

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name CORAMAR INVESTMENT INC.		For insurance Company Use:	
		Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 15901 Biscayne Blvd.(Building #1)		Company NAIC Number	
City North Miami Beach State FL ZIP Code 33160			
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) See attached			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-Residential</u>			
A5. Latitude/Longitude: Lat. <u>25°55.31'N</u> Long. <u>80°09.28'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>1A</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>N/A</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>N/A</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>N/A</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 checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number North Miami Beach, City of & 120656		B2. County Name Miami-Dade		B3. State FL	
B4. Map/Panel Number 12086C & 0142	B5. Suffix L	B6. FIRM Index Date 09/11/09	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) 8.00
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 <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> 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-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized N-464-R Vertical Datum NGVD(1929)
Conversion/Comments E1.6.21, Locator-Index: 2233 SW

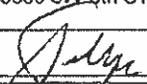
Check the measurement used.

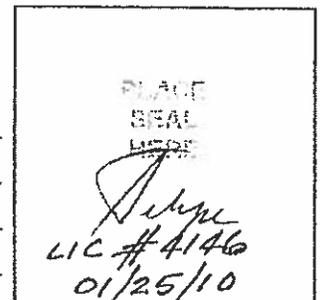
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>11.00</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom 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>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>9.68</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>10.40</u>	<input 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>N/A</u>	<input 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. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name MANUEL FELIPE		License Number 4146	
Title PROFESIONAL LAND SURVEYOR	Company Name MANUEL FELIPE & ASSOCIATES, INC.		
Address 9600 SW 8th ST, Suite #45	City MIAMI	State FL	ZIP Code 33174
Signature 	Date 01/25/10	Telephone (305)551-8511	



PROPERTY ADDRESS:

15901 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FLORIDA.

LEGAL DESCRIPTION:

TRACT-A, OF "LESLIE SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 116 AT PAGE 66 OF THE PUBLIC RECORDS OF DADE COUNTY; TOGETHER WITH:

TRACT-A, OF "SANTREE PARK", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109 AT PAGE 15 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH:

TRACT-A, OF "BELL GROVE TRACT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 121 AT PAGE 37 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY PREVIOUSLY DEDICATED FOR ROADWAY PURPOSES:

THE WEST 24.00 FEET OF TRACT-A, OF "LESLIE SUBDIVISION", ACCORDING TO THE PLAT BOOK 116 AT PAGE 66 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THE WEST 24.00 FEET OF TRACT-A, OF "SANTREE PARK", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109 AT PAGE 15 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND A PORTION OF TRACT-A, OF " BELL GROVE TRACT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 121 AT PAGE 37 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ALSO KNOWN AS TRACT "A" OF CORAMAR PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 161 AT PAGE 85 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.



MANUEL FELIPE P.L.S.

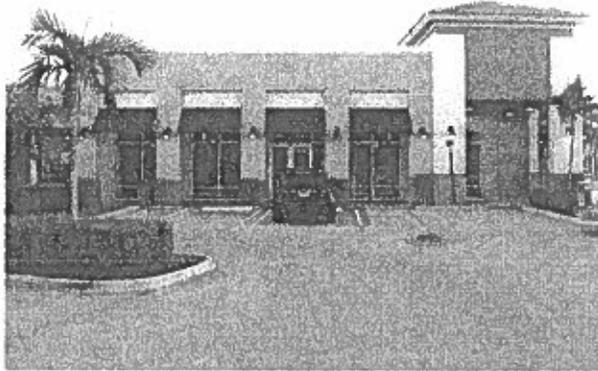
(FOR THE FIRM)
CERTIFICATE N° 4146
STATE OF FLORIDA
DATE: 01/25/10

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. 15901 Biscayne Blvd.(Building #1)	For Insurance Company Use: Policy Number
City North Miami Beach State FL ZIP Code 33160	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 on the reverse.



DATE: 01/25/10 FACING: FRONT VIEW



DATE: 01/25/10 FACING: REAR VIEW

Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 15901 Biscayne Blvd.(Buiding #1)	For Insurance Company Use:
City Miami State FI ZIP Code 33160	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."	



DATE: 01/25/10 FACING: LEFT VIEW



DATE: 01/25/10 FACING: LEFT VIEW