

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION A1. Building Owner's Name South Bay Development.		For Insurance Company Use:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 140 Hapton Lane City Key Biscayne State FL ZIP Code 33149		Policy Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 9, Block 17 (PB.161, PG.21) Folio NO. 24-4232-006-0700		Company NAIC Number
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>25°41'52"N</u> Long. <u>80°09'55"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>g</u>		
A8. For a building with a crawl space or enclosure(s), provide a) Square footage of crawl space or enclosure(s) <u>1200</u> sq ft b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <u>8</u> c) Total net area of flood openings in A8.b <u>1400</u> sq in		A9. For a building with an attached garage, provide: a) Square footage of attached garage <u>450</u> sq ft b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade <u>8</u> c) Total net area of flood openings in A9.b <u>460</u> sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number 120635 Unincorporated areas of Miami-Dade		B2. County Name Miami-Dade		B3. State Florida	
B4. Map/Panel Number <u>12025C</u> <u>120648 0281X</u>	B5. Suffix "J"	B6. FIRM Index Date 07-17-1995	B7. FIRM Panel Effective/Revised Date 03-02-1994	B8. Flood Zone(s) "AE"	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 10'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.
 Benchmark Utilized N-723 Vertical Datum NGVD-1929
 Conversion/Comments N/A

Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor). 12.03 feet meters (Puerto Rico only)

b) Top of the next higher floor 14.15 feet meters (Puerto Rico only)

c) Bottom of the lowest horizontal structural member (V Zones only) N/A feet meters (Puerto Rico only)

d) Attached garage (top of slab) 6.04 feet meters (Puerto Rico only)

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) 12.00 feet meters (Puerto Rico only)

f) Lowest adjacent (finished) grade (LAG) 5.50 feet meters (Puerto Rico only)

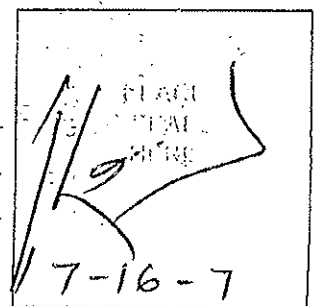
g) Highest adjacent (finished) grade (HAG) 5.70 feet meters (Puerto Rico only)

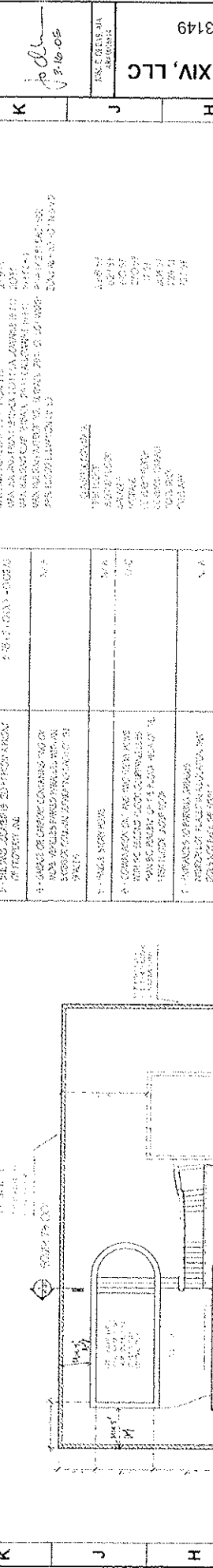
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form.

Certifier's Name <u>ABRAHAM HADAD</u>		License Number <u>LS 6006</u>	
Title <u>PROFESSIONAL SURVEYOR AND MAPPER</u>		Company Name <u>HADONNE CORP.</u>	
Address <u>7855 NW 12 ST</u>	City <u>DORAL</u>	State <u>FL</u>	ZIP Code <u>33186</u>
Signature <u>[Signature]</u>	Date <u>07-13-2007</u>	Telephone <u>305-266-1118</u>	



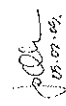


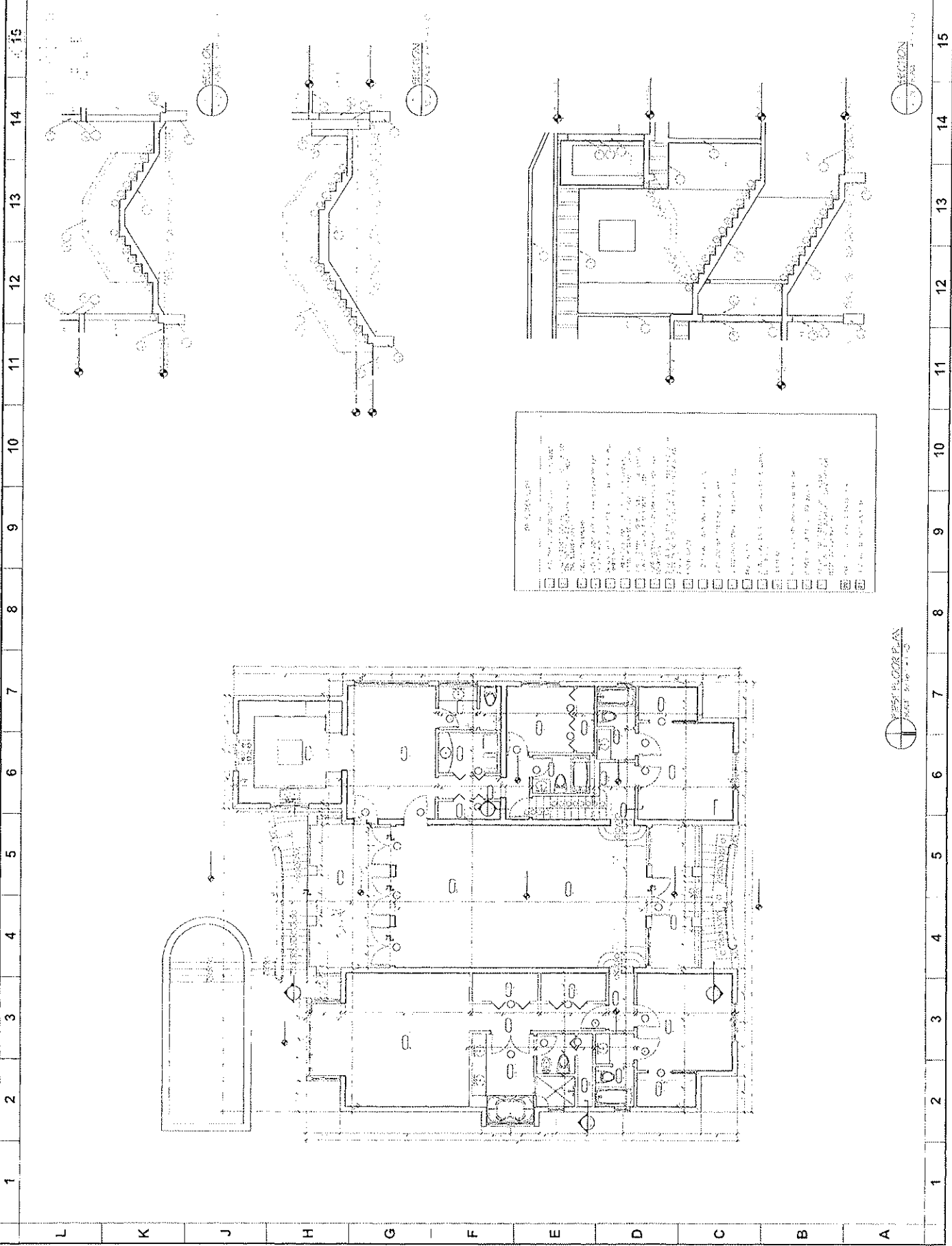
FAR CALCULATION

1. TOTAL FAR VALUE	1.0000000000000000
2. CONVERSION FACTOR (BASED ON 100% FAR)	0.0000000000000000
3. TOTAL FAR VALUE (BASED ON 100% FAR)	1.0000000000000000
4. TOTAL FAR VALUE (BASED ON 100% FAR)	1.0000000000000000
5. TOTAL FAR VALUE (BASED ON 100% FAR)	1.0000000000000000
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14. TOTAL FAR VALUE (BASED ON 100% FAR)	1.0000000000000000
15. TOTAL FAR VALUE (BASED ON 100% FAR)	1.0000000000000000

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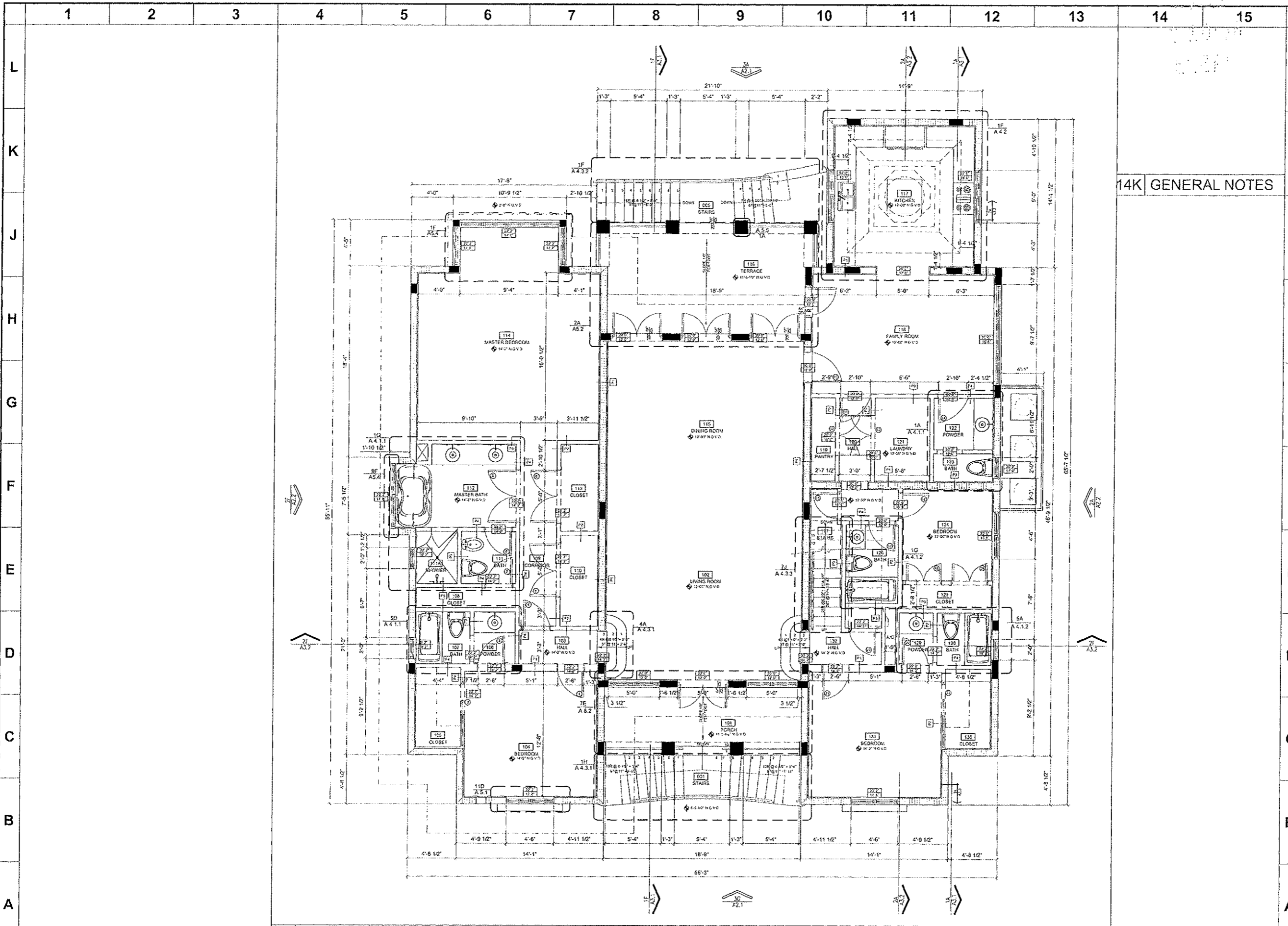
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PENNSYLVANIA ARCHITECT 2010 North 22nd Street, N.E. Fort Lauderdale, FL 33304 Tel: 754-562-5200 Fax: 754-562-5201	 P. J. O'CONNELL 08.09.15	SOUTH BAY DEVELOPERS, LLC 140 Hampton Lane Key Biscayne, Florida 33149	Project Number: Issue Date: Revisions:	Key Plan
		CAD File Name: Drawing Title: Sheet Number:	A2.02	



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SCHEDULING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY STANDARDS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
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 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL QUALITY STANDARDS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
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 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ETHICAL STANDARDS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

WEST FLOOR PLAN
 SHEET 21.02



4A FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

JOSE E. OLFAS, AIA
ARCHITECT
50 W. Mashing Drive, Suite 2
Key Biscayne, FL 33149
Phone: (786) 924-5008
Fax: (786) 924-5020

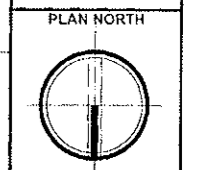
JOE
07.12.06

14K GENERAL NOTES

JOSE E. OLFAS, AIA
AR# 0016814

South Bay Developers XIV, LLC
140 Hampton Lane
Key Biscayne, Florida 33149

Project Number
SBD14.01
Issue Date
07-07-05
Revisions
02-03-04



Cad File Name
140H-A1.2
Drawing Title
FIRST FLOOR PLAN
Sheet Number

AIS A1.2