

ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No 3067-0077
Expires May 31, 1993

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide the elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). **Instructions for completing this form can be found on the following pages.**

SECTION A PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME <u>Regent - Gulf Corporation</u>	POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER <u>675 Longboat Club Road</u>	COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <u>Tower Two, Regent Place Condominium</u>	
CITY <u>Longboat Key</u>	STATE <u>Florida</u>
	ZIP CODE <u>34228</u>

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in AO Zones, use depth)
<u>125126</u>	<u>0010</u>	<u>B</u>	<u>May 18, 1992</u>	<u>V 17</u>	<u>13</u>

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): NGVD '29 Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 6.
2. (a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of 17.4 feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? Yes No Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: NGVD '29 Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4)
5. The reference level elevation is based on: actual construction construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: 18.0 feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

1. The community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement 4/7/1994.

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1–A30, AE, AH, A (with BFE), V1–V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

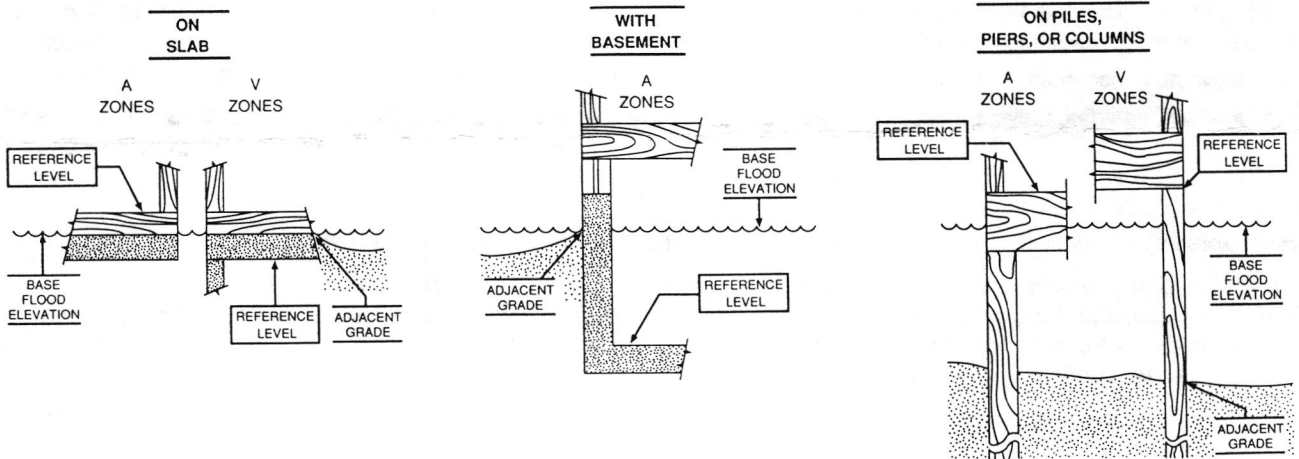
Reference level diagrams 6, 7 and 8 - Distinguishing Features—If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C 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.

CERTIFIER'S NAME Mark E. Bassett		LICENSE NUMBER (or Affix Seal) 4394	
TITLE Professional Land Surveyor		COMPANY NAME Bishop & Associates	
ADDRESS 78 Sarasota Center Blvd.		CITY Sarasota	STATE, ZIP Florida 34240
SIGNATURE <i>Mark E. Bassett</i>		DATE 9/26/94	PHONE (813) 371-6362

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: Building is under construction - The lowest grade adjacent to building is based off of the design garage door opening at the entrance to the building.



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones. Elevations for all A Zones should be measured at the top of the reference level floor. Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

TEL

Oct 04 94

6:06 No.002 P.01

V-ZONE CONSTRUCTION CERTIFICATE

Name REGENT - GULF CORPORATION Policy No. _____
 Street Address 675 LONGBOAT CLUB ROAD
 Other Description TOWER TWO, REGENT PLACE CONDOMINIUM
 City LONGBOAT KEY State FL. Zip Code 34228

Section I - Flood Insurance Rate Map Information

COMMUNITY NO.	PANEL NO.	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEV. IN AN AREA, AND HEIGHT	COMMUNITY ESTIMATED BASE FLOOD ELEVATION ESTABLISHED FOR ZONE A OR ZONE V, IF AVAILABLE
125126	001P	B	5/18/92	V17	13	

Section II - Elevation Information

- 1. Bottom of the Lowest Horizontal Structural Member..... 17.4 ft.
 - 2. Base Flood Elevation..... 13 ft.
 - 3. Elevation of Highest Adjacent Grade..... 12 ft.
 - 4. Elevation of Lowest Adjacent Grade..... 8 ft.
 - 5. Elevation of Bottom of Pilings or Foundation..... -31± ft.
- } PROPOSED FINISHED GRADES

SECTION III - V Zone Certification Statement

[NOTE: This section must be completed by a registered engineer or architect.]

I certify that based upon development and/or review of structural design, specifications, and plans for construction including consideration of the hydrostatic, hydrodynamic and impact loading involved, that the design and methods of construction are in accordance with accepted standards of practice for meeting the following provisions:

- The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood elevation;
- The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.

SECTION IV - Breakaway Wall Certification Statement

[NOTE: This section must be completed by a registered engineer or architect when breakaway walls are used which exceed a design safe loading resistance of 20 pounds per square foot.]

I certify that based upon development and/or review of structural design, specifications, and plans for construction that the design and methods of construction of the breakaway walls are in accordance with accepted standards of practice for meeting the following provisions:

- Breakaway collapse shall result from a water load less than that which would occur during the base flood;
- The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components;
- The space below the lowest floor is useable solely for parking of vehicles, building access and storage.

SECTION V - Certification

Check one: Section III _____, Section IV _____, Sections III and IV X.

Certifier's Name O. E. OLSEN
 Title SENIOR STRUCTURAL ENGINEER License No. PE #13031
 Company Name O. E. OLSEN & ASSOCIATES, INC
 Street Address 3342 Tyrone Blvd.
 City St. Petersburg State FL Zip 33710
 Signature _____ Telephone (813) 345-9397



TELEPHONE (813) 345-9397
FAX (813) 343-3207

O.E. OLSEN & ASSOCIATES, INC.

STRUCTURAL ENGINEERS

3342 TYRONE BOULEVARD
ST. PETERSBURG, FLORIDA 33710

April 27, 1995

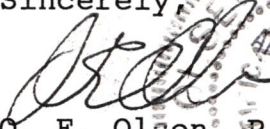
TOWN OF LONGBOAT KEY
Building Department
501 Bay Isles Road
Longboat Key, Florida 34228

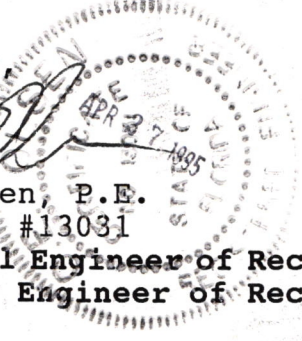
Attn: Mr. Richard Simcoe, Building Official
Re: Regent Place, Tower Two
675 Longboat Club Road
Longboat Key, Florida

Dear Mr. Simcoe:

I hereby certify, that to the best of my knowledge, Regent Place, Tower Two, has been essentially constructed as to the structural requirements in conformance to all plans, specifications and applicable codes in effect at the time the permit was issued.

Sincerely,


O. E. Olsen, P.E.
Fla. Reg. #13031
Structural Engineer of Record
Threshold Engineer of Record



OEO/fb

xc: Mr. Jim Dickens, Tangerine Development Company

WESTARCHITECTS, INC.
2250 South Dixie Highway
Miami, Florida 33133
Phone (305) 858-3030

December 9, 1983

Mr. Herb Lovett
Chief Building Official
Town of Longboat Key
501 Bay Isles Road
Longboat Key, Florida 33577

A-13 " + 1
12'9"

Reference: FEMA Certification
The Beaches of Longboat Key
Building No. 2 and Parking Structure No. 1

775 Longboat Club Rd.

Dear Mr. Lovett:

The purpose of this letter is to certify to the Town of Longboat Key that Building No. 2 and Parking Structure No. 1 of The Beaches of Longboat Key have been constructed in accordance with the Federal Emergency Management Agency (FEMA) Regulations for Flood Insurance.

This letter will further certify that the elevation of the top of Ground Floor structural slab is +12'-9" above Mean Sea Level (MSL) and the elevation of the underside of the slab is +12'-0". This slab supports the lowest level of habitable space in the building.

The Flood Insurance Rate Maps required a minimum elevation of +12'-0" to the underside of any structural member supporting habitable space on the date that the Building Permit was issued for this project.

Very truly yours,

WESTARCHITECTS, INC.

Robert Canney West
Robert Canney West, A.T.A.



FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

OMB 3087-0077

ELEVATION CERTIFICATE

This form is to be used for: 1) New/Emergency Program construction in Special Flood Hazard Areas; 2) Pre-FIRM construction after September 30, 1982; 3) Post-FIRM construction; and, 4) Other buildings rated as Post-FIRM rules.

Beaches of Longboat Key-South, 33548
A Condominium Association 775 Longboat Drive, Longboat Key, FL
 BUILDING OWNER'S NAME ADDRESS

775 Longboat Club Drive, Longboat Key, FL - Building No. 2
 PROPERTY LOCATION (Lot and Block numbers and address if available)

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.C. Code, Section 1001.

SECTION I ELIGIBILITY CERTIFICATION (Completed by Local Community Permit Official or a Registered Professional Engineer, Architect, or Surveyor)

COMMUNITY NO.	PANEL NO.	SUFFIX	DATE OF FIRM	FIRM ZONE	DATE OF CONSTR.	BASE FLOOD ELEV. (In AO Zone, use depth)	BUILDING IS
							<input type="checkbox"/> New/Emergency <input type="checkbox"/> Pre-FIRM Reg. <input type="checkbox"/> Post-FIRM Reg.

YES NO It is intended that the building described above will be constructed in compliance with the community's flood plain ordinance. The certifier may rely on community records. The lowest floor (including basement) will be at an elevation of _____ ft. NGVD. Failure to construct the building at this elevation may place the building in violation of the community's flood plain management ordinance.

YES NO The building described above has been constructed in compliance with the community's flood plain management ordinance based on elevation data and visual inspection or other reasonable means. If NO is checked, attach copy of variance issued by the community.

YES NO The mobile home located at the address described above has been tied down (anchored) in compliance with the community's flood plain management ordinance, or in compliance with the NFIP Specifications.

MOBILE HOME MAKE	MODEL	YR. OF MANUFACTURE	SERIAL NO.	DIMENSIONS X

(Community Permit Official or Registered Professional Engineer, Architect, or Surveyor)

NAME _____ ADDRESS _____

TITLE _____ CITY _____ STATE _____ ZIP _____

SIGNATURE _____ DATE _____ PHONE _____

SECTION II ELEVATION CERTIFICATION (Certified by a Local Community Permit Official or a Registered Professional Engineer, Architect, or Surveyor.)
see attached certification

FIRM ZONE A1-A30: I certify that the building at the property location described above has the lowest floor (including basement) at an elevation of _____ feet, NGVD (mean sea level) and the average grade at the building site is at an elevation of _____ feet, NGVD.

FIRM ZONES V, V1-V30: I certify that the building at the property location described above has the bottom of the lowest floor beam at an elevation of _____ feet, NGVD (mean sea level), and the average grade at the building site is at an elevation of _____ feet, NGVD.

FIRM ZONES A, A99, AO, AH, and EMERGENCY PROGRAM: I certify that the building at the property location described above has the lowest floor elevation of _____ feet, NGVD. The elevation of the highest adjacent grade next to the building is _____ feet, NGVD.

SECTION III FLOODPROOFING CERTIFICATION (Certification by a Registered Professional Engineer or Architect)
see attached certification

I certify to the best of my knowledge, information, and belief, that the building is designed so that the building is watertight, with walls substantially impermeable to the passage of water and structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy that would be caused by the flood depths, pressures, velocities, impact and uplift forces associated with the base flood.

YES NO In the event of flooding, will this degree of floodproofing be achieved with human intervention?
 (Human intervention means that water will enter the building when floods up to the base flood level occur unless measures are taken prior to the flood to prevent entry of water (e.g., bolting metal shields over doors and windows).)

YES NO Will the building be occupied as a residence?

If the answer to both questions is YES, the floodproofing cannot be credited for rating purposes and the actual lowest floor must be completed and certified instead. Complete both the elevation and floodproofing certificates

FIRM ZONES A, A1-A30, V1-V30, AO and AH: Certified Floodproofed Elevation is _____ feet, (NGVD).

THIS CERTIFICATION IS FOR SECTION II BOTH SECTIONS II AND III (Check One)

CERTIFIER'S NAME _____ COMPANY NAME _____ LICENSE NO. (or AHlx Seal) _____

TITLE _____ ADDRESS _____ ZIP _____

Registered Architect _____ 2250 South Dixie Highway _____ 33133

SIGNATURE _____ DATE 12/28/83 CITY Miami STATE Florida PHONE (305) 896-3030

The insurance agent should attach the original copy of the completed form to the flood insurance policy application, the second copy should be supplied to the policyholder and the third copy retained by the agent