

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-8.

<u>807-07108</u>	<b>SECTION A - PROPERTY INFORMATION</b>	For Insurance Company Use:
A1. Building Owner's Name <b>MAB INVESTMENT HOLDINGS LLC</b>		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>355 HARBOR COURT</b>		Company NAIC Number
City <b>KEY BISCAYNE</b> State <b>FL</b> ZIP Code <b>33149</b>		

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
Folio # **24-4232-006-3170** SEE COMMENTS

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

A5. Latitude/Longitude: Lat. 25°41'41.88" N Long. 80°10'14.83" W 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 <u>N/A</u> sq ft
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 <u>N/A</u>
	c) Total net area of flood openings in A9.b <u>N/A</u> sq in

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number (VILLAGE OF KEY BISCAYNE) <b>120648</b>		B2. County Name <b>MIAMI-DADE</b>		B3. State <b>FLORIDA</b>	
B4. Map/Panel Number <b>12025C0281</b>	B5. Suffix <b>J</b>	B6. FIRM Index Date <b>7-17-95</b>	B7. FIRM Panel Effective/Revised Date <b>3-2-94</b>	B8. Flood Zone(s) <b>AE</b>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <b>10.0</b>

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 N/A  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 KB-7-R Vertical Datum NGVD 1929  
 Conversion/Comments N/A

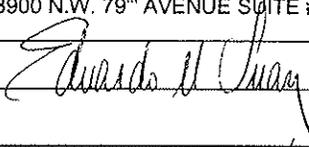
\* Check the measurement used.

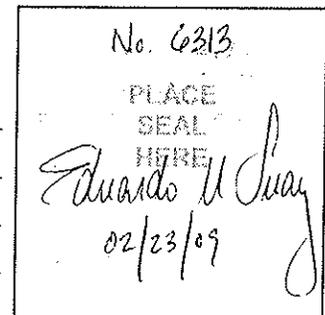
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>10.23</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>N/A</u>	<input checked="" 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>9.76</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>5.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>5.9</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 <b>EDUARDO M. SUAREZ</b>	License Number <b>6313</b>
Title <b>PRESIDENT</b>	Company Name <b>P(3)SM, LLC</b>
Address <b>3900 N.W. 79<sup>th</sup> AVENUE SUITE #235</b>	City <b>DORAL</b> State <b>FL</b> ZIP Code <b>33166</b>
Signature 	Date <b>02-19-09</b> Telephone <b>(305) 463 0912</b>



**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

355 HARBOR COURT

City KEY BISCAYNE State FL ZIP Code 33149

For Insurance Company Use:

Policy Number

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 LOT 2 OF BLOCK 30 OF "FOURTH ADDITION TO TROPICAL ISLE HOMES SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53 AT PAGE 39 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

JOB # 0711-00008-007 HIGHEST CROWN OF ROAD 5.01 ft. NGVD TOP OF TIE-BEAM = 31.79

Signature

Date 02-19-09

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

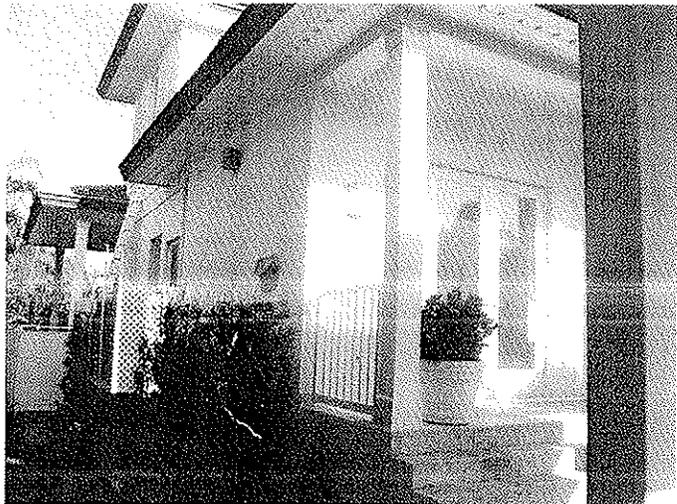
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 355 HARBOR COURT	For Insurance Company Use: Policy Number
City KEY BISCAYNE State FL ZIP Code 33149	Company NAIC Number

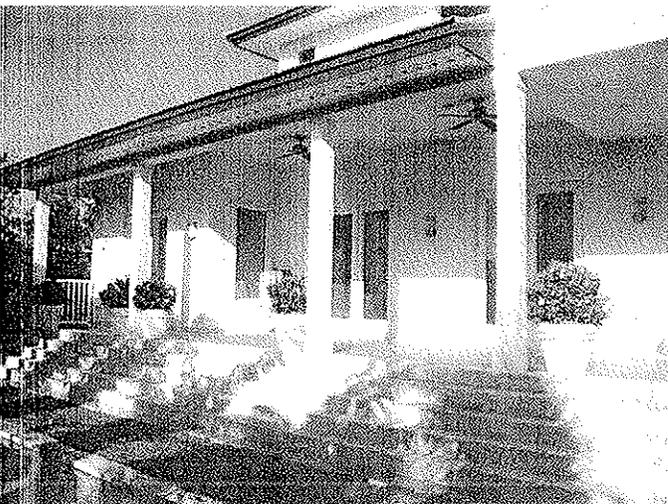
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more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



FRONT VIEW (2-17-09)



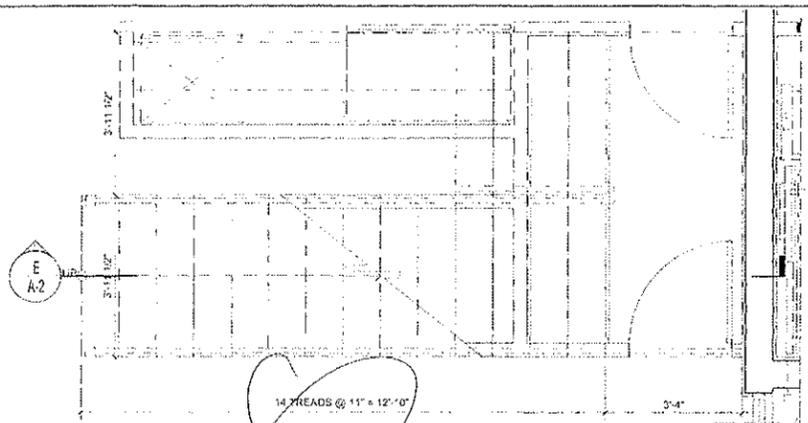
LEFT SIDE VIEW (2-17-09)



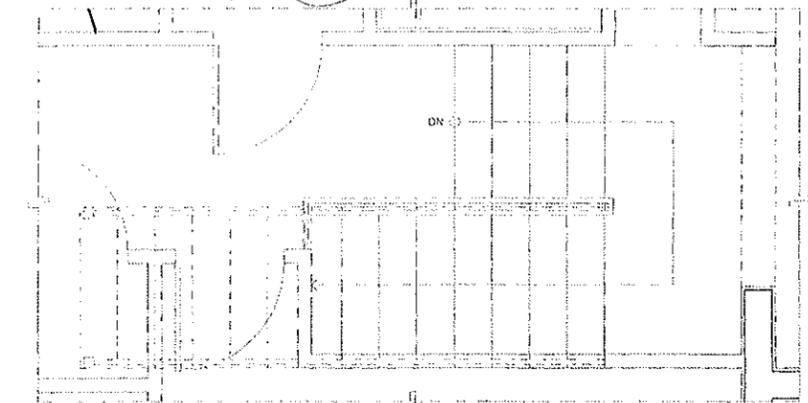
REAR VIEW (2-17-09)



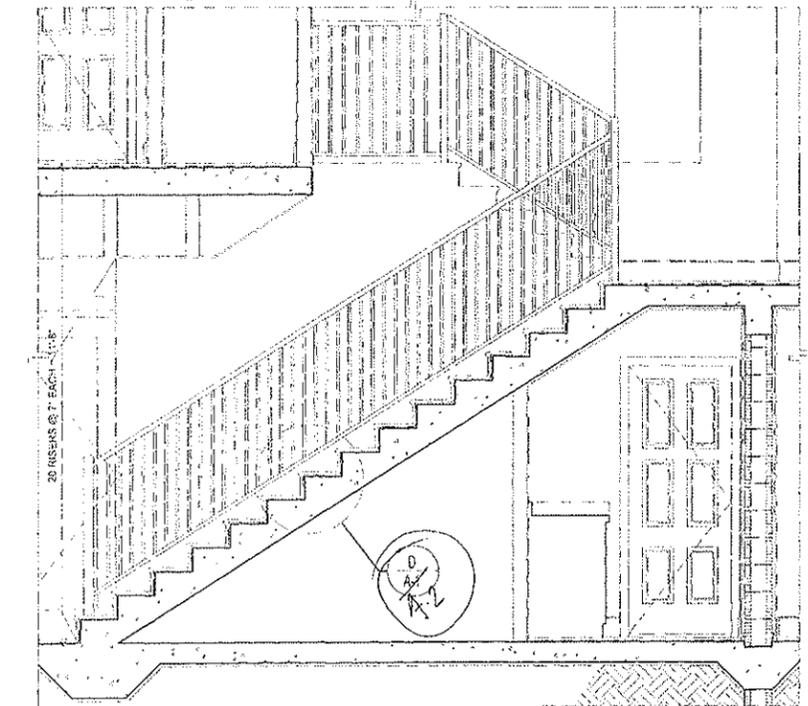
LEFT SIDE VIEW (2-17-09)



STAIR FLOOR PLAN (1ST FLOOR) 1/2"



STAIR FLOOR PLAN (2ND FLOOR) 1/2"



STAIR SECTION 1/2"

**STAIR KEYNOTES:**

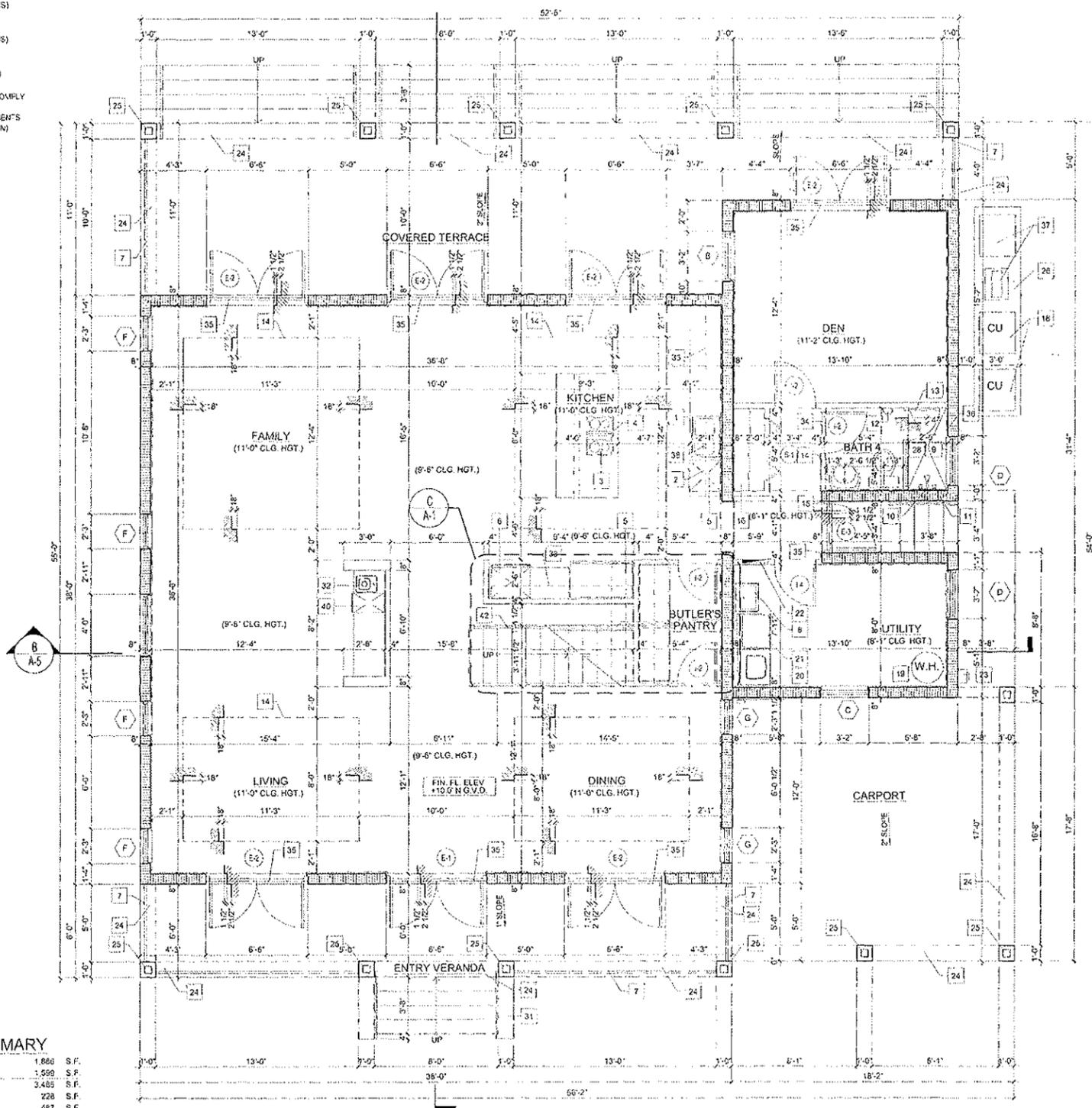
- 1 42" HIGH METAL SAFEGUARD TO REJECT A 4" DIA. OBJECT (REFER TO STAIR REG.)
- 2 CONCRETE STAIR (REFER TO STRUCT. PLANS)
- 3 CONCRETE SLAB (REFER TO STRUCT. PLANS)
- 4 PARTITION WALL (REFER TO FLOOR PLANS)
- 5 GRASPABLE HANDRAIL TO COMPLY W/ ALL APPLICABLE CODES (REFER TO STAIR REQUIREMENTS & TO DET. FOR INSTALLATION)

**KEYNOTES:**

- 1 KITCHEN SINK (REFER TO PLUMBING PLANS)
- 2 DISHWASHER (TO BE SELECTED BY OWNER)
- 3 ELECTRIC RANGE (TO BE SELECTED BY OWNER)
- 4 KITCHEN HOOD (TO BE SELECTED BY OWNER)
- 5 REFRIGERATOR (TO BE SELECTED BY OWNER)
- 6 MICROWAVE (TO BE SELECTED BY OWNER)
- 7 42" HIGH METAL RAILING (MANUF. TO SUBMIT SHOP DWGS.)
- 8 LAUNDRY SINK (REFER TO PLUMBING PLANS)
- 9 SOAP DISH (TO BE SELECTED BY OWNER)
- 10 SHOWER HEAD (TO BE SELECTED BY OWNER)
- 11 SHOWER CONTROLS (TO BE SELECTED BY OWNER)
- 12 TOILET PAPER HOLDER (TO BE SELECTED BY OWNER)
- 13 TOWEL BAR (TO BE SELECTED BY OWNER)
- 14 LINE OF TRAY CEILING (REFER TO INTERIOR DESIGN)
- 15 MIRROR (TO BE SELECTED BY I.D.)
- 16 ROD & SHELF AT CLOSET (TO BE SELECTED BY OWNER)
- 17 A/C AIR HANDLER UNIT (REFER TO MECH. PLANS)
- 18 A/C CONDENSING UNIT (REFER TO MECH. PLANS)
- 19 ELECTRIC WATER HEATER (REFER TO PLUMBING PLANS)
- 20 WASHER MACHINE (TO BE SELECTED BY OWNER)
- 21 DRYER (TO BE SELECTED BY OWNER)
- 22 ELECTRICAL PANEL (REFER TO ELECTRICAL PLANS)
- 23 ELECTRICAL METER (REFER TO ELECTRICAL PLANS)
- 24 LINE OF BEAM ABOVE (REFER TO STRUCT. PLAN)
- 25 METAL COLUMN (REFER TO STRUCT. PLAN)
- 26 CONC. PAD FOR C.U. & POOL EQUIP. (REFER TO STRUCT. PLAN)
- 27 ROOF BELOW (REFER TO STRUCT. PLANS)
- 28 SHOWER ENCLOSURE & DOOR (TO BE CAT. II SAFETY GLASS)
- 29 5 FIXED SHELVES (TO BE SELECTED BY OWNER)
- 30 20"x30" ATTIC ACCESS PANEL (COORDINATE W/ TRUSSES)
- 31 LOW MASONRY WALL (REFER TO STRUCT. PLAN)
- 32 BAR SINK (REFER TO PLUMBING PLANS)
- 33 KITCHEN CABINET ABOVE (TO BE SELECTED BY OWNER)
- 34 MARBLE THRESHOLD (TO BE SELECTED BY ARCHITECT)
- 35 ALUMINUM THRESHOLD (TO BE SELECTED BY ARCHITECT)
- 36 SHOWER TILE ON "DUROCK" BOARD BACKING (REFER TO NOTES)
- 37 POOL EQUIPMENT LOCATION (BY POOL CONTRACTOR)
- 38 GARBAGE DISPOSAL (TO BE SELECTED BY OWNER)
- 39 WHIRLPOOL PUMP (PROVIDE A 12"x18" ACCESS PANEL)
- 40 UNDERCOUNTER REFRIGERATOR (TO BE SELECTED BY OWNER)
- 41 CRICKET (BY BUILDER)
- 42 CONTINUOUS HANDRAIL @ 2'-10" (STAIR MANUF. TO PROVIDE SHOP DRAWING)

**AREA SUMMARY**

FIRST FLOOR A/C AREA	1,886 S.F.
SECOND FLOOR A/C AREA	1,598 S.F.
TOTAL A/C AREA	3,485 S.F.
ENTRY VERANDA	228 S.F.
REAR COVERED TERRACE	487 S.F.
REAR BALCONY	166 S.F.
FRONT BALCONY	228 S.F.
CARPORT	311 S.F.
TOTAL AREA	4,899 S.F.



FIRST FLOOR PLAN 1/4"

**REVISIONS**

NO.	DESCRIPTION

**CESAR M. CANO A.I.A.**  
ARCHITECTURE & PLANNING

18308 CAMINO SANO CT. CORAL GABLES, FL 33146  
TELEPHONE: (305) 740-1829 FAX: (305) 740-1829

**NEW RESIDENCE**  
PROPERTY OF DAYCO PROPERTIES  
355 HARBOR COURT, KEY BISCAWAY, FL

SCALE AS SHOWN  
DATE 03/30/2007  
JOB NO.

SHEET NO  
**A-1**