

ELEVATION CERTIFICATE
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

G.M.B. NO. 3067-0077
 Expires May 31, 1998

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to submit a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION		FOR INSURANCE COMPANY USE	
BUILDING OWNER'S NAME WAGGIN' TAILS, INC., A COLORADO CORPORATION		POLICY NUMBER	
STREET ADDRESS (Include Apt. Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 17731 WEST COLFAX AVENUE		COMPANY TAIC NUMBER	
OTHER DESCRIPTION (Lot and Block Numbers, etc.) PORTION OF W 1/2 NW 1/4 OF SECTION 17, T-4-S R-70-W 8TH P.M.			
CITY GOLDEN	STATE COLORADO	ZIP CODE 80419	

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUB-FIRM	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in A.O. zones, Use Depth)
080000	0002	1	MAY 15, 1985	A2	6005

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): NGVD '29 Other (describe on back)
 8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: Use NGVD for other FIRM datum (see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

- Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level.
- (a) FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation **615.005** feet NGVD (or other FIRM datum—see Section B, Item 7).
 - (b) FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of **615.005** feet NGVD (or other FIRM datum—see Section B, Item 7).
 - (c) FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is **615.005** feet above **0** or below **0** (check one) the highest grade adjacent to the building.
 - (d) FIRM Zone AO. The floor used as the reference level from the selected diagram is **615.005** feet above **0** or below **0** (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? Yes No Unknown

Indicate the elevation datum system used in determining the above reference level elevations: NGVD '29 Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM (see Section B, Item 7), then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)

Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4)

The reference level elevation is based on: actual construction construction drawings

(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)

The elevation of the lowest grade immediately adjacent to the building is: **615.005** feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: **615.005** feet NGVD (or other FIRM datum—see Section B, Item 7).

Date of the start of construction or substantial improvement:

SECTION E - CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

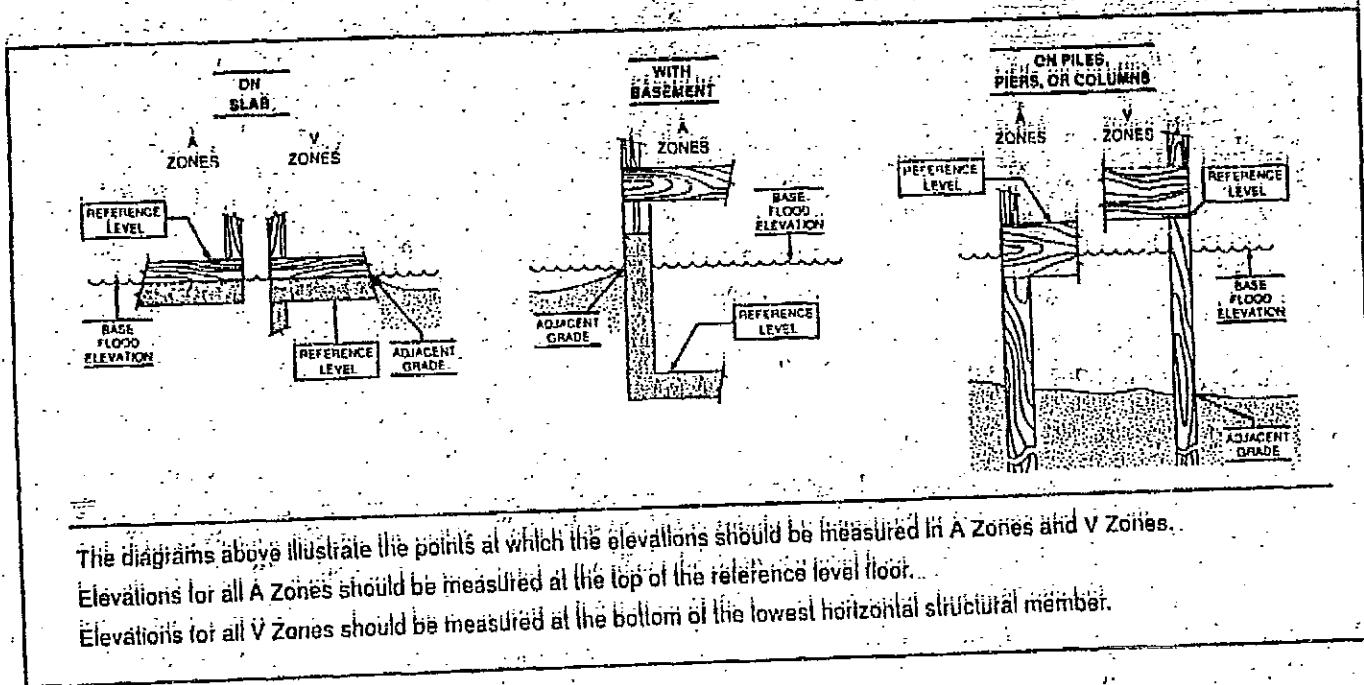
Reference level diagrams 6, 7 and 8 - Distinguishing Features - If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S.C. Code, Section 101.

CERTIFIER'S NAME	LICENSE NUMBER (or AIAx Seal)		
JAN RICHARD PYLE	P.L.S. 12111		
TITLE	COMPANY NAME		
CHIEF SURVEYOR	D.R.A. SURVEYING, INC.		
ADDRESS	CITY	STATE	ZIP
2484 LAKWOOD STREET	LAKWOOD	COLORADO	80215
SIGNATURE	DATE	PHONE	
<i>JAN RICHARD PYLE</i>	FEBRUARY 18, 1999	(303) 233-0722	

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

COMMENTS: THE REFERENCE BENCH MARK USED (URBAN DRAINAGE & FLOOD CONTROL DISTRICT "LG-2") DOES NOT APPEAR ON THE FIRM BUT DOES APPEAR ON UD&FCD PLAN AND PROFILE SHEET 4 OF 18 FOR "UPPER LENA GULCH".



New Emergency Program Construction

For the purposes of determining insurance rates, buildings for which the start of construction or substantial improvement commenced after September 30, 1982, are New/Emergency buildings.

Pre-FIRM Construction

For the purposes of determining insurance rates, buildings for which the start of construction or substantial improvement was on or before December 31, 1974 or the effective date of the Initial Flood Insurance Rate Map (date printed on community FIRM), whichever is later. *Special Note:* If an approved building permit is dated prior to December 31, 1974, construction must have commenced no later than 180 days after the date of the approved building permit. "Existing Construction" and "Pre-FIRM Construction" have identical meanings for the purposes of the National Flood Insurance Program.

Post-FIRM Construction

For insurance rating purposes buildings for which the start of construction or substantial improvement commenced after December 31, 1974 or the effective date of the Initial Flood Insurance Rate Map (date printed on community FIRM), whichever is later. "New Construction" and "Post-FIRM Construction" have identical meanings for the purposes of the National Flood Insurance Program.

Substantial Improvement

Any repair, reconstruction, or improvement of a building, the cost of which equals or exceeds 50 percent of the market value of the building either (a) before the improvement or (b) if the building has been damaged and is being restored, the market value before the damage occurred. For Flood Insurance Program purposes substantial improvement is started when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. However, this term does not include either any project for health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or any alteration of a building listed on the National Register of Historic Places or a State Inventory of Historic Places.

Lowest Floor - The lowest floor is the lowest floor (including basements) of the enclosed area. The following modifications of the lowest floor definition are permitted in order to meet community floodplain practices:

(1) In Zones A, AO, AH, AI-A30, B, C, D, and Emergency Program areas which are not oceanside building sites, the following exceptions apply:

(a) The floor of an unfinished enclosed area at ground level or above, which is a crawl space, or space within the foundation walls, used as areas for parking, maintenance, access, parking vehicles, or storing of articles and maintenance equipment (not attached to the building) used in connection with the premises is not considered the building's lowest floor if the walls of the unfinished enclosed areas are constructed with openings (such as with parallel sheet walls, open lattice walls, discontinuous continuous walls, and combinations thereof) to facilitate the unimpeded movement of flood waters if the walls are breakaway walls.

(b) The floor of an attached unfinished garage used for parking vehicles and storing articles and maintenance equipment used in connection with the premises and not attached to the building is not considered the building's lowest floor if the walls of the unfinished enclosed areas are constructed with openings (such as with parallel sheet walls, open lattice walls, discontinuous continuous walls, or combinations thereof) to facilitate the unimpeded movement of flood waters if the walls are breakaway walls.

The unimpeded movement of flood water is imperative to equalize the hydrostatic pressure inside and outside of the walls of the building and/or garage.

(2) In Zones V and VI-V30, and Emergency Program areas which are oceanside building lots, the following exceptions apply:

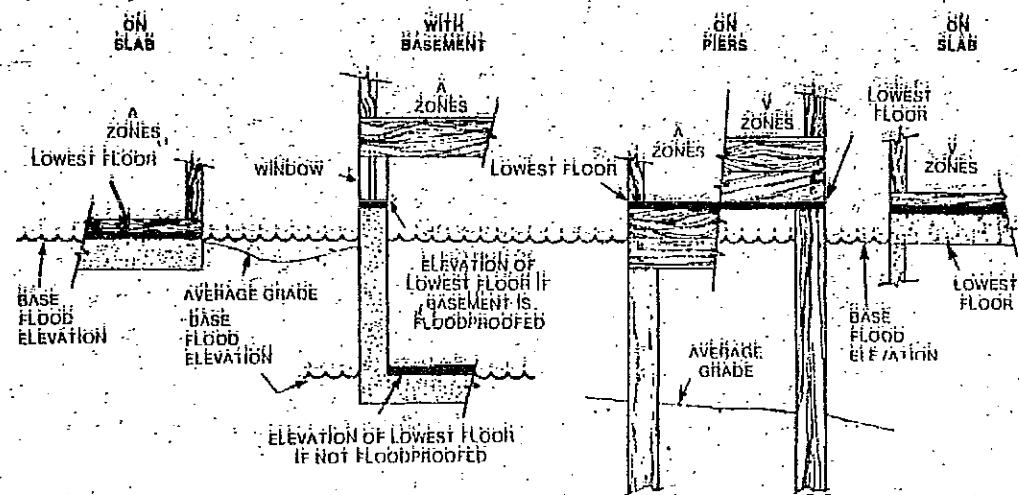
(a) For flood plain management purposes, the floor of an unfinished enclosed area is not considered the building's lowest floor if the area's walls are constituted as breakaway walls; however, for insurance rating purposes:

(i) The floor of an unfinished enclosed area less than 300 square feet is not considered the building's lowest floor if the walls are breakaway walls.

(ii) The floor of an unfinished enclosed area equal to or greater than 300 square feet is considered the building's lowest floor even if the walls are breakaway walls.

(b) The floor of an unfinished enclosed area with walls made of insect screening or open wood constructed breakaway lattice work (regardless of the size of the area enclosed) is not considered the building's lowest floor.

Lowest Floor Elevation - The lowest floor elevation is the elevation of the bottom of the floor deck of the lowest floor in Zones V, VI-V30. In all other zones, the lowest floor elevation is the elevation of the top of the lowest floor.



NOTE:

A Zones - A, AO, AH, AI-A30, A30, Emergency Program other than Oceanside Building Sites

V Zones - V, VI-V30, Emergency Program Oceanside Building Sites (areas subject to wave action during severe storms)

Base Flood Elevation - Flood plain management requirements including the Base Flood Elevation are shown on the FIRM for Zones AI, AI-A30, VI-V30. For FIRM zone A, V, and Emergency Program Special Flood Hazard Areas the community floodplain official of the building has estimated this elevation by the reasonable interpretation of available data. Enter that estimated elevation in the space provided in Section I of the Elevation Certification for Base Flood Elevation. If this community permit official of the builder has not selected an estimated Base Flood Elevation, enter N/A.