

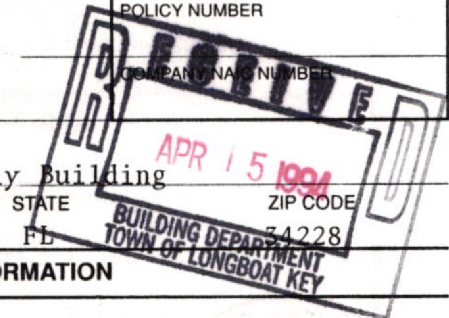
ELEVATION CERTIFICATE

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 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 Yale Properties - L'Ambiance, A Florida General Partnership	POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 415 (Longboat Club Road) 435 L'Ambiance Dr.	COMPANY NAME NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) Parcel B, Unit No. 6, Longboat Key Club Subdivision - Northerly Building	STATE ZIP CODE FL 34228
CITY Longboat Key	



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)
125126	0010	B	May 18, 1992	V 17	13

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

- 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 7 . **
 - 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).
 - 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 6 1 feet NGVD (or other FIRM datum—see Section B, Item 7).
 - 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.
 - 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
- 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.)
- Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4)
- 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.)
- The elevation of the lowest grade immediately adjacent to the building is: 6 5 feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

- If 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 _____ .

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.

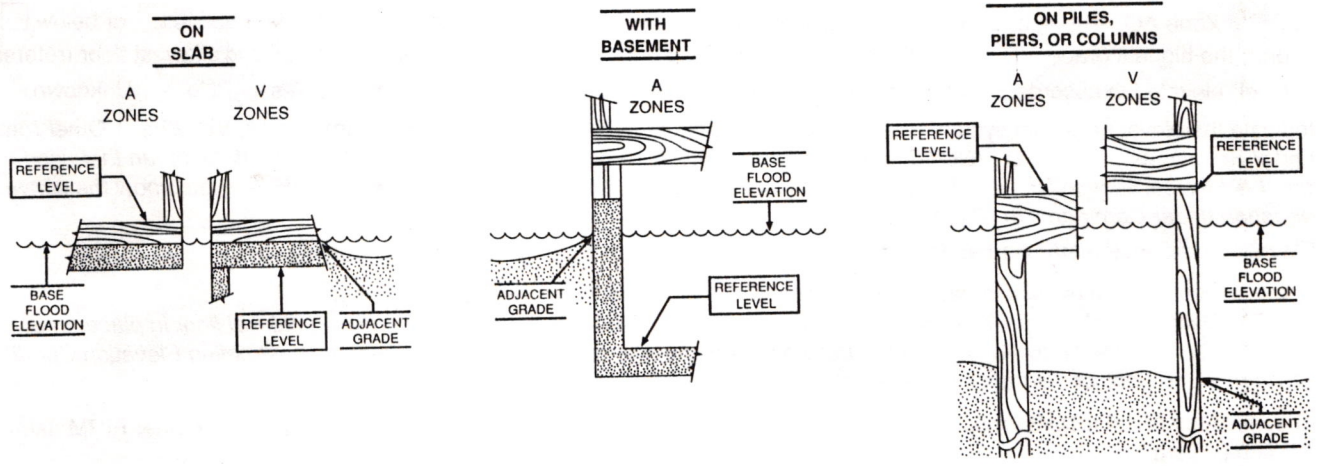
Reference level diagrams 6, 7 and 8 - Distinguishing Features-If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under 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 Robert R. Cunningham, P.L.S.		LICENSE NUMBER (or Affix Seal) 3924	
TITLE Director of Surveying		COMPANY NAME Smally, Wellford & Nalven, a division of Wilson, Miller, Barton & Peek, Inc.	
ADDRESS P.O. Box 4069	CITY Sarasota	STATE FL	ZIP 34230
SIGNATURE <i>[Signature]</i>		DATE 3/30/94	PHONE (813) 371-3690

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

COMMENTS: * and **: Elevations are NGVD 29 based on tidal bench mark established by William F. Bishop & Associates, Inc., on survey dated July 28, 1988. *: Final grading is not complete and elevation of lowest grade is per elevations taken on March 25, 1994. **: Top of "Grade Slab" is 7.0 and bottom of lowest structural member of "1st Floor" is 14.9. Breakaway walls confirmed by structural engineer per his letter to the certifier dated March 25, 1994, attached hereto for reference.



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.

V-ZONE CONSTRUCTION CERTIFICATE

Name L'Ambiance, A Condominium (North Bldg.) Policy No. _____
 Street Address 435 L'Ambiance Dr., Town of Longboat Key, Florida
 Other Description Northerly Main Bldg., Parcel B, Unit No. 6, Longboat Key Club
 Subdivision, Plat Book 32, Pages 30/30A, Sarasota County, Florida
 City Town of Longboat Key State FL Zip Code 34228

Section I - Flood Insurance Rate Map Information

COMMUNITY NO.	PANEL NO.	SUFFIX	DATE OF RRM INDEX	FIRM ZONE	BASE FLOOD ELEV (On 40 Year, 100 Year)	COMMUNITY ESTIMATED BASE FLOOD ELEVATION ESTABLISHED FOR ZONE A OR SOME % IF AVAILABLE
125126	0010	B	5/18/92	V17	13	N/A

Section II - Elevation Information

1. Bottom of the Lowest Horizontal Structural Member..... 6.1* ft.
2. Base Flood Elevation..... 13 ft.
3. Elevation of Highest Adjacent Grade..... 18.3 ft.
4. Elevation of Lowest Adjacent Grade..... 6.5 ft.
5. Elevation of Bottom of Pilings or Foundation..... -48.9 ft.

SECTION III - V Zone Certification Statement

* This is the bottom of the garage floor slab of the support beams for the first floor is 15.3'.

[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

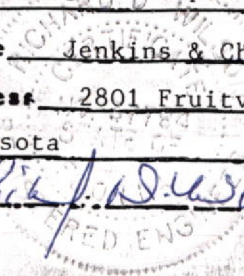
[NOTE: This section must be completed by a registered engineer or architect when breakaway walls are used which exceed a design safe loading resistance of 20 pounds per square foot.]

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 Richard D. Wilson
 Title Managing Principal License No. 37784
 Company Name Jenkins & Charland, Inc.
 Street Address 2801 Fruitville Road, Suite 200
 City Sarasota State FL Zip 34237
 Signature Richard D. Wilson Telephone 813-952-1717





March 25, 1994

Mr. John Fisher
Professional Land Surveyor
c/o Smally, Wellford & Nalven,
A Division of Wilson, Miller, Barton & Peek, Inc.
133 South McIntosh Road
Sarasota, Florida 34232

SUBJECT: Structural Certification for the Northerly
Building to the Federal Emergency Management
Agency, National Insurance Program, Elevation
Certificate for Proposed L'Ambiance, A Condominium
located on Parcel B, Unit No. 6, Longboat Key
Club, Town of Longboat Key, Florida


Dear Mr. Fisher:

In accordance with your request we have reviewed our
structural design for the main northerly building of the
above subject condominium.

We wish to certify, under seal, that the walls located on
the garage level of this building are solid breakaway walls
that are not an integral part of the structural support of
the northerly building and are intended through their design
and construction to collapse under specific lateral loading
forces, without causing damage to the elevated portion of
the building or its supporting foundation.

Very truly yours,

JENKINS & CHARLAND, INCORPORATED


Richard D. Wilson, P.E.
Managing Principal

RDW/ydb
Professional Engineer, Florida Registration 0037784