

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

<u>806-00091</u> SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name	MASHTA PARADISE LLC ORDER NO.0804-64	Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	541 S MASHTA DR	Company NAIC Number
City KEY BISCAVNE State FL ZIP Code 33149		

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 14, BLOCK 4, MASHTA ISLAND A REPLAT OF TRACTS A, B AND C, PLAT BOOK 65, PAGE 65

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. N 25°41' Long. W 80°10' Horizontal Datum: NAD 1927 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 1

A8. For a building with a crawl space or enclosure(s), provide

a) Square footage of crawl space or enclosure(s)	<u>N/A</u> sq ft	A9. For a building with an attached garage, provide:
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade	<u>N/A</u>	a) Square footage of attached garage
c) Total net area of flood openings in A8.b	<u>N/A</u> sq in	b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade
		c) Total net area of flood openings in A9.b

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number KEY BISCAVNE, CITY OF 120648		B2. County Name MIAMI-DADE		B3. State FL	
B4. Map/Panel Number 12025C0 281	B5. Suffix J	B6. FIRM Index Date 7-17-95	B7. FIRM Panel Effective/Revised Date 7-17-95	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 10.00

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 DC Vertical Datum NGVD
Conversion/Comments _____

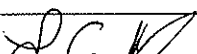
Check the measurement used.


a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>10.13</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	<u>10.13</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>4.71</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>5.75</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> 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	LAWRENCE E POWERS	License Number	5505
Title	PROFESSIONAL LAND SURVEYOR	Company Name	LAWRENCE E. POWERS
Address	435 21 ST ST # 216	City	MIAMI BEACH
		State	FL
		ZIP Code	33149
Signature		Date	05-13-08
		Telephone	305-227-6967


 5505
 05-13-08

IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 541 S MASHTA DR	Policy Number
City KEY BISCAYNE State FL ZIP Code 33149	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C.O.R 4.68 FT
A/C ELEVATION 10.13 FT

Signature 

Date 05-13-08

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.
 b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8, and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4.-G9.) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
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- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments

Building Photographs

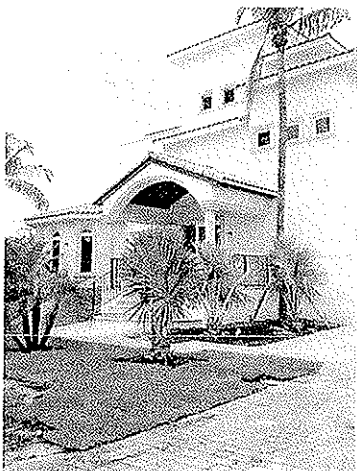
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 541 S MASHTA DR	For Insurance Company Use: Policy Number
City KEY BISCAYNE State FL ZIP Code 33149	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

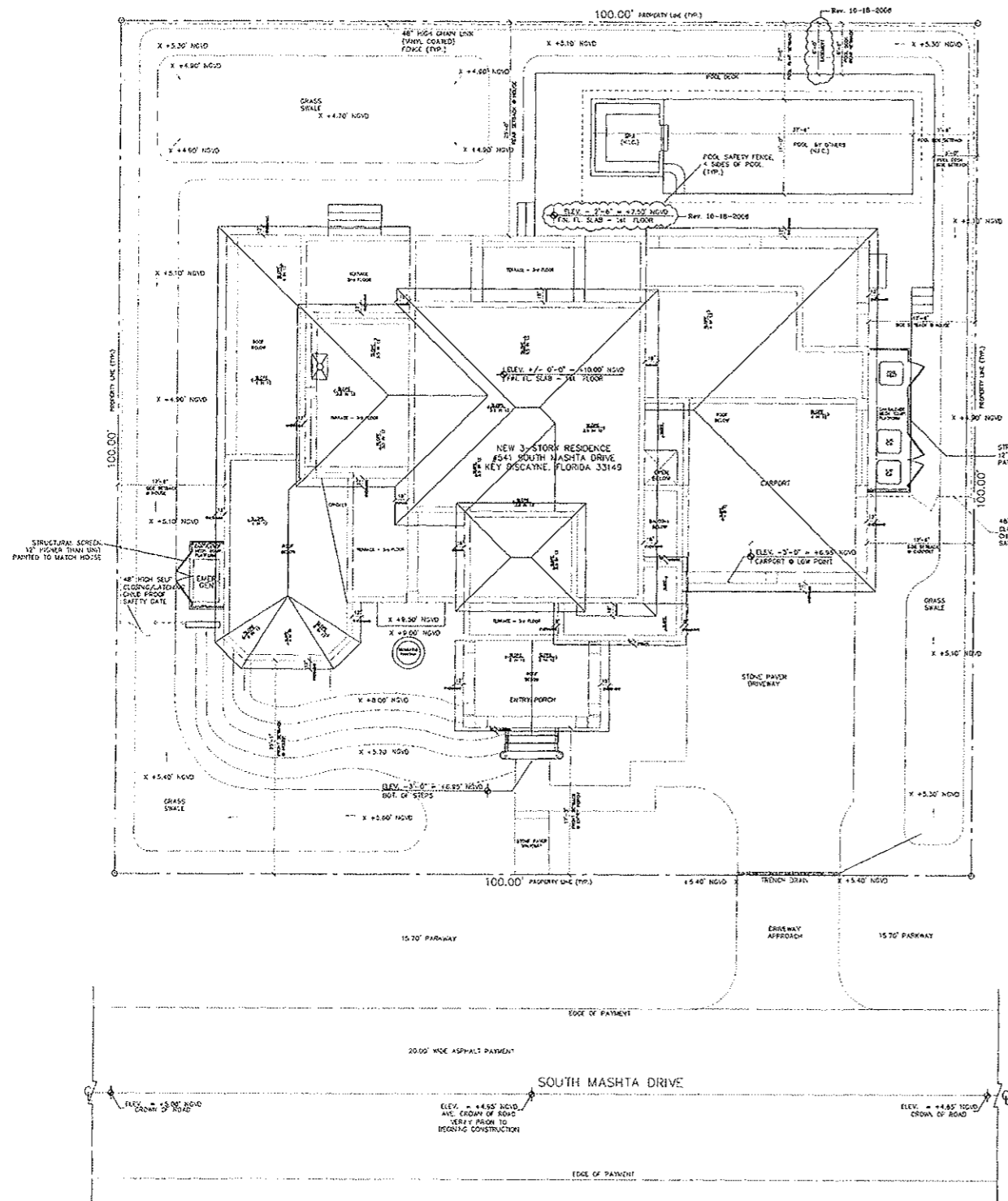
LAWRENCE E. POWERS 5505

FRONT VIEW (05-13-08)



REAR VIEW (05-13-08)





UA PROJECT # : 2611
 DATE: 8-14-06
 ADDRESS: 541 SOUTH MASHTA DRIVE
 KEY BISCAIYNE, FLORIDA 33149

ZONING TABULATION OF AREAS* Rev 10-18-2006

ZONING CLASSIFICATION	ISLAND RESIDENTIAL	REQUIRED	PROVIDED
LOT AREA	10,000 SQ. FT		
MINIMUM PERVIOUS AREA 30 %	3,000 S.F.		4,701 S.F.
MAXIMUM LOT COVERAGE 35 %	3,500 S.F.		3,082 S.F.
BASE FLOOR AREA RATIO AND BONUSES			
BASE FLOOR AREA RATIO (I.R) :			
1. PORCH FACING A STREET :	.00005/SF X 214 =	.0107	
2. OPEN AND UNENCLOSED BALCONIES ABOVE FIRST FL. :	.00005/S.F. X 784 =	.03	
3. BUILDING LOCATED 15-20 FT. FROM A FRONT PROPERTY LINE :		NA	
4. TWO CAR CARPORT PARALLEL AND SEPARATED :		.03	
5. SINGLE STORY HOME :		NA	
6. COMB. ONE-TWO STY. W/2ND FL. LESS THAN 50% :		NA	
7. ENTRANCE TO GARAGE NOT FACING STREET :		NA	
8. WINDOWS AT INTER. SIDE OF 2ND FL. 5 FT. A.F.S. (0.1/SIDE):		.02	
9. SIDE YARD EXCEEDING REQUIRED:		NA	
10. BUILDING LOCATED WITHIN 15-20 FT. REAR P.L.		NA	
11. BUILDING IN "IR" W/ 10FT LENGTH W/ A FRONT SETBACK EXCEEDS 25 FT :		0002 X 313 S.F.	.03
12. BUILDING HEIGHT REDUCTION (0.06/FT X 0 FT)		NA	
TOTAL BASE FAR AND BONUSES :			4807
MAXIMUM FLOOR AREA RATIO :			47
BUILDING FLOOR AREA ALLOWED (47 X 10,000) =			4,700 S.F.
CARPORT: 472 S.F. (10%) =			47 S.F.
FIRST FLOOR (EXCLUDING TERRACES AND TRELLIS AREAS) =			2,500 S.F.
SECOND FLOOR (EXCLUDING STAIRS AND CHASES) =			1,455 S.F.
SECOND FLOOR (EXCLUDING STAIRS AND CHASES) =			837 S.F.
TOTAL BUILDING FLOOR AREA PROPOSED =			4,592 S.F.

HEIGHT RESTRICTIONS	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT	35'-0"	35'-0"
MAXIMUM EXTERIOR WALL HEIGHT	22'-6"	22'-6"
BUILDING SETBACKS		
FRONT	25'-0"	25'-1"
REAR	25'-0"	25'-0"
SIDE	COVERED 25'-0" / MIN. 7'-6"	2'-6" / 2'-6"
SWIMMING POOL SETBACKS		
REAR	6.5 FT.	7.5 FT.
SIDE	6.5 FT.	7.5 FT.
POOL DECK	5.0 FT.	6.5 FT.

LEGAL DESCRIPTION:
 LOT 14, BLOCK 4, SUBDIVISION REPLAT OF TRACKS A, B, AND C OF MASHTA ISLAND ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

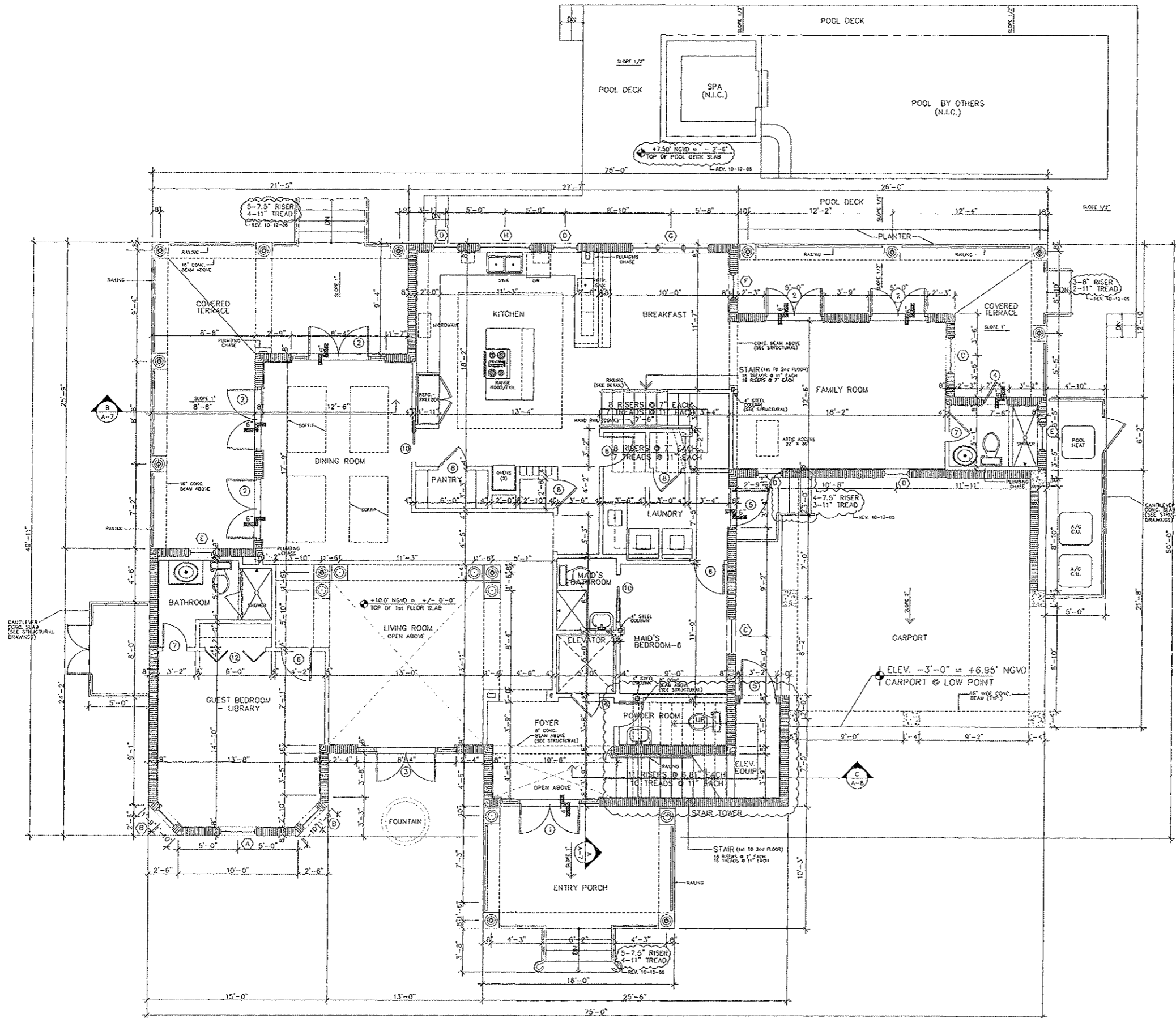
SITE PLAN
 SCALE: 1/8" = 1'-0"

DATE: 8-14-2006
 JOB NO. 2611
 DRAWN BY:
 CHECKED BY:
 REV. 10-18-2006
 REV. 11-28-2006

URBAN ARCHITECTS, INC.
 3033 CORAL WAY, MIAMI, FLORIDA 33145-3212
 TEL: (305) 445-1032
 FAX: (305) 445-1032
 E-MAIL: URBANARCH@BELL.SOUTH.NET
 ARCHITECTS AND PLANNERS
 NELSEN WALLO
 JORGE L. ESTEVANET
 REGISTRATION: AA-C000308
 FLA. REG. # 5988
 P.L.A. REC. # 6826

NEW RESIDENCE FOR
 MASHTA PARADISE, LLC
 541 South Mashta Drive
 Village of Key Biscayne, Florida

A-1



TOTAL AREA: 2,463.15 SQ. FT.

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Handwritten signature and date:
11/2/06

DATE: 9-14-2006
JOB NO: 2611
DRAWN BY: [unclear]
CHECKED BY: [unclear]
REV: 10-12-2006

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NEW RESIDENCE FOR
MASHTA PARADISE, LLC
541 South Mashta Drive
Village of Key Biscayne, Florida

URBAN ARCHITECTS, INC.
3033 CORAL WAY, MIAMI, FLORIDA 33145-3212
TEL: (305) 444-8339 E-MAIL: URBANARCH@SOUTHNET
FAX: (305) 445-1032
ARCHITECTS AND PLANNERS
WELSON MALLO
JORGE L. ESTEVANEZ
REGISTRATION: 04-000008
FLA. REG. # 6525

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