

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Railway Condominium</u>	For Insurance Company Use:
	Policy Number
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>Grinnell Street</u>	Company NAIC Number

MS City Key West State FL ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
RE: 00001740-000000 and RE: 00001710-000000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential
A5. Latitude/Longitude: Lat. 24.5619 N Long. 81.7979 W 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 crawl space or enclosure(s), provide:	A9. For a building with an attached garage, provide:
a) Square footage of crawl space or enclosure(s) <u>3930+/-</u> sq ft	a) Square footage of attached garage <u>NA</u> sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <u>0</u>	b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade <u>NA</u>
c) Total net area of flood openings in A8.b <u>0</u> sq in	c) Total net area of flood openings in A9.b <u>NA</u> sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Key West 120168	B2. County Name Monroe	B3. State FL
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B4. Map/Panel Number 12087C 1516	B5. Suffix K	B6. FIRM Index Date 2/18/05	B7. FIRM Panel Effective/Revised Date 2/18/05	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 9
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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 (Describe) _____

B11. Indicate elevation datum used for BFE in Item 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 _____ 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-g below according to the building diagram specified in Item A7.

Benchmark Utilized local Vertical Datum 1929
Conversion/Comments _____

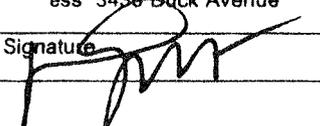
Check the measurement used.

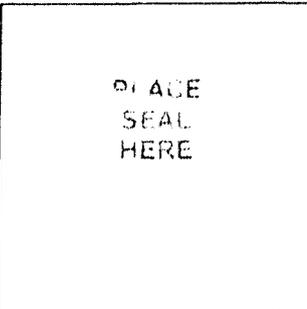
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>3.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>12.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>NA</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 in Comments)	<u>7.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>3.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>6.6</u>	<input checked="" 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.

Certifier's Name <u>J. Lynn O'Flynn</u>	License Number <u>6298</u>
Title <u>Professional Surveyor & Mapper</u>	Company Name <u>J. Lynn O'Flynn, Inc.</u>
<u>ess 3430 Duck Avenue</u>	City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>
Signature 	Date <u>1/11/08</u> Telephone <u>(305) 296-7422</u>



Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Railway Condominium</u>		For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>Grinnell Street</u>		Policy Number
City <u>Key West</u> State <u>FL</u> ZIP Code <u>33940</u>		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) RE: 00001740-000000 and RE: 00001710-000000		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>24.5619 N</u> Long. <u>81.7979 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>6</u>		
A8. For a building with a crawl space or enclosure(s), provide:		A9. For a building with an attached garage, provide:
a) Square footage of crawl space or enclosure(s) <u>3930+/-</u> sq ft	a) Square footage of attached garage <u>NA</u> sq ft	
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <u>0</u>	b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade <u>NA</u>	
c) Total net area of flood openings in A8.b <u>0</u> sq in	c) Total net area of flood openings in A9.b <u>NA</u> sq in	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>City of Key West</u> <u>120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>FL</u>	
B4. Map/Panel Number <u>12087C 1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>9</u>
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 _____ <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-g below according to the building diagram specified in Item A7.
Benchmark Utilized local Vertical Datum 1929
Conversion/Comments _____

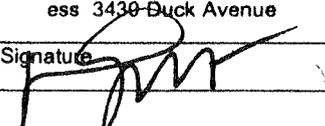
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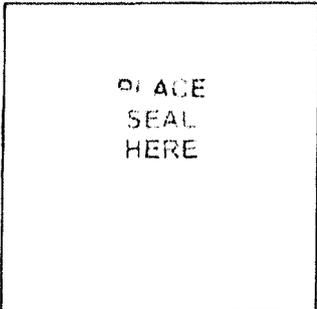
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b) Top of the next higher floor	<u>12.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>NA</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 in Comments)	<u>7.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>3.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>6.6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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Check here if comments are provided on back of form.

Certifier's Name <u>J. Lynn O'Flynn</u>	License Number <u>6298</u>
Title <u>Professional Surveyor & Mapper</u>	Company Name <u>J. Lynn O'Flynn, Inc.</u>
<u>ess 3430 Duck Avenue</u>	City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>
Signature 	Date <u>1/11/08</u> Telephone <u>(305) 296-7422</u>



Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

For Insurance Company Use:

Policy Number

Company NAIC Number

A1. Building Owner's Name Railway Condominium

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
Grinnell Street

City Key West State FL ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)

RE: 00001740-000000 and RE: 00001710-000000

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

A5. Latitude/Longitude: Lat. 24.5619 N Long. 81.7979 W

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 crawl space or enclosure(s), provide

- a) Square footage of crawl space or enclosure(s) 3930+/- sq ft
- b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade 0
- c) Total net area of flood openings in A8.b 0 sq in

A9. For a building with an attached garage, provide:

- a) Square footage of attached garage NA sq ft
- b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade NA
- c) Total net area of flood openings in A9.b NA sq ft

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
City of Key West 120168

B2. County Name
Monroe

B3. State
FL

B4. Map/Panel Number
12087C 1516

B5. Suffix
K

B6. FIRM Index Date
2/18/05

B7. FIRM Panel Effective/Revised Date
2/18/05

B8. Flood Zone(s)
AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
9

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 (Describe) _____

B11. Indicate elevation datum used for BFE in item 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 _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
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Benchmark Utilized local Vertical Datum 1929

Conversion/Comments _____

Check the measurement used.

- a) Top of bottom floor (including basement, crawl space, or enclosure floor) 3.5 feet meters (Puerto Rico only)
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- c) Bottom of the lowest horizontal structural member (V Zones only) NA feet meters (Puerto Rico only)
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- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) 7.9 feet meters (Puerto Rico only)
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License Number 6298

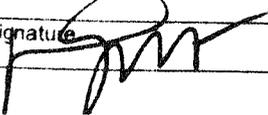
Title Professional Surveyor & Mapper

Company Name J. Lynn O'Flynn, Inc.

Address 3430 Duck Avenue

City Key West

State FL ZIP Code 33040

Signature 

Date 1/11/08

Telephone (305) 296-7422

DATE
SIGN
HERE

Important: Read the instructions on pages 1-8.

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RE: 00001740-000000 and RE: 00001710-000000

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A5. Latitude/Longitude: Lat. 24.5619 N Long. 81.7979 W

Horizontal Datum: NAD 1927 NAD 1983

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A7. Building Diagram Number 6

A8. For a building with a crawl space or enclosure(s), provide

- a) Square footage of crawl space or enclosure(s) 3930+/- sq ft
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- c) Total net area of flood openings in A8.b 0 sq in

A9. For a building with an attached garage, provide:

- a) Square footage of attached garage NA sq ft
- b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade NA
- c) Total net area of flood openings in A9.b NA sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Key West 120168		B2. County Name Monroe		B3. State FL	
B4. Map/Panel Number 12087C 1516	B5. Suffix K	B6. FIRM Index Date 2/18/05	B7. FIRM Panel Effective/Revised Date 2/18/05	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 9

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Conversion/Comments _____

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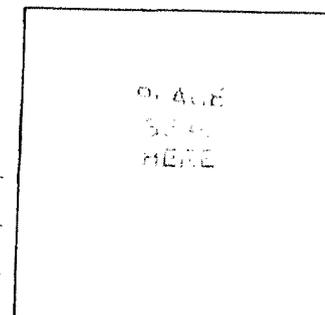
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- b) Top of the next higher floor 12.9 feet meters (Puerto Rico only)
- c) Bottom of the lowest horizontal structural member (V Zones only) NA feet meters (Puerto Rico only)
- d) Attached garage (top of slab) NA feet meters (Puerto Rico only)
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) 7.9 feet meters (Puerto Rico only)
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a) Square footage of crawl space or enclosure(s)	<u>3930+/-</u> sq ft	A9. For a building with an attached garage, provide:
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade	<u>0</u>	a) Square footage of attached garage
c) Total net area of flood openings in A8.b	<u>0</u> sq in	b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade
		c) Total net area of flood openings in A9.b

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>City of Key West 120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>FL</u>	
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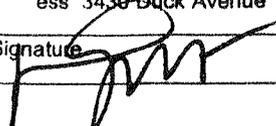
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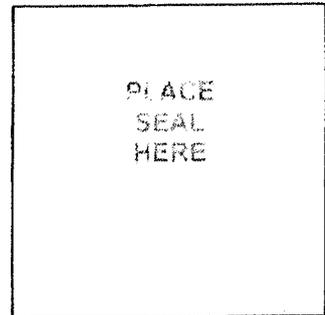
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Horizontal Datum: NAD 1927 NAD 1983

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 crawl space or enclosure(s), provide

- a) Square footage of crawl space or enclosure(s) 3930+/- sq ft
- b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade 0
- c) Total net area of flood openings in A8.b 0 sq in

A9. For a building with an attached garage, provide:

- a) Square footage of attached garage NA sq
- b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade NA
- c) Total net area of flood openings in A9.b NA sq

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
City of Key West 120168

B2. County Name
Monroe

B3. State
FL

B4. Map/Panel Number
12087C 1516

B5. Suffix
K

B6. FIRM Index Date
2/18/05

B7. FIRM Panel Effective/Revised Date
2/18/05

B8. Flood Zone(s)
AE

B9. Base Flood Elevation(s) (Z or AO, use base flood depth)
9

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 (Describe) _____

B11. Indicate elevation datum used for BFE in Item 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 _____ 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-g below according to the building diagram specified in Item A7.

Benchmark Utilized local Vertical Datum 1929

Conversion/Comments _____

Check the measurement used.

- a) Top of bottom floor (including basement, crawl space, or enclosure floor) 3.5 feet meters (Puerto Rico only)
- b) Top of the next higher floor 12.9 feet meters (Puerto Rico only)
- c) Bottom of the lowest horizontal structural member (V Zones only) NA feet meters (Puerto Rico only)
- d) Attached garage (top of slab) NA feet meters (Puerto Rico only)
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) 7.9 feet meters (Puerto Rico only)
- f) Lowest adjacent (finished) grade (LAG) 3.7 feet meters (Puerto Rico only)
- g) Highest adjacent (finished) grade (HAG) 6.6 feet 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.

Certifier's Name J. Lynn O'Flynn

License Number 6298

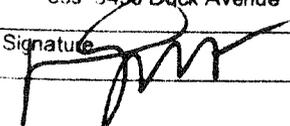
Title Professional Surveyor & Mapper

Company Name J. Lynn O'Flynn, Inc.

ess 3430 Duck Avenue

City Key West

State FL ZIP Code 33040

Signature 

Date 1/11/08

Telephone (305) 296-7422

PLACE
SEAL
HERE

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Railway Condominium</u>		For Insurance Company Use: Policy Number
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>Grinnell Street</u>		Company NAIC Number
City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) RE: <u>00001740-000000</u> and RE: <u>00001710-000000</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>24.5619 N</u> Long. <u>81.7979 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>6</u>		
A8. For a building with a crawl space or enclosure(s), provide		A9. For a building with an attached garage, provide:
a) Square footage of crawl space or enclosure(s) <u>3930+/-</u> sq ft		a) Square footage of attached garage <u>NA</u> sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <u>0</u>		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade <u>NA</u>
c) Total net area of flood openings in A8.b <u>0</u> sq in		c) Total net area of flood openings in A9.b <u>NA</u> sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Key West <u>120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>FL</u>	
B4. Map/Panel Number <u>12087C 1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>9</u>
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 _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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*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-g below according to the building diagram specified in Item A7.
Benchmark Utilized local Vertical Datum 1929
Conversion/Comments _____

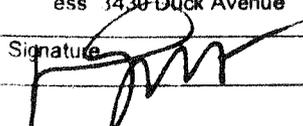
Check the measurement used.

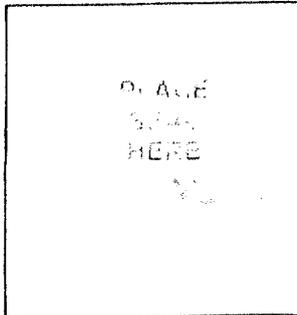
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>3.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>12.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>NA</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 in Comments)	<u>7.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>3.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>6.6</u>	<input checked="" 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.

Certifier's Name <u>J. Lynn O'Flynn</u>	License Number <u>6298</u>
Title <u>Professional Surveyor & Mapper</u>	Company Name <u>J. Lynn O'Flynn, Inc.</u>
Address <u>3430 Duck Avenue</u>	City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>
Signature 	Date <u>1/11/08</u> Telephone <u>(305) 296-7422</u>



Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Railway Condominium</u>		For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>Grinnell Street</u>		Policy Number
City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) RE: 00001740-000000 and RE: 00001710-000000		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>24.5619 N</u> Long. <u>81.7979 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>6</u>		
A8. For a building with a crawl space or enclosure(s), provide		A9. For a building with an attached garage, provide:
a) Square footage of crawl space or enclosure(s) <u>3930+/-</u> sq ft		a) Square footage of attached garage <u>NA</u> sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <u>0</u>		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade <u>NA</u>
c) Total net area of flood openings in A8.b <u>0</u> sq in		c) Total net area of flood openings in A9.b <u>NA</u> sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>City of Key West 120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>FL</u>	
B4. Map/Panel Number <u>12087C 1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>9</u>
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 _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

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Benchmark Utilized local Vertical Datum 1929
Conversion/Comments _____

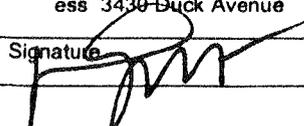
Check the measurement used.

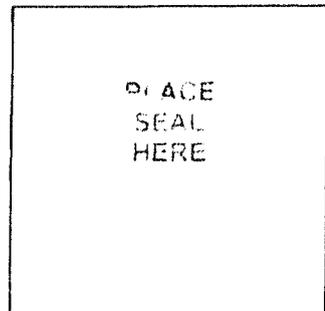
a) Top of bottom floor (including basement, crawl space, or enclosure floor).	<u>3.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>12.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>NA</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 in Comments)	<u>7.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>3.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
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Check here if comments are provided on back of form.

Certifier's Name <u>J. Lynn O'Flynn</u>	License Number <u>6298</u>
Title <u>Professional Surveyor & Mapper</u>	Company Name <u>J. Lynn O'Flynn, Inc.</u>
<u>ess 3430 Duck Avenue</u>	City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>
Signature 	Date <u>1/11/08</u> Telephone <u>(305) 296-7422</u>



Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Railway Condominium	For Insurance Company Use: Policy Number
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Grinnell Street	Company NAIC Number
City Key West State FL ZIP Code 33040	

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
RE: 00001740-000000 and RE: 00001710-000000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential
A5. Latitude/Longitude: Lat. 24.5619 N Long. 81.7979 W 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 crawl space or enclosure(s), provide

a) Square footage of crawl space or enclosure(s)	<u>3930+/-</u> sq ft	A9. For a building with an attached garage, provide:
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade	<u>0</u>	a) Square footage of attached garage
c) Total net area of flood openings in A8.b	<u>0</u> sq in	b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade
		c) Total net area of flood openings in A9.b

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Key West 120168	B2. County Name Monroe	B3. State FL
---	---------------------------	-----------------

B4. Map/Panel Number 12087C 1516	B5. Suffix K	B6. FIRM Index Date 2/18/05	B7. FIRM Panel Effective/Revised Date 2/18/05	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 9
-------------------------------------	-----------------	--------------------------------	--	-------------------------	--

10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other (Describe) _____

11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____

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

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
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Benchmark Utilized local Vertical Datum 1929
Conversion/Comments _____

Check the measurement used.

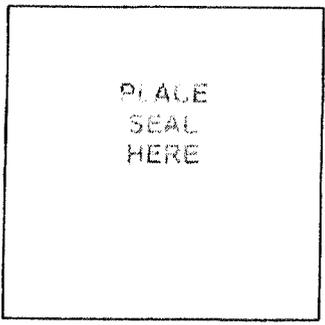
- a) Top of bottom floor (including basement, crawl space, or enclosure floor) 3.5 feet meters (Puerto Rico only)
- b) Top of the next higher floor 12.9 feet meters (Puerto Rico only)
- c) Bottom of the lowest horizontal structural member (V Zones only) NA feet meters (Puerto Rico only)
- d) Attached garage (top of slab) NA feet meters (Puerto Rico only)
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) 7.9 feet meters (Puerto Rico only)
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Check here if comments are provided on back of form.

Certifier's Name J. Lynn O'Flynn	License Number 6298
Title Professional Surveyor & Mapper	Company Name J. Lynn O'Flynn, Inc.
Address 3430 Duck Avenue	City Key West State FL ZIP Code 33040
Signature	Date 1/11/08 Telephone (305) 296-7422



Federal Emergency Management Agency
National Flood Insurance Program

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Railway Condominium</u> Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>Grinnell Street</u> City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>	For Insurance Company Use:
	Policy Number
	Company NAIC Number

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
RE: 00001740-000000 and RE: 00001710-000000

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

A5. Latitude/Longitude: Lat. 24.5619 N Long. 81.7979 W 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

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a) Square footage of crawl space or enclosure(s)	<u>3930+/-</u> sq ft	A9. For a building with an attached garage, provide:
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade	<u>0</u>	a) Square footage of attached garage
c) Total net area of flood openings in A8.b	<u>0</u> sq in	b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade
		c) Total net area of flood openings in A9.b

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>City of Key West</u> <u>120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>FL</u>	
B4. Map/Panel Number <u>12087C 1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>9</u>

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B11. Indicate elevation datum used for BFE in Item 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 _____ CBRS OPA

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Conversion/Comments _____

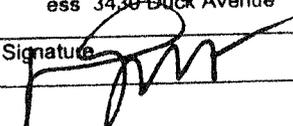
Check the measurement used.

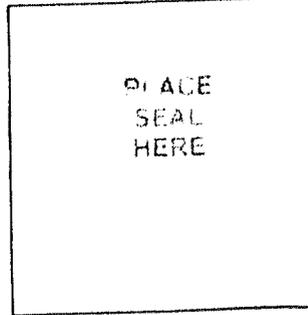
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>3.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>12.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
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e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	<u>7.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
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Check here if comments are provided on back of form.

Certifier's Name <u>J. Lynn O'Flynn</u>	License Number <u>6298</u>
Title <u>Professional Surveyor & Mapper</u>	Company Name <u>J. Lynn O'Flynn, Inc.</u>
<u>ess 3430-Duck Avenue</u>	City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>
Signature 	Date <u>1/11/08</u> Telephone <u>(305) 296-7422</u>



FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOODPROOFING CERTIFICATE
FOR NON-RESIDENTIAL STRUCTURES

The floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation; however, a floodproofing design certification is required. This form is to be used for that certification. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or affect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements. The permitting of a floodproofed residential basement requires a separate certification specifying that the design complies with the local floodplain management ordinance.

Old Town Key West Development LLC

BUILDING OWNER'S NAME
303 & 301 Grinnell Street
STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER

OTHER DESCRIPTION (Lot and Block Numbers, etc.)
Key West, FL 33040
CITY

FOR INSURANCE COMPANY USE
POLICY NUMBER
COMPANY NAIC NUMBER

STATE ZIP CODE

SECTION I FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zones, Use Depth)
120168	1516 of 1585	K	02/18/05	AE	AE9 & AE7

SECTION II FLOODPROOFING INFORMATION (By a Registered Professional Engineer or Architect)

Floodproofing Design Elevation Information:

FF 11'-6" / Equipment protected to 10'-4"

Building is floodproofed to an elevation of 9⁰ feet NGVD. (Elevation datum used must be the same as that on the FIRM.)

Height of floodproofing on the building above the lowest adjacent grade is **12" - 4.5' Varies pending on side of building**

(NOTE: for insurance rating purposes, the building's floodproofed design elevation must be at least one foot above the Base Flood Elevation to receive rating credit. If the building is floodproofed only to the Base Flood Elevation, then the building's insurance rating will result in a higher premium.)

SECTION III CERTIFICATION (By Registered Professional Engineer or Architect)

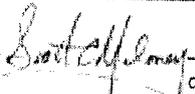
Non-Residential Floodproofed Construction Certification:

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

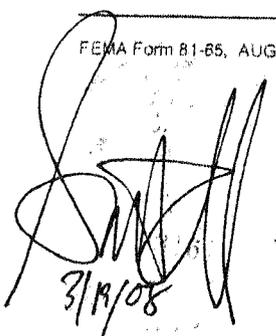
The structure, together with attendant utilities and sanitary facilities, is watertight to the floodproofed design elevation indicated above, with walls that are substantially impermeable to the passage of water.

All structural components are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces.

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.

CERTIFIER'S NAME Scott C. Maloney, Architect	LICENSE NUMBER (or Affix Seal) AR93161
TITLE Director	COMPANY NAME mbi k2m Architecture, Inc.
ADDRESS 1001 Whitehead Street	CITY Key West STATE FL ZIP CODE 33040
SIGNATURE 	DATE 03/17/08 PHONE 305-294-4011

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


3/19/08



FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

FLOODPROOFING CERTIFICATE
FOR NON-RESIDENTIAL STRUCTURES

The floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation; however, a floodproofing design certification is required. This form is to be used for that certification. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or affect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements. The permitting of a floodproofed residential basement requires a separate certification specifying that the design complies with the local floodplain management ordinance.

Old Town Key West Development LLC

BUILDING OWNER'S NAME

303 & 301 Grinnell Street

STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER

OTHER DESCRIPTION (Lot and Block Numbers, etc.)

Key West, FL 33040

CITY

STATE

ZIP CODE

FOR INSURANCE COMPANY USE
POLICY NUMBER
COMPANY NAIC NUMBER

SECTION I FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zones, Use Depth)
120168	1516 of 1585	K	02/18/05	AE	AE9 & AE7

SECTION II FLOODPROOFING INFORMATION (By a Registered Professional Engineer or Architect)

Floodproofing Design Elevation information:

FF 11'-6" / Equipment protected to 10'-4"

Building is floodproofed to an elevation of 9⁰ feet NGVD. (Elevation datum used must be the same as that on the FIRM.)

Height of floodproofing on the building above the lowest adjacent grade is .. **12" - 4.5' Varies pending on side of building**

(NOTE: for insurance rating purposes, the building's floodproofed design elevation must be at least one foot above the Base Flood Elevation to receive rating credit. If the building is floodproofed only to the Base Flood Elevation, then the building's insurance rating will result in a higher premium.)

SECTION III CERTIFICATION (By Registered Professional Engineer or Architect)

Non-Residential Floodproofed Construction Certification:

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

The structure, together with attendant utilities and sanitary facilities, is watertight to the floodproofed design elevation indicated above, with walls that are substantially impermeable to the passage of water.

All structural components are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces.

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.

CERTIFIER'S NAME

Scott C. Maloney, Architect

LICENSE NUMBER (or Affix Seal)

AR93161

TITLE

Director

COMPANY NAME

mbi | k2m Architecture, Inc.

ADDRESS

1001 Whitehead Street

CITY

Key West

STATE

FL

ZIP CODE

33040

SIGNATURE

DATE

03/17/08

PHONE

305-294-4011

de of this Certificate for: 1) community official, 2) Insurance agent/company, and 3) building owner.

Federal Emergency Management Agency
National Flood Insurance Program

Expires February 20, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Railway Condominium</u>		For Insurance Company Use: Policy Number
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>Grinnell Street</u>		Company NAIC Number
City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) RE: <u>00001740-000000 and RE: 00001710-000000</u>		

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

A5. Latitude/Longitude: Lat. 24.5619 N Long. 81.7979 W 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 crawl space or enclosure(s), provide

a) Square footage of crawl space or enclosure(s)	<u>3930+/-</u> sq ft	A9. For a building with an attached garage, provide:
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade	<u>0</u>	a) Square footage of attached garage
c) Total net area of flood openings in A8.b	<u>0</u> sq in	b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade
		c) Total net area of flood openings in A9.b

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>City of Key West 120168</u>		B2. County Name <u>Monroe</u>	B3. State <u>FL</u>
B4. Map/Panel Number <u>12087C 1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>
		B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>9</u>

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 (Describe) _____

B11. Indicate elevation datum used for BFE in Item 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 _____ 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-g below according to the building diagram specified in Item A7.
Benchmark Utilized local Vertical Datum 1929
Conversion/Comments _____

Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>3.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>12.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>NA</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 in Comments)	<u>7.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>3.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>6.6</u>	<input checked="" 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.

Certifier's Name <u>J. Lynn O'Flynn</u>		License Number <u>6298</u>	
Title <u>Professional Surveyor & Mapper</u>		Company Name <u>J. Lynn O'Flynn, Inc.</u>	
<u>ess 3430 Duck Avenue</u>		City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>	
Signature	Date <u>1/11/08</u>	Telephone <u>(305) 296-7422</u>	



FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

FLOODPROOFING CERTIFICATE
FOR NON-RESIDENTIAL STRUCTURES

The floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation; however, a floodproofing design certification is required. This form is to be used for that certification. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or affect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements. The permitting of a floodproofed residential basement requires a separate certification specifying that the design complies with the local floodplain management ordinance.

Old Town Key West Development LLC

BUILDING OWNER'S NAME
303 & 301 Grinnell Street
STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER

OTHER DESCRIPTION (Lot and Block Numbers, etc.)
Key West, FL 33040
CITY

FOR INSURANCE COMPANY USE
POLICY NUMBER
COMPANY NAIC NUMBER

STATE _____ ZIP CODE _____

SECTION I FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zones, Use Depth)
120168	1516 of 1585	K	02/18/05	AE	AE9 & AE7

SECTION II FLOODPROOFING INFORMATION (By a Registered Professional Engineer or Architect)

Floodproofing Design Elevation Information: **FF 11'-6" / Equipment protected to 10'-4"**
Building is floodproofed to an elevation of **9⁰** feet NGVD. (Elevation datum used must be the same as that on the FIRM.)
Height of floodproofing on the building above the lowest adjacent grade is **12" - 4.5' Varies pending on side of building**
(NOTE: for insurance rating purposes, the building's floodproofed design elevation must be at least one foot above the Base Flood Elevation to receive rating credit. If the building is floodproofed only to the Base Flood Elevation, then the building's insurance rating will result in a higher premium.)

SECTION III CERTIFICATION (By Registered Professional Engineer or Architect)

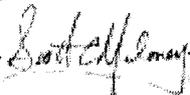
Non-Residential Floodproofed Construction Certification:

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

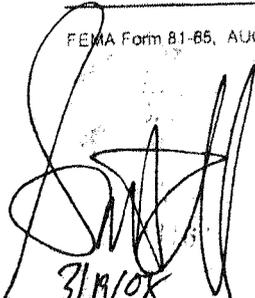
The structure, together with attendant utilities and sanitary facilities, is watertight to the floodproofed design elevation indicated above, with walls that are substantially impermeable to the passage of water.

All structural components are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces.

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.

CERTIFIER'S NAME Scott C. Maloney, Architect	LICENSE NUMBER (or Affix Seal) AR93161
TITLE Director	COMPANY NAME mbi k2m Architecture, Inc.
ADDRESS 1001 Whitehead Street	CITY Key West
	STATE FL
	ZIP CODE 33040
SIGNATURE 	DATE 03/17/08
	PHONE 305-294-4011

de of this Certificate for: 1) community official, 2) Insurance agent/company, and 3) building owner.


3/17/08

Important: Read the instructions on pages 1-8.

Building Owner's Name Railway Corp
 A2. Building Street Address (including apt no.)
301 Grinnell Street
 City Key West State FL ZIP Code 33040

SECTION A - PROPERTY INFORMATION	For Insurance Company Use:
Site, and/or Bldg. No.) or P.O. Route and Box No.	Policy Number
	Company NAIC Number

A3. Property Description (Lot and Block No.)
 RE: 00001740-000000 and RE: 00001710

Tax Parcel Number, Legal Description, etc.)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential
 A5. Latitude/Longitude: Lat. 24.5619 N Long. 80.84 W
 A6. Attach at least 2 photographs of the building
 A7. Building Diagram Number 7
 A8. For a building with a crawl space or enclosure(s), provide:
 a) Square footage of crawl space or enclosure(s) walls within 1.0 foot of adjacent grade 3930+/- sq ft
 b) No. of permanent flood openings in enclosure(s) walls within 1.0 foot of adjacent grade 0
 c) Total net area of flood openings in enclosure(s) walls within 1.0 foot of adjacent grade 0 sq in

Horizontal Datum: NAD 1927 NAD 1983
 This Certificate is being used to obtain flood insurance.
 A9. For a building with an attached garage, provide:
 a) Square footage of attached garage NA sq ft
 b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade NA
 c) Total net area of flood openings in A9.b NA sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
City of Key West 1205
 B4. Map/Panel Number 12087C 1516
 B5. Suffix K

B2. County Name Monroe
 B3. State FL
 B6. FIRM Index Date 2/18/05
 B7. FIRM Panel Effective/Revised Date 2/18/05
 B8. Flood Zone(s) AE
 B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 9

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM
 Other (Describe) _____
 B11. Indicate elevation datum used for BFE data entered 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)?
 CBRS OPA Yes No

Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 Community Determined Other (Describe) _____
 Indicate elevation datum used for BFE data entered in B9:
 NGVD 1929 NAVD 1988 Other (Describe) _____
 Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?
 CBRS OPA Yes No

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:
 *A new Elevation Certificate will be required when construction of the building is complete.
 C2. Elevations – Zones A1-A30, AE, AH, AO (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram identified in Item A7.
 Benchmark Utilized local Vertical Datum Conversion/Comments: _____
 a) Top of bottom floor (including basement, crawl space, or enclosure floor) 3.5 feet meters (Puerto Rico only)
 b) Top of the next higher floor 11.5 feet meters (Puerto Rico only)
 c) Bottom of the lowest horizontal structural member (V Zones only) NA feet meters (Puerto Rico only)
 d) Attached garage (top of slab) NA feet meters (Puerto Rico only)
 e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) 6.6 feet meters (Puerto Rico only)
 f) Lowest adjacent (finished) grade (to building) 3.4 feet meters (Puerto Rico only)
 g) Highest adjacent (finished) grade (to building) 6.5 feet meters (Puerto Rico only)

Construction Drawings* Building Under Construction* Finished Construction
 when construction of the building is complete.
 Elevations – Zones A1-A30, AE, AH, AO (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram identified in Item A7.
 Benchmark Utilized local Vertical Datum Conversion/Comments: _____
 Check the measurement used.
 a) Top of bottom floor (including basement, crawl space, or enclosure floor) 3.5 feet meters (Puerto Rico only)
 b) Top of the next higher floor 11.5 feet meters (Puerto Rico only)
 c) Bottom of the lowest horizontal structural member (V Zones only) NA feet meters (Puerto Rico only)
 d) Attached garage (top of slab) NA feet meters (Puerto Rico only)
 e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) 6.6 feet meters (Puerto Rico only)
 f) Lowest adjacent (finished) grade (to building) 3.4 feet meters (Puerto Rico only)
 g) Highest adjacent (finished) grade (to building) 6.5 feet 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.
 Certifier's Name J. Lynn O'Flynn
 Professional Surveyor & Mapper
 Address 3436 Duck Avenue
 Signature [Signature]
 Date 1/11/08

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.
 License Number 6298
 Company Name J. Lynn O'Flynn, Inc.
 City Key West State FL ZIP Code 33040
 Telephone (305) 296-7422



Building Owner's Name Railway

A2. Building Street Address (including 301 Grinnell Street)

City Key West State FL Z

A3. Property Description (Lot and Block RE: 00001740-000000 and RE: 0000

A4. Building Use (e.g., Residential, Non-Residential)

A5. Latitude/Longitude: Lat. 24.5619

A6. Attach at least 2 photographs of the building

A7. Building Diagram Number 7

A8. For a building with a crawl space or basement, provide:

- a) Square footage of crawl space or basement
- b) No. of permanent flood opening enclosure(s) walls within 1.0 foot of grade
- c) Total net area of flood opening enclosure(s) walls within 1.0 foot of grade

B1. NFIP Community Name & Community Code of Key West

B4. Map/Panel Number 12087C 1516
B5. Survey Sheet Number K

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM

B11. Indicate elevation datum used for BFE data or base flood depth entered in Item B9.
 NGVD 1929 NAVD 1988 Other (Describe) _____

B12. Is the building located in a Coastal High Hazard Area (CHHA) Designation Date _____
 CBRS OPA

SECTION 2

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

C2. Elevations - Zones A1-A30, AE, AH, AO, AR, AR/A, AR/AE, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram in Item A7.
Benchmark Utilized local Vertical Conversion/Comments _____

- a) Top of bottom floor (including base of wall)
- b) Top of the next higher floor
- c) Bottom of the lowest horizontal member (V Zones only)
- d) Attached garage (top of slab) servicing the building
- e) Lowest elevation of machinery (Describe type of equipment)
- f) Lowest adjacent (finished) grade
- g) Highest adjacent (finished) grade

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION	For Insurance Company Use:
	Policy Number
	Company NAIC Number

Parcel Number, Legal Description, etc.)

Parcel Number, Legal Description, etc.)

Additional, Accessory, etc.) Residential

A4 W

A5 Certificate is being used to obtain flood insurance.

Horizontal Datum: NAD 1927 NAD 1983

provide
a) 3930+/- sq ft
b) 0 sq in
c) 0 sq in

A9. For a building with an attached garage, provide:
a) Square footage of attached garage NA sq ft
b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade NA
c) Total net area of flood openings in A9.b NA sq in

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B2. County Name <u>Monroe</u>	B3. State <u>FL</u>		
FIRM Index Date <u>1/8/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>9</u>

(BFE) data or base flood depth entered in Item B9.

Community Determined Other (Describe) _____

B9: NGVD 1929 NAVD 1988 Other (Describe) _____
Coastal High Hazard Area (CHHA) or Otherwise Protected Area (OPA)? Yes No
 CBRS OPA

BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

Construction Drawings* Building Under Construction* Finished Construction
If construction of the building is complete, provide elevations for VZones (V, VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g in Item A7.

Check the measurement used.

Top of bottom floor (including base of wall) 3.5 feet meters (Puerto Rico only)
Top of the next higher floor 11.5 feet meters (Puerto Rico only)
Bottom of the lowest horizontal member (V Zones only) NA feet meters (Puerto Rico only)
Attached garage (top of slab) servicing the building NA feet meters (Puerto Rico only)
Lowest elevation of machinery (Describe type of equipment) 6.6 feet meters (Puerto Rico only)
Lowest adjacent (finished) grade 3.4 feet meters (Puerto Rico only)
Highest adjacent (finished) grade 6.5 feet meters (Puerto Rico only)

SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

I, the undersigned, a surveyor, engineer, or architect authorized by law to certify elevation data, certify that the information provided herein 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.

Signature

License Number 6298

Company Name J. Lynn O'Flynn, Inc.

City Key West State FL ZIP Code 33040

Date 1/11/08 Telephone (305) 296-7422

PLACE SEAL HERE

This certification is to be signed and dated by the surveyor, engineer, or architect. I certify that the information provided herein 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.

Certifier's Name J. Lynn O'Flynn

Professional Title Professional Surveyor & Mapper

Address 3436 Duck Avenue

Signature