

ELEVATION CERTIFICATE

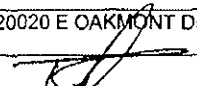
OMB No. 1660-0008
Expires March 31, 2012

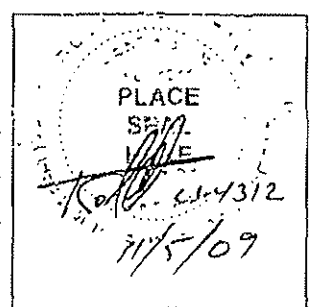
Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name SOUTH BAY DEVELOPERS XVI LLC		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 462 RIDGEWOOD RD. City KEY BISCAWAYNE State FL ZIP Code 33149		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 24, BLOCK 5 PB. 50, PG 72, ORB 20136-PG 3214 FOLIO No: 24-4232-004-0620		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. <u>25°41'32.79" N</u> Long. <u>80°10'02.88" 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>8</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>2,527</u> sq ft		a) Square footage of attached garage <u>N/A</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>10</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>
c) Total net area of flood openings in A8.b <u>3,600</u> sq in		c) Total net area of flood openings in A9.b <u>N/A</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number 120648 VILLAGE OF KEY BISCAWAYNE		B2. County Name MIAMI-DADE COUNTY		B3. State FLORIDA	
B4. Map/Panel Number 12086C0483	B5. Suffix L	B6. FIRM Index Date 09-11-2009	B7. FIRM Panel Effective/Revised Date 09-11-2009	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. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> 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-h below according to the building diagram specified in Item A7. Use the same datum as the BFE. Benchmark Utilized <u>DC-110-A</u> Vertical Datum <u>NGVD-1929</u> Conversion/Comments <u>N/A</u>	
Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>5.80</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>10.50</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 and location in Comments) <u>10.25</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>5.6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>6.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <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. <input checked="" type="checkbox"/>	
Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Certifier's Name <u>ROLANDO ORTIZ</u>	License Number <u>4312</u>
Title <u>PROFESSIONAL SURVEYOR & MAP</u> . Company Name <u>3 TOWERS CONSTRUCTION, INC.</u>	
Address <u>20020 E OAKMONT DR.</u>	City <u>HIALEAH</u> State <u>FL</u> ZIP Code <u>33015</u>
Signature 	Date <u>11-05-2009</u> Telephone <u>305-316-8474</u>



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. 462 RIDGEWOOD RD.	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 THE HIGHEST CROWN OF ROAD IS 4.31 FEET (NGVD 1929)

C2.a) Refers to the bottom of crawlspace C2b) Refers to Finish Floor Elevation

C2.e) A/C Units raised to meet Elev. of 10.25 feet

Signature  Date 11-05-2009

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, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 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 _____
- G10. Community's design flood elevation _____ 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. 462 RIDGEWOOD RD.	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.	

EAST VIEW -- PHOTOS TAKEN ON 09-14-2009



NORTHEAST VIEW -- PHOTOS TAKEN ON 09-14-2009



Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 462 RIDGEWOOD RD.	For Insurance Company Use:
City KEY BISWAYNE State FL ZIP Code 33149	Policy Number
Company NAIC Number	

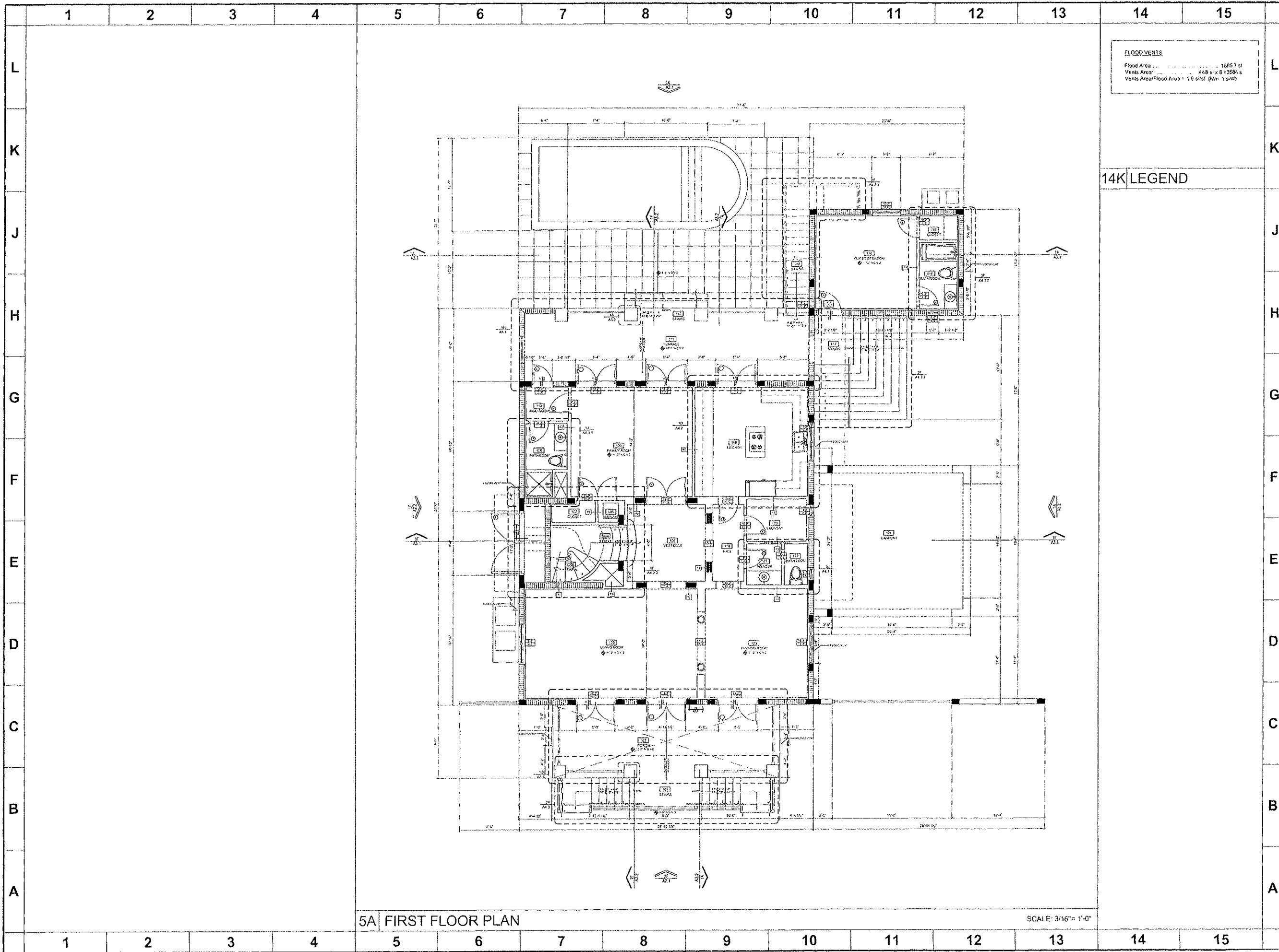
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."

SOUTHWEST VIEW -- PHOTOS TAKEN ON 09-14-2009



NORTHWEST VIEW -- PHOTOS TAKEN ON 09-14-2009





FLOOD VENTS
 Flood Area 18657 sq ft
 Vents Area 468 sq ft @ 3584 sq ft
 Vents Area/Flood Area = 1.9 vents (Min. 1 vent)

14K LEGEND

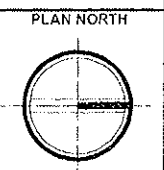
JOSE E. OLIVAS, AIA
 ARCHITECT
 50 W. Maslata Drive, Suite 2
 Key Biscayne, FL 33149
 Phone: (786) 924-5000
 Fax: (786) 924-5020

John
 07.17.06

JOSE E. OLIVAS, AIA
 AR# 0076814

South Bay Developers XVI, LLC
 462 Ridgewood Road
 Key Biscayne, Florida 33149

Project Number
SBD16.01
 Issue Date
08-16-05
 Revisions

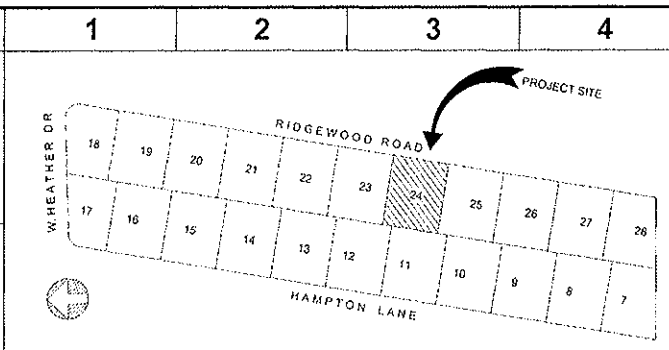


Cad File Name
 462R-A1.1
 Drawing Title
FIRST FLOOR PLAN
 Sheet Number

AIS A1.1

5A FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



1K MAP LOCATION

F.A.R. CALCULATION	
CRITERIA	FAR INCREASE
1 - PORCH FACING A STREET	$315.18 \times 0.00005 = 0.015759$
2 - OPEN AND UNENCLOSED BALCONIES LOCATED ABOVE THE FIRST FINISHED FLOOR	$399.68 \times 0.00005 = 0.02$
3 - BUILDING LOCATED 15-20 FT FROM A FRONT OF PROPERTY LINE	$38 \times 0.001 = 0.038 \approx 0.03 \text{ MAX}$
4 - GARAGE OR CARPORT CONTAINING TWO OR MORE VEHICLES PARKED PARALLEL WITH AN EXTERIOR COLUMN SEPARATING EACH OF THE SPACES	N/A
5 - SINGLE STORY HOME	N/A
6 - COMBINATION ONE AND TWO STORY HOME WITH THE SECOND FLOOR OCCUPYING LESS THAN 50 PERCENT OF THE FLOOR AREA OF THE FIRST FLOOR UNDER ROOF.	N/A
7 - ENTRANCES TO PARKING GARAGES: INTERIOR LOT PLACED IN A LOCATION THAT DOES NOT FACE THE STREET. CORNER LOT: ENTRANCE IN A SIDE YARD	N/A
8 - ALL WINDOWS ABOVE THE FIRST FLOOR FACING AN ADJACENT BUILDING WHICH ARE FIVE FT ABOVE THE FINISHED FLOOR OR IF ALL BUILDING WALLS ALONG THE INTERIOR SIDE OF A PROPERTY DO NOT HAVE WINDOWS.	N/A
9 - SIDE YARD SETBACK WHICH: a. EXCEEDS THE REQUIRED YARD b. HAS A MINIMUM 15 FT SIDE YARD SETBACK.	$969.7537 \times 0.00005 = 0.048 \approx 0.03 \text{ MAX}$ N/A
10 - BUILDING LOCATED WITHIN 15-20 FT OF THE REAR LOT LINE	$20 \times 0.001 = 0.02$
11 - VR AND PS DISTRICTS: STRUCTURES THAT PROVIDE A FRONT SETBACK OF LESS THAN 25 FT WHICH HAVE A ROOF AT LEAST THREE FT LOWER THAN THE ROOF OF THE MAINSTRUCTURE IR AND VE DISTRICTS: A PORTION OF THE BUILDING HAVING A LENGTH OF AT LEAST TEN FT WITH A FRONT YARD SETBACK THAT EXCEEDS THE REQUIRED 25 FT SETBACK	0.03
12 - REDUCTION IN BUILDING HEIGHT	$4 \times 0.006 = 0.024$
SUBTOTAL	
= 0.17	
TOTAL ALLOWABLE F.A.R. = $0.30 + 0.17 = 0.47$	
TOTAL PROVIDED F.A.R. = $0.47 = 47\% = 47\% \text{ MAX. F.A.R.}$	

LEGAL DESCRIPTION
 LOT 4, BLOCK 6 OF "TROPICAL ISLE HOMES SUBDIVISION FIRST ADDITION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50 AT PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

1A F.A.R. CALCULATIONS

SITE DATA
 515 RIDGEWOOD ROAD, KEY BISCAIYNE, FLORIDA
 LOT AREA 7,662 S.F. (LOT 4, BLK 6)

ONE STORY RESIDENCE SITE REQUIREMENTS (ALLOWED)
 MAX FLOOR AREA RATIO @ 47%
 MAX LOT COVERAGE @ 35%
 MIN PERVIOUS AREA @ 30%
 MAX BUILDING HEIGHT 35 FT FROM BFE
 MAIN BUILDING FRONT SETBACK 20 FT (ALLOWABLE 15 FT)
 MAIN BUILDING REAR SETBACK 25 FT (ALLOWABLE 15 FT)
 MAIN BUILDING INTERIOR SIDE SETBACK 25% OF LOT WIDTH
 BASE FLOOD ELEVATION (BFE)

PROVIDED
 7,662 S.F. x .4694 = 3,598.6428 S.F. = 46.94%
 7,662 S.F. x .23 = 1,800.69 S.F. = 23%
 7,662 S.F. x .3597 = 2,748.6367 S.F. = 35.87%
 31 FT
 20 FT
 15'-5" (*)
 78'-12'-2-1/2"
 ZONE AE+10'-0" N.G.V.D

CONSTRUCTION DATA
 FIRST FLOOR 1,810.69 S.F.
 SECOND FLOOR 1,786.50 S.F.
 GARAGES 402.70 S.F.
 STORAGE 27,556 S.F.
 COVERED PORCH 315.18 S.F.
 COVERED TERRACE 399.68 S.F.
 POOL DECK 403.4223 S.F.
 DRIVEWAY 316.7269 S.F.

F.A.R. SPACE CALCULATIONS
 GROUND FLOOR: STORAGE 27,556 S.F. x 10% = 2,755.6 S.F.
 FIRST FLOOR: A/C 1,810.69 S.F.
 SECOND FLOOR: A/C 1,786.50 S.F.
 TOTAL 3,597.19 S.F. < 3,601.14 S.F. MAX. ALLOWABLE

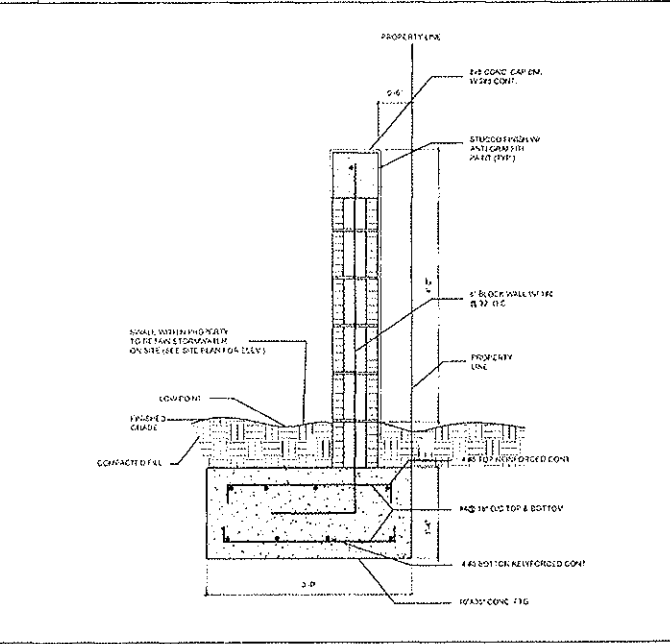
LOT COVERAGE
 TOTAL 1,810.69 S.F. < 2,681.7 S.F. MAX. ALLOWABLE

PERVIOUS AREA
 LOT AREA 7,662 S.F.
 IMPERVIOUS AREA 4,913.3633 S.F.
 PERVIOUS AREA = LOT AREA - IMPERVIOUS AREA 2,748.6367 S.F. > 2,286 S.F. MIN. ALLOWABLE

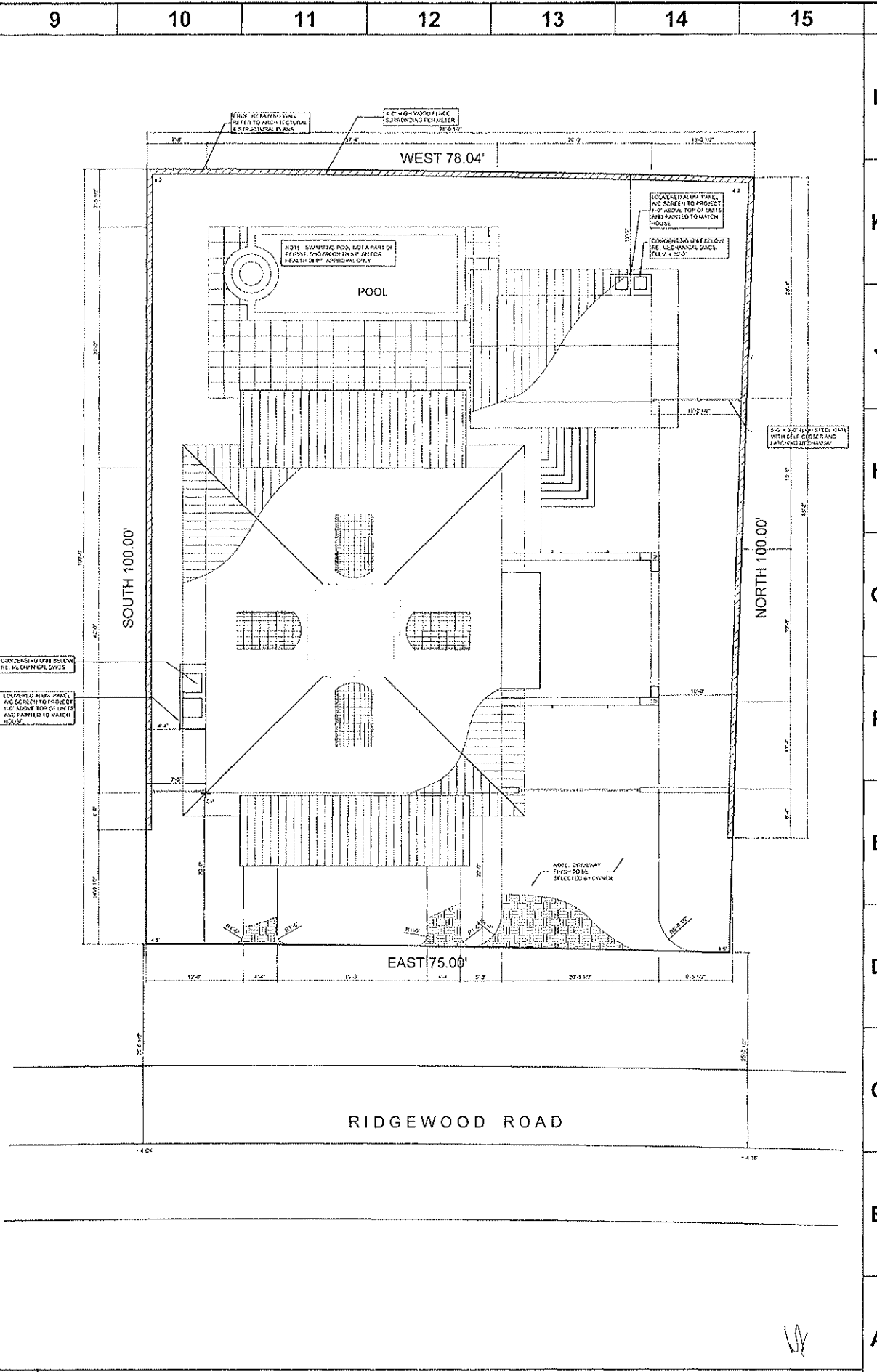
(*) REQUIRES THE INSTALLATION OF A DENSE LANDSCAPE SCREEN WITH A HEIGHT OF AT LEAST 10' AT TIME OF PLANTING

- NOTE # 1:**
 SITE MUST RETAIN FIRST 1" OF RAIN WATER
- NOTE # 2:**
 LANDSCAPE, LANDSCAPE LIGHTING AND IRRIGATION BY OTHERS. (SEPARATE PERMIT.)
- NOTE # 3:**
 DISCHARGE OF RAIN WATER AND CONDENSATE MUST BE AT LEAST 12" AWAY FROM THE FOUNDATION
- FLOOD ZONE AE 10.0'
 PANEL # 120648
 MAP # 0281J

5D NOTES



5A RETAINING WALL SECTION NTS



9A SITE PLAN SCALE: 1/8" = 1'-0"

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 ARCHITECT
 50 W. Mashie Drive, Suite 2
 Key Biscayne, FL 33149
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 AR# 0016814

South Bay Developers XVI, LLC
 462 Ridgewood Road
 Key Biscayne, Florida 33149

Project Number
 SBD16.01
 Issue Date
 08-16-05
 Revisions

PLAN NORTH

Cad File Name
 462R-G1.2
 Drawing Title
 SITE PLAN
 Sheet Number

AIS G1.2