

**LAW OFFICES OF
THOMAS G. SHERMAN
PROFESSIONAL ASSOCIATION**

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LOT SPLIT OPINION OF TITLE

**City of Miami Beach
Attn: Planning Department
1700 Convention Center Drive
2nd Floor
Miami Beach, FL 33139**

RE: 320 Hibiscus Drive, Miami Beach, FL 33139- Opinion of Title Lot Split Application - Planning Board File No. _____

Dear Mr. Sir or Madam:

Pursuant to Section 118-321(A)(1) of the Code of the City of Miami Beach, and with the express understanding that this Opinion of Title is furnished to you as inducement for approval of the subject application (“Application”) for a lot split of the property identified in this opinion (the “Property”), I render this Opinion of Title as of September 27, 2018 before the Planning Board’s decision upon the application.

I certify that accompanying this Opinion of Title, as part of the Application, are copies of all deed restrictions, reservations, and covenants applicable to the Property.

I have conducted a title examination of the Property; whose legal description is as follows:

**Lots 11, 12 and 13 Block 1, of Hibiscus Island, according to the Plat thereof, as recorded in Plat Book 8, page 75, of the Public Records of Miami-Dade County, Florida.
Together with a strip of land 20' wide contiguous and abutting the waterfront end of Lots 11, 12 and 13 of Block 1, Hibiscus Island, which said 20' strip is a part of the 20' strip conveyed to the Biscayne Bay Island Company by Deed of the Trustees of the Internal Improvement Fund, as recorded in Deed Book 1501, page 479, of the Public Records of Miami-Dade County, Florida, (the “Property”).**

In my opinion: The fee simple title to the Property is vested in:

320 South Hibiscus Drive, LLC, a Florida limited liability company.

Title to the Property is subject to the following:

1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Rights or claims of parties in possession not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
6. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
7. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Hibiscus Island, recorded in Plat Book 8, Page 75, of the Public Records of Miami-Dade County, Florida.
8. Water Utility Easement as contained in instrument recorded in Deed Book 1024, page 136, of the Public Records of Miami-Dade County, Florida.
9. Easement in favor of Florida Power & Light Company filed in Deed Book 1225, page 360, of the Public Records of Miami-Dade County, Florida.
10. Terms and provisions as contained in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida to Biscayne Bay Islands Company filed in Deed Book 1496, page 305 and filed 10/8/1932 in Deed Book 1501, page 479, of the Public Records of Miami-Dade County, Florida.
11. Bridge Dedication as recorded in Deed Book 1401, page 115, of the Public Records of Miami-Dade County, Florida.
12. Ordinances and Resolutions Creating and Establishing a Special Taxing District described as Palm and Hibiscus Island Security Guard Special Taxing District filed 4/24/1980 in Official Records Book 10731, page 361, Official Records Book 12589, page 928 and affected by Official Records Book 13750, page 3563, of the Public Records of Miami-Dade County, Florida.
13. Right of Way Resolution as contained in instrument filed in Official Records Book 12204, page 714, of the Public Records of Miami-Dade County, Florida.
14. Interlocal Agreement by and between Miami-Dade County and the Palm and Hibiscus Island Security Guard Special Taxing District filed 2/13/1991 in Official Records

Book 14896, page 1832, of the Public Records of Miami-Dade County, Florida.

15. Board of Trustees of the Internal Improvement Trust Fund of the State of Florida Modified Sovereign Submerged Lands Easement filed 9/30/1996 in Official Records Book 17369, page 4653, of the Public Records of Miami-Dade County, Florida.

16. Ordinance 10-51 for a Special Taxing District known as Hibiscus Island Overhead Services Relocation, which provide for special assessments, filed 6/8/2011 in Official Records Book 27715, page 4242, of the Public Records of Miami-Dade County, Florida.

17. Memorandums regarding the Hibiscus Island Overhead Services Relocation Improvements filed in Official Records Book 27715, page 4203, Official Records Book 29156, page 1794 and Official Records Book 29265, page 4828, of the Public Records of Miami-Dade County, Florida.

18. The nature, extent or existence of riparian rights is not insured.

19. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.

20. Terms, conditions, restrictions and obligations of that certain unrecorded Agreement, dated July 12, 2018 by and between Ilya Karpov and 320 South Hibiscus Drive, LLC, a Florida limited liability company as memorialized by a Memorandum of Contract evidencing the agreement to be recorded.

In my opinion, none of the above deed restrictions, reservations, or covenants applicable to the Property prevents or serves as exceptions to the lot split being requested.

I certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of The Florida Bar.

Attachments – copies of the above-identified documents.

Respectfully submitted,

Thomas G. Sherman, Esq.
Florida Bar No. 221287

State of Florida)
County of Miami-Dade County) SS:
)

The foregoing Opinion of Title was acknowledged and executed before me this ___ day of September 2018 Thomas G, Sherman, Esq. , who is personally known to me or has produced as identification.

Notary Public – State of Florida – Signature

(SEAL)

Printed Name of Notary Public My

Tree Resource Evaluation for 320 South Hibiscus Drive, Miami Beach

Prepared for:

Itec Design

14850 NW 44th Court, Ste 202

Miami, FL 33054

Prepared by:

Jeff Shimonski

President, Tropical Designs of Florida

Member, American Society of Consulting Arborists

ISA Certified Arborist Municipal Specialist FL-1052AM

ISA Tree Risk Assessment Qualification

305-773-9406

Jeff@TropicalArboriculture.com

August 23, 2018

Summary

I performed a tree resource evaluation of trees and palms on the property located at 320 South Hibiscus Drive, Miami Beach on August 22, 2018. The location of these trees and palms can be found in Appendix B.

The evaluation in Appendix A includes tree and palm measurements, and condition rating.

I rate trees and palms in accordance with ANSI A300 (Part 5) – 2005, Annex A, Management Report Information. Trees are rated Good, Moderate or Poor, see Appendix C. I recommend the removal of trees or palms that I rate as Poor.

I also followed the Levels and Scope of Tree Risk Assessment from the ANSI A300 Part 9- 2017: Levels of tree risk assessment; Level 1 limited visual tree risk assessment, Level 2 basic tree risk assessment, and Level 3 advanced tree risk assessment. The scope of this report/evaluation was limited to a Level 2 Assessment for all trees onsite.

To perform all measurements, I used a forestry diameter measuring tape and a measuring wheel. I rounded-off to the nearest inch when measuring trunk diameter, heights and canopy diameters are approximate.

Any trees that are to remain should have their canopies cleared of dead wood and hazardous branches by a certified arborist.

Photos below

The color and brightness on some photos has been adjusted to provide contrast and clarity to the subject matter. This follows the Basic section on Enhancement Techniques found in Section 11, Best Practices for Documenting Image Enhancement in a document produced by SWGIT Scientific Working Group Imaging Technology, www.SWGIT.org.



Photo 1 above is palms 1 through 5. The clump of shrubs at the base of palm 2 had no trees with a 6-inch dbh or more.



Photo 2 above is palms 4 & 5 and tree 17.



Photo 3 above is double-trunked royal palm 6 & double trunked seagrape 34.



Photo 4 above is the canopy of the northernmost trunk of double-trunked royal palm 6. The canopy appears to be diseased or damaged. I recommended the removal of this trunk.



Photo 5 above is palm 10. This palm is dead.



Photo 6 above is tree 17 showing multiple trunks and aerial roots.



Photo 7 above is trees 17 & 21 both with multiple trunks and aerial roots. I do not count aerial root dbh as part of the trunk.



Photo 8 above is palms 15.



Photo 9 above is trees 24 & 38 viewed from the south.



Photo 10 above is trees 25 & 26 viewed from the south. Tree 26 is an invasive species.



Photo 11 above is a view of the multiple trunks of tree 26.



Photo 12 above is tree 25 & palm 27.



Photo 13 above is trees 28 & 29 viewed from the south. Both of these trees are invasive species. It was very difficult to differentiate between individual trees and their measurements at this clump of tree and palms species along the western edge of the property.



Photo 14 above is trees 28, 29 & 32 viewed from the east. It was very difficult to differentiate between individual trees and their measurements at this clump of tree and palms species along the western edge of the property.



Photo 15 above is trees 30 & 31.



Photo 16 above is the canopy of trees 25 & 34 viewed from the north. Also note the diseased or damaged canopy of double-trunked royal palm 6.



Photo 17 above is double-trunked seagrape 34 and palm 33.



Photo 18 above is palms 36 & 37.



Photo 19 above is tree 38 along the eastern edge of the property viewed from the north.

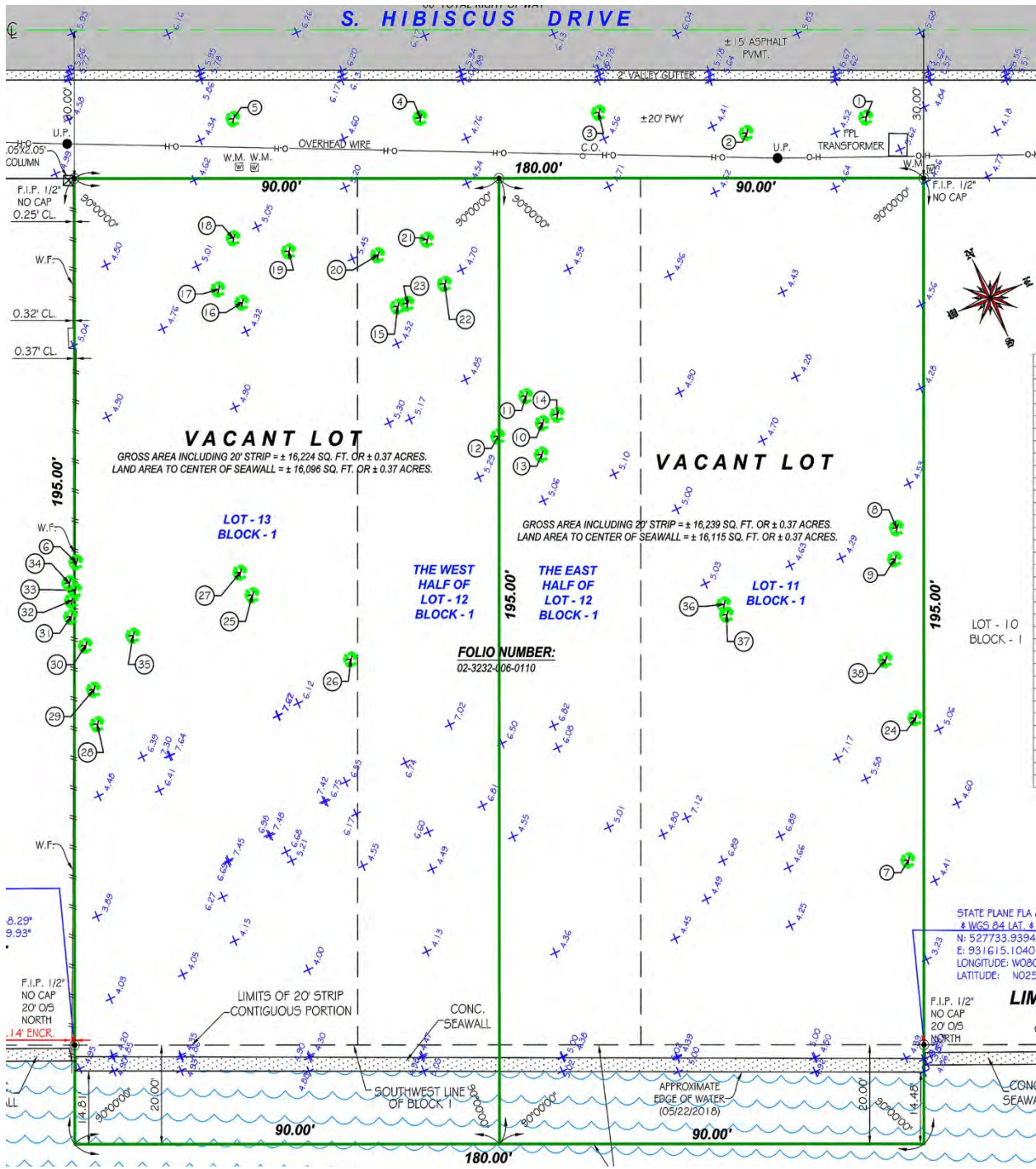


Photo 20 above is the trunks and aerial roots of tree 38 viewed from the west. The circle indicated a significantly decayed area on the trunk. This tree should be removed.

Appendix – A

	Scientific name	Common name	DBH	H/Ct	Canopy	Condition	TPZ
1	Roystonea regia	Royal palm	13"	45'	18'	Moderate	4'
2	Roystonea regia	Royal palm	15"	30'	26'	Good	4'
3	Roystonea regia	Royal palm	16"	30'	18'	Good	4'
4	Roystonea regia	Royal palm	14"	45'	18'	Moderate	4'
5	Roystonea regia	Royal palm	12"	45'	16'	Moderate	4'
6	Roystonea regia	Royal palm	26"	35'	32'	Moderate	6'
7	Cut to grade						
8	Cut to grade						
9	Cut to grade						
10	Caryota mitis	Fishtail palm	18"	12'	15'	Poor	
11	No plant at this location						
12	No plant at this location						
13	No plant at this location						
14	No plant at this location						
15	Roystonea regia	Royal palm	6"	5'	16'	Good	3'
16	No plant at this location						
17	Ficus benjamina	Weeping fig	29"	25'	18'	Moderate	5'
18	No plant at this location						
19	No plant at this location						
20	No plant at this location						
21	Ficus benjamina	Weeping fig	14"	25'	18'	Moderate	5'
22	No plant at this location						
23	No plant at this location						
24	Ficus benjamina	Weeping fig	17"	35'	30'	Poor	
25	Ficus elastica	Rubber tree	24"	25'	36'	Poor	
26	Schefflera actinophylla	Umbrella tree	70"	20'	25'	Invasive	
27	Roystonea regia	Royal palm	8"	8'	16'	Good	3'
28	Schefflera actinophylla	Umbrella tree	32"	18'	15'	Invasive	
29	Schefflera actinophylla	Umbrella tree	36"	18'	28'	Invasive	
30	Schefflera actinophylla	Umbrella tree	8"	18'	15'	Invasive	
31	Ficus benjamina	Weeping fig	7"	25"	18'	Poor	
32	Ficus benjamina	Weeping fig	10"	26'	20'	Poor	
33	Roystonea regia	Royal palm	14"	40'	28'	Good	4'
34	Coccoloba uvifera	Seagrape	17"	28'	38'	Moderate	6'
35	Ptychosperma elegans	Solitaire palm	4"	12'	9'	Good	3'
36	Caryota mitis	Fishtail palm	0	5'	14'	Poor	
37	Caryota mitis	Fishtail palm	6"	15'	15'	Poor	
38	Ficus benjamina	Weeping fig	48"	35'	60'	Poor	

- I recommend the removal of trees and palms that I rated to be in poor condition.
- The TPZ is measured as radius from the outside of the trunks.
- Canopy diameter is measured in one direction.
- H = approximate overall height of trees
- Ct = approximate height of grey wood on palms
- “Cut to grade” denotes locations where trees may have been removed.
- “No plant at this location” denotes that no tree to be documented was at this location. It might have been a smaller shrub or palm.



Appendix – C

ANSI A300 (Part 5) - 2005, Annex A

Management report information

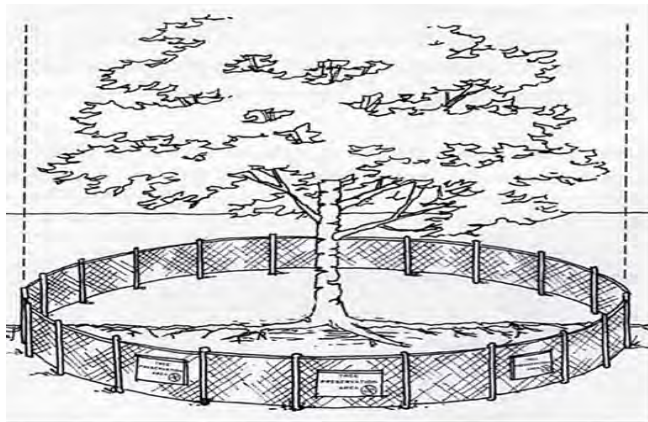
Examples of suitability ratings

Good: These are trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the “good” category.

Poor: Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas.

Appendix – D – Schematic for tree protection during construction



The dimensions for the tree protection zones for all trees to remain onsite are shown in Appendix A. This area shall be encircled with a 4 foot high sturdy fence supported by steel rods or pipes to support the fence every 6 feet. There shall be signage on the fence in English and Spanish not allowing storage of any materials, change of grade or movement of equipment. This fence shall be inspected regularly by the contractor to ensure compliance.

Appendix - E - Assumptions and Limiting Conditions

Tropical Designs of Florida, Inc.
Arboricultural and Horticultural Consulting

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or to attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation Tropical Designs of Florida, Inc. as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only the examined items and their condition at the time of inspection: and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Appendix – F - Certification of Performance

Tropical Designs of Florida, Inc.
Arboricultural and Horticultural Consulting

I, Jeff Shimonski, certify:

- That I have personally inspected the trees and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation is stated in the attached report;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am a member of the American Society of Consulting Arborists and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Municipal Arborist FL-1052AM, am ISA Tree Risk Assessment Qualified and have been involved in the practice of arboriculture and the study of trees for over forty years.

Signed: 

Dated: August 23, 2018

ELEVATION CERTIFICATE

18-002407-2EC

Important: Follow the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name MOUNT SINAI MEDICAL CENTER FOUNDATION				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 320 SOUTH HIBISCUS DRIVE				Company NAIC Number:	
City MIAMI BEACH		State FLORIDA		ZIP Code 33139	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <small>LOT 11, 12 AND 13, BLOCK 1, HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH A STRIP OF LAND 27' WIDE, CONTIGUOUS AND ABUTTING THE WATERFRONT END OF LOTS 11, 12 AND 13 OF BLOCK 1, HIBISCUS ISLAND, WHICH SAID 27' STRIP IS A PART OF THE 27' STRIP CONVEYED TO THE BISCAYNE BAY ISLAND COMPANY BY DEED OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND AS RECORDED IN DEED BOOK 1501, PAGE 479 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.</small>					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>25° 47' 0.02 N</u> Long. <u>80° 9' 46.67 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):					
a) Square footage of crawlspace or enclosure(s) <u>4,338</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>13</u>					
c) Total net area of flood openings in A8.b <u>2,186</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number 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 A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF MIAMI BEACH 120651			B2. County Name MIAMI-DADE		B3. State FLORIDA
B4. Map/Panel Number 12086C - 0316	B5. Suffix L	B6. FIRM Index Date 9/11/2009	B7. FIRM Panel Effective/ Revised Date 09/11/09	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10.00 FT.
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/Source: _____					
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/Source: _____					
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					

ELEVATION CERTIFICATE

18-002407-2EC

OMB No. 1660-0008

Expiration Date: November 30, 2018

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. 320 SOUTH HIBISCUS DRIVE			Policy Number:	
City MIAMI BEACH	State FLORIDA	ZIP Code 33139	Company NAIC Number	

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–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: CITY OF MIAMI BEACH ; HB-01 ; 6.25 Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

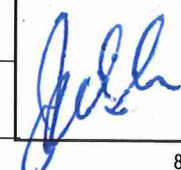
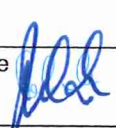
Check the measurement used.

- | | | | |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 5. 2 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | 8. 55 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A. | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | N/A. | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 5. 36 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 5. 0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 5. 4 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | N/A. | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

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.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No ☐ Check here if attachments.

Certifier's Name JOHN IBARRA		License Number 5204	 Place Seal Here
Title PROFESSIONAL LAND SURVEYOR			
Company Name JOHN IBARRA & ASSOCIATES, INC			
Address 777 NW 72 AVE #3025			
City MIAMI	State FLORIDA	ZIP Code 33126	
Signature 	Date 8/3/2018	Telephone P: (305)262-0400	8/3/2018

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

Comments (including type of equipment and location, per C2(e), if applicable)

C.O.R= 6.26 FT; SECTION C2 (E) LOWEST ELEVATION OF MACHINERY = THE A/C PAD, LOCATED ON THE SOUTH SIDE OF DWELLING ;
LATITUDE AND LONGITUDE DETERMINED BY USING GPS; ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL
DATUM OF 1929; CITY OF MIAMI BEACH BENCHMARK HIB-01; ELEVATION IS 5.62

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6. 18-002407-2EC

OMB No. 1660-0008
Expiration Date: November 30, 2018

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. 320 SOUTH HIBISCUS DRIVE			Policy Number:
City MIAMI BEACH	State FLORIDA	ZIP Code 33139	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 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." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View



Rear View

Front View Date: 8/5/2018

Rear View Date: 8/5/2018

A picture of the property is unavailable.

Right Side View



Left Side View

Right Side View:

Left Side View: 8/5/2018

BUILDING PHOTOGRAPHS**ELEVATION CERTIFICATE**

Continuation Page

18-002407-2EC

OMB No. 1660-0008

Expiration Date: November 30, 2018

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.

320 SOUTH HIBISCUS DRIVE

Policy Number:

City

State

ZIP Code

Company NAIC Number

MIAMI BEACH

FLORIDA

33139

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." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo One

Photo Two

Photo Three

Photo Four