

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires July 31, 2002

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION			For Insurance Company Use:
BUILDING OWNER'S NAME GOLDBERG PROPERTY ASSOCIATES		Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) 1281 E. MAGNOLIA STREET		Company NAIC Number	
CITY FORT COLLINS	STATE CO	ZIP CODE 80524	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) PART LOT 2, MULBERRY AND LEMAY CROSSINGS FILING NO. 2			
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) COMMERCIAL			
LATITUDE/LONGITUDE (OPTIONAL) (##°-##'-###.###" or ##.#####")	HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other:	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER FORT COLLINS 080102		B2. COUNTY NAME LARIMER		B3. STATE COLORADO	
B4. MAP AND PANEL NUMBER 080102 0004	B5. SUFFIX C	B6. FIRM INDEX DATE MARCH 18, 1996	B7. FIRM PANEL EFFECTIVE/REVISED DATE MARCH 18, 1996	B8. FLOOD ZONE(S) X 500	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding)

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
 FIS Profile FIRM Community Determined Other (Describe): **LOMP FILL 4/3/02**

B11. Indicate the elevation datum used for the BFE in B9: NGVD 1929 NAVD 1988 Other (Describe):

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
Designation Date:

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. Building Diagram Number **1** (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. 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 C3.a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.
 Datum **NAVD** Conversion/Comments

Elevation reference mark used **R 402** Does the elevation reference mark used appear on the FIRM? Yes No

a) Top of bottom floor (including basement or enclosure) **4936.03** ft.(m)

b) Top of next higher floor **N.A.** ft.(m)

c) Bottom of lowest horizontal structural member (V zones only) **N.A.** ft.(m)

d) Attached garage (top of slab) **N.A.** ft.(m)

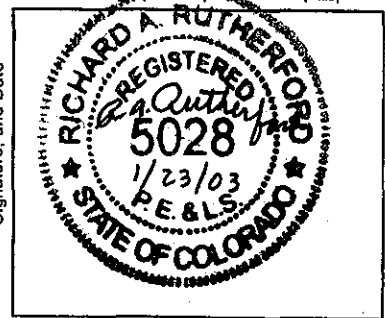
e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area.) **4936.03** ft.(m)

f) Lowest adjacent (finished) grade (LAG) **4936.0** ft.(m)

g) Highest adjacent (finished) grade (HAG) **4936.0** ft.(m)

h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade **0**

i) Total area of all permanent openings (flood vents) in C3.h **0** sq. in. (sq. cm)



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 in Sections A, 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 **RICHARD A. RUTHERFORD** LICENSE NUMBER **COLOR. 5028**

TITLE **PROFESSIONAL ENGINEER & LAND SURVEYOR** COMPANY NAME **STEWART & ASSOCIATES**

ADDRESS **P.O. Box 429** CITY **F.T. COLLINS** STATE **CO** ZIP CODE **80522**

SIGNATURE **Richard A. Rutherford** DATE **JAN 23, 2003** TELEPHONE **970-482-9331**

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. <u>1281 E. MAGNOLIA STREET</u>			Policy Number
CITY <u>FORT COLLINS</u>	STATE <u>CO</u>	ZIP CODE <u>80524</u>	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 SITE HAD LOMR FILL 4/3/02) B.M. R 402 ELEV. = 4939.03
HVAC IS ON THE ROOF AT ELEVATION 4951.8 The WATER
HEATER WILL B INSTALLED BY TENANT FINISH AT ELEV. 4936.0

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1. through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number _____ (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is _____ ft.(m) _____ in.(cm) _____ above or _____ below (check one) the highest adjacent grade. (Use natural grade, if available.)
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is _____ ft.(m) _____ in.(cm) above the highest adjacent grade. Complete Items C3.h and C3.i on front of form.
- E4. For 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, C (Items C3.h and C3.i only), 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, C, 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.

- G1. The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local 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-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER <u>B 0201306 FP 10338</u>	G5. DATE PERMIT ISSUED <u>3/20/02</u> <u>FP 12-20-200</u>	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED <u>1/23/03</u>
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- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building is: 4936 .03 ft.(m) Datum: NGVD
- G9. BFE or (in Zone AO) depth of flooding at the building site is: 4934 .0 ft.(m) Datum: NGVD

LOCAL OFFICIAL'S NAME <u>Marsha Hilmes-Robinson</u>	TITLE <u>Floodplain Administrator</u>
COMMUNITY NAME <u>City of Fort Collins, CO</u>	TELEPHONE <u>970-221-6700</u>
SIGNATURE <u>Marsha Hilmes-Robinson</u>	DATE <u>1-23-03</u>

COMMENTS A LOMR-F was issued for the site. However, a condition of the City signing off on the LOMR-F was that the building would be elevated 2ft. above BFE. The elevations on this form certify that requirement was met.

Check here if attachments