November 25, 2008

MR. GREGORY SEBOURN
JOHNSON-FRANK & ASSOCIATES, INC.
5150 E HUNTER AVENUE
ANAHEIM, CA 92807

CASE NO.: 09-09-0257A
COMMUNITY: CITY OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA
COMMUNITY NO.: 060137

DEAR MR. SEBOURN:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Sincerely,

William R. Blanton Jr., CFM, Chief Engineering Management Branch Mitigation Directorate

LIST OF ENCLOSURES:
LOMA-OAS DETERMINATION DOCUMENT (OUT AS SHOWN)
cc: State/Commonwealth NFIP Coordinator
    Community Map Repository
    Region
Federal Emergency Management Agency  
Washington, D.C. 20472

LETTER OF MAP AMENDMENT  
DETERMINATION DOCUMENT (OUT AS SHOWN)

<table>
<thead>
<tr>
<th>COMMUNITY AND MAP PANEL INFORMATION</th>
<th>LEGAL PROPERTY DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMUNITY</td>
<td>CITY OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA</td>
</tr>
<tr>
<td>COMMUNITY NO.: 060137</td>
<td>A portion of Lot 1, Tract No. 7204, as shown on the Plat recorded in Book 109, Pages 66 and 67, in the Office of the Recorder, Los Angeles County, California (APN: 7315-017-005)</td>
</tr>
<tr>
<td>AFFECTED MAP PANEL</td>
<td>The portion of property is more particularly described by the following metes and bounds:</td>
</tr>
<tr>
<td>NUMBER: 06037C1965F</td>
<td></td>
</tr>
<tr>
<td>DATE: 9/26/2008</td>
<td></td>
</tr>
<tr>
<td>FLOODING SOURCE: DOMINGUEZ CHANNEL</td>
<td>APPROXIMATE LATITUDE &amp; LONGITUDE OF PROPERTY: 33.795, -118.235</td>
</tr>
<tr>
<td>SOURCE OF LAT &amp; LONG: PRECISION MAPPING STREETS 8.0</td>
<td>DATUM: NAD 83</td>
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</tbody>
</table>

DETERMINATION

<table>
<thead>
<tr>
<th>LOT</th>
<th>BLOCK/SECTION</th>
<th>SUBDIVISION</th>
<th>STREET</th>
<th>OUTCOME</th>
<th>FLOOD ZONE</th>
<th>1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)</th>
<th>LOWEST ADJACENT GRADE ELEVATION (NAVD 88)</th>
<th>LOWEST LOT ELEVATION (NAVD 88)</th>
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<tbody>
<tr>
<td>1</td>
<td>--</td>
<td>Tract 7204</td>
<td>2101 East Pacific Coast Highway</td>
<td>Portion of Property (Parcel A)</td>
<td>X (unshaded)</td>
<td>--</td>
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</table>

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION  
DETERMINATION TABLE (CONTINUED)  
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). The subject property is correctly shown outside the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. If the policy has been written using an incorrect zone, it can be endorsed to correct the zone for the current policy year and one prior policy term. Please contact the insurance agent or company involved to request endorsement of the policy. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R. Blanton Jr., CFM, Chief  
Engineering Management Branch  
Mitigation Directorate
LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (OUT AS SHOWN)
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)
Parcel A
COMMENCING at the southwesterly corner of Lot 1; thence N86°35'05"E, 197.29 feet; thence N03°24'55"W, 866.43 feet to the POINT OF BEGINNING; thence N03°24'55"W, 100.00 feet; thence N86°35'05"E, 60.00 feet; thence S03°24'55"E, 100.00 feet; thence S86°35'05"W, 60.00 feet to the POINT OF BEGINNING

Parcel B
COMMENCING at the southwesterly corner of Lot 1; thence N86°35'05"E, 407.26 feet; thence N03°24'55"W, 90.00 feet to the POINT OF BEGINNING; thence N03°24'55"W, 80.00 feet; thence N86°35'05"E, 224.00 feet; thence S03°24'55"E, 80.00 feet; thence S86°35'05"W, 224.00 feet to the POINT OF BEGINNING

Parcel C
COMMENCING at the southwesterly corner of Lot 1; thence N86°35'05"E, 673.11 feet; thence N03°24'55"W, 1647.81 feet to the POINT OF BEGINNING; thence N03°24'55"W, 70.00 feet; thence N86°35'05"W, 120.00 feet; thence S03°24'55"E, 70.00 feet; thence S86°35'05"W, 120.00 feet to the POINT OF BEGINNING

Parcel D
COMMENCING at the southwesterly corner of Lot 1; thence N86°35'05"E, 1703.83 feet; thence N03°24'55"W, 470.00 feet to the POINT OF BEGINNING; thence N03°24'55"W, 200.00 feet; thence N86°35'05"E, 173.24 feet; thence S03°24'55"E, 200.00 feet; thence S86°35'05"W, 173.24 feet to the POINT OF BEGINNING

DETERMINATION TABLE (CONTINUED)

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William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate
PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 4 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

LEVEE PROTECTED (This Additional Consideration applies to the preceding 4 Properties.)

The subject property is located in an area protected from the 1-percent annual chance flood (base flood) by a levee or other structure subject to possible failure or overtopping by a flood larger than the base flood.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate
TRANSMITTAL

TO: Ms. Maria McGrew  
Gekko Engineering, Inc.  
1210 East 223rd Street, Suite 301  
Carson, Ca. 90745-4215

DATE: December 1, 2008

SUBJECT: LOMA for Refinery Blast Resistant Enclosures

TRANSMITTED: X Herewith

Separately
Via Carrier
Via Fax
Your Pickup

FOR: Approval

Review
Your Use
Distribution
Information
Your Files

THE FOLLOWING: X Original(s)

REMARKS:
Please find attached the following:
1) One (1) cover letter, one (1) page
2) One (1) cover letter from FEMA, one (1) page
3) One (1) Letter of Map Amendment (LOMA), three (3) pages

If you have any questions or concerns, please contact me immediately.

Gregory C. Sebourn, PLS  
(714) 777-8877 Ext 115

JOHNSON - FRANK & ASSOCIATES, INC.  
LAND SURVEYING & MAPPING

5150 E. Hunter Ave. Anaheim, CA 92807 • www.johnson-frank.com  
(714) 777-8877 FAX (714)777-1641
December 1, 2008

Gekko Engineering, Inc.
1210 East 223rd Street, Suite 301
Carson, Ca. 90745-4215

Attn: Maria McGrew

Re: Letter of Map Amendment (LOMA)

Ms. McGrew,

I am pleased to forward to you along with this letter a copy of the Letter of Map Amendment issued by the Federal Emergency Management Agency (FEMA) dated November 25, 2008. I hope that this will prove to be satisfactory for the City of Los Angeles staff.

To date, Johnson-Frank & Associates staff have invested numerous hours on this endeavor, totaling $3,848.14 for this specific project. I have included the amount to assist you with identifying project management costs thus far. An invoice will be sent in the next few days.

I appreciate this opportunity to help Gekko Engineering provide quality services to our mutual clients. If you have any questions or concerns about this or other projects, please feel free to contact me at any time.

Sincerely,

Gregory C. Sebourn, PLS
Senior Survey Project Manager
(714) 777-8877 Ext 115