



W STUDIO

WWW.KOBIKARP.COM

DOMUS

THE NEW SENSATION IN LAS VEGAS

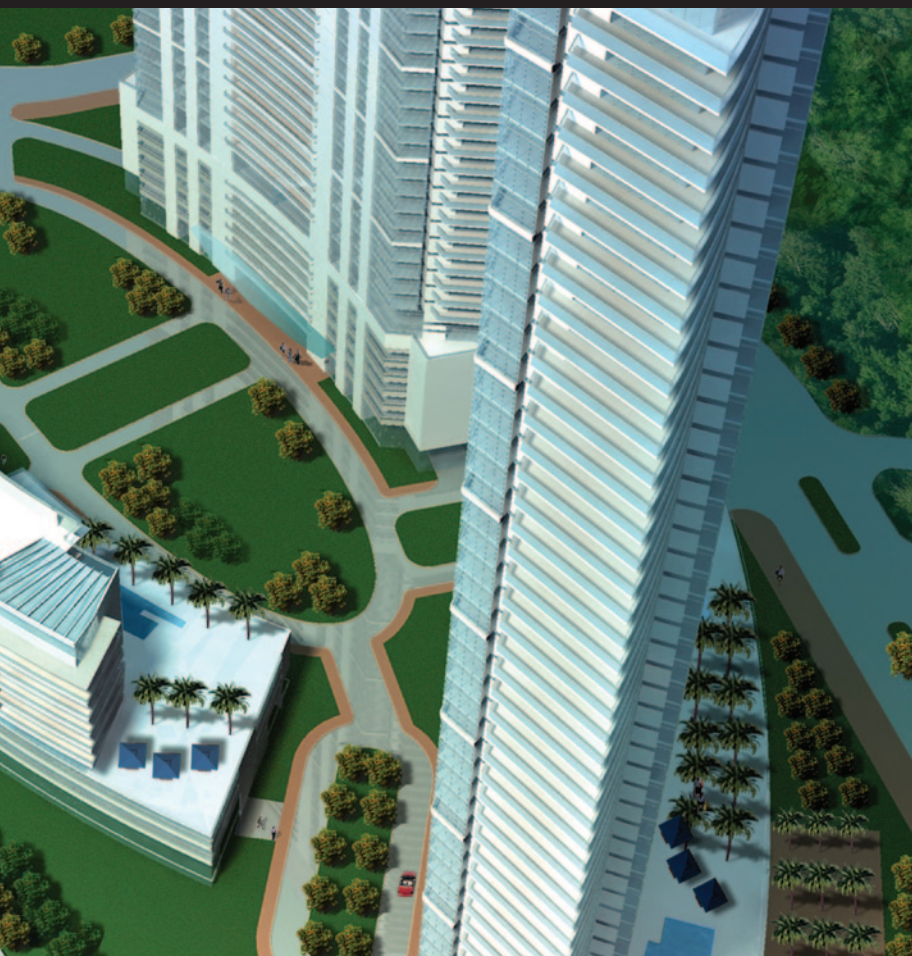
EMPIRE WORLD TOWERS

THE WORLD'S TALLEST CONDOMINIUM

GRAND SIERRA

A UNIQUE RESORT IN RENO







ARCHITECTURE INTERIOR DESIGN PLANNING

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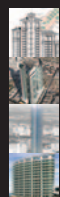
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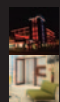
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• MACLEE

• STRAND

THE FIRM

For over two decades, Kobi Karp Architecture and Interior Design (KKAID) has been providing creative and innovative design solutions to renowned clients in the hospitality, retail and high-rise residential development community. The firm specializes in architecture, interior design and planning. KKAID's clientele includes corporations such as Hyatt, Hilton, Starwood, Super Clubs, Club Med, Wyndham, Sonesta and development corporations such as The Related Group, Leviev Boymelgreen, Maefield Corporation, BSR Development, Forest City Enterprises, Magna, Renzi Holdings, Fortune International, Cornerstone Group, Paradise International, Maclee and Merco Group. These entities along with local government agencies turn to KKAID to design and renovate properties, create interiors and plan sites for pending development.

KKAID is headquartered in Miami and its profile extends beyond the typical architectural firm in offering a diverse range of services relating to buildings, from planning through design, construction, and management. To date, KKAID has participated in the completion of more than \$10 billion in commercial, residential and mixed-use properties. The firm's staff has the expertise to take projects from site planning through project build-out and has established a reputation that has won the loyalty of clients, the esteem of colleagues and the praise of city planners.

Kobi Karp, the firm's principal, is a recognized member of the American Institute of Architects, honored for his award-winning designs and buildings. He is also a licensed interior designer and general contractor and an active member of The American Society of Interior Design and several other professional associations.

ARCHITECTURE

KKAID's modern designs and architectural work have been published and recognized internationally. They are inspired by the vernacular of the environments in which they reside. Its standard allows for the focus of the new design to relate to its logistical and historical contexts. The firm specializes in collaborating with clients to reach their project's mission while working within their budgetary parameters. The firm understands the need to create viable commercial, residential and mixed-use environments that produce a valued return on investment. KKAID believes that each project must be delivered on time, within budget -- every time.

INTERIOR DESIGN

KKAID uses its extensive network of professional suppliers enabling its designs to provide a wide range of natural and cutting-edge materials, finishes, fabrics, accessories, and custom-designed furnishings at human and personalized appeal. Our firm works with clients to create interior business environments that are elegant, stylish and infinitely livable. As interior architects our approach to design is exclusively focused on how the aesthetics and organization of a space can reflect a project's image, improve efficiency and productivity and create visual and mood heightened appeal.

PLANNING

Planning encompasses creative uses of planning regulations related to the urban and architectural codes for each project. KKAID specializes in creating public and private spaces that symbiotically coexist with surrounding buildings, both existing and/or new. KKAID projects have ranged from coordinating retail traffic patterns and master plans for urban infill mixed-use projects to historically preserving landmark areas within Miami Beach Art Deco Hotel District. KKAID is strongly versed in this discipline, as completed in its diverse projects in the hospitality, lifestyle, multi-family, residential and resort fields.

BIOGRAPHY

Kobi Karp is founder and principal of Kobi Karp Architecture & Interior Design, Inc. (KKAID). KKAID is a full-service architectural and interior design firm providing a vast array of services, ranging from the design of large-scale, high-rise condominium and hospitality projects to intimate, small-scale low-rise residential and commercial structures.

Educated at the University of Minnesota's Institute of Technology, Kobi Karp earned degrees in both Architecture and Environmental Design. Subsequently, Kobi began his career working on major hospitality and all-inclusive resort projects throughout the United States and the Caribbean. Such work served as a catalyst in Kobi becoming part of the revival of Miami Beach's classic and enchanting Art Deco district, where hotels and residential buildings were restored to their former glamour. His firm has been awarded several prestigious architectural awards and has been featured in renowned national and local publications based on their major contributions in the preservation of historical areas.

To date, KKAID has graced the landscapes of major cities across the United States, as well as many of the most sought-after tourist destinations of the Caribbean. KKAID continues to develop large-scale projects across the country and internationally.

BEHIND THE DESIGN: KOBI KARP



EDUCATIONAL BACKGROUND

Bachelor of Architecture,
Institute of Technology, University of Minnesota

Bachelor of Science in Environmental Design,
Institute of Technology, University of Minnesota

PROFESSIONAL ASSOCIATIONS

American Institute of Architects (AIA)
American Society of Interior Designers (ASID)
National Trust for Historic Preservation
National Counsel for Interior Design Qualifications (NCIDQ)
National Counsel for Architectural Registration Boards (NCARB)
Board of Directors, Police Athletic League (PAL)

AWARDS

Miami Beach Beautification Award, Beldair on the Ocean, 2008
AIA Award of Merit, La Perla, 2007
Norman Giller Award, North Beach Development Corporation (NBDC), 2006
Dade Heritage Trust Historic Preservation Award, The Strand, 2006
National Association of Home Builders (NAHB) "Best Loft Community" Award, Absolut Lofts, 2006
Developers and Builders Alliance (DBA): "Landmark Award" – The Bridgewater, 2006
"Residential High-Rise of the Year" – Tao, 2006
"Residential Multi-Family of the Year" – Beach House, 2006
"Loft of the Year" – Uptown Marina Lofts, 2006
"Historical Preservation of the Year" – The Strand, 2006
Miami Design Preservation League Merit Award, Circa 39, 2004
Miami Design Preservation League Merit Award, Cadillac Hotel, 2004
Dade Heritage Trust Historic Preservation Award, Cadillac Hotel, 2004
Florida Builders Association Merit Award, Cadillac Hotel, 2004
Outstanding Young Architect of the Year Award, (AIA) Miami, 1999
Outstanding Service Award, (AIA) Miami, 1999
Key to Miami-Dade County, Senator Gwen Margolis, 1999
Gold Award, American Resort and Development Association (ARDA), 1998
Silver Award, American Resort and Development Association (ARDA), 1998
Outstanding Leadership Award, Sunny Isles Beach, 1998
Miami Design Preservation League Merit Award, Astor Hotel, 1996
Governor's Design Team, Minneapolis, Minnesota, 1987
Thesis Award with Honors, Minneapolis, Minnesota, 1987

PROFESSIONAL LICENSES

Registered Architect in:	License Number
Arizona:	45208
Colorado:	303858
Florida:	0012578
Georgia:	009152
Nevada:	5062
New York:	027230-1
Texas:	19850

Registered Interior Designer in:	
Florida:	0003850

General Contractor

RECOGNIZED IN THE FOLLOWING PUBLICATIONS...

Architectural Digest • New York Times Magazine • Ocean Drive Magazine • The Miami Herald • El Nuevo Herald
USA Today • Hotel/Motel Management • Hospitality Management • Daily Business Review • South Florida Business Journal
Florida Inside/Out Magazine • Miami Today • HOME Miami • HOME Ft. Lauderdale • Vive Magazine • Contract Design • The Hi-Riser
Las Olas Magazine • Tropical Tribune • Resorts and Great Hotels • Sunny Isles Beach Sun • Interior Design Magazine
Resorts and Great Hotels • Sun Post • Fashion Spectrum • Hospitality Design Magazine • Interiors Magazine • Mundo Ejecutivo
St. Petersburg Times • American Way Magazine • Condo Magazine • Fashion Spectrum Magazine • On Design Magazine



MULTI-FAMILY RESIDENTIAL





1101 BRICKELL

BRICKELL AVENUE • MIAMI, FLORIDA

PROJECT FACTS

849' High

74 Floors

538 Units





CARIBBEAN

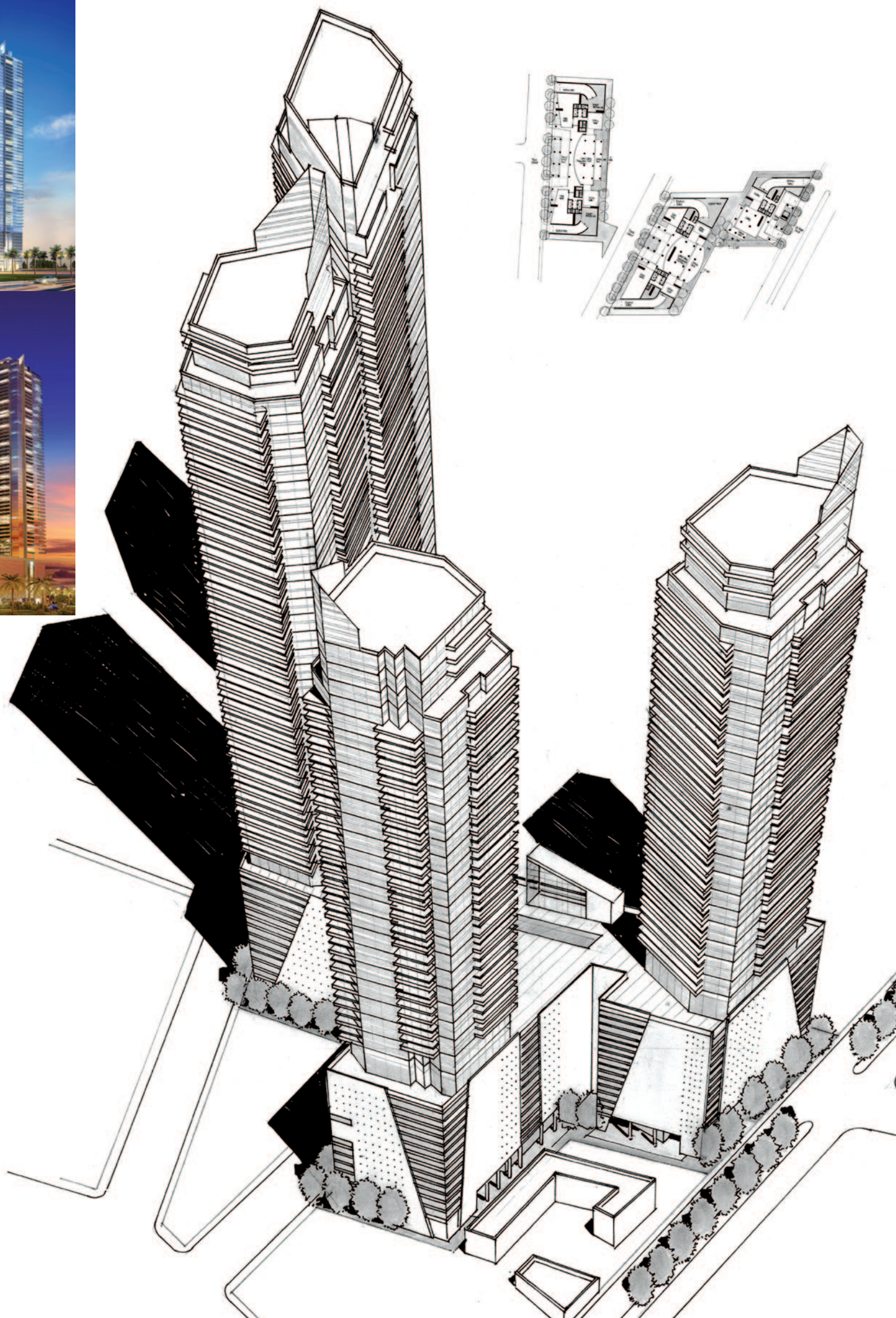
MIAMI BEACH, FLORIDA

PROJECT FACTS

200'	High
20	Floors
107	Units







RENZI TOWERS

LAS VEGAS, NEVADA

PROJECT FACTS

670' High

High

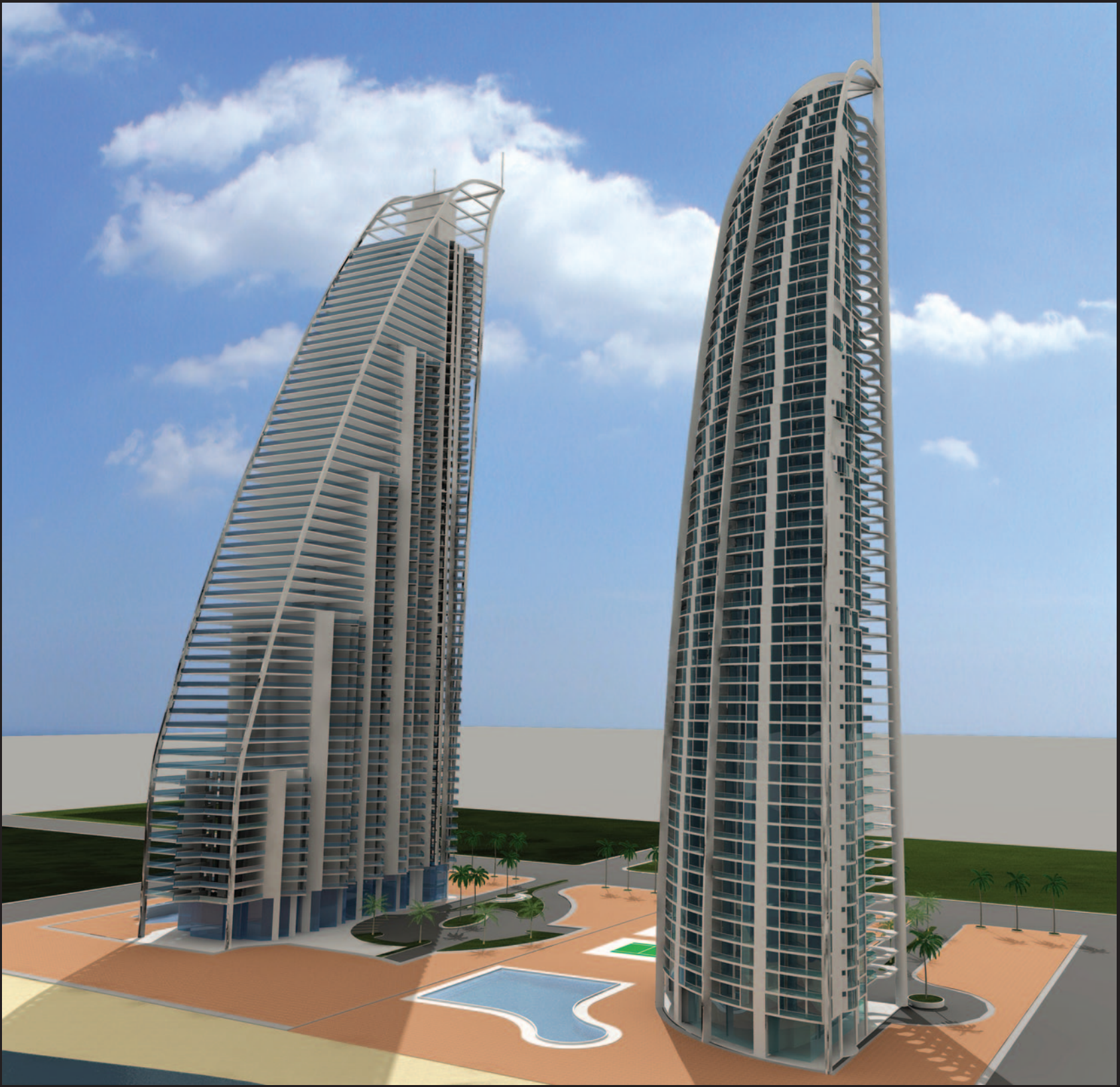
64/64 Floors

Floors

1078 Units

Units

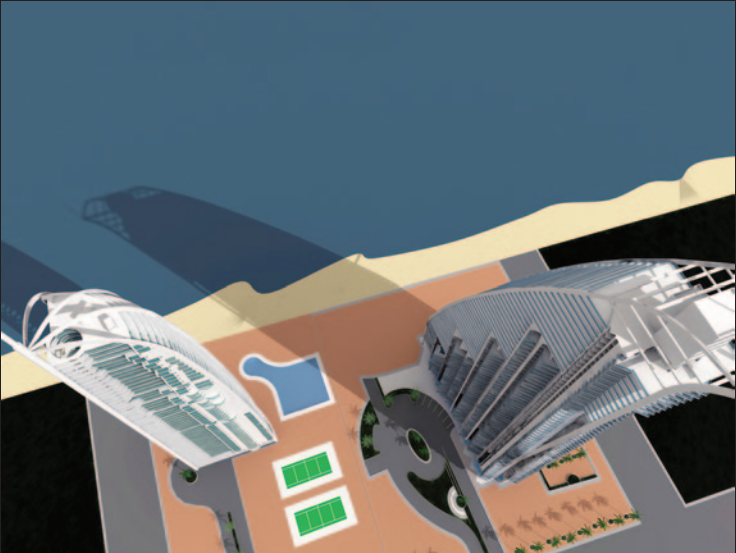




TURNBERRY DEZER

SUNNY ISLES BEACH, FLORIDA

PROJECT FACTS	
550'	High
55/55	Floors
500/527	Units



MIXED-USE COMMERCIAL



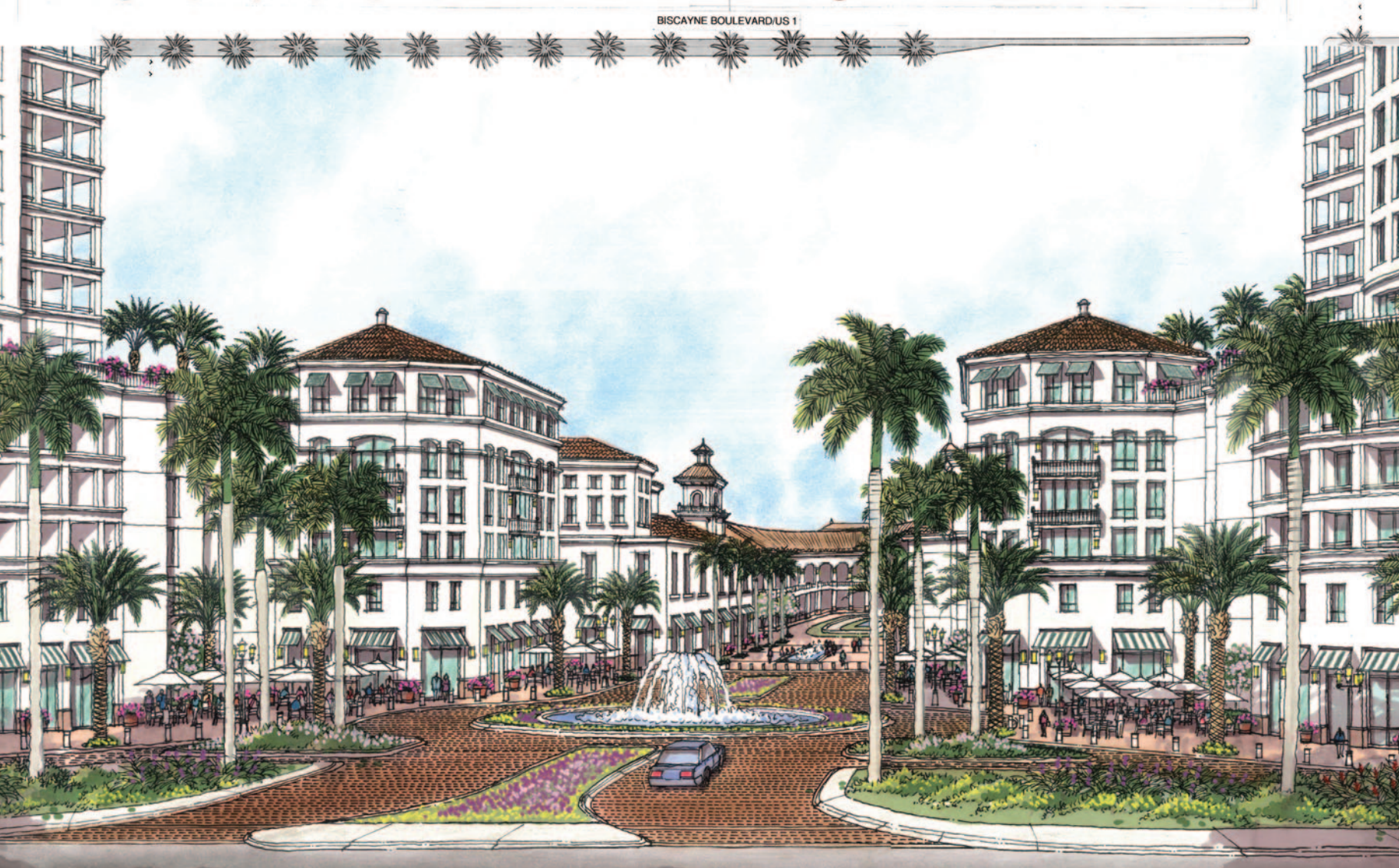
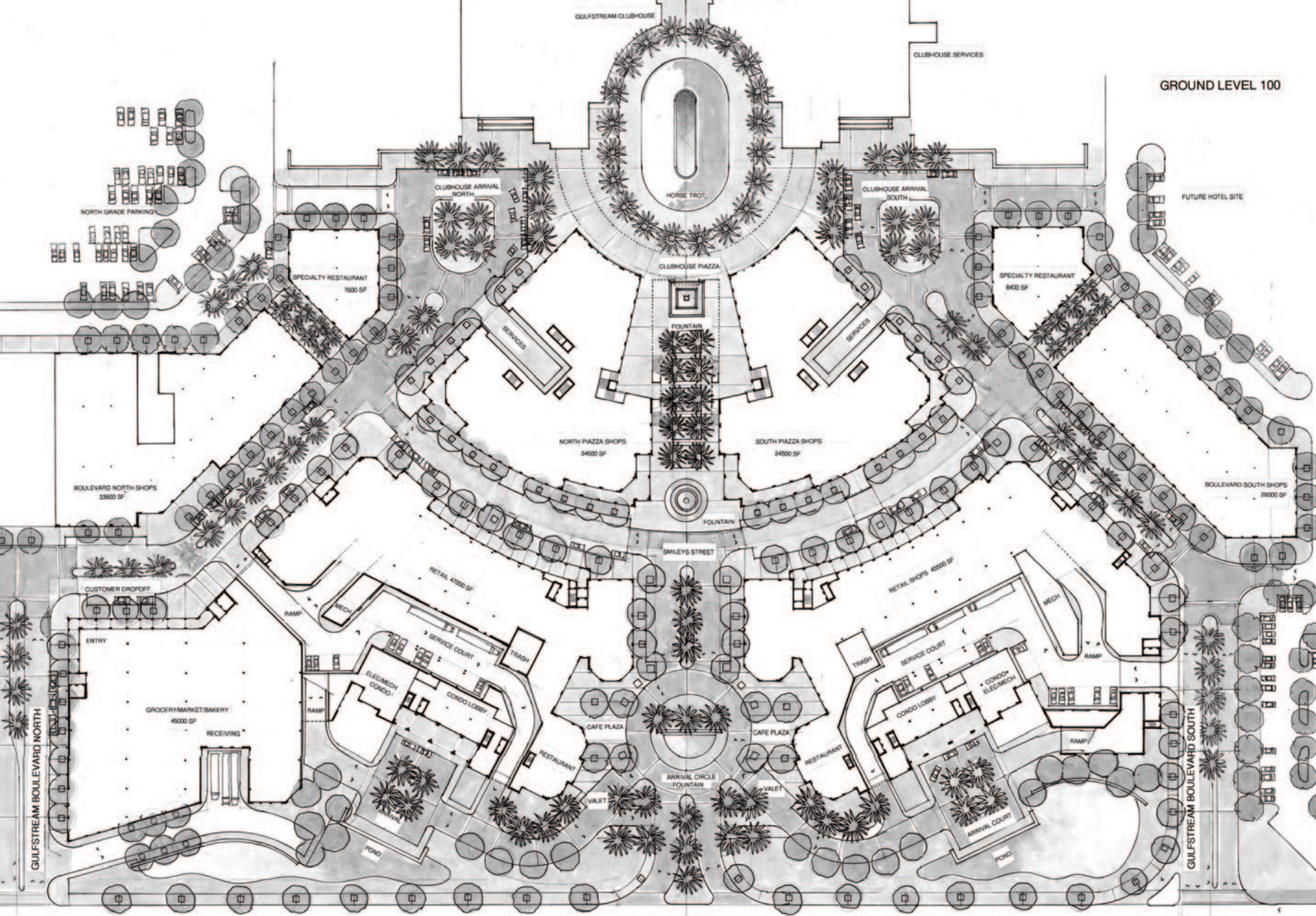




GULFSTREAM

HOLLYWOOD, FLORIDA

PROJECT FACTS	
301'	High
28	Floors
400	Units





EMPIRE WORLD TOWERS

MIAMI, FLORIDA

PROJECT FACTS

1200' High

106 Floors

1083 Units



PROJECT FACTS

231'	High
22	Floors
162	Units

DEAUVILLE ON THE OCEAN

MIAMI BEACH, FLORIDA



PROJECT FACTS

170' 10"	High
14	Floors
98	Units

DEAUVILLE ON THE BAY

NORTH MIAMI BEACH, FLORIDA



PROJECT FACTS

50'	High
5	Floors
N/A	Units



DEAUVILLE GARAGE

NORTH MIAMI BEACH, FLORIDA

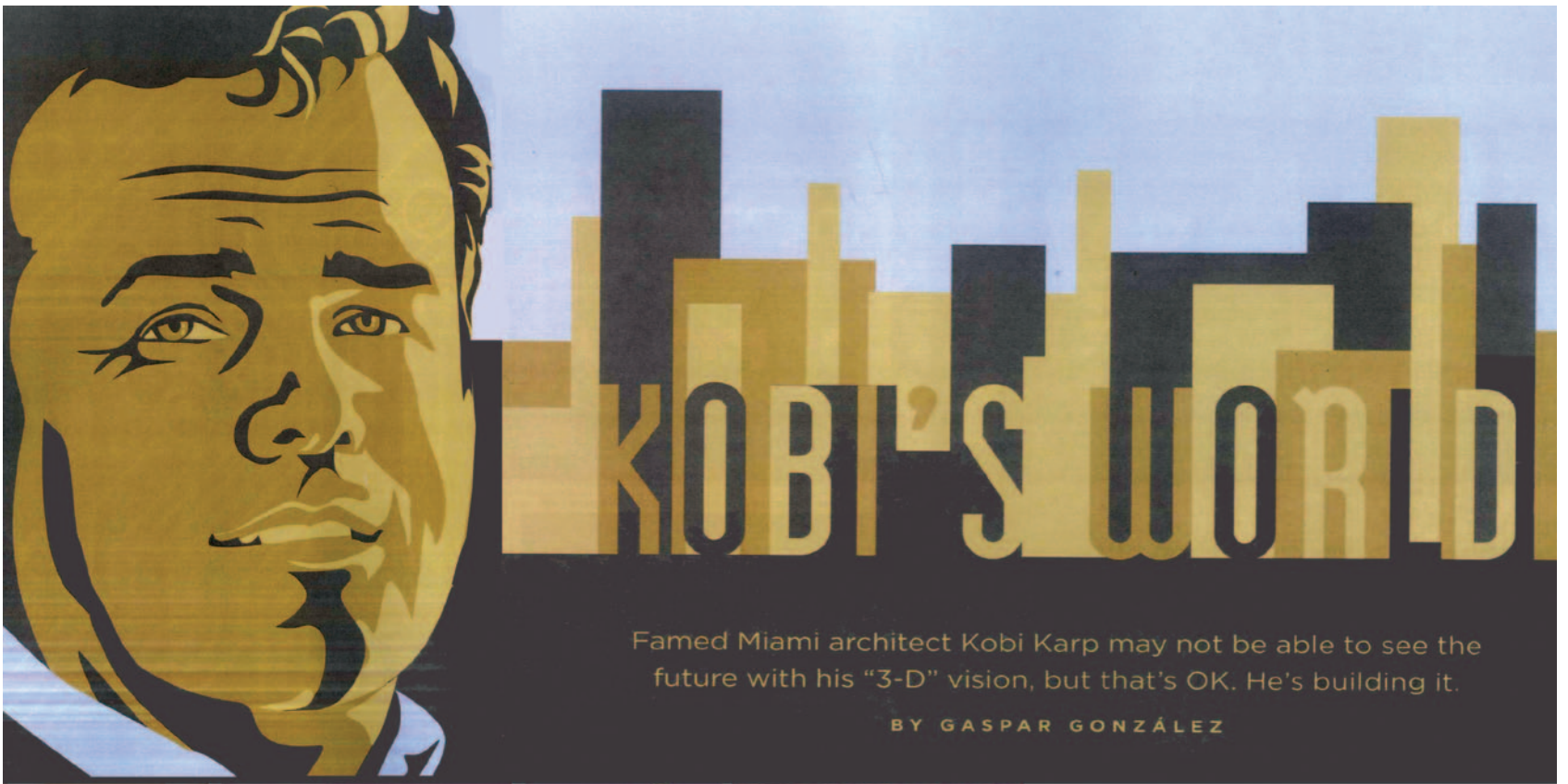


DOMUS

LAS VEGAS, NEVADA

PROJECT FACTS

856'	High
55/60/70	Floors
1200	Units



Famed Miami architect Kobi Karp may not be able to see the future with his "3-D" vision, but that's OK. He's building it.

BY GASPAR GONZÁLEZ



'Karp'e Diem

AFTER TOURING THE GLOBE IN SEARCH OF DESIGN INNOVATIONS, KOBI KARP MAKES USE OF HIS STEADFAST KNOWLEDGE IN THE MAGIC CITY.

By Vanessa Viloria / Photography by Reynaldo Alon

Kobi Karp is a jack of all trades, to say the least. This famed architect, interior designer and environmental designer provides a one-stop shop for his extensive portfolio, which includes projects for the world and highly anticipated developments like Prism, KAAD has revolutionized South Florida's development industry by imperially handling the preservation of historical sites with rare design elegance.

You realized your dream in 1988. Since then, KAAD has participated in the completion of more than \$100 million in commercial and residential properties. How does it feel to be one of the most successful designers in South Florida?

It is an honor to be recognized for design within our community. I take pride that my firm is producing world-class design solutions that continue to evolve based on the expertise from living in South Florida. We started here and will always submit our own influence on our lives through our design.

What motivated you to begin your career in Miami after having studied in Missouri?

I received an offer to come and join an English firm here in Miami who was looking for an American architect to manage the U.S. operations, specifically for designing and creating hotels and resorts in the British West Indies in locations such as Turks and Caicos, the Bahamas, Jamaica, Grenada and St. Lucia.

The main feature that distinguishes KAAD from other firms are the cost-effective and creative solutions it offers throughout the course of each of its projects. Is it hard to be cost-effective without risking innovation and creativity in this type of business?

It is very interesting and challenging to be cost-effective and creative. The best design created here always has been unique in their country and efficiency in their work as we are producing.

KAAD has provided a full range of services to numerous renowned corporations, including Steward, The Related Group of Florida and Lender Development, among others. Can you tell us a little bit about your most significant business experience in the hospitality industry?

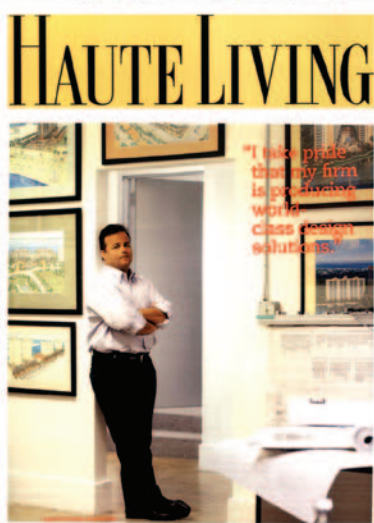
We have helped to preserve and restore special buildings in Miami Beach, such as the Cadillac Hotel, which required a great amount of knowledge, experience, sensitivity and the love of the history. We take great honor in restoring historic and exterior to their original splendor while implementing the latest technology and modern comfort available today.

The community has acknowledged your success on various occasions. For instance, you've been recognized by the American Institute of Architects as "Outstanding Young Architect of the Year." Additionally, how does this make you feel?

These awards are very symbolic of the respect we give our community and what our community gives to us.

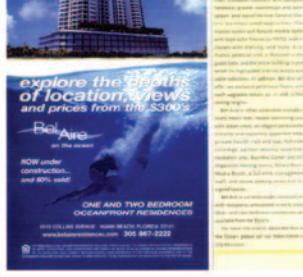
HAUTE LIVING

"I take pride that my firm is producing world-class design solutions."



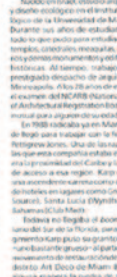
AMERICAN WAY

Bel Aire



Arquitectura a ritmo de Miami

Kobi Karp es de alguna manera el arquitecto del momento en Miami, aunque sus actividades no se limitan a la arquitectura.



Arquitectura a ritmo de Miami

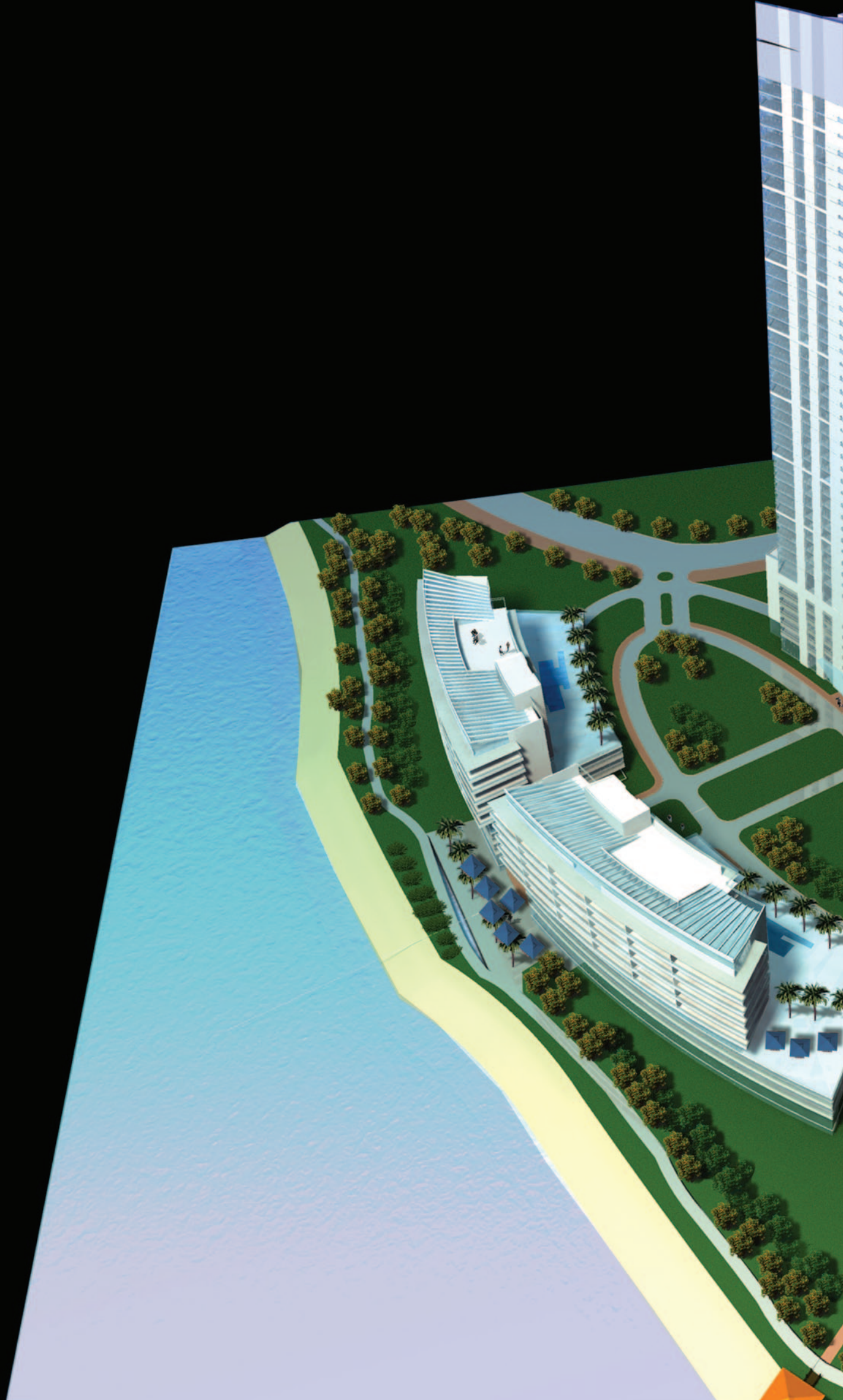
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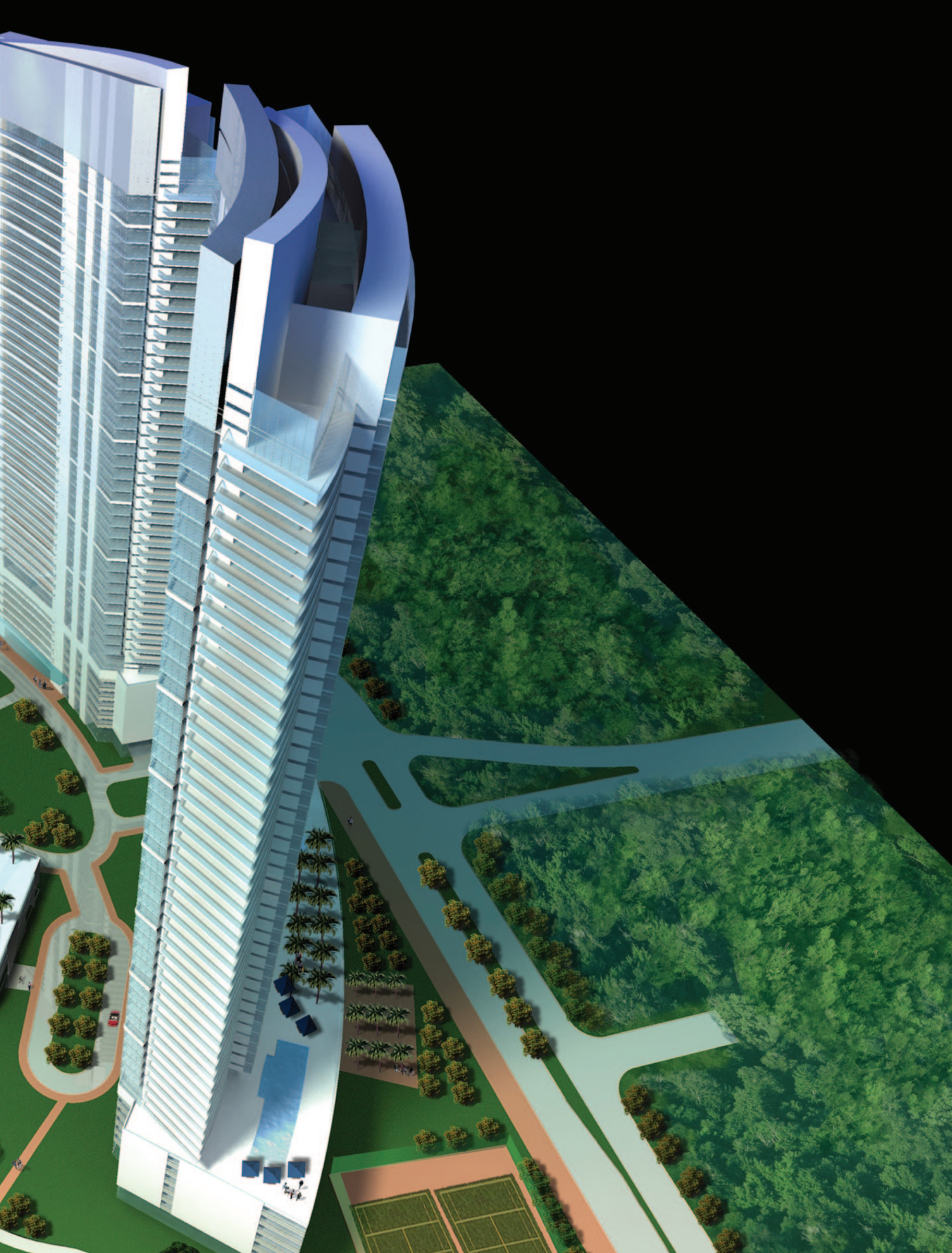


Prism is an enlightened way of life more akin to trendy South Beach than the usual concepts of West Palm Beach. With the dramatic light-capturing architecture of Kobi Karp and contemporary interior designs by Miami's renowned Alison Spear, these 226 urbanist flats, town homes and penthouses will surpass all existing notions of West Palm Beach living. Located across from Currie Park and with sparkling views of the Intracoastal Waterway to enjoy along with Zen meditation gardens and lagoon-style infinity pool, Prism is destined to become one of the most coveted addresses in the area. Hip, modern and urban, Prism captures the full spectrum of all that makes West Palm Beach the perfect setting for a fashionable life. Less than a mile away from West Palm Beach's thriving downtown, historic Clematis Street and \$600 million CityPlace, residents of Prism will enjoy the best the city has to offer.



RESORTS AND HOTELS





SPECIALTY SHOPS
100,000 SF/300 GUEST SPACES

SOUTH HIGHLANDER DRIVE

SPA FACILITIES & HOTEL PUBLIC SPACES
50,000 SF COMPLETE SPA &
FITNESS FACILITIES

HOTEL TOWER
250 SUITES/18 STORIES
SERVICES, DELIVERIES
BELOW LOBBY

RESIDENTS AMENITIES
PROGRAMMING TO BE
DETERMINED

PARKING FACILITIES
500 GUEST SPACES

FOUNTAIN
FEATURE

FOUNTAIN

CANYON RANCH DRIVE

HOTEL ARRIVAL

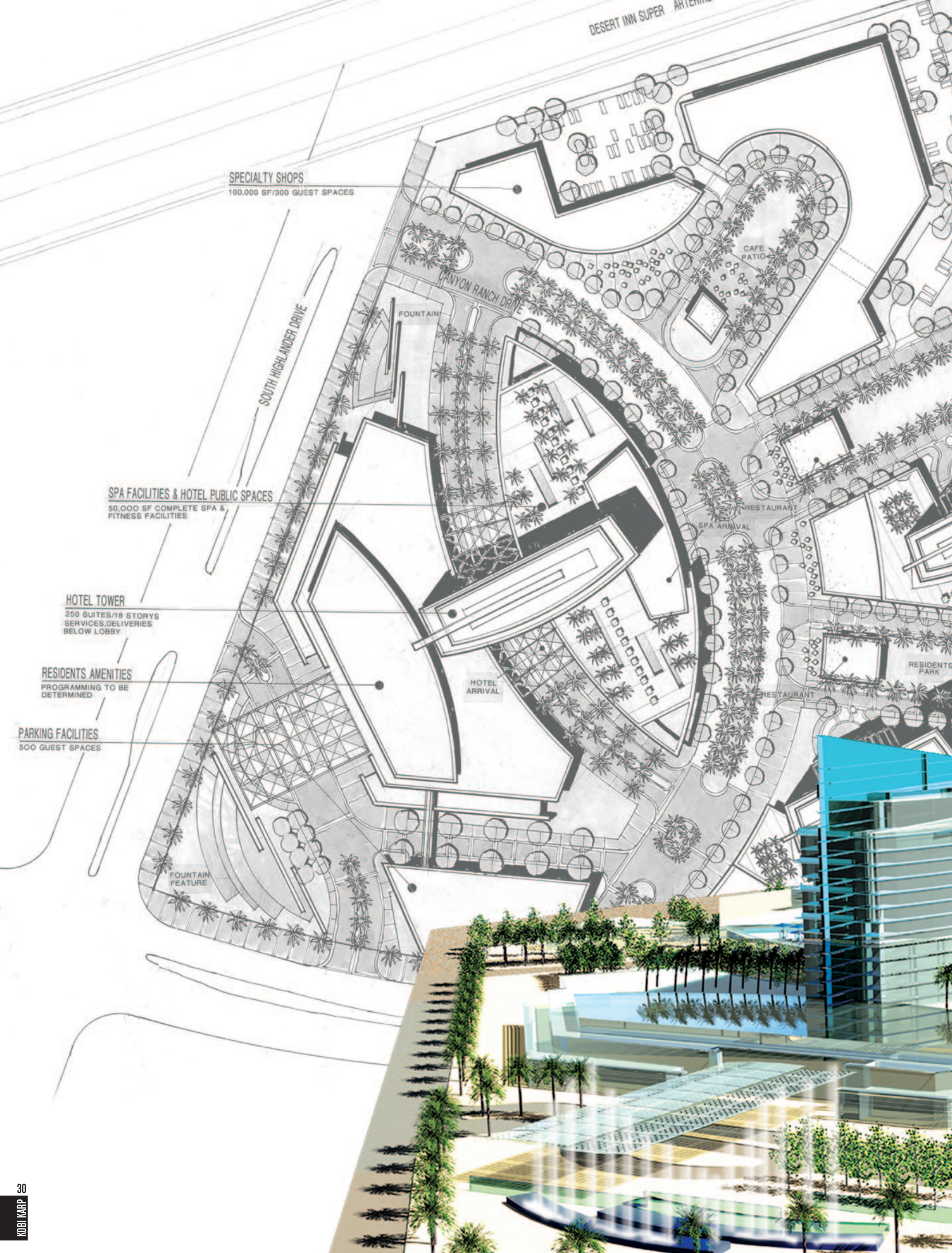
CAFE PATIO

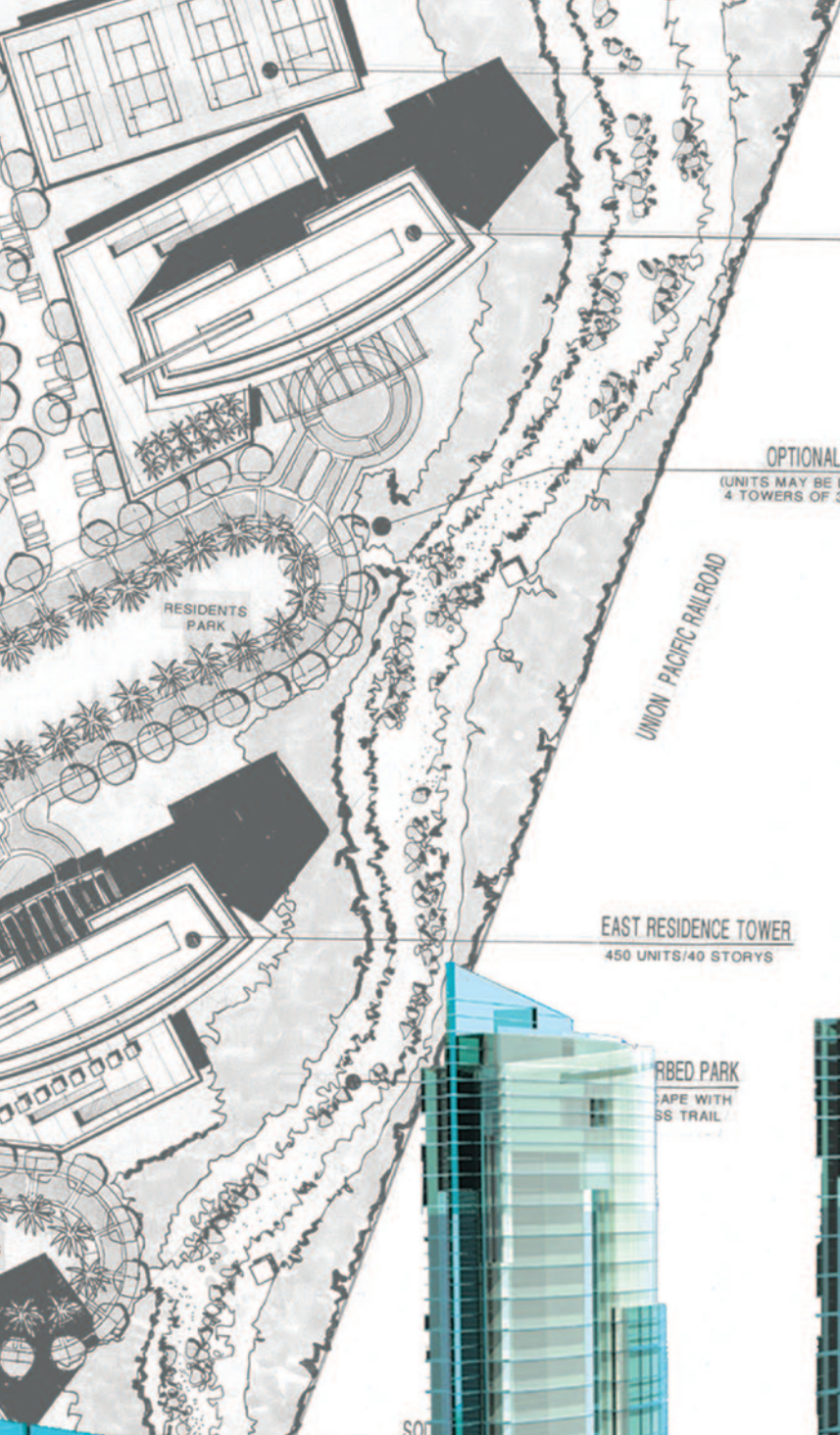
RESTAURANT

SPA ARRIVAL

RESTAURANT

RESIDENTS
PARK





TENNIS CENTER
RETAIL PARKING BELOW

NORTH RESIDENCE TOWER
450 UNITS/40 STORIES

OPTIONAL FOURTH TOWER
(UNITS MAY BE DISTRIBUTED AS
4 TOWERS OF 335 UNITS EACH)

EAST RESIDENCE TOWER
450 UNITS/40 STORIES

ARBED PARK
CAPE WITH
SS TRAIL

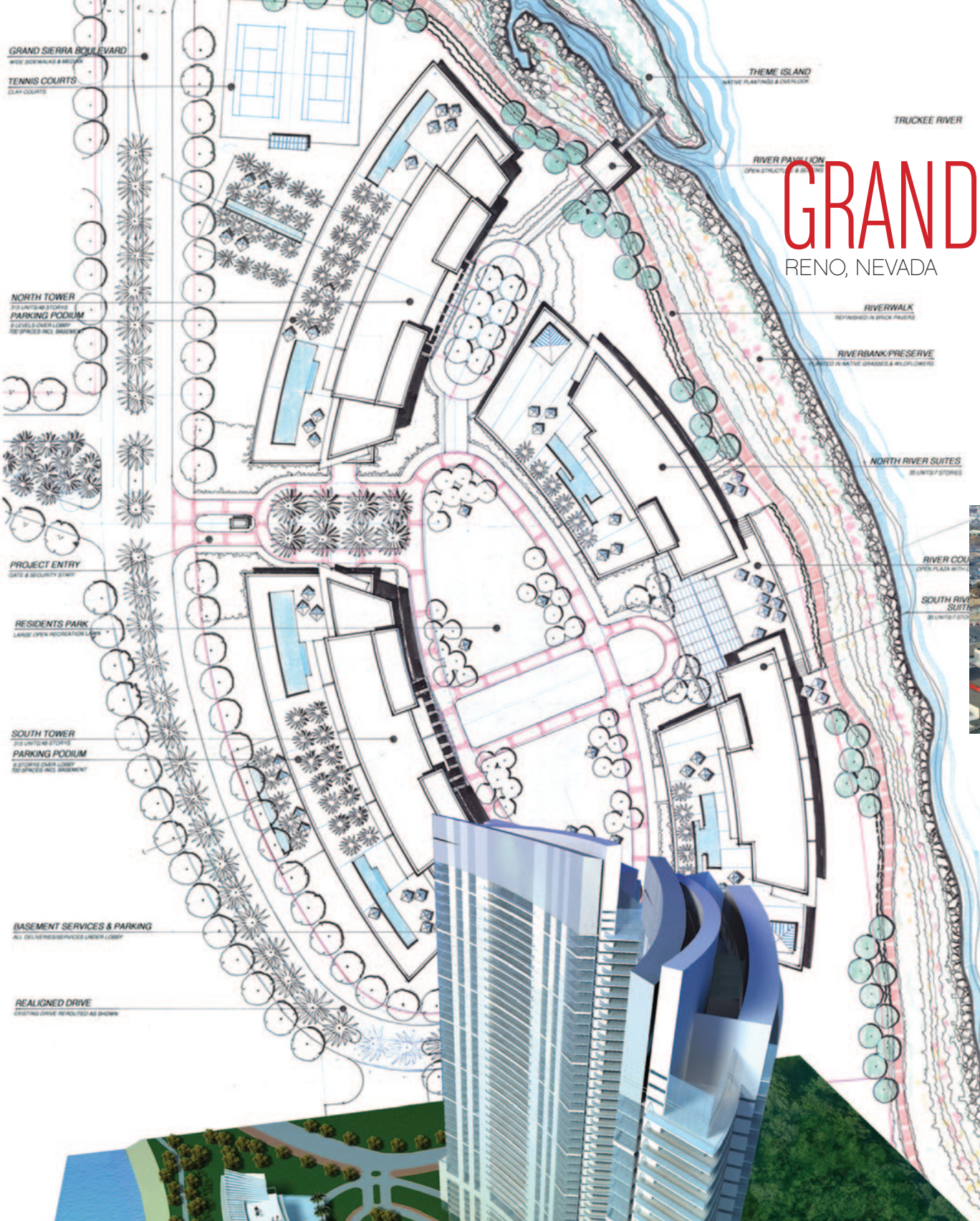
CANYON RANCH

LAS VEGAS, NEVADA

PROJECT FACTS

500'	High
18/40/40/40	Floors
1350 Residential 250 Hotel	Units Units





GRAND SIERRA

RENO, NEVADA

PROJECT FACTS	
500'	High
42/42	Floors
750	Units





The Strand



INTERIOR DESIGN AND ARCHITECTURE
Kobi Karp, Kobi Karp Architecture and
Interior Design, Miami, FL
BUILDER G.T. Construction and
Development, Inc., Plantation, FL
DEVELOPER Ocean Drive Blvd., LLC
Miami Beach Development, Inc., Miami, FL
TEXT Maria J. O'Connell
PHOTOGRAPHY Al Siskakis, Miami, FL

LOCATED ON OCEAN DRIVE, THIS HISTORIC
RESTORATION TRANSLATES FOUR ARCHITECTURAL
STYLES THAT SHAPE SOUTH FLORIDA'S CITYSCAPE



embracing the diverse architectural styles of Miami Beach, The Strand condominium-
hotel has positioned itself as one of Ocean Drive's most unique properties. Each
building that comprises The Strand — four historic and one newly constructed —
translates four distinct architectural styles that shape South Florida's unique
cityscape. — *Multi-Trends* (Topical Art, Design, and Contemporary)
Architect and designer Kobi Karp undertook the challenging project of combining
all of the properties into one cohesive look. "Our goal was to capture the true essence
and historic character of the buildings, while at the same time, connect and extend the life of them

FALL COLLECTIONS 2007

THE HOME MIAMI GUIDE

The Best New BUILDINGS FOR 2007

This season our editors have been hard at work selecting the best of a new crop of residences soon to be on the rise in Miami.

What's different this year? Buyers have become much more selective regarding purchases, so architects, designers and developers have had to really rethink what they parade down the runway and truly cater to the client. With customers wearing their belts a little tighter and scrutinizing the product more closely, the best new buildings of 2007 have had to go to new lengths to offer that much more. Glamorous oceanfront residences like those at The Caribbean Condominium stand alongside clean, elegant designs for full time residences like Boulevard in our careful selection. Turn the page and have a closer look at our selections for this year's best and brightest.

DOWNTOWN MIAMI | FROM THE FRONT PAGE

Developer unveils plan for world's tallest condo tower on Biscayne

*CONDO TOWER, FROM 1C

Hotel & Tower on Brickell Avenue in Miami.

But Cohen, who grew up in Paris and moved to Miami Beach in 2000, faces severe hurdles in getting approvals to build so high. The Federal Aviation Administration has limited the height of new buildings along Biscayne Boulevard so as not to interfere with planes flying into Miami International Airport.

Called Empire World Towers, Cohen's development would rise on an L-shaped, roughly two-acre parcel at 380 Biscayne Blvd. The two towers, projected to include 1,000 condo units and 500 apartment-hotel units, would wrap around the Holiday Inn hotel at the corner of Biscayne Boulevard and Northeast Fourth Street.

MIAMI = NEW YORK

"Miami is what New York was in 1945," Cohen said Wednesday, who shrugged off any concerns about too many new condos being built in downtown Miami. "Biscayne Boulevard will become Fifth Avenue."

On Monday, the developer formally purchased the property from Allen Greenwald for \$31.7 million, he said. Demonstrating how Miami's prices have raced upward amid the region's ongoing condo boom, Greenwald purchased the site in April 2004

for \$16.5 million.

Eddie Laquer of Laquer Corporate Realty in Miami, who called the project "innovative," brokered the sale.

AIR NAVIGATION

FAA public affairs manager Kathleen Bergen, who works out of the agency's Southeast region office in Atlanta, said the heights of all buildings are considered on a case-by-case basis. FAA staffers perform a computer analysis studying the longitude and latitude of a structure to determine if a building is a hazard to air navigation. It is not uncommon, she said, to negotiate with developers over height, markings and lighting.

"Miami is a very busy place for us for airspace studies," Bergen said. "That is much taller than what has been proposed. But we would take a look at any proposal that came in."

Developer Pedro Martin, who plans to build high-rise condo towers nearby at 600 and 900 Biscayne Blvd., said his building heights were limited to 649 feet.

"Would they go to 1,200? I have no idea," Martin said, who added that projects like Cohen's, which are located closer to downtown Miami, may be allowed to rise higher.

Cohen insists he can win approvals for the two towering structures — and expressed total confidence he can build at least 900 feet

high.

"I would not be talking about this if I didn't think we could do it," he said.

Cohen, whose company is Macle Development, said this would be his biggest project. He completed a partially built, 52-story hotel in New York, the Flatotel Building. He's now constructing a six-story condo hotel, the Empire Ocean Residence, at the site of the former Charles Hotel at 1475 Collins Ave. in South Beach.

The developer hired Alexandria, Va.-based Aviation Management Associates to conduct a study on the project. In the report, Aviation Management concluded Empire World Towers would create some problems for aviation but that those issues could be solved.

BUILDING CHALLENGES

Meanwhile, the building creates significant engineering challenges. Cohen, for instance, said the building will be the tallest concrete structure in the world. "This is due to the hurricane weather in South Florida."

Still, some are skeptical. "Why so high?" said real estate analyst Michael Cannon, who also questioned if condo buyers would want to live so high. "I hope they do a good wind test because you have some major atmospheric pressure on a building that high."

HOME & DESIGN

REFLECTIONS OF THE PAST

Architect's love of history helps him build for the future

What attracted Kobi Karp to architecture was the architecture of the past. "I was always drawn to the old," he says. "I was always drawn to the old."



INTERIORS ABOVE: Architect Kobi Karp walks with his son, Adam, 2, in the back yard of his 1930s Miami Beach home. Left, Karp's Lofts at Third Street and Michigan Avenue on South Pointe. Below, a modern room he designed in a condo in The Lendal on Hialeah Beach.

DUO CONDOMINIUMS LAUNCH PRE-OPENING SALES

The duo of condominiums, located at 1735 East Hialeah Avenue, will be a welcome addition to the area's growing inventory of high-rise condos. The project is expected to be completed in 2008.



Workers top off new high-rise construction

Kobi Karp was born in Hungary, Israel on November 1, 1962. As a child, Kobi dreamed of becoming an architect. For him, there was no other career path to choose. His family family moved to Minneapolis, Minnesota at age 12. Kobi Karp continued striving to

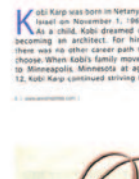
A World known Architect. Kobi Karp



achieve the most comprehensive education in order to best prepare himself for his entrance into the University of Minnesota, Institute of Technology.



In 1980, Kobi was appointed to the Minnesota Governor's Design Team. Kobi graduated with a degree in Architecture and Environmental Design in 1987 from the University of Minnesota, Institute of Technology.



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WATERFRONT LIVING

IN A SEA OF SAMENESS, A TRULY UNIQUE OCEANFRONT CONDOMINIUM IS RISING.



La Perla ostenta una ubicación envidiable en Sunny Isles Beach

Viene de la página 1
urbanizada.
"Hemos hecho un gran esfuerzo para dotar al edificio de comodidades que están por encima de las expectativas del público y que la gente merece encontrar en una exclusiva ubicación frente al océano", asegura Richard Lamont, presidente y gerente general de Concorde Premier Properties.
Los residentes disfrutarán de un parque frente al océano, cascadas y una plaza de



La Perla

Espectaculares condominios y penthouses en su segunda fase

La Perla es un proyecto de desarrollo de lujo que se encuentra en la zona de Sunny Isles Beach, Florida. El proyecto incluye una serie de edificios de alto nivel, cada uno con su propia identidad arquitectónica. La Perla es un proyecto de desarrollo de lujo que se encuentra en la zona de Sunny Isles Beach, Florida. El proyecto incluye una serie de edificios de alto nivel, cada uno con su propia identidad arquitectónica.

INTERIOR DESIGN





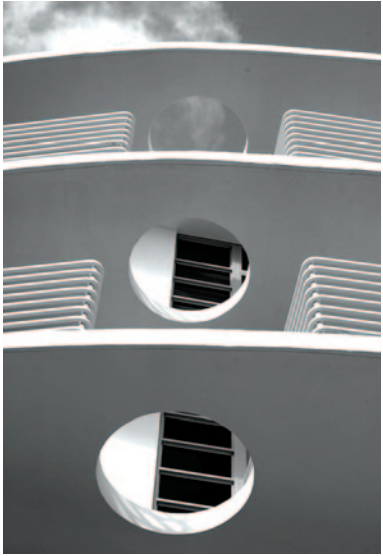


MACLEE

MIAMI BEACH, FLORIDA

PROJECT FACTS	
50'	High
5	Floors
N/A	Units







STRAND ON THE OCEAN

MIAMI BEACH, FLORIDA

PROJECT FACTS	
50'	High
5	Floors
65	Units



Norman Giller Award, North Beach

Dade Heritage Trust Historic Preservation Award, The Strand, 2006

National Association of Home Builders (NAHB)

Miami Design Preservation League Merit Award, Circa 39, 2004

Miami Design Preservation League Merit Award, Cadillac Hotel, 2004

Dade Heritage Trust Historic Preservation Award, Cadillac Hotel, 2004

Outstanding Service
Outstanding Young Architect of the

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Outstanding Leadership Award, Sunny Isles Beach, 1998

Miami Design Preservation League

Governor's Design Team,

Thesis Award with Honors, Minneapolis, Minnesota, 1987

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Development Corporation (NBDC), 2006

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“Historical Preservation of the Year” – The Strand, 2006

Florida Builders Association Merit Award, Cadillac Hotel, 2004

Award, (AIA) Miami, 1999

Year Award, (AIA) Miami, 1999

Key to Miami-Dade County, Senator Gwen Margolis, 1999

Development Association (ARDA), 1998

Association (ARDA), 1998

Merit Award, Astor Hotel, 1996

Minneapolis, Minnesota, 1987



KOBI KARP

ARCHITECTURE INTERIOR DESIGN PLANNING

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Designed and Produced by
LGD Communications, Miami