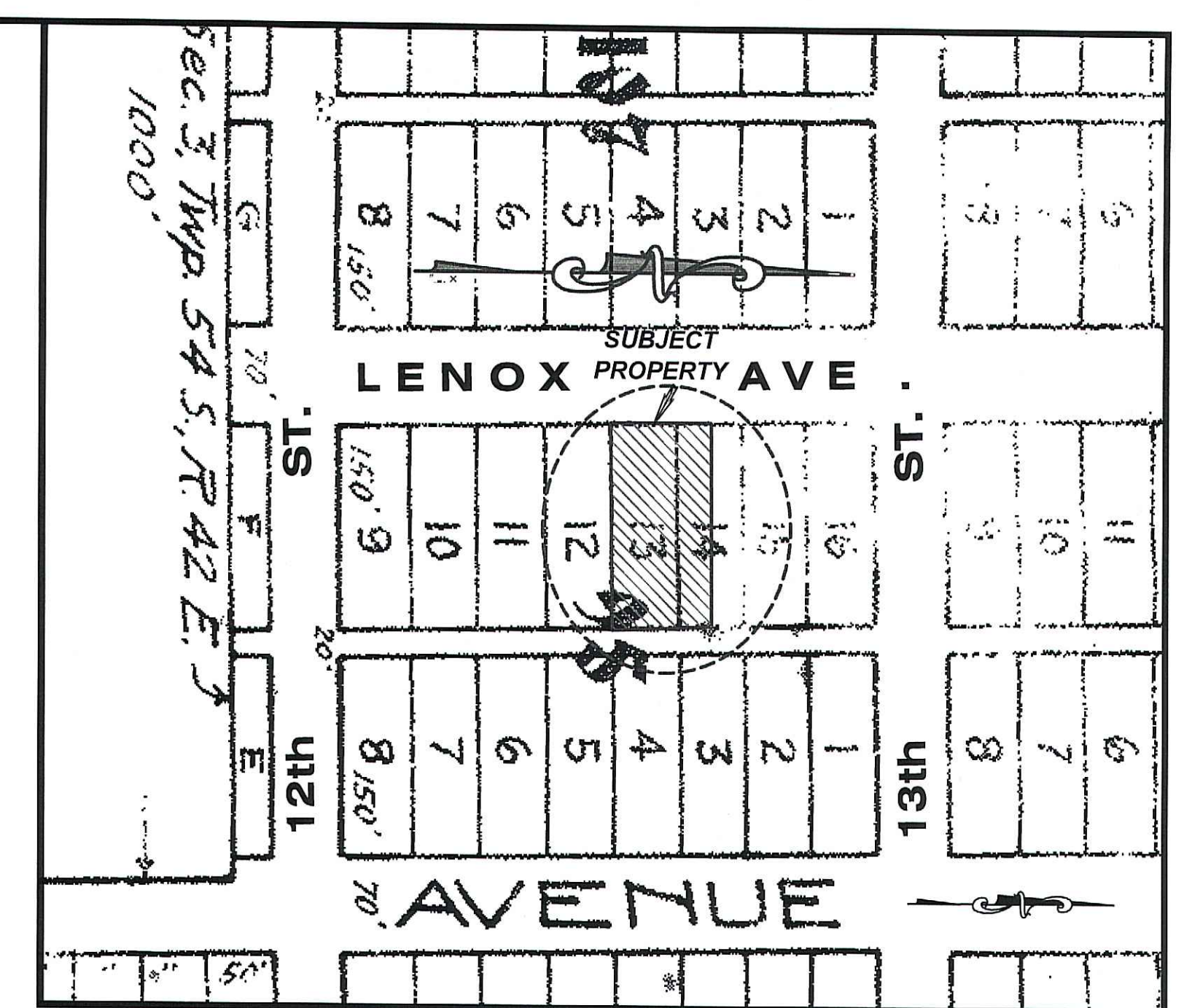
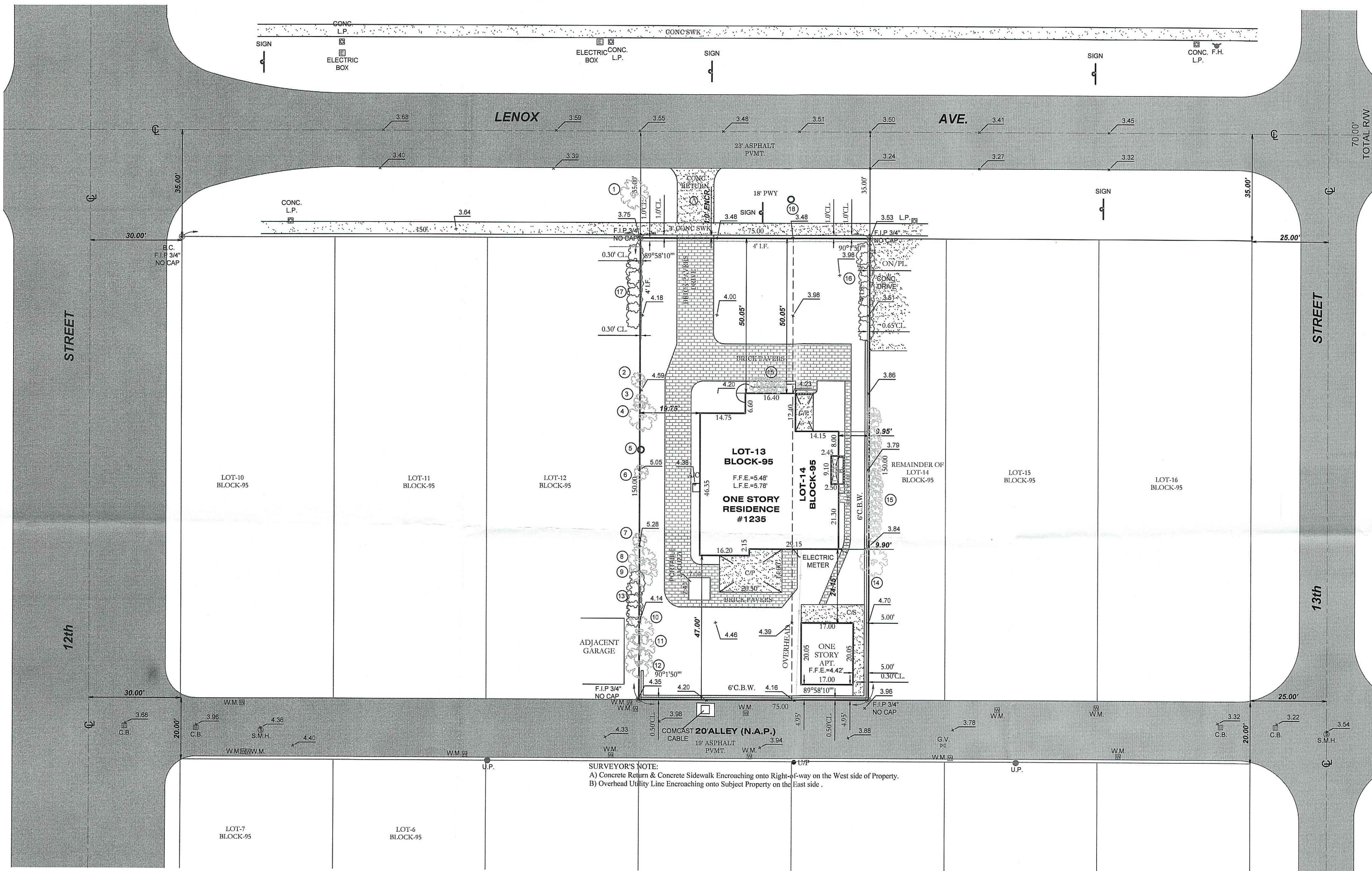
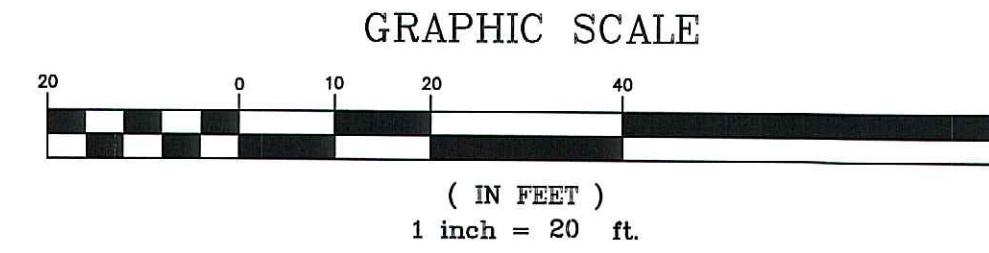


BOUNDARY SURVEY



LEGAL DESCRIPTION:
SURVEY OF LOT 13 AND THE SOUTH 1/2 OF LOT 14, BLOCK 95, OF OCEAN BEACH P.L.A. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFICATIONS:
2135 S PORPOISE POINT INC, ATTN PETER LERPERGER
CLEMENS BRUNS SCHAUB / ARCHITECT & ASSOCIATES, P.A.

PROPERTY ADDRESS:
1235 LENOX AVE
MIAMI BEACH, FL 33139

SURVEYOR'S NOTES:
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
2. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # W-310. LOCATOR NO. 4220W ELEVATION 5.48 FEET OF N.G.V.D. OF 1929.
3. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.02, FLORIDA STATUTES.

TREE TABLE

No.	TREE NAME	DIAMETER ('')	HEIGHT ('')	SPREAD ('')
1	FICUS	4.00	25.00	10.00
2	FICUS	1.00	30.00	5.00
3	BIRD OF PARADISE	0.90	20.00	5.00
4	FISH TALE	2.00	25.00	25.00
5	BIRD OF PARADISE	0.80	10.00	-
6	BIRD OF PARADISE	0.80	12.00	5.00
7	FISH TALE	2.00	20.00	10.00
8	BIRD OF PARADISE	0.90	15.00	10.00
9	BIRD OF PARADISE	0.90	15.00	10.00
10	BIRD OF PARADISE	0.90	15.00	30.00
11	BIRD OF PARADISE	0.90	15.00	30.00
12	BIRD OF PARADISE	0.90	15.00	30.00
13	FISH TALE	0.50	12.00	-
14	DRAGON TREE	1.10	15.00	30.00
15	ARECA	0.40	12.00	5.00
16	HIBISCUS	0.30	7.00	-
17	BUSHES	0.30	10.00	10.00
18	FICUS	0.30	12.00	-

SURVEYOR'S NOTE:
A) Concrete Return & Concrete Sidewalk Encroaching onto Right-of-way on the West side of Property.
B) Overhead Utility Line Encroaching onto Subject Property on the East side.

SETBACK REQUIREMENTS FOR A SINGLE FAMILY RS-1:
FRONT YARD 20 FEET
INTERIOR SIDES 5 FEET
REAR 20 FEET

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:
ZONING CODE: SETBACK FOR SINGLE FAMILY RS-1
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL TO AUTHORITIES IN A NEW CONSTRUCTION.
UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.

ABBREVIATIONS AND MEANINGS

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):
EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE "AE".
COMMUNITY/PANEL/SUFFIX: 12086C-0317L DATE OF FORM: 09-11-2009 BASE FLOOD ELEVATION: 9 FEET

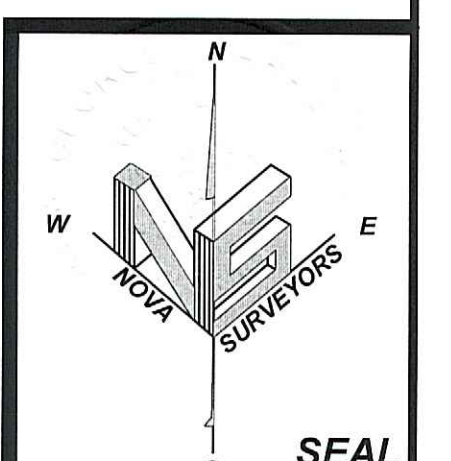
ABBREVIATIONS AND MEANINGS:
A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR ELEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.M.H. = BELL-SOUTH HANDLE.
B.O.B. = BASIS OF BEARINGS.
C = CALCULATED.
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
C.M. = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL. = CLEAR.
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PITCH.
C.S. = CONCRETE SLAB.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS.
DRIVE = DRIVEWAY.
E = EAST.
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCL. = ENCLOSURE.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.L.R. = FOUND LEAD ROOF.
F.N.D. = FOUND NAIL & DISK.
FR. = FRAME.
FT. = FOOT.
PROP. COR. = PROPERTY CORNER.
F.I.P. = FEDERAL NATIONAL INSURANCE.
F.N. = FOUND NAIL.
H. = HIGH (HEIGHT).
IN. & EG. = INCHES AND EGGS EASEMENT.
L.P. = LICENSED BUSINESS.
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAND MAINTENANCE EASEMENT.
M = MINUTES.
MOM. = MONUMENT LINE.
M/M. = MANHOLE.
M/L. = METEOROLOGICAL LINE.
N.A.P. = NOT A PART OF.
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.F.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD UTILITY LINES.
O.V. = OVERHEAD.
OWN. = OVERHANG.
PAYM. = PAYMENT.
P.L. = PLANTER.
P/L. = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
P.T. = POINT OF TANGENCY.
P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE.
P.B. = PLAT BOOK.
P.W. = PARAWAY.
P.M. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
R.R. = RAIL ROAD.
RES. = RESIDENCE.
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RSG. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.S. #6044.
S. = SOUTH.
" = SECONDS.
T. = TANGENT.
TWP. = TOWNSHIP.
UTL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.S. = WOOD SHED.
W. = WEST.
C.L. = CENTER LINE.
C.A. = CENTRAL ANGLE.
= ANGLE.
= WOOD FENCE.
= CHAIN LINK FENCE.
= C.B.S. WALL. (C.B.W.)
= EXISTING ELEVATIONS.
= PROPOSED ELEVATIONS.
= DRAINAGE FLOW
= DRAINAGE M

BY: *George Barra* 10/16/2019
GEORGE BARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. 2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON:

REVISED ON:



ELEVATION CERTIFICATE

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 2135 S PORPOISE POINT INC, ATTN PETER LERPERGER				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1235 LENOX AVE				Company NAIC Number:	
City MIAMI BEACH		State Florida		ZIP Code 33139	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) OCEAN BEACH ADD NO. 3, PB 2-81, LOT 13 & S1/2 LOT 14, BLK 95, FOLIO: 02-4203-009-7460					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>25°46'59.23"N</u> Long. <u>80°08'20.53"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>504.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>7</u>					
c) Total net area of flood openings in A8.b <u>504.00</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 MIAMI BEACH 120651			B2. County Name MIAMI-DADE		B3. State Florida
B4. Map/Panel Number 12086C0317	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) 8 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

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. 1235 LENOX AVE			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: CMB1104 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) | 5.48 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | 5.78 | <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) | 4.38 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 4.20 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 4.23 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | 4.20 | <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 GEORGE IBARRA	License Number 2534
Title PROFESSIONAL LAND SURVEYOR	
Company Name NOVA SURVEYORS, INC	
Address 1355 NW 97 AVE, SUITE 200	
City MIAMI	State Florida
	ZIP Code 33172



Signature: George Ibarra Date: 10-16-2019 Telephone: (305) 264-2660 Ext.

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)
SECTION C 2(E) LOWEST ELEV MACHINERY IS A/C PAD.
LAT. & LONG. PROVIDED BY GOOGLE EARTH.
CROWN OF ROAD ELEVATION = 3.48 FT

ELEVATION CERTIFICATE

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. 1235 LENOX AVE			Policy Number:
City MIAMI BEACH	State Florida	ZIP Code 33139	Company NAIC Number

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 1–2 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 or Owner's Authorized Representative's Name 2135 S PORPOISE POINT INC, ATTN PETER LERPERGER			
Address 1235 LENOX AVE	City MIAMI BEACH	State Florida	ZIP Code 33139
Signature	Date	Telephone	

Comments

Check here if attachments.

ELEVATION CERTIFICATE

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. 1235 LENOX AVE	Policy Number:		
City MIAMI BEACH	State Florida	ZIP Code 33139	Company NAIC Number

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–G10. In Puerto Rico only, enter meters.

- 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–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- 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 Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

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

Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

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. 1235 LENOX AVE			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.



Photo One

Photo One Caption FRONT SIDE

Clear Photo One



Photo Two

Photo Two Caption REAR SIDE

Clear Photo Two

BUILDING PHOTOGRAPHS

Continuation Page

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

ELEVATION CERTIFICATE

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. 1235 LENOX AVE			Policy Number:
City MIAMI BEACH	State Florida	ZIP Code 33139	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." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption LEFT SIDE

Clear Photo Three



Photo Four

Photo Four Caption RIGHT SIDE

Clear Photo Four