ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

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. 494 RIVERVIEW DR. S.			Policy Number:
City NOKOMIS	State FL	ZIP Code 34275	Company NAIC Number

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
21-140876 BC		

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 (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name WATERTITE CONSULTING CO		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 494 RIVERVIEW DR. S.		Company NAIC Number:
City NOKOMIS	State Florida	ZIP Code 34275

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
PID #0405060043. See attached Sarasota County Property Appraiser record.

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

A5. Latitude/Longitude: Lat. 27°07'15.8"N Long. -82°26'38.4"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 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 2160 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 12

c) Total net area of flood openings in A8.b 2787.09 sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage NA sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA

c) Total net area of flood openings in A9.b NA 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
SARASOTA COUNTY, 125144	Sarasota	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)
12115C0327	F	11/04/2016	11/04/2016	AE	10

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

ELEVATION CERTIFICATE

OMB No. 1660-0008
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Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 494 RIVERVIEW DR. S.			Policy Number:
City NOKOMIS	State FL	ZIP Code 34275	Company NAIC Number

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: NGS P252 Vertical Datum: NAVD 88

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)	10.2	☒ feet	☐ meters
b) Top of the next higher floor	NA	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	NA	☒ feet	☐ meters
d) Attached garage (top of slab)	NA	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	14.4	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	9.6	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	9.7	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	NA	☒ 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.*

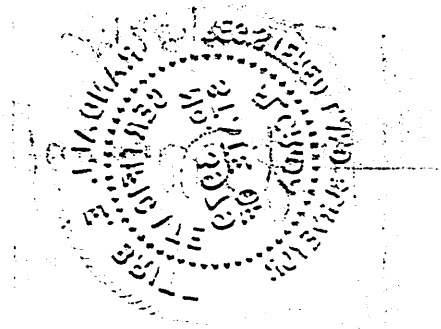
Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☒ Check here if attachments.

Certifier's Name Randall E. Britt	License Number 3979		Randall E. Britt 04/28/2022
Title Land Surveyor			
Company Name Britt Surveying, Inc.,			
Address 680 US 41 Bypass N., Suite 1			
City Venice	State Florida	ZIP Code 34285	
Signature Randall E. Britt	Date 04-28-2022	Telephone (941) 493-1396	Ext.

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

Comments (including type of equipment and location, per C2(e), if applicable) BSI Job# 19-09-23

C2e) Electrical meter box located at SW corner of the building.
Latitude and Longitude obtained from Google Maps
10 Non-Engineered flow throughs / flood openings. Dimensions: 1.27ft x 1.27ft. See picture 3.
Attachments: (1) Sarasota County Property Appraiser record; (2) Location map.



ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

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. 494 RIVERVIEW DR. S.			Policy Number:
City NOKOMIS	State FL	ZIP Code 34275	Company NAIC Number

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 1–2 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 or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

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City NOKOMIS	State FL	ZIP Code 34275	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.

Photo One

Photo One Caption Front view, 4/20/2022

Clear Photo One

Photo Two

Photo Two Caption Left front view, 4/20/2022

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

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Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 494 RIVERVIEW DR. S.			Policy Number:
City NOKOMIS	State FL	ZIP Code 34275	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. 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.

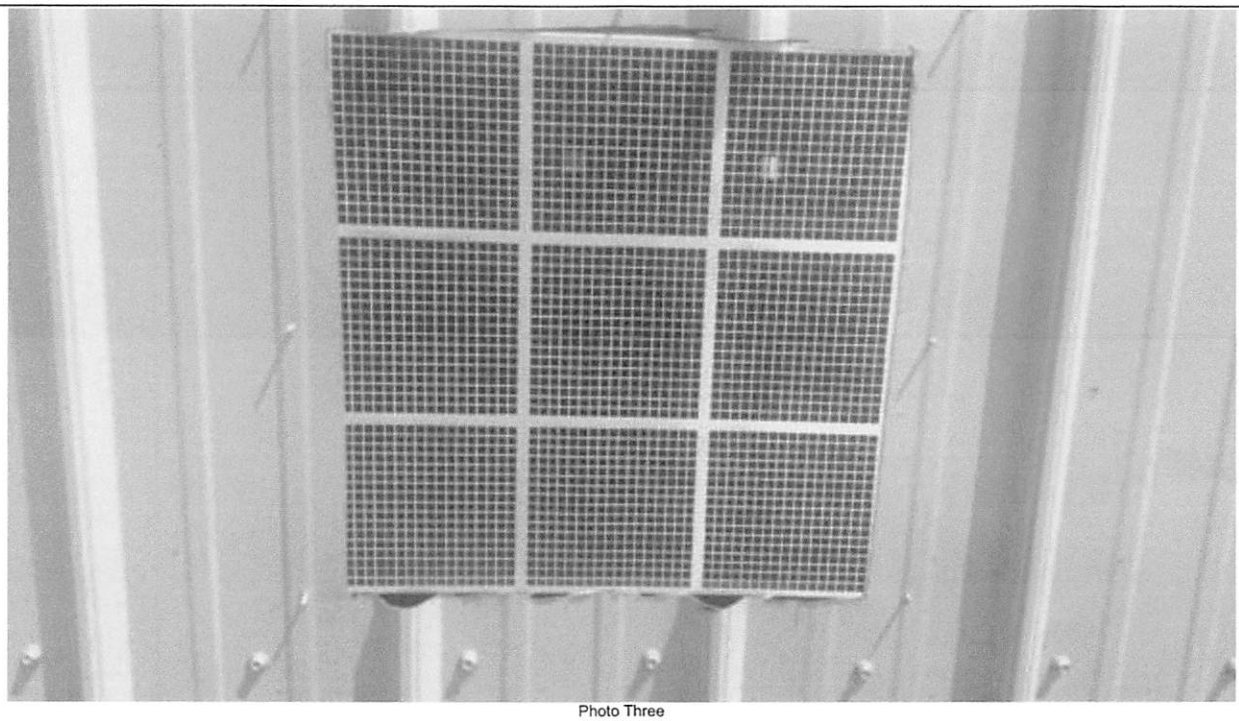


Photo Three

Photo Three Caption Non-engineered flood opening (10 total). 4/20/2022

Clear Photo Three

Photo Four

Photo Four

Photo Four Caption

Clear Photo Four

Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0405060043

Ownership:
WATERTITE CONSULTING CO
PO BOX 1211, NOKOMIS, FL, 34274-1211
Situs Address:
494 RIVERVIEW DR NOKOMIS, FL, 34275-

Land Area: 40,027 Sq.Ft.
Municipality: Sarasota County
Subdivision: 0000 - NOT PART OF A SUBDIVISION
Property Use: 2840 - Industrial Use In Transition
Status OPEN
Sec/Twp/Rge: 06-39S-19E
Census: 121150022033
Zoning: ILW - INDUSTRIAL LIGHT & WAREHOUSING
Total Living Units: 0
Parcel Description: COM AT NE COR OF US GOVT LOT 1, SEC 6-39-19, TH S-0-37-40-E 660 FT TH S-89-30-50-W 625.85 FT FOR POB, TH S-89-24-45-W 214.35 FT TH S-06-14-26-E 207.27 FT TH N-89-22-20-E 173.59 FT TH N-05-02-54-E 207.14 FT TO POB

Buildings

Vacant Land

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	0	Impact fee credit	1	EA	2021
2	0	Fence,chain link 6 feet high	300	LF	1988

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2021	$72,900	$0	$3,000	$75,900	$75,900	$0	$75,900	$0
2020	$72,900	$0	$3,100	$76,000	$76,000	$0	$76,000	$0
2019	$72,900	$0	$3,100	$76,000	$76,000	$0	$76,000	$0
2018	$72,000	$0	$1,500	$73,500	$73,500	$0	$73,500	$0
2017	$72,000	$0	$1,500	$73,500	$73,500	$0	$73,500	$0
2016	$72,000	$0	$1,600	$73,600	$69,520	$0	$69,520	$4,080
2015	$61,600	$0	$1,600	$63,200	$63,200	$0	$63,200	$0
2014	$61,600	$0	$1,700	$63,300	$63,300	$0	$63,300	$0
2013	$61,600	$0	$1,700	$63,300	$63,300	$0	$63,300	$0
2012	$70,000	$0	$1,600	$71,600	$71,600	$0	$71,600	$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
8/23/2000	$275,000	2000108914	X3	INGRAM JOHN H TTEE,	WD
3/31/1998	$100	3097/1447	11	INGRAM JOHN H	QC
2/1/1972	$11,000	1065/337	01		NA

Associated Tangible Accounts

Account Number	Business Type	Owner
B0008701332	238990 - All Other Specialty Trade Contractors	RAM MARINE SERVICES INC

Property record information last updated on: 4/25/2022

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/25/2022)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

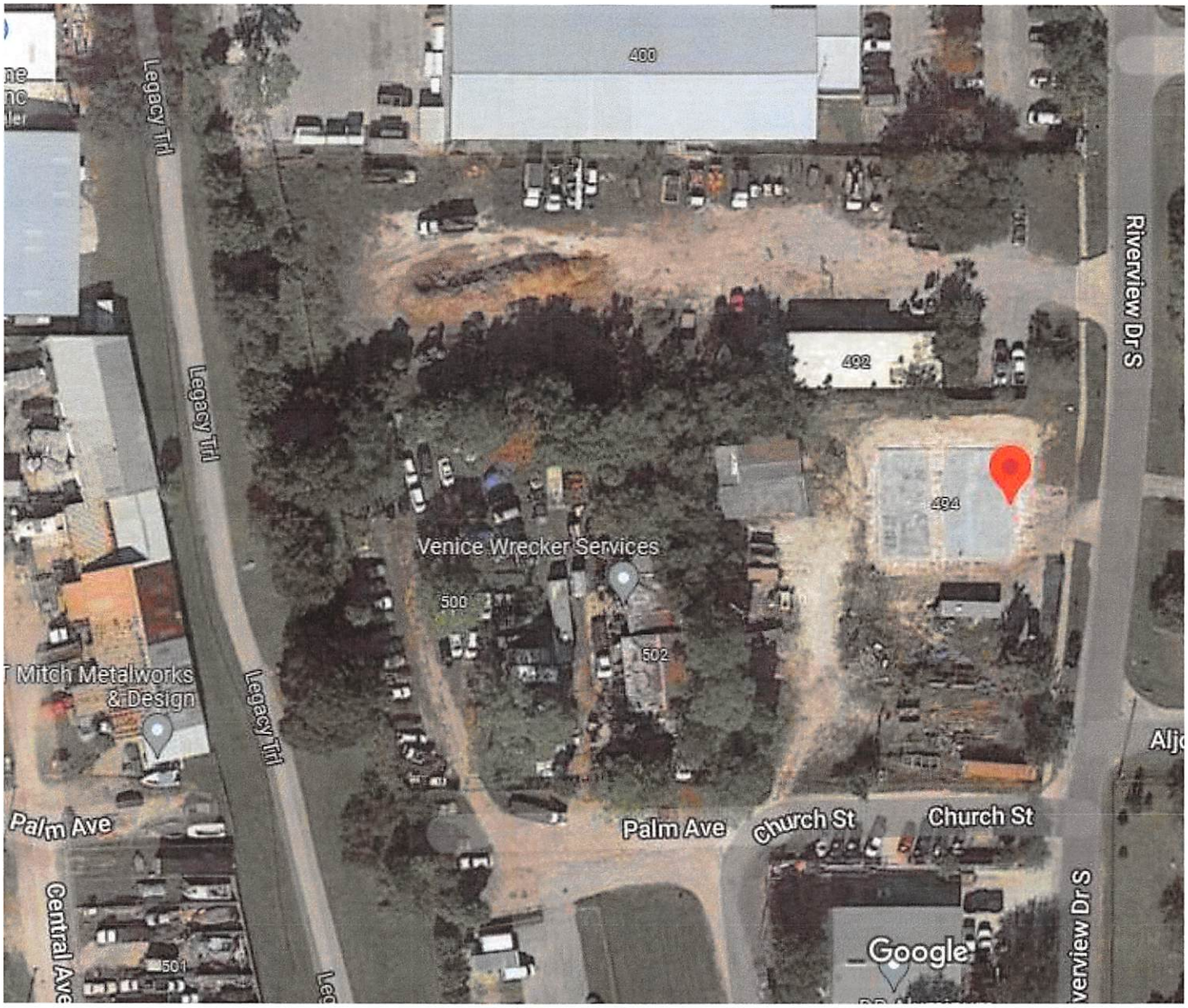
* FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0327F	OUT	IN	AE	125144	10	OUT

* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.
** For more information on flood and flood related issues specific to this property, call (941) 861-5000
*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
For general questions regarding the flood map, call (941) 861-5000.

Google Maps

27°07'15.5"N 82°26'37.7"W

494 Riverview Dr. S., Nokomis, Fl 34275 - Garage



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 100 ft

Building Diagrams

The following diagrams illustrate various types of buildings. Compare the features of the building being certified with the features shown in the diagrams and select the diagram most applicable. Enter the diagram number in Item A7, the square footage of crawlspace or enclosure(s) and the area of flood openings in square inches in Items A8.a–c, the square footage of attached garage and the area of flood openings in square inches in Items A9.a–c, and the elevations in Items C2.a–h.

In A zones, the floor elevation is taken at the top finished surface of the floor indicated; in V zones, the floor elevation is taken at the bottom of the lowest horizontal structural member (see drawing in instructions for Section C).

DIAGRAM 1A

All slab-on-grade single- and multiple-floor buildings (other than split-level) and high-rise buildings, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor is at or above ground level (grade) on at least 1 side.*

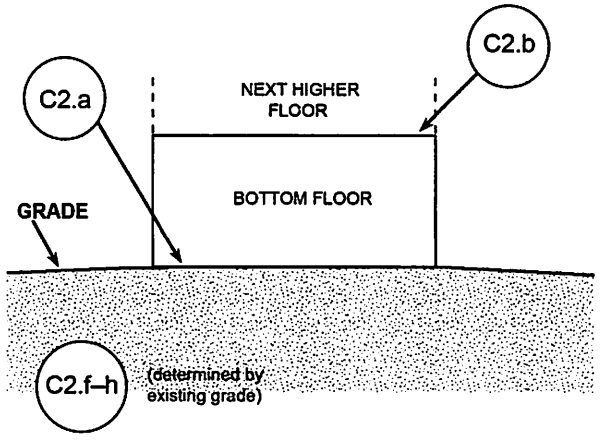


DIAGRAM 1B

All raised-slab-on-grade or slab-on-stem-wall-with-fill single- and multiple-floor buildings (other than split-level), either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor is at or above ground level (grade) on at least 1 side.*

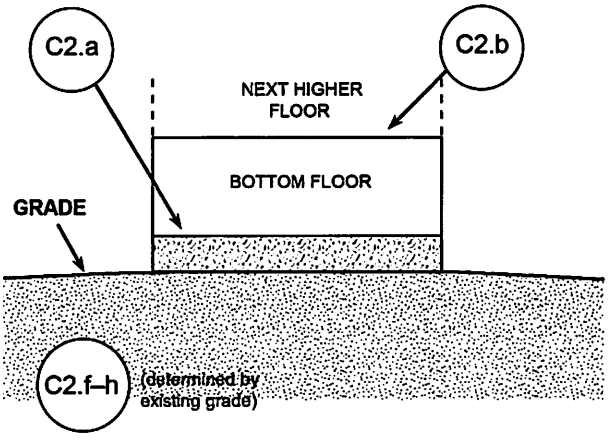


DIAGRAM 2A

All single- and multiple-floor buildings with basement (other than split-level) and high-rise buildings with basement, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides.*

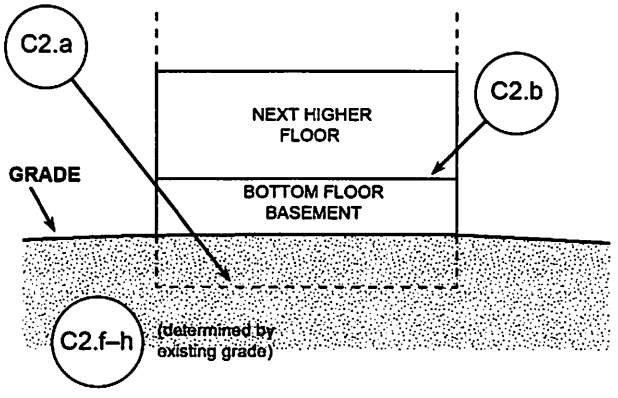
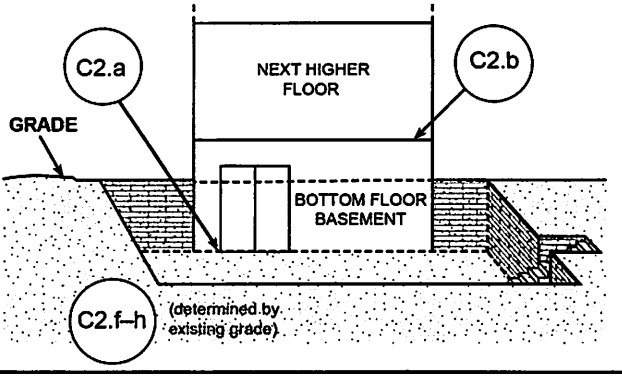


DIAGRAM 2B

All single- and multiple-floor buildings with basement (other than split-level) and high-rise buildings with basement, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides; most of the height of the walls is below ground level on all sides; and the door and area of egress are also below ground level on all sides.*



* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.