, Miami Beach

LEVEL 1

Lobby Terrace: 672 SF Non-F&B  
Lobby Entrance: 930 SF Non-F&B  
**1,602 SF Non-F&B**



SECOND LOBBY (Washington Ave.)

Secondary key card access entrance for hotel guests from Washington Avenue. Unstaffed for reception purposes. Access to rooftop for hotel guests. Entrance and hostess to signature restaurant on Washington Ave.

Operator: Hotel Operated

Employees: 2 (F&B host staff used)

Occupancy: **Total: 62**

*\*Based on code occupancy per sf*

Seats: **Total: 6**

Hours of Operation: 24 HR

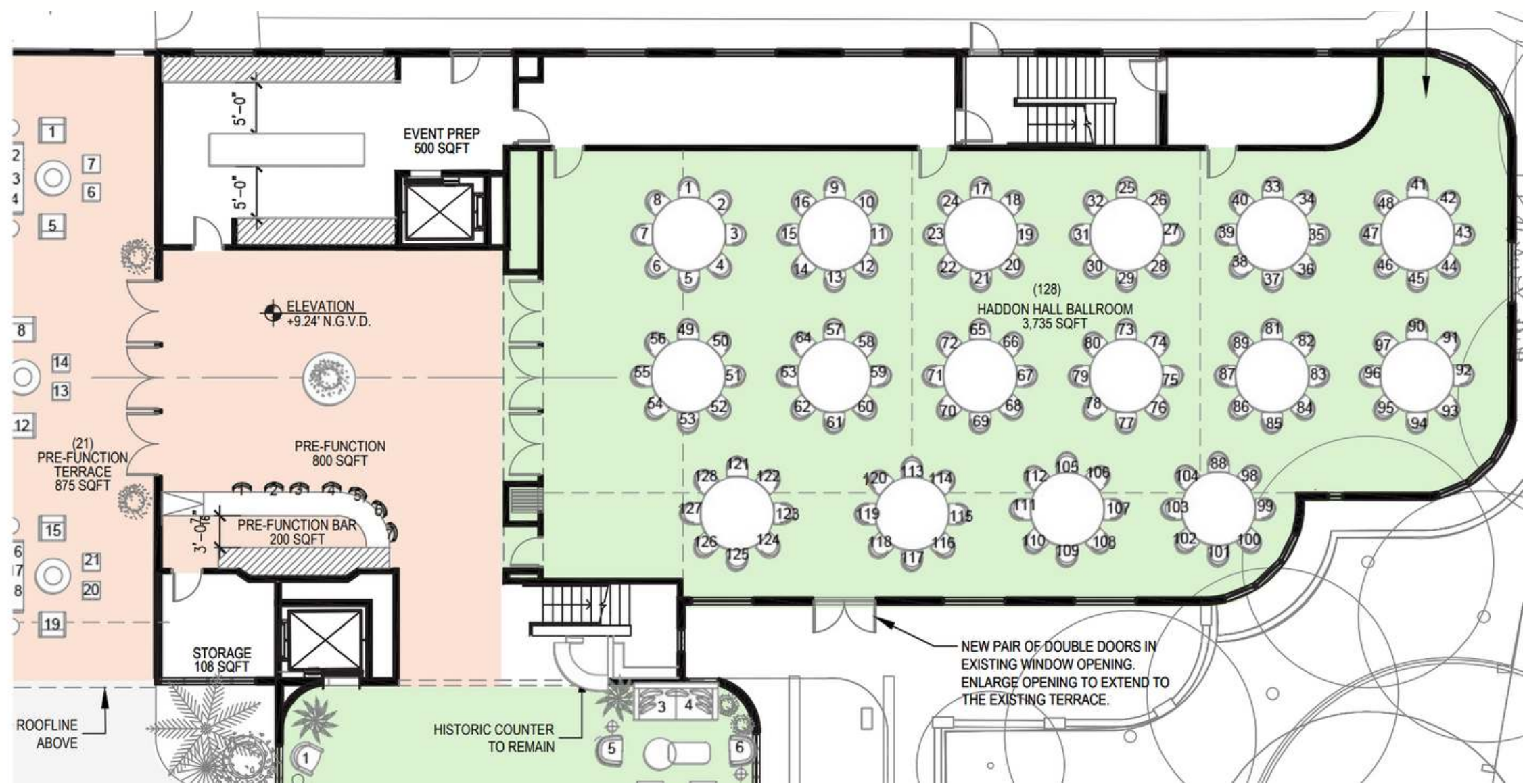
Hours of Entertainment:  
No live entertainment, Ambient background music only

VENUES: MEETINGS & EVENTS FACILITIES

Haddon Hall Hotel, Miami Beach

LEVEL 1

5,410 SF Non F&B (Ballroom, Pre-Function, Pre-Function Terrace)  
200 SF F&B (Bar)  
5,610 Total SF



MEETINGS & EVENTS FACILITIES

Accessible via the hotel Grand Lobby, for event guests. Pre-Function Bar open for hotel guests when not part of an event. Serviced by event prep kitchen and Signature Restaurant. Entertainment will vary depending on specific event function. Open to non hotel guests for private events only.

|                   |                                        |     |                   |
|-------------------|----------------------------------------|-----|-------------------|
| <u>Operator:</u>  | Hotel Operated                         |     |                   |
| <u>Employees:</u> | 12 (plus on call staff when necessary) |     |                   |
| <u>Occupancy:</u> | Pre-Function Areas:                    | 75  | <b>Total: 324</b> |
|                   | Ballroom:                              | 249 |                   |
|                   | <i>*Based on code occupancy per sf</i> |     |                   |
| <u>Seats:</u>     | Pre-Function Bar:                      | 7   | <b>Total: 156</b> |
|                   | Pre-Function:                          | 0   |                   |
|                   | Pre-Function Terrace:                  | 21  |                   |
|                   | Ballroom:                              | 128 |                   |

Hours of Operation: 7AM - 10PM

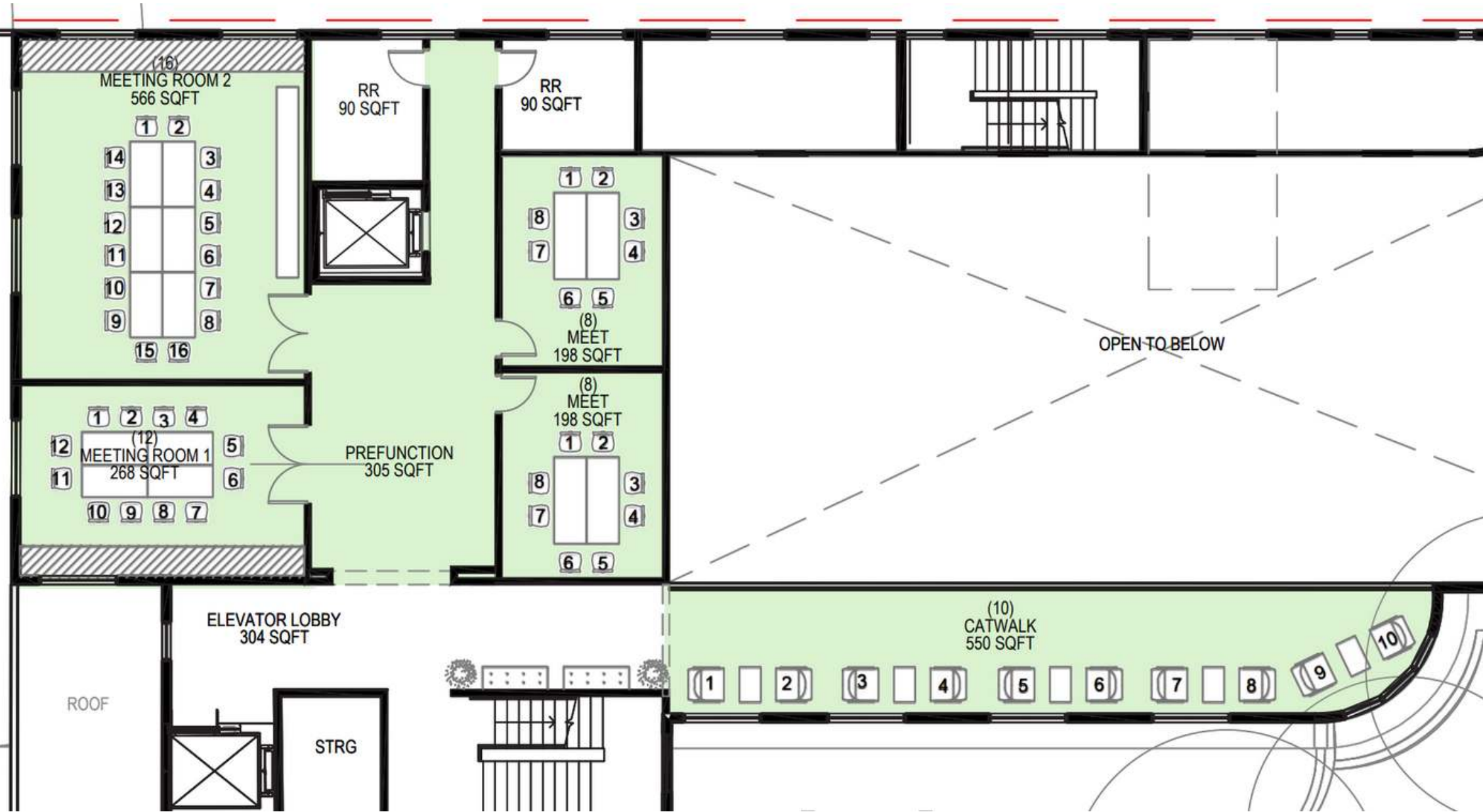
Hours of Entertainment:  
Full A/V Abilities through 10PM

VENUES: MEETINGS ROOMS

Haddon Hall Hotel, Miami Beach

LEVEL 2

Meeting Room 1: 268 SF  
Meeting Room 2: 566 SF  
Pre-Function: 305 SF  
Meeting Room 3: 198 SF  
Meeting Room 4: 198 SF  
Catwalk: 550 SF  
**2,085 SF Non F&B**



MEETING ROOMS

Operator: Hotel Operated

Employees: Event Specific

Occupancy: Meeting Room 1: 18  
Meeting Room 2: 38  
Meeting Room 3: 14  
Meeting Room 4: 14  
Pre-Function: 21  
Catwalk: 39

**Total: 144**

*\*Based on code occupancy per sf*

Seats: Meeting Room 1: 12  
Meeting Room 2: 16  
Meeting Room 3: 8  
Meeting Room 4: 8  
Pre-Function: 0  
Catwalk: 10

**Total: 54**

Hours of Operatiion: 7AM -10PM

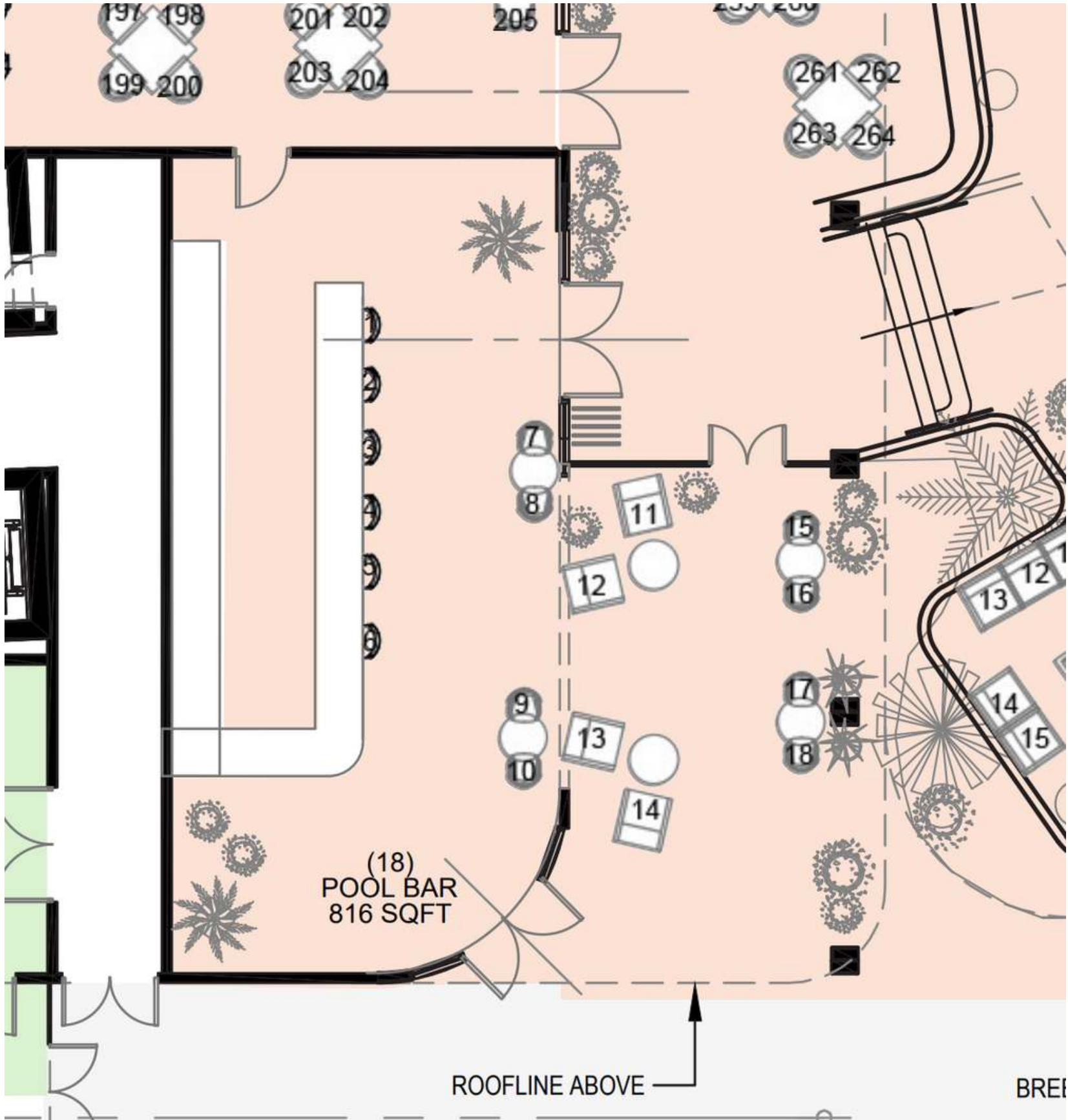
Hours of Entertainment:  
Not applicable

VENUES: POOL BAR

Haddon Hall Hotel, Miami Beach

LEVEL 1

Pool Bar: 816 SF F&B  
Terrace: 464 SF F&B  
**1280 SF F&B**



POOL BAR

Indoor/Outdoor pool deck and bar lounge.  
Public and Accessible to hotel guests and the  
public from the Grand Lobby and Washington  
Ave. Lobby.

Operator: Hotel Operated

Employees: 9

Occupancy: Indoor Bar: 55  
Terrace: 27 **Total: 82**

*\*Based on code occupancy per sf*

Seats: Indoor Bar: 10  
Terrace: 8 **Total: 18**

Hours of Operation: 12PM - 2AM

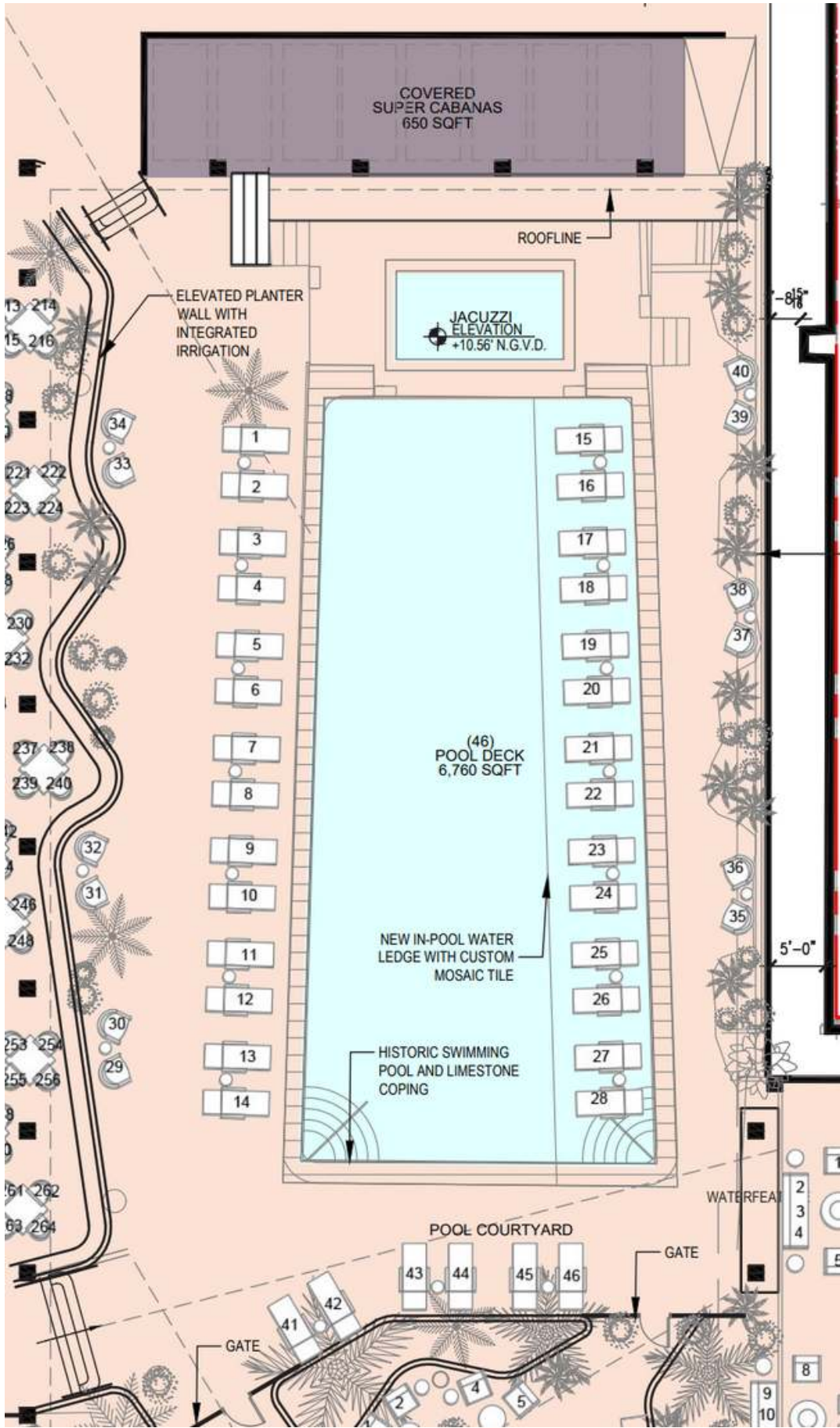
Hours of Entertainment:  
Ambient background music only.

VENUES: GARDEN POOL DECK

Haddon Hall Hotel, Miami Beach

LEVEL 1

Pool Deck: 6,760 SF F&B  
Super Cabanas: 650 SF F&B  
**7,410 SF F&B**



GARDEN POOL DECK

Landscaped courtyard pool deck for hotel guests, operated by hotel operator. Gated access. Lifeguard on duty at all hours of operation. No entertainment, ambient music only.

Operator: Hotel Operated

Employees: 6

Occupancy: Pool Deck: 366  
Super Cabanas: 45 **Total: 411**

*\*Based on code occupancy per sf*

Seats: Pool Deck: 46  
Super Cabanas: 12 (4 per cabin) **Total: 58**

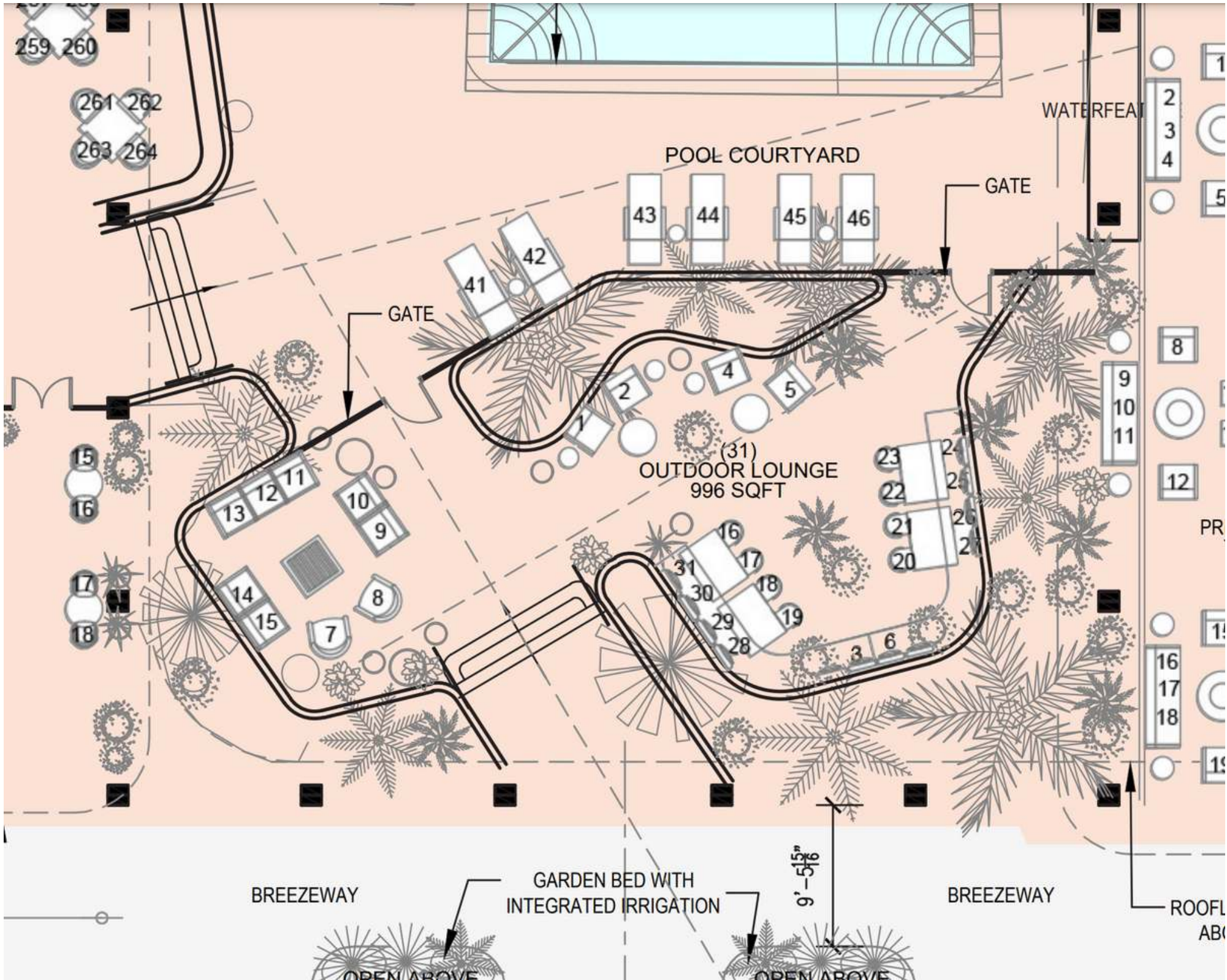
Hours of Operation: 9AM - 10PM

Hours of Entertainment:  
Ambient background music only.

VENUES: GARDEN LOUNGE

Haddon Hall Hotel, Miami Beach

LEVEL 1  
996 SF F&B



GARDEN LOUNGE

Garden dining area for hotel guests and used for pre-function event space. Accessible from the lobby, Washington hotel entrance and garden pathway.

Operator: Hotel Operated

Employees: 12

Occupancy: **Total: 67**  
*\*Based on code occupancy per sf*

Seats: **Total: 31**

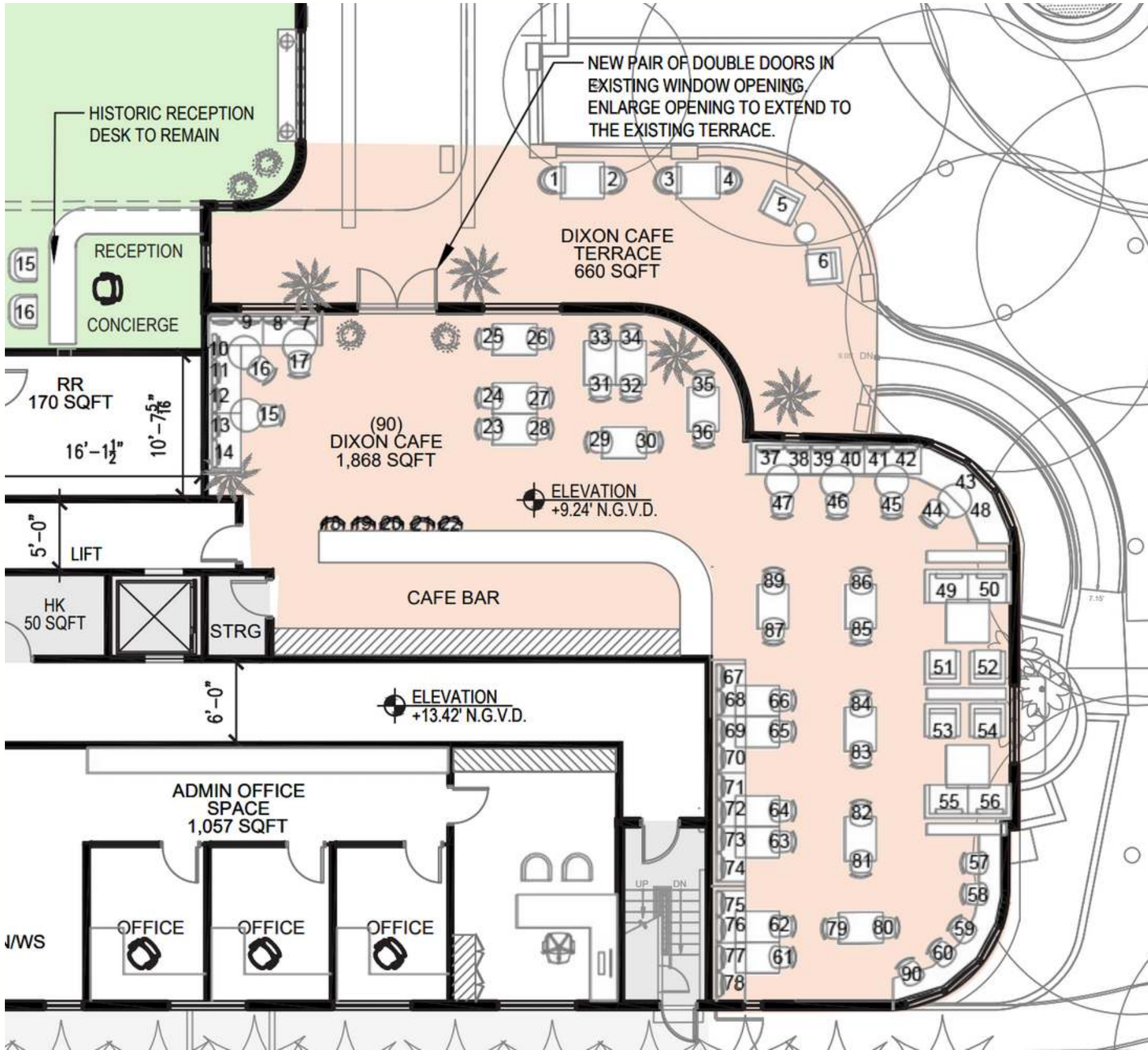
Hours of Operation: 9AM - 10PM

Hours of Entertainment:  
Ambient background music only.

VENUES: DIXON’S CAFE, WASHINGTON AVENUE

Haddon Hall Hotel, Miami Beach

LEVEL 1  
2,528 F&B



DIXON’S CAFE

Health and wellness Cafe named after Murray Dixon, the original architect of Haddon Hall. The cafe will be accessible to the public from Collins Avenue and through the hotel lobby.

Operator: Hotel Operated

Concept: Health & Wellness Cafe, themed after one of Miami Beach’s signature architects, Lawrence Murray Dixon,

Employees: 16

Occupancy: Indoor 125  
Terrace: 10  
*\*Based on code occupancy per sf*  
**Total: 135**

Seats: Indoor 84  
Terrace: 6  
**Total: 90**

Hours of Operation: 630 AM - 2PM

Hours of Entertainment:  
No live entertainment, Ambient background music only

VENUES: WASHINGTON AVENUE SIGNATURE RESTAURANT

Haddon Hall Hotel, Miami Beach

LEVEL 1

Restaurant/Bar/Private Dining: 5,655 SF F&B  
Washington Terrace: 625 SF F&B  
Courtyard Terrace: 2,280 SF F&B  
**8,560 SF F&B**



SIGNATURE RESTAURANT

Signature all-day-dining restaurant, featuring a high-profile chef. Public access from Washington Avenue. Guest access from pool courtyard or Washington Avenue lobby.

Operator: Hotel Operated

Concept: All-Day Dining

Employees: 52

Occupancy: Indoor: 377  
Outdoor: 100 **Total: 477**  
*\*Based on code occupancy per sf*

Seats: Indoor: 188  
Outdoor: 90 **Total: 278**

Hours of Operation: 7AM - 2AM

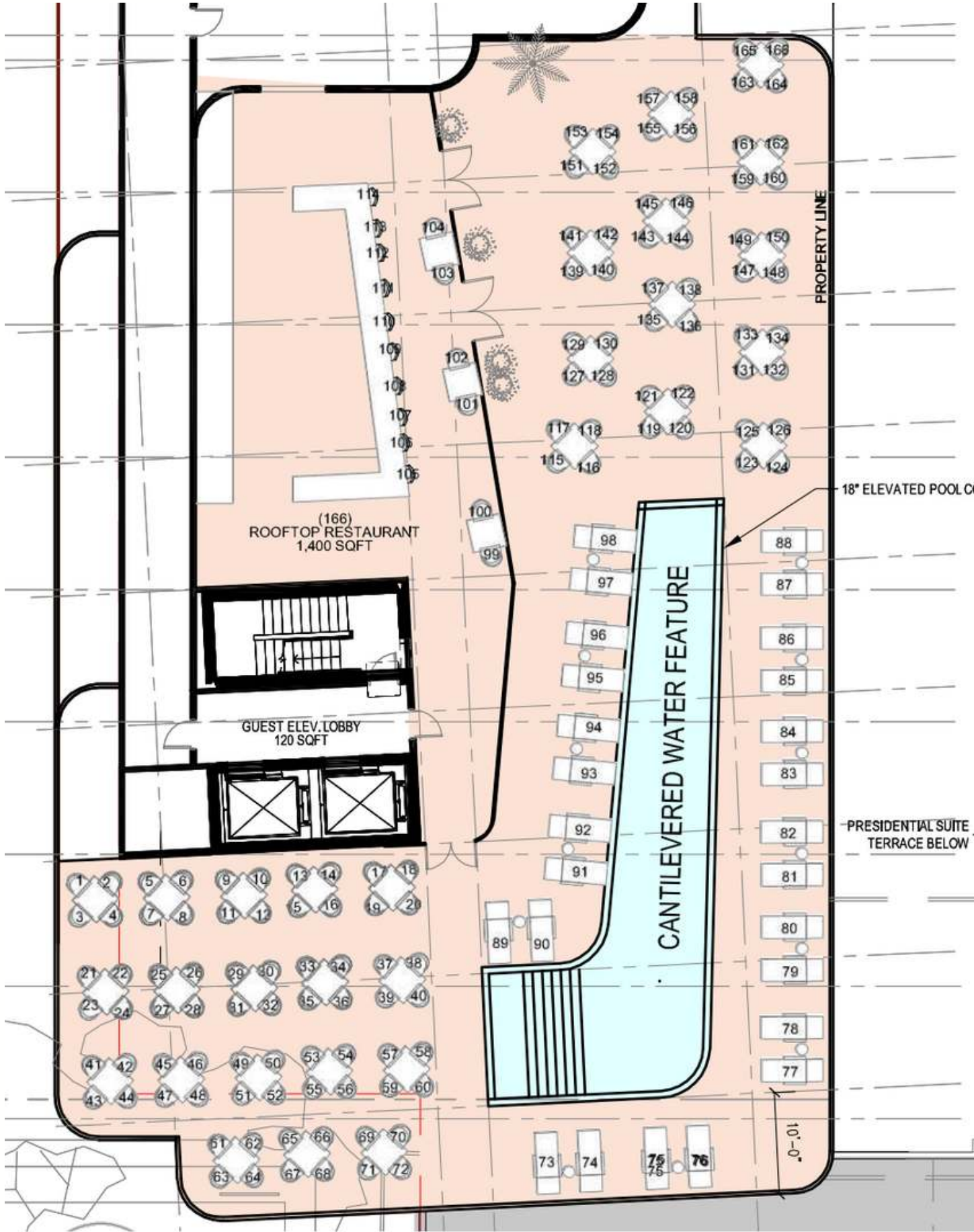
Hours of Entertainment:  
No live entertainment, Ambient background music only

VENUES: ROOFTOP RESTAURANT LOUNGE (JIMMY'S)

Haddon Hall Hotel, Miami Beach

LEVEL 7

1,400 SF Indoor F&B  
3,164 SF Outdoor F&B  
**4,564 SF Total F&B**



ROOFTOP RESTAURANT LOUNGE

Indoor/Outdoor lounge and rooftop pool deck.  
Public and hotel guest access via Washington  
Lobby elevator.

Operator: Hotel Operated

Employees: 10

Concept: Sunset Lounge

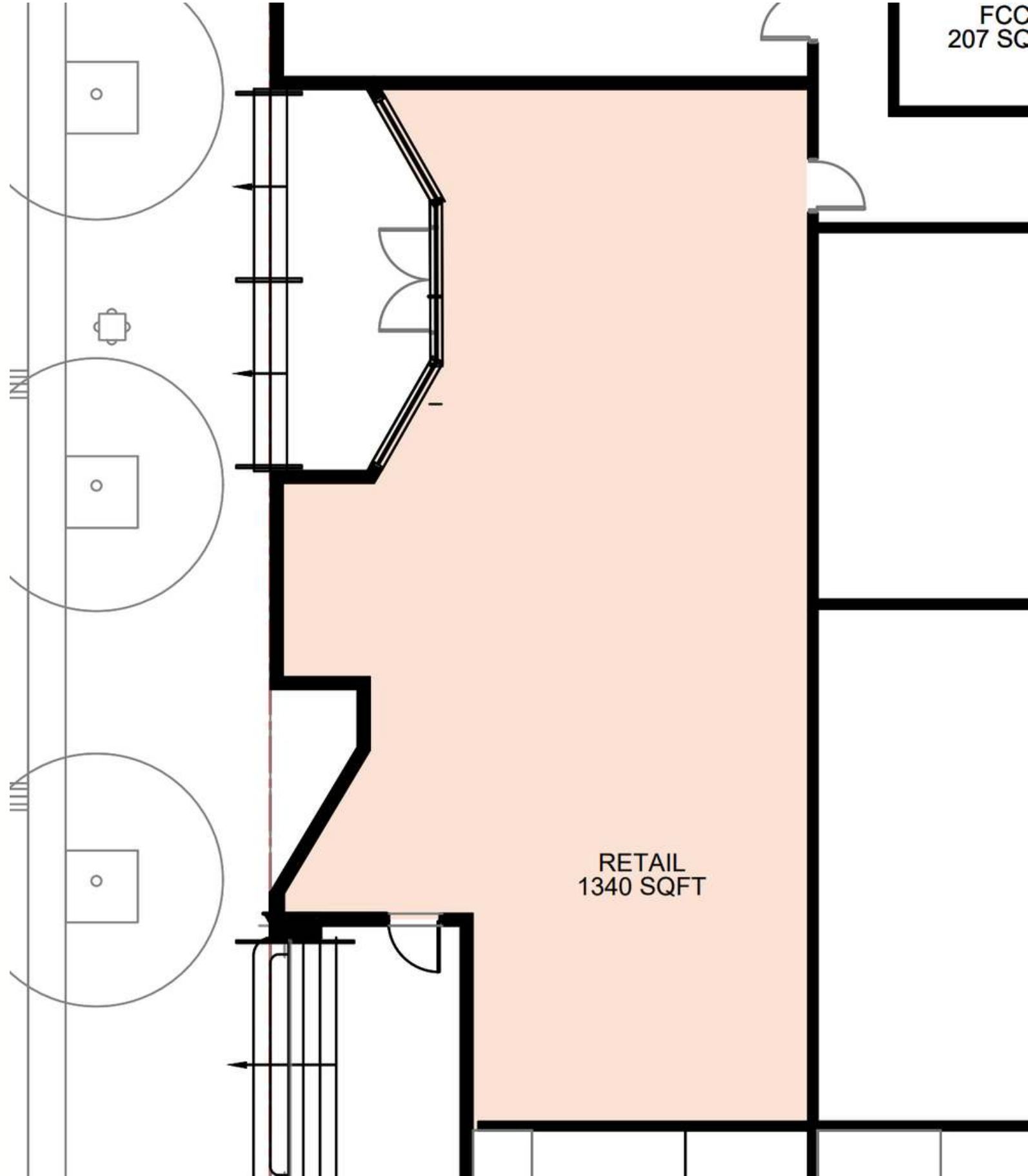
Occupancy (based on code occ. per sqft):  
Indoor: 94  
Outdoor: 90      **Total: 184**

Seats:      Indoor: 16  
Outdoor: 150      **Total: 166**

Hours of Operation: 7AM - 2AM

Hrs. of Entertainment:  
Ambient background music only.

LEVEL 1  
1,340 SF



**RETAIL UNIT (Washington Ave.)**

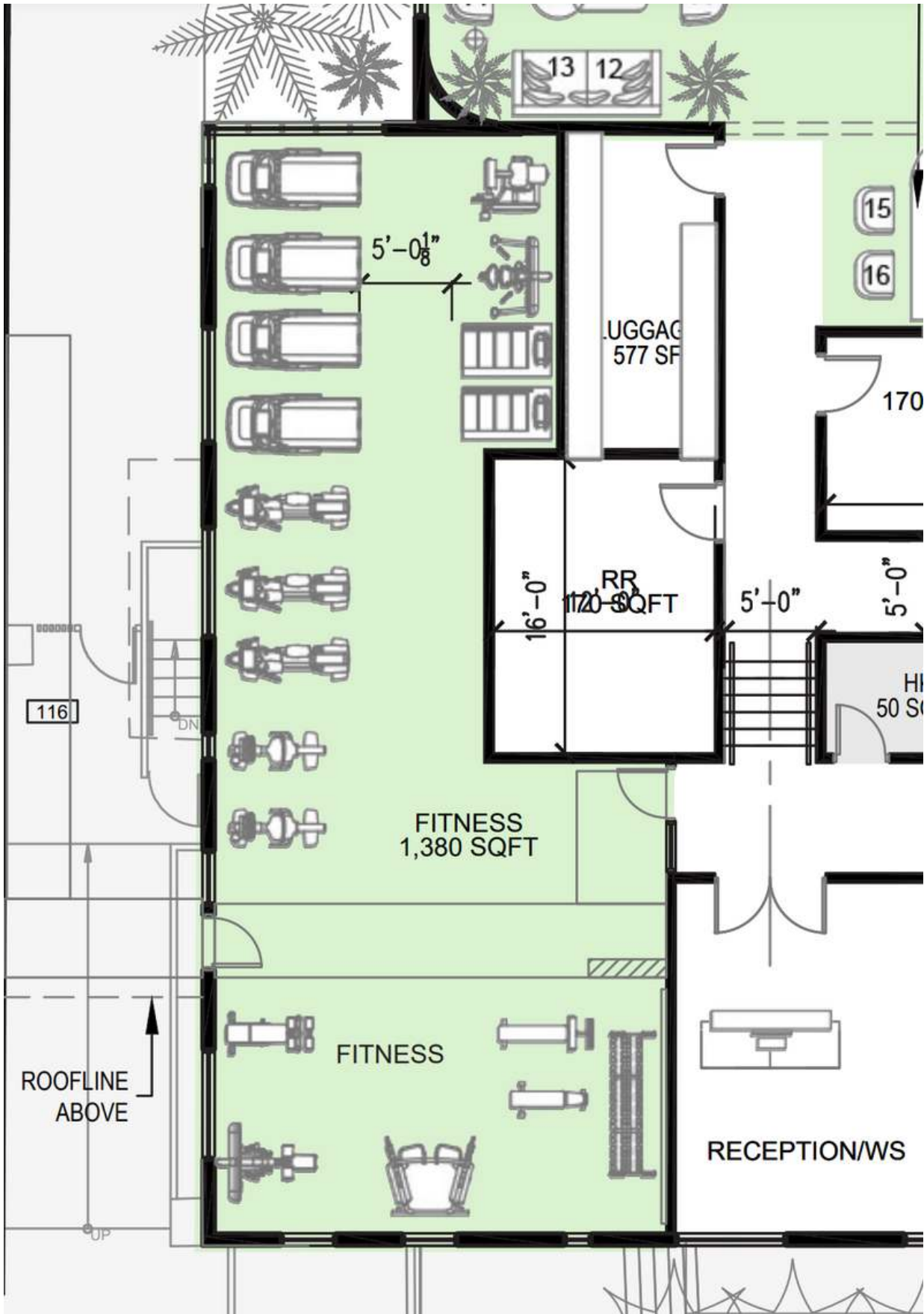
1,340 SF of retail available for third party tenant, located on northwest corner of property. Dedicated entry access from Washington Avenue.

Operator: TBD

VENUES: HOTEL FITNESS AREA

Haddon Hall Hotel, Miami Beach

LEVEL 1  
1,380 SF Non-F&B



HOTEL FITNESS AREA

Separate fitness area for hotel guests. Access through Grand Lobby or Courtyard with guest key card.

Operator: Hotel Operated

Employees: 5

Occupancy: **Total: 92**

*\*Based on code occupancy per sf*

Seats: **Total: 0**

Hours of Operation: 24 HR

Hours of Entertainment:  
No live entertainment, Ambient background music only

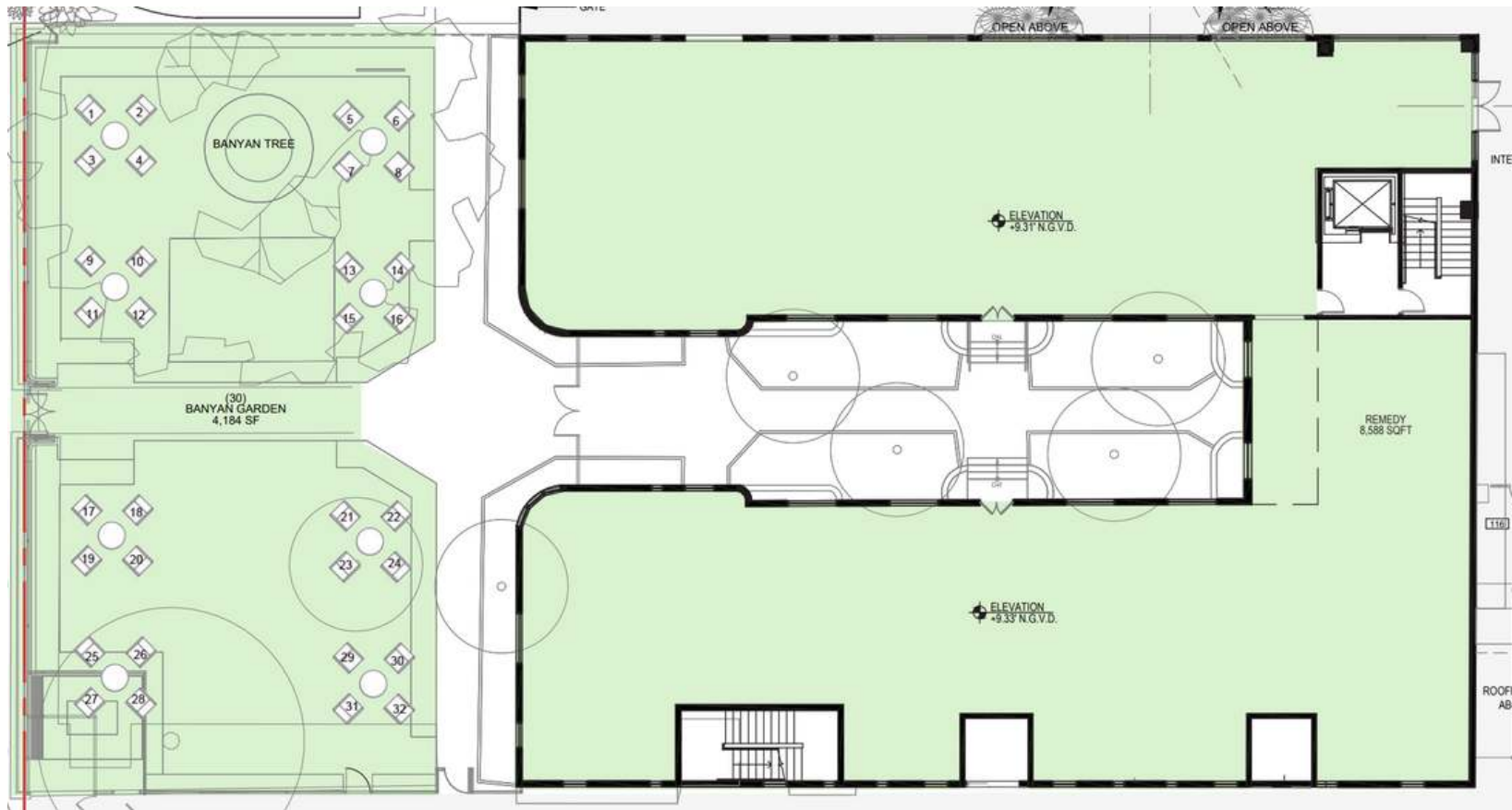
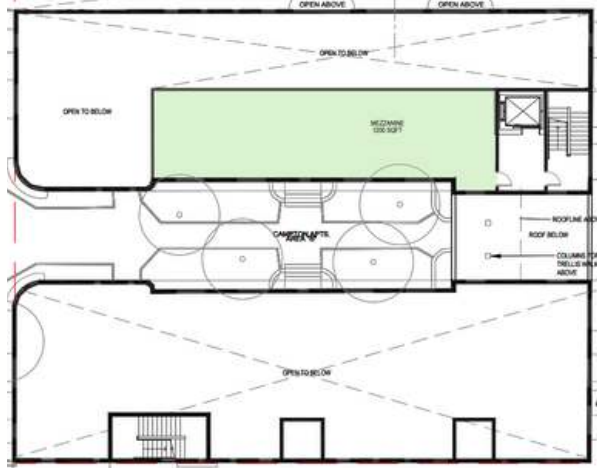
VENUES: SOCIAL WELLNESS SPA

Haddon Hall Hotel, Miami Beach

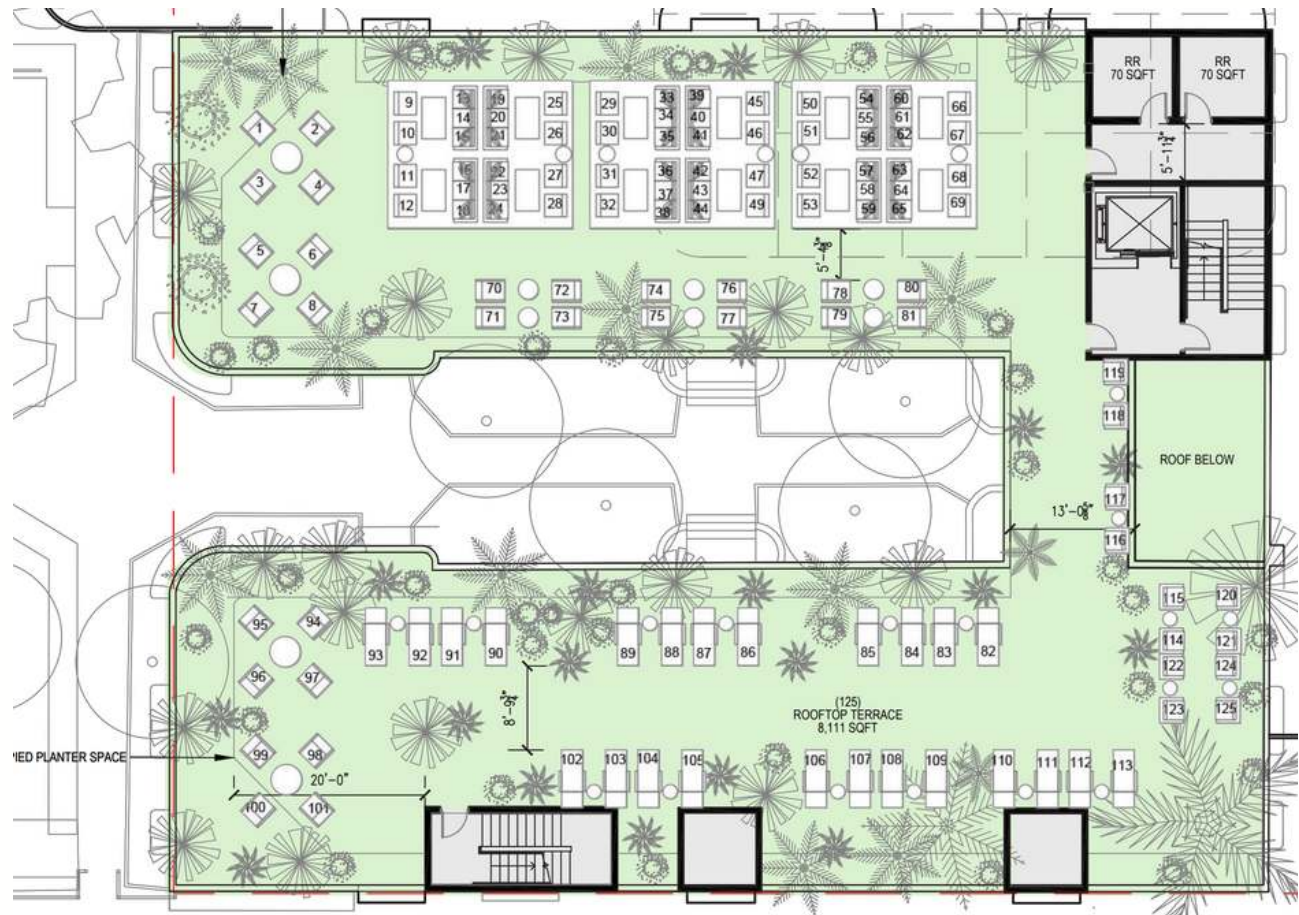
LEVEL 1-2

Wellness: 10,000 SF  
Banyan Garden: 4,184 SF  
**14,184 SF Non-F&B**

LEVEL 2



LEVEL 3 (Rooftop Garden)  
**8,111 SF Non-F&B**



SOCIAL WELLNESS SPA

Flagship location of leading Social Wellness Spa. Open to the public and residents (members, non-members) and hotel guests. Dedicated entrance from Washington Avenue through Banyan tree garden.

8,000 SF activated rooftop wellness garden and sun deck for spa guests. Access via dedicated Remedy Place entrance.

Operator: Spa Operator/Tenant

Employees: 10

Occupancy: Wellness (Indoor): 329  
Rooftop Garden: 541  
**Total: 870**  
*\*Based on code occupancy per sf*

Seats: Banyan Garden (Outdoor) : 32  
Wellness (Indoor): tbd  
Rooftop Garden: (Outdoor) 125  
**Total: 157**

Hours of Operation: 9AM - 9PM

Hours of Entertainment:  
No live entertainment, Ambient background music only. Loudspeakers: 6" bass drivers or smaller (low mounted, no subwoofers).

AMENITIES BREAKDOWN

| TOTAL FIGURES            |         |        |            |
|--------------------------|---------|--------|------------|
| LEVEL                    | NON-F&B | F&B    | SUBTOTALS  |
|                          | SQFT    | SQFT   | SQFT       |
| LEVEL 00                 | 0       | 0      | 0          |
| LEVEL 01                 | 22.705  | 22.314 | 45.019     |
| LEVEL 02                 | 2.339   | 0      | 2.339      |
| LEVEL 03                 | 8.111   | 0      | 8.111      |
| LEVEL 07                 | 0       | 6.800  | 6.800      |
| TOTAL PROVIDED           | 33.155  | 29.114 | 62.269     |
|                          |         |        |            |
| TOTAL GSF                |         |        | 165.124,11 |
| REQUIRED (20% OF GSF)    |         |        | 33.025     |
|                          |         |        |            |
| TOTAL NON F&B SQFT       |         |        | 33.155     |
| 50% SQFT FROM F&B        |         |        | 14.557     |
| TOTAL AMENITIES PROVIDED |         |        | 47.712     |

| VENUE                                           | FLOOR       | EMPLOYEES |
|-------------------------------------------------|-------------|-----------|
| OPERATED BY: HOTEL MANAGEMENT COMPANY           |             |           |
| Signature Restaurant (Washington Ave.)          | Level 1     | 52        |
| Rooftop Restaurant (Jimmy's)                    | Level 7     | 18        |
| Dixon Cafe (Collins Ave.)                       | Level 1     | 16        |
| Pool Deck/Pool Bar/Garden Lounge                | Level 1     | 27        |
| Meeting & Events Facilities                     | Level 1 & 2 | 12*       |
| Hotel Fitness Area                              | Level 1     | 2         |
| Second Lobby (Washington Ave.)                  | Level 1     | 0**       |
| Grand Lobby (Collins Ave.)                      | Level 1     | 10        |
| OPERATED BY: THIRD PARTY TENANTS                |             |           |
| Social Wellness Spa                             | Level 1-3   | 10        |
| TBD Retail Unit (Washington)                    | Level 1     | tbc       |
| *Plus on call staff when necessary              |             |           |
| **Hostess for F&B included in restaurant figure |             |           |
| TOTAL:                                          |             | 135       |

. The employee count as noted above is based on high season and high occupancy at any given time and full-time equivalents..  
Employees will be given monthly Miami-Dade County public transportation passes.

### **THE FOLLOWING GROUPS MAY ACCESS THE HOTEL AND PUBLIC AREAS:**

#### **HOTEL GUESTS:**

Hotel guests will check into the hotel from the main entrance on Collins Avenue. Guests with their own vehicle will valet their car and be directed to the hotel reception. Access to Dixon's Cafe and banquet facilities are through the lobby. Secondary hotel access for checked-in or returning guests via Washington Avenue lobby is available with access key card for guest floors.

#### **THE PUBLIC:**

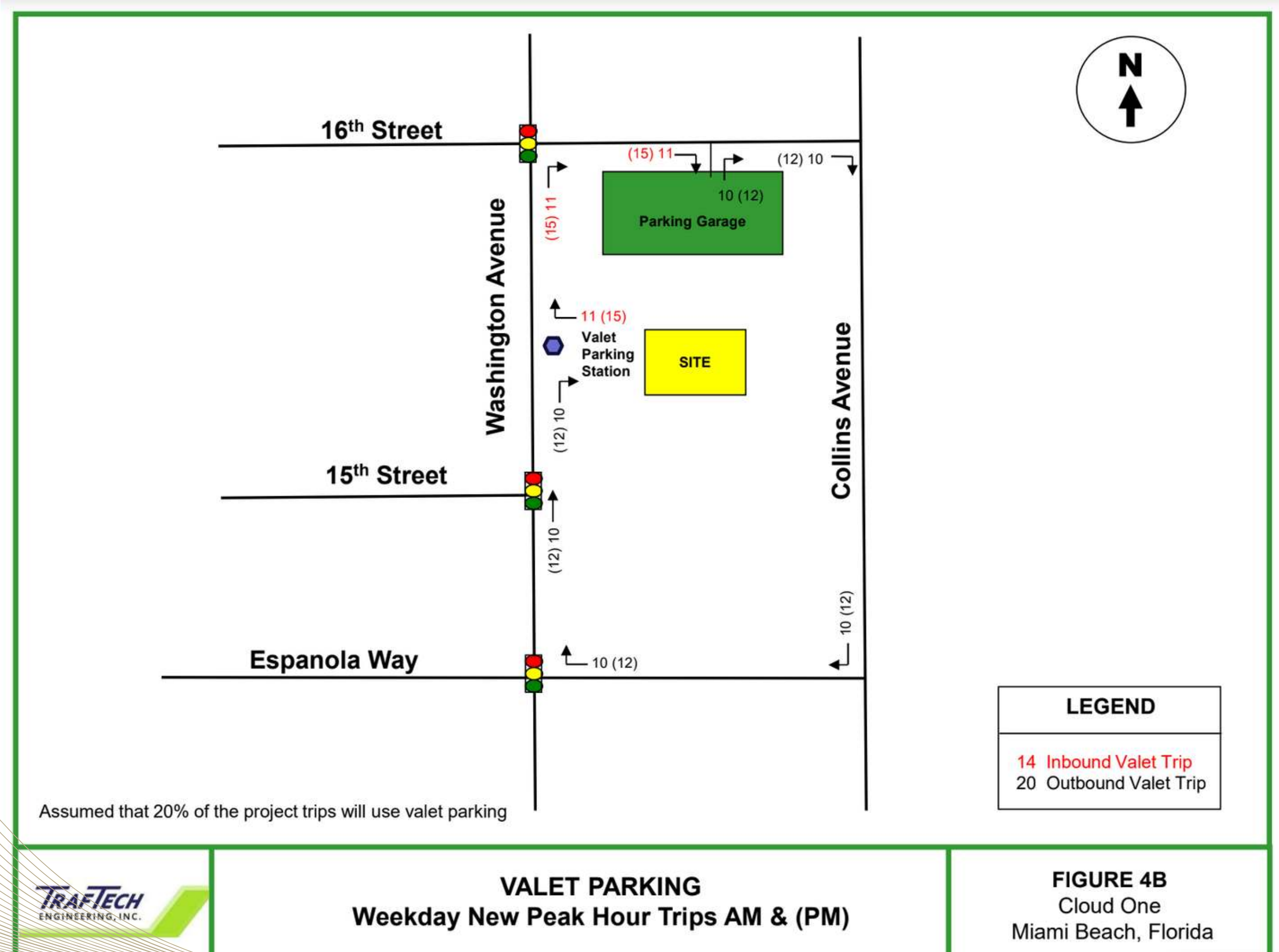
Public access to Dixon's Cafe from Collins Avenue with separate cafe entrance. Entrance to Signature Restaurant from Washington Avenue and access to rooftop lounge through Washington Avenue lobby entrance. The event, meeting facilities and ballroom are open to authorized guests and visitors for events only.

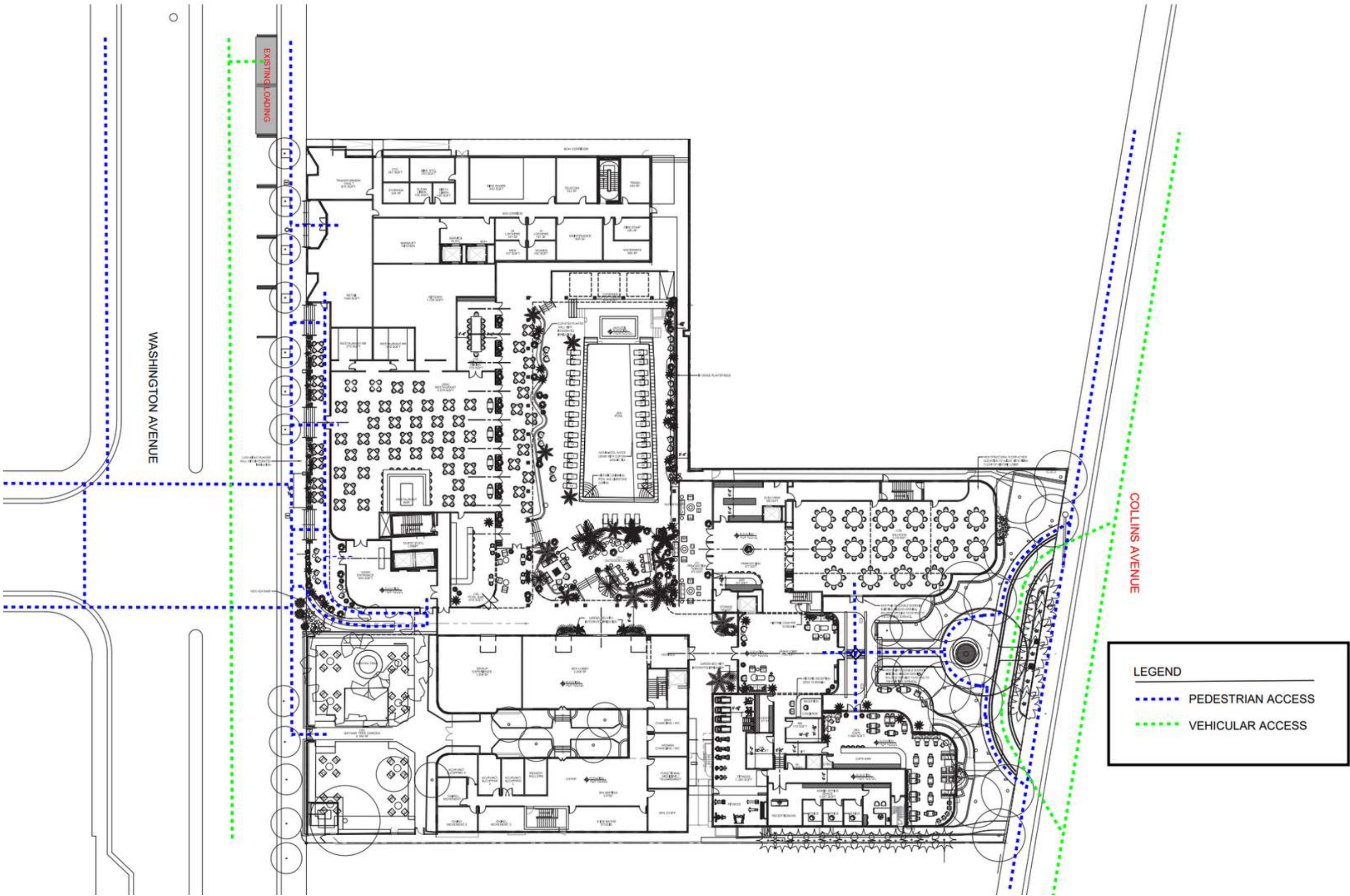
Employees will be given monthly Miami-Dade County public transportation passes.

VENUES - SUMMARY OF VENUES OPEN TO PUBLIC

Haddon Hall Hotel, Miami Beach

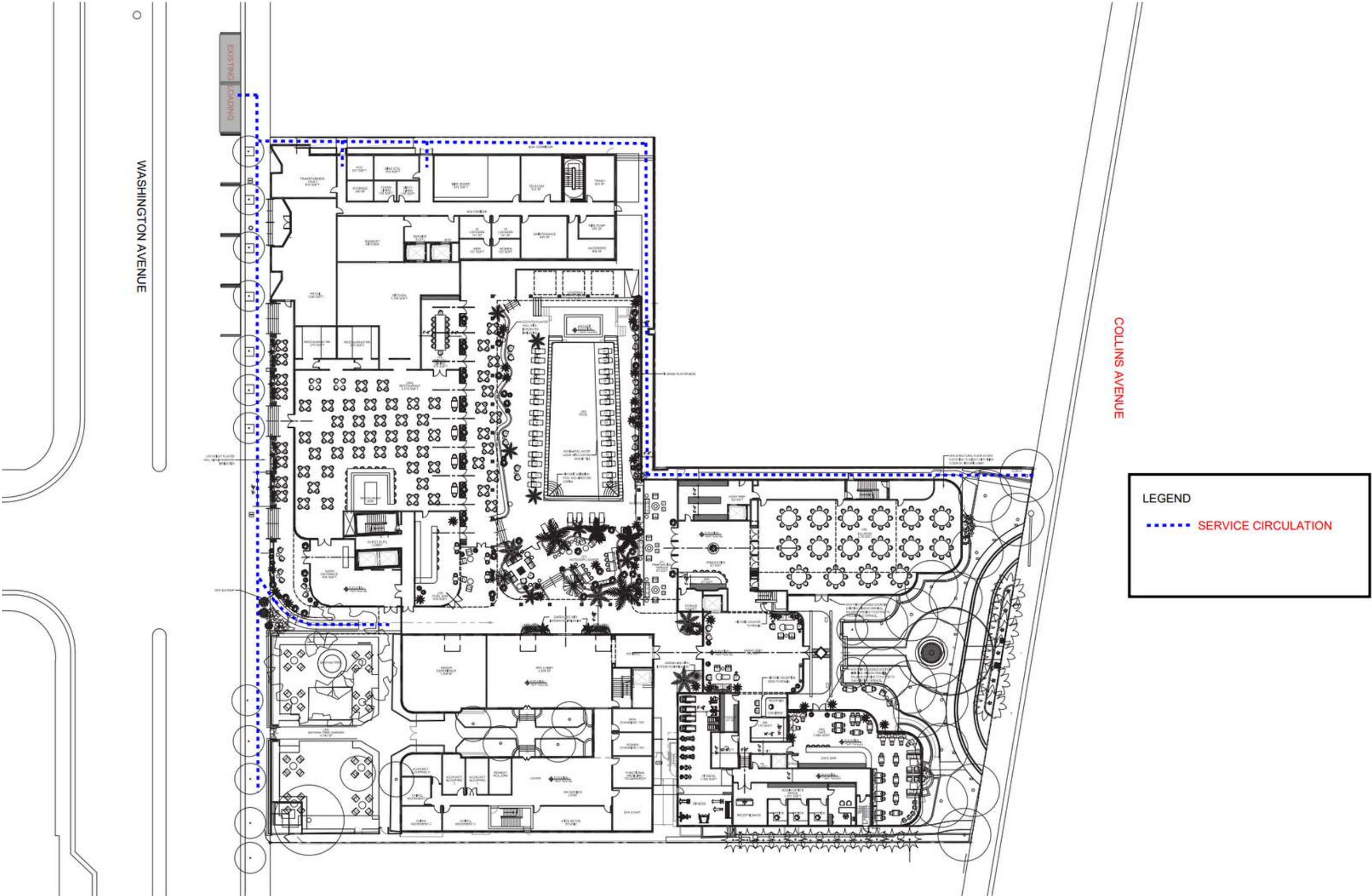
| VENUE                                  | FLOOR   | INDOOR / OUTDOOR | CAPACITY | SEATS | ACCESS               | HRS. OF OPERATION                  |
|----------------------------------------|---------|------------------|----------|-------|----------------------|------------------------------------|
| Signature Restaurant (Washington Ave.) |         |                  |          |       |                      |                                    |
| Indoor Dining & Bar                    | Level 1 | Indoor           | 377      | 188   | Public after 12PM    | 7AM - 2AM                          |
| Outdoor Dining                         | Level 1 | Outdoor          | 100      | 90    | Public after 12PM    | 7AM - 2AM                          |
| TOTAL                                  |         |                  | 477      | 278   |                      |                                    |
| Rooftop Restaurant & Lounge (Jimmy's)  |         |                  |          |       |                      |                                    |
| Outdoor Terrace                        | Level 7 | Outdoor          | 90       | 150   | Public after 12PM    | 7AM - 2AM                          |
| Indoor Restaurant                      | Level 7 | Indoor           | 94       | 16    | Public after 12PM    | 7AM - 2AM                          |
| TOTAL                                  |         |                  | 184      | 166   |                      |                                    |
| Dixon's Cafe (Collins Ave)             |         |                  |          |       |                      |                                    |
| Outdoor Terrace                        | Level 1 | Outdoor          | 10       | 6     | Public               | 630AM - 2PM                        |
| Indoor Cafe & Bar                      | Level 1 | Indoor           | 125      | 84    | Public               | 630AM - 2PM                        |
| TOTAL                                  |         |                  | 135      | 90    |                      |                                    |
| Pool Bar                               |         |                  |          |       |                      |                                    |
| Terrace                                | Level 1 | Outdoor          | 27       | 8     | Public after 5PM     | 12PM - 2AM                         |
| Bar                                    | Level 1 | Indoor           | 55       | 10    | Public after 5PM     | 12PM - 2AM                         |
| TOTAL                                  |         |                  | 82       | 18    |                      |                                    |
| Garden Lounge                          |         |                  |          |       |                      |                                    |
| Terrace                                | Level 1 | Outdoor          | 67       | 31    | Public after 5PM     | 9AM - 10PM                         |
| TOTAL                                  |         |                  | 67       | 31    |                      |                                    |
| Meeting & Event Facilities             |         |                  |          |       |                      |                                    |
| Pre-Function Bar                       | Level 1 | Indoor           | 7        | 7     | Authorized Attendees | 7AM - 10PM                         |
| Pre-Function Terrace                   | Level 1 | Outdoor          | 59       | 21    | Authorized Attendees | 7AM - 10PM                         |
| Meeting Rooms                          | Level 2 | Indoor           | 84       | 44    | Authorized Attendees | 7AM - 10PM                         |
| Catwalk                                | Level 2 | Indoor           | 39       | 10    | Authorized Attendees | 7AM - 10PM                         |
| Ballroom                               | Level 1 | Indoor           | 249      | 128   | Authorized Attendees | 7AM - 10PM                         |
| TOTAL                                  |         |                  | 438      | 210   |                      |                                    |
| Second Lobby (Washington Ave.)         | Level 1 | Indoor           | 62       | 6     | Public               | 24HRS (key card access for guests) |
| Rooftop Access                         |         |                  |          |       |                      |                                    |
| TOTALS:                                |         |                  | 1,445    | 768   |                      |                                    |





WASHINGTON AVENUE: HOTEL ACCESS - SERVICE CIRCULATION

Haddon Hall Hotel, Miami Beach



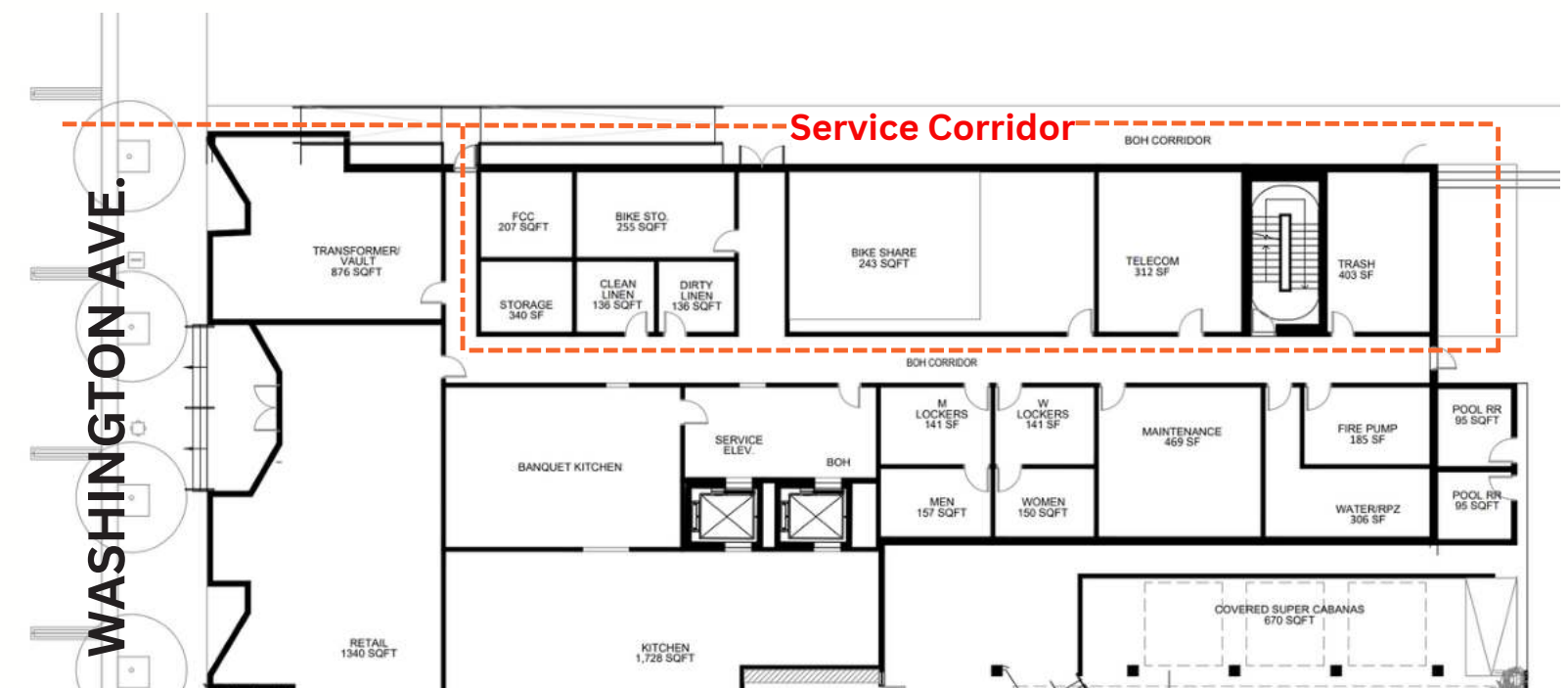
## IN AN EFFORT TO ENSURE MINIMAL IMPACT ON LOCAL RESIDENTS, HOTEL GUESTS AND STREET TRAFFIC, THE FOLLOWING PROCEDURES WILL TAKE PLACE:

### DELIVERIES:

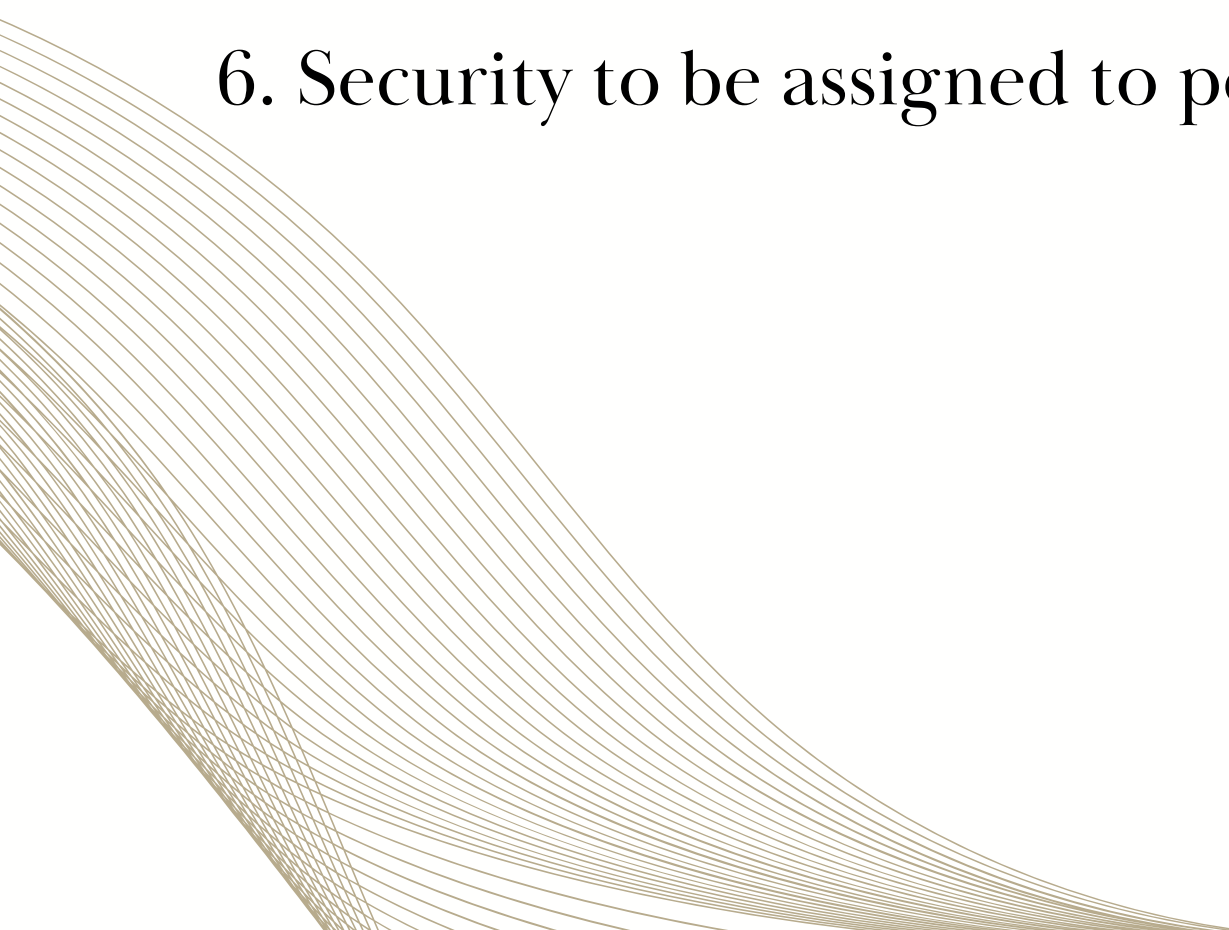
- The Project has been designed to accomodate large and small scale deliveries.
- Small and Large deliveries will be accomodated in a designated loading area on Collins Avenue main entrance.
- No deliveries will take place earlier than 6AM.

### REFUSE & RECYCLING

- Refuse and Recycling will be no earlier than 8AM.
- Allocated trash disposal and collection areas. Collection accessible via the northern service corridor from Washington Avenue (see diagram)



**PURSUANT TO THE POLICIES OF THE HOTEL, ALL SECURITY WILL BE ADMINISTERED BY HOTEL MANAGEMENT AND THE FOLLOWING MEASURES WILL BE IMPLEMENTED:**

1. Security will be present 24-hours a day.
  2. Security cameras will be located at the major entrance and exit points of the property.
  3. Security cameras will be installed to monitor all points of sale.
  4. Security cameras will be installed in elevators to monitor guest flow.
  5. Extra security will be scheduled on high occupancy days.
  6. Security to be assigned to pool deck as required.
- 

- Loudspeakers for audio playback shall use 6” bass drivers or smaller, be mounted as low as possible, and distributed, keeping individual sound levels low. Subwoofers will not be used on the Pool Deck or Roof Lounge.
- A digital tamper-resistant sound level input limiter will be installed and configured after on-site sound level calibration to ensure that the calibrated level is never exceeded. This limiter and output gain settings will only be accessible by corporate management and will have no local operational access.
- Sound will be directed away from the neighbors to the south. The sound level in the outdoor areas will kept sufficiently low to not disturb the peace of these buildings. (see table i)
- The ambient, environmental background sound level is approximately 60 dBA. The audio playback systems will not impact this level.
- No sound will impact the environment or other establishments

| Table i – Suggested Sound Level Maximum Level Limitation |           |         |          |          |          |               |               |
|----------------------------------------------------------|-----------|---------|----------|----------|----------|---------------|---------------|
| (Leq “average” sound level)                              |           |         |          |          |          |               |               |
| Area                                                     | 31.5 [Hz] | 63 [Hz] | 125 [Hz] | 250 [Hz] | 500 [Hz] | Overall [dBA] | Overall [dBC] |
| Rooftop Lounge                                           | -         | 72      | 72       | 72       | 72       | 75            | 79            |

# CONDITIONAL USE PERMIT SUMMARY

Haddon Hall Hotel, Miami Beach

| VENUE                                  | FLOOR     | INDOOR /<br>OUTDOOR | CAPACITY | SEATS | ACCESS            | HRS. OF<br>OPERATION | ENTERTAINMENT             | HRS. OF<br>ENTERTAINMENT |
|----------------------------------------|-----------|---------------------|----------|-------|-------------------|----------------------|---------------------------|--------------------------|
| OPERATED BY: HOTEL MANAGEMENT COMPANY  |           |                     |          |       |                   |                      |                           |                          |
| Signature Restaurant (Washington Ave.) |           |                     |          |       |                   |                      |                           |                          |
| Indoor Dining & Bar                    | Level 1   | Indoor              | 377      | 188   | Public after 12PM | 7AM - 2AM            | Ambient Music Only        | N/A                      |
| Outdoor                                | Level 1   | Outdoor             | 100      | 90    | Public after 12PM | 7AM - 2AM            | Ambient Music Only        | N/A                      |
| Rooftop Restaurant (Jimmy's)           |           |                     |          |       |                   |                      |                           |                          |
| Outdoor Terrace                        | Level 7   | Outdoor             | 90       | 150   | Public after 12PM | 7AM - 2AM            | Ambient Music Only        | N/A                      |
| Indoor Restaurant                      | Level 7   | Indoor              | 94       | 16    | Public after 12PM | 7AM - 2AM            | Ambient Music Only        | N/A                      |
| Dixon Cafe                             |           |                     |          |       |                   |                      |                           |                          |
| Outdoor Terrace                        | Level 1   | Outdoor             | 10       | 6     | Public            | 630AM - 2PM          | Ambient Music Only        | N/A                      |
| Indoor Cafe & Bar                      | Level 1   | Indoor              | 125      | 84    | Public            | 630AM - 2PM          | Ambient Music Only        | N/A                      |
| Pool Deck                              |           |                     |          |       |                   |                      |                           |                          |
| Pool Bar Terrace                       | Level 1   | Outdoor             | 27       | 8     | Public after 5pm  | 12PM - 2AM           | Ambient Music Only        | N/A                      |
| Pool Bar - Indoor                      | Level 1   | Indoor              | 55       | 10    | Public after 5pm  | 12PM - 2AM           | Ambient Music Only        |                          |
| Garden Lounge                          | Level 1   | Outdoor             | 67       | 31    | Authorized Guests | 9AM - 10PM           | Ambient Music Only        | N/A                      |
| Pool Deck                              | Level 1   | Outdoor             | 366      | 46    | Authorized Guests | 9AM - 10PM           | Ambient Music Only        | N/A                      |
| Cabanas                                | Level 1   | Outdoor             | 45       | 12    | Authorized Guests | 9AM - 10PM           | Ambient Music Only        | N/A                      |
| Meeting & Event Facilities             |           |                     |          |       |                   |                      |                           |                          |
| Pre-Function Bar                       | Level 1   | Indoor              | 7        | 7     | Authorized Guests | 7AM -10PM            | Live Entertainment Option | End at 10PM              |
| Pre-Function Terrace                   | Level 1   | Outdoor             | 59       | 21    | Authorized Guests | 7AM -10PM            | Live Entertainment Option | End at 10PM              |
| Ballroom                               | Level 1   | Indoor              | 249      | 128   | Authorized Guests | 7AM -10PM            | Live Entertainment Option | End at 10PM              |
| Meeting Rooms 1-4                      | Level 2   | Indoor              | 84       | 44    | Authorized Guests | 7AM -10PM            | None                      | N/A                      |
| Pre-Function/Catwalk                   | Level 2   | Indoor              | 39       | 10    | Authorized Guests | 7AM -10PM            | Ambient Music Only        | N/A                      |
| Second Lobby (Washington Ave.)         | Level 1   | Indoor              | 62       | 6     | Public            | 24 HR                | Ambient Music Only        | N/A                      |
| Grand Lobby (Collins Ave.)             | Level 1   | Indoor              | 111      | 16    | Hotel Guests Only | 24 HR                | Ambient Music Only        | N/A                      |
| Hotel Fitness                          | Level 1   | Indoor              | 92       | 0     | Hotel Guests Only | 24 HR                | Ambient Music Only        | N/A                      |
| OPERATED BY: THIRD PARTY TENANTS       |           |                     |          |       |                   |                      |                           |                          |
| Social Wellness Spa                    |           |                     |          |       |                   |                      |                           |                          |
| Wellness Spa                           | Level 1-2 | Indoor              | 329      | tbd   | Authorized Guests | 9AM - 9PM            | Ambient Music Only        | N/A                      |
| Rooftop Garden                         | Level 3   | Outdoor             | 541      | 125   | Authorized Guests | 9AM - 9PM            | Ambient Music Only        | N/A                      |
| Banyan Garden                          | Level 1   | Outdoor             | 209      | 32    | Authorized Guests | 9AM - 9PM            | Ambient Music Only        | N/A                      |
| Retail Unit (Washington Ave.)          | Level 1   | Indoor              | tbd      | tbd   | Public            | tbd                  | Ambient Music Only        | N/A                      |