

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Trail Creek Crossing LLC Homeowners Assn		For Insurance Company Use: Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 321 South Leadville Ave City Ketchum State ID ZIP Code 83340		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) TRAIL CREEK CROSSING CONDOMINIUMS		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Unit A (commercial), Units B-N (residential)</u>		
A5. Latitude/Longitude: Lat. <u>43-40-42.2</u> Long. <u>114-21-38.5</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 2		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>NA</u> sq ft		a) Square footage of attached garage <u>NA</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>NA</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>NA</u>
c) Total net area of flood openings in A8.b <u>NA</u> sq in		c) Total net area of flood openings in A9.b <u>NA</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Ketchum, City Of 160023		B2. County Name Blaine	B3. State Idaho
B4. Map/Panel Number 160023 0461	B5. Suffix E	B6. FIRM Index Date 6/15/1978	B7. FIRM Panel Effective/Revised Date November 26, 2010
		B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) NA

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.

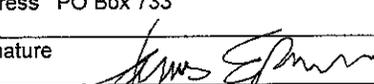
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized _____ Vertical Datum _____
Conversion/Comments _____

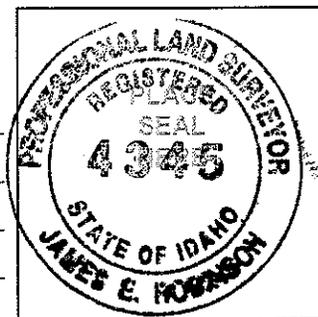
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor _____	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) _____	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) _____	<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 and location in Comments) _____	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) _____	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) _____	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____	<input 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. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name James E. Robinson	License Number Idaho 4345
Title Professional Land Surveyor	Company Name Benchmark Associates, PA
Address PO Box 733	City Ketchum State ID ZIP Code 83340
Signature 	Date April 5, 2012 Telephone 208-726-9512



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. 321 South Leadville Ave	Policy Number
City Ketchum State ID ZIP Code 83340	Company NAIC Number

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

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

Comments 1) The entire building lies outside of the 1% Annual Chance Flood (100 Year Floodplain) per the updated FIRM dated Nov. 26, 2010. Section A8 and Section C were not filled out since the building is outside of the Floodplain. See attached map depicting the building footprint and flood overlay.
2) Also attached is the Floodproofing Certificate prepared in June, 2006
3) NOTE: This current FEMA Form 81-13 was due to expire on March 31, 2012. However, FEMA Bulletin W-12023 (see attached) has extended the use indefinitely

Signature *James E. Brown* Date 4/05/2012 Check here if attachments

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

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	
Comments _____			

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- 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-G9) is provided for community floodplain management purposes.

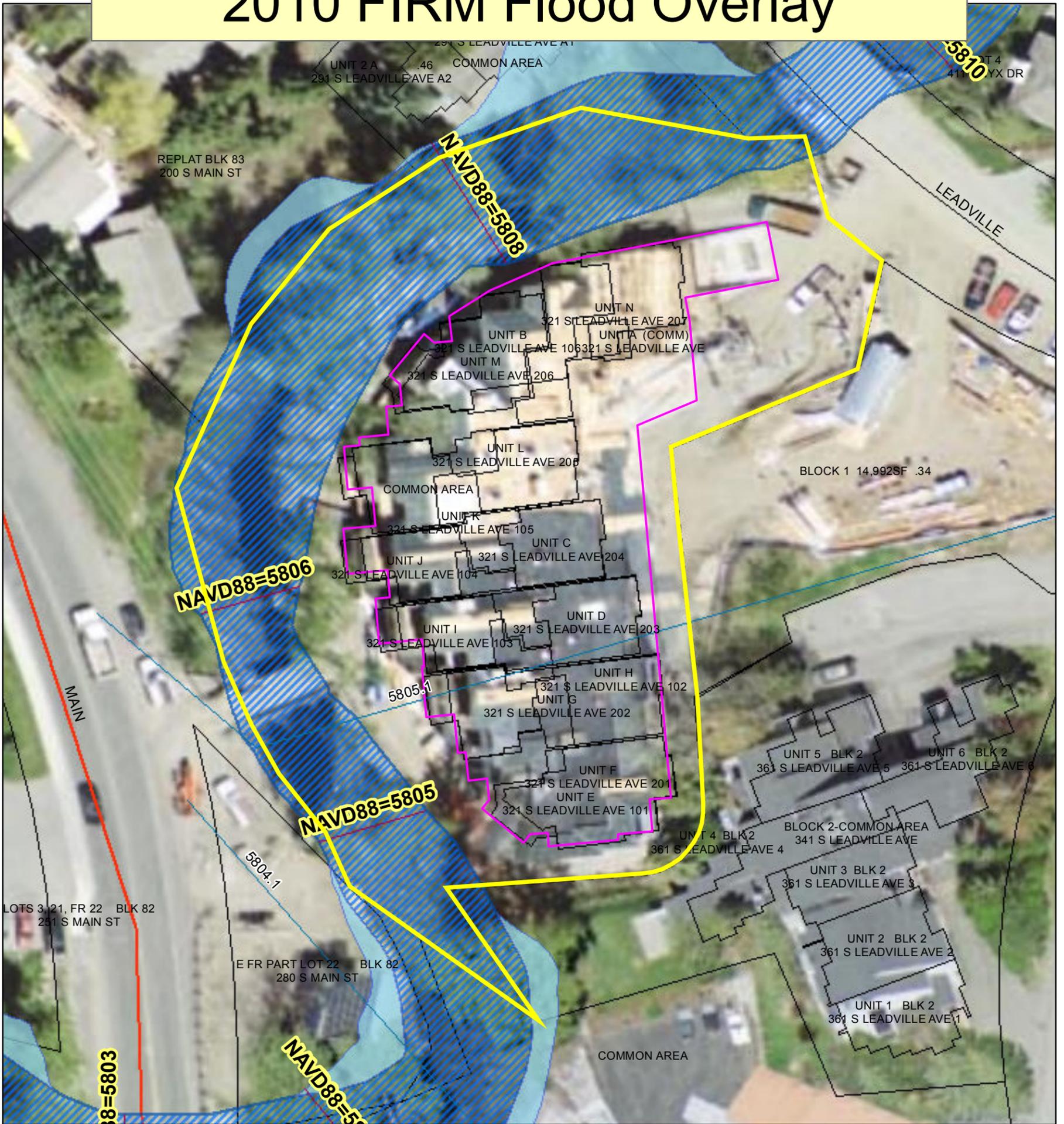
G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
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- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____
Comments _____	

Check here if attachments

Trail Creek Crossing Condominiums Ketchum, Blaine County, Idaho 2010 FIRM Flood Overlay



Notes:

1. Boundaries ('prcldata') shown hereon are per Blaine County GIS and are approximate.
2. Flood information is per the FIRM Map: 16013C0461E, Nov. 26, 2010
3. Photo Date: 2005



Legend

- BFE (Base Flood Elev.)
- XS (Cross Section)

Flood Hazard Areas

- AE, FLOODPLAIN (1%ACF)
- AE, FLOODWAY
- BUILDING FOOTPRINT
- Blaine County Parcel Data



Benchmark Associates P.A.
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Ketchum, ID 83340
(208) 726-9512
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D.M.S. NO. 3087-0077 Expires July 31, 2002

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 allow a community's floodplain management ordinance 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.

Trail Creek LLC c/o Tom Phillips Box 293 Sun Valley, ID 83353
BUILDING OWNERS NAME: Trail Creek LLC
STREET ADDRESS: 22150 LEAVINE AVE., KETCHUM, ID. 83340
TAX LOTS 7632 and 7561
CITY: Ketchum, ID. 83340
STATE: ID
ZIP CODE: 83353

FOR INSURANCE COMPANY USE
POLICY NUMBER
COMPANY NAME/NUMBER

SECTION I FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM:

Table with 6 columns: COMMUNITY NUMBER (160023), PANEL NUMBER (0461), BUFFER (C), DATE OF FIRM INDEX (3/17/97), FIRM ZONE (AE), BASE FLOOD ELEVATION (5803.5)

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

Floodproofing Design Elevation Information:

Building is floodproofed to an elevation of 5804.5 feet NGVD. Height of floodproofing on the building above the lowest adjacent grade is 2.5 feet.

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 impervious 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 this 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.

Signature: CORTIS P. KEMP, ARCHITECT, KHA, LLC, SUN VALLEY, ID 83353. Date: 6/15/06. License: 208-726-4991

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



FEMA

W-12023

March 26, 2012

MEMORANDUM FOR: Write Your Own (WYO) Principal Coordinators and the National Flood Insurance Program (NFIP) Servicing Agent

A handwritten signature in cursive script that reads "Jhun de la Cruz".

FROM: Jhun de la Cruz
Chief, Underwriting Branch
Risk Insurance Division

SUBJECT: Elevation Certificate and Floodproofing Certificate

The current versions of the NFIP Elevation Certificate (FEMA Form 81-13) and the Floodproofing Certificate (FEMA Form 81-65) show an expiration date of March 31, 2012. Newly revised editions of these two forms are undergoing review by the Office of Management and Budget (OMB); however, approval of the revised forms is not expected until after March 31, 2012. While FEMA is awaiting OMB approval for the forms, the current versions that show the March 31, 2012, OMB expiration dates may continue to be used.

When the new forms are approved, FEMA will permit a “phase-in” of the new Elevation Certificate and Floodproofing Certificate on a voluntary basis. During a 12-month transition period following the introduction of the new forms, we will accept either the new form or the old form. This voluntary transition period will allow for sufficient time for coordination and training of all affected NFIP stakeholders. Elevations and floodproofing certified after the last day of the transition period must be submitted on the new Elevation Certificate or Floodproofing Certificate.

The proposed changes to the forms are minor. We will make the new Elevation Certificate and Floodproofing Certificate available on the FEMA website following receipt of OMB approval.

If you have any questions regarding this matter, please contact Mary Ann Chang at 202-212-4712.

cc: Vendors, IBHS, FIPNC, FEMA Regions, Government Technical Representative

Required Routing: Data Processing, Claims, Underwriting