U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1–9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

A1. Building Owner's Name LA VISTANA II, LLC

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
17730 GULF BOULEVARD
City REDINGTON SHORES State FL ZIP Code 33708

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
SHERMAN CARROLL SUBDIVISION, PART OF LOT A, P.B. 132, PGS. 97-98

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. N-27-49-37.3 Long. W-82-49-49.2 Horizontal Datum: ☐ NAD 1927 ☒ 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 6

A8. For a building with a crawlspace or enclosure(s):
a) Square footage of crawlspace or enclosure(s) 4099 sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A8.b 0 sq in
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:
a) Square footage of attached garage N/A sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
c) Total net area of flood openings in A9.b N/A sq in
d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
TOWN OF REDINGTON SHORES 125141	PINELLAS	FLORIDA

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
12103C0179	G	8/18/2009	9/3/2003	VE	12'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ 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. In Puerto Rico only, enter meters.

Benchmark Utilized: PIN CO DISK REDINGTON C Vertical Datum: ELEV=3.63 NAVD 1988

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)	7.8	☒ feet	☐ meters
b) Top of the next higher floor	17.9	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	17.2	☒ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	14.0	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	7.8	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	8.0	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	8.0	☒ feet	☐ 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.*

☒ Check here if comments are provided on back of form.
☒ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Lauren Penny
#4931 PLACE SEAL HERE
7-28-2015

Certifier's Name LAUREN PENNY, P.S.M. License Number #4931
Title LAND SURVEYOR Company Name L. R. PENNY AND ASSOCIATES, INC.
Address 10730 102ND AVENUE NORTH City SEMINOLE State FL ZIP Code 33778
Signature Lauren Penny Date 07/28/2015 Telephone 727-398-4360

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. 17730 GULF BOULEVARD	Policy Number:
City REDINGTON SHORES State FL ZIP Code 33708	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments LATITUDE LONGITUDE AQUIRED FROM GOOGLE EARTH. C2.e): LOWEST EQUIPMENT IS AN ELECTRIC OUTLET. ENCLOSURE BUILT WITH BREAKAWAY WALLS PER BREAKAWAY WALL CERTIFICATION SIGNED BY MOHAMMAD MOSTASABIAN, DATED 7/28/15, ATTACHED. THE ELEVATOR SHAFT IS 300 SQUARE FEET.

Signature Lauren Perry Date 07/28/2015

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 8–9 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's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

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

☐ Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

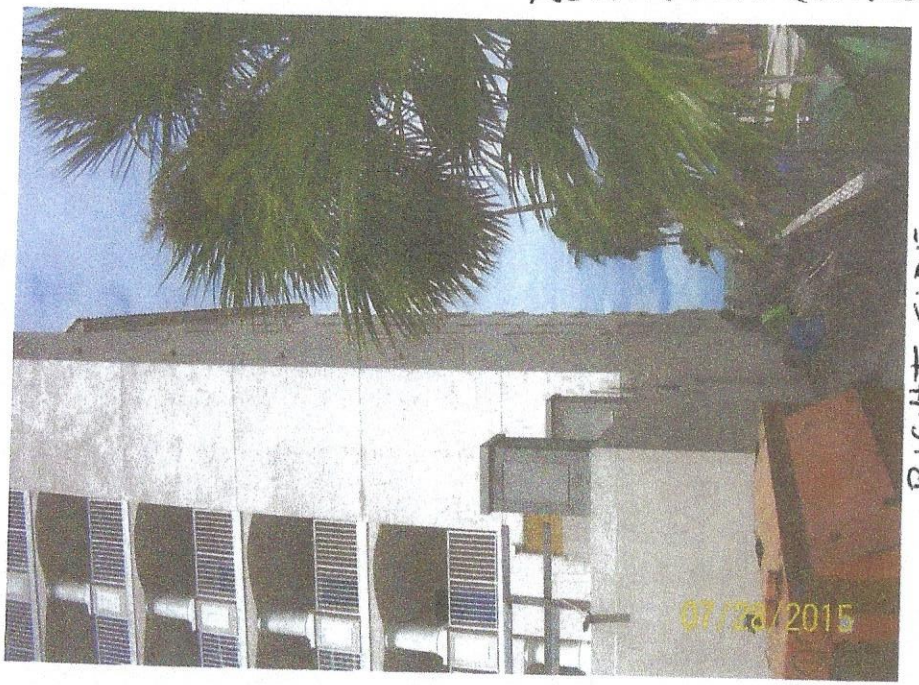
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 17730 GULF BOULEVARD	FOR INSURANCE COMPANY USE Policy Number:
City REDINGTON SHORES State FL ZIP Code 33708	Company NAIC Number:

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.

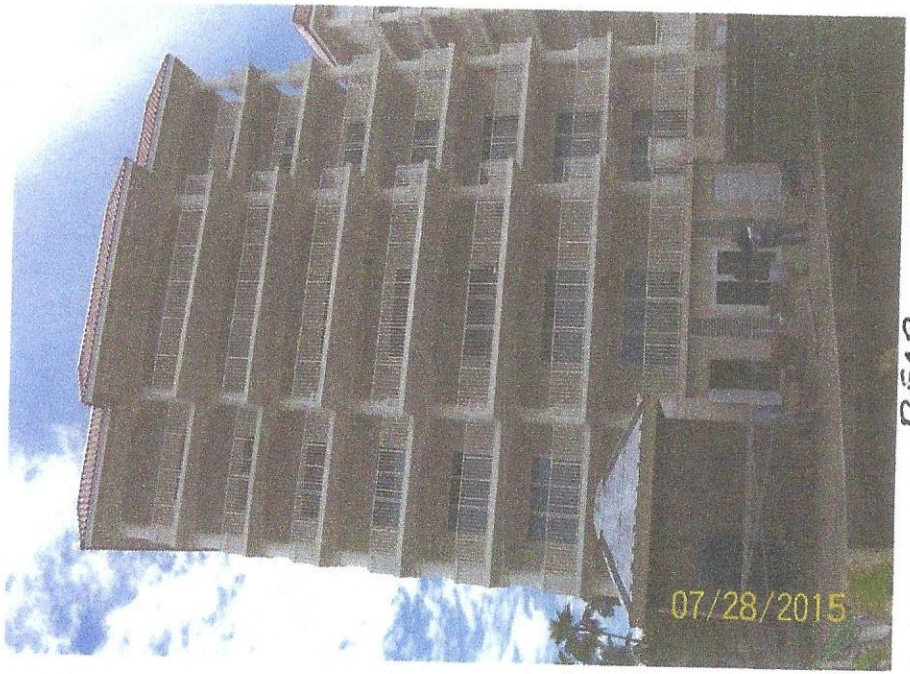
SEE ATTACHED SHEET OF PHOTOGRAPHS

15-0260

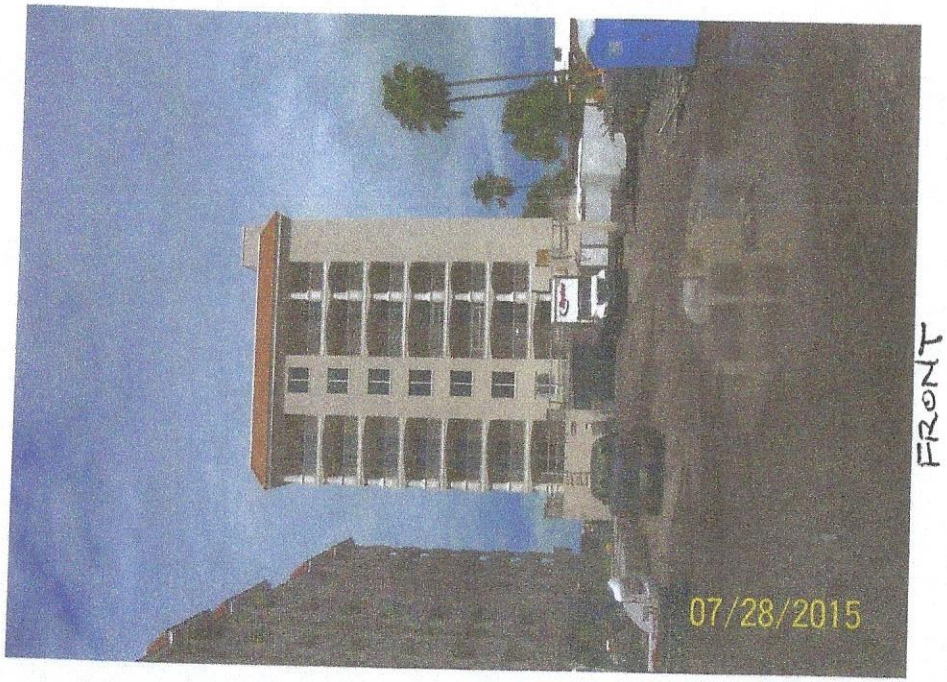
17730 GULF BLVD.
REDINGTON SHORES, FL. 33708



RIGHT SIDE



REAR



FRONT

LEFT SIDE

FLOOD PROCESSING CENTER
SUBMIT FOR RATE DEPARTMENT
PO BOX 2057
Kalispell, MT 59903-2057
Telephone: (888)389-8659 Facsimile: (406)257-1409

Date:
Fax Number: 727-797-8605
Attention: ALLEY REHBAUM & CAPES ASSURANCE INC

Message:
The National Flood Insurance Program guidelines require that this form is completed for all V-zone elevated buildings with an enclosure of 300 square feet or more using masonry walls and these walls are represented as being breakaway.

Breakaway Wall Certification

ZONES V, V1-V30, VE

QUOTE NUMBER:

Insured's Name: LA VISTANA II Condo Association c/o Developer Dr. Miller
Property Address: 17730 GULF BLVD Redington Shores, FL 33708

To: Insurance company

I Mohammad MOSTASABIAN certify the enclosure for the above building is designed/built with breakaway walls.

Signature

7/28/15
Date

* Seal Here:

* License #: 40197

The National Flood Insurance Program(NFIP) has added this additional certification for submission for flood insurance to be completed by a local building official, an engineer, or an architect. A licensed builder or a licensed surveyor may also complete this form. Thank you for your assistance.

* Required for architect, engineer, or surveyor.

doc:vznbrk

National Flood Insurance Program V-Zone Certificate
For Registered Engineers and Architects

Name LAVISTANNA II LLC

Building, Address or Other Description 17720 GULF BLVD "B" Policy Number *(Insurance Co. Use)* _____

City Redington Shores State FLA. Zip Code _____

SECTION I: Rood Insurance Rate Map (FIRM) Information

Community Number 125141 Panel Number 12103C0179 Suffix G Date of FIRM Index 8-18-09 FIRM Zone VE-12

SECTION II: Elevation Information

1. Elevation of the Bottom of Lowest Horizontal Structural Member ..... 17.2 feet ~~(NGVD)~~ (NAVD)
2. Base Flood Elevation (BFE)..... 12 feet ~~(NGVD)~~ "
3. Elevation of Lowest Adjacent Grade ..... 8 feet ~~(NGVD)~~ "
4. Approximate Depth of Anticipated Scour/Erosion used for Foundation Design..... 7.6 feet ~~(NGVD)~~ "
5. Embedment Depth of Pilings or Foundation Below Lowest Adjacent Grade..... 3.5 feet ~~(NGVD)~~ "

SECTION III: V-Zone Certification Statement

NOTE. This section must be certified by a registered engineer or architect

I certify that I have developed or reviewed the structural design, plans, and specifications for construction and that the design and methods of construction to be used 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 piles and columns) is elevated to or above the BFE; and
- The pile and column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of the wind and water loads acting simultaneously on all building components. Water loading values used are those associated with the base flood. Wind loading values used are those required by the applicable State or local building code. The potential for scour and erosion at the foundation has been anticipated for conditions associated with the base flood, including wave action.

SECTION IV: Breakaway Wall Certification Statement

NOTE. This section must be certified by a registered engineer or architect when breakaway walls exceed a design safe loading resistance of 20 pounds per square foot

I certify that I have developed or reviewed the structural design, plans, and specifications for construction and that the design and methods of construction to be used for the breakaway walls are in accordance with accepted standards of practice for meeting the following provisions:

- Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and
- 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 (wind and water loading values to be used are defined in Section 111).

SECTION V: Certification

Signature below certifies: ✓ *Section III;* ✓ *Section IV*

Certifier's Name Mohammad MOSTASABIRN

Title President

Street Address 13531 WALSINGHAM RD License Number 40197

City LARGO State FL Zip Code 33774

Signature _____ Date 1/7/15 Telephone Number 727-596-7099

Rev: 11-06