

AFFIDAVIT OF ECONOMIC HARDSHIP

State of Florida)
County of Miami-Dade)

Before me, the undersigned authority, personally appeared **STEPHEN J. HELFMAN and GERRI HELFMAN** ("Affiants"), whom being first duly sworn upon oath, depose and say that:

1. We are the owners of the real property (the "Property") and the improvements (the "Building") at 819 2nd Street, Miami Beach, Florida.
2. We purchased the Property and Building on May 24, 2017 from the Bank of New York for \$785,000.00.
3. The assessed value of the Property for the last three years is as follows:
 - 2016: \$805,000.00 (land); \$64,923.00 (Building)
 - 2015: \$536,800.00 (land); \$58,430.00 (Building)
 - 2014: \$402,600.00 (land); \$56,267.00 (Building)
4. The real estate taxes for the last five years were as follows:
 - 2016: \$16,225.55
 - 2015: \$9,521.32
 - 2014: \$8,269.28
 - 2013: \$7,124.58
 - 2012: \$7,246.68
5. We are not aware of any appraisals performed in the previous five (5) years.
6. We have not listed the Property for rent or sale.
7. Due to the condition of the Building, there are no adaptive uses, which may occupy the Building. Specifically, the proposed home is not being used for profit; it is for our personal residence.
8. If for any reason the relief we have requested is not granted by the Historic Preservation Board (including variances of lot size/frontage and a Certificate of Appropriateness for demolition), the Property and Building cannot be used for any permitted use in any zoning category within the City. We would therefore incur a total financial loss in excess of \$1,000,000.




Stephen J. Helfman



Gerri Helfman

The foregoing instrument was acknowledged before me this 6 day of **November** 2017, by **Stephen J. Helfman and Gerri Helfman**, who are personally known to me.

My Commission Expires: 2/15/2020
 **NOTARY PUBLIC**
STATE OF FLORIDA
Comm# FF800582
Expires 2/15/2020

SEAL



Notary Public

Print Name: LYNDA M. RODRIGUEZ